

**Minutes**  
**May 24, 2012**  
**Planning & Zoning Meeting**

Chairman Rice called the meeting to order at 6:30 p.m.

**Roll Call:** Present were Phil Peterson, Joe Ketterhagen, George Bieneman, Phil Ketterhagen, and John Anderson. Dave Carlson was absent.

**Verify posting of meeting:** Deputy Clerk verified meeting was posted.

**Training – STH 11 Access Management Vision:** Representatives from the WisDOT explained the purpose of the STH 11 Access Management Vision. The STH 11 Access Management Vision includes strategies and recommendations to:

- 1) Managing existing access
- 2) Managing new access due to new or changing land use
- 3) Managing traffic safety and efficiently as traffic growth occurs
- 4) Planning a supportive local road network
- 5) Improving coordination and cooperation between WisDOT and local units of government

**Report from Phil Peterson regarding City of Burlington Planning Meeting:** Peterson reported on two comprehensive land use amendments in the city for a parcel on Jefferson Street and a parcel on State Street.

**Approval of P&Z Meeting Minutes from March 22, 2012:** Peterson made a motion to approve the March 22, 2012 P&Z Meeting Minutes; Anderson seconded. Motion carried.

**Approval of Memorandum of Understanding for STH 11 Access Management Vision:** By signing the MOU, the town is agreeing to partner with WisDOT and other local units of government to implement the STH 11 Access Management Vision whenever possible as future opportunities arise. Anderson made a motion to sign the Memorandum of Understanding for STH 11 Access Management Vision; Joe Ketterhagen seconded. Motion carried.

**Approval of Rezone from M-4 to M-3 for owner Cretex Companies, 311 Lowell Avenue, Elk River, MN; petitioner Asphalt Contractors, Inc., 925 Church Street, Union Grove, WI; parcels #002-02-19-06-002-000 and part of #002-02-19-06-011-000:**

**Approval of Conditional Use for asphalt and related services production for owner Cretex Companies, 311 Lowell Avenue, Elk River, MN; petitioner Asphalt Contractors, Inc., 925 Church Street, Union Grove, WI; parcels #002-02-19-06-002-000 and part of #002-02-19-06-011-000:**

**Rice** began by explaining the rezone from M-4 Quarry District to M-3 Heavy Industrial is necessary because Asphalt Contractors is not only going to manufacture asphalt, they will be stockpiling materials for the manufacture of asphalt pavement; sell asphalt pavement; and asphalt products related to the asphalt pavement industry; sell tools, equipment and sealers; recycle asphalt pavement and concrete; store construction equipment; construct shop and storage buildings on site. This site is surrounded by heavy industrial use.

**Town** of Burlington Engineer, Tim Lynch, went over his memo dated May 16, 2012, (attached), in which he outlines the recommendations and requirements for approval of the rezone and the conditional use.

**Robert** Kordus, Asphalt Contractors gave a presentation next. In this presentation he addressed issues in the engineer's memo. He also indicated he planned on using odor suppressors and will monitor noise levels. The plant would add to the town's tax base and create jobs.

**There** were around 70 people in attendance from the town, city, and elsewhere. About seven people expressed concerns about noise, property values, quality of life, health, proximity to schools and residences, and truck traffic.

**Peterson** made a motion to approve the rezone from M-4 to M-3 for owner Cretex Companies, 311 Lowell Avenue, Elk River, MN; petitioner Asphalt Contractors, Inc., 925 Church Street, Union Grove, WI; parcels #002-02-19-06-002-000 and part of #002-02-19-06-011-000; Phil Ketterhagen seconded. Motion carried.

**Peterson** made a motion to approve the Conditional Use for asphalt and related services production for owner Cretex Companies, 311 Lowell Avenue, Elk River, MN; petitioner Asphalt Contractors, Inc., 925 Church Street, Union Grove, WI; parcels #002-02-19-06-002-000 and part of #002-02-19-06-011-000 conditioned upon: (1) the recommendations of Racine County and the Town of Burlington Engineer, Tim Lynch, being followed; (2) Town of Burlington Engineer, Tim Lynch, and town staff approval of the land condominium agreement between Cretex and Asphalt Contractors for access to public road; and (3) Hours of operation 6:00 a.m. to 6:00 p.m. Monday through Friday and two Saturdays per month; Bieneman seconded. Motion carried.

**Adjourn:** Bieneman made a motion to adjourn at 8:11 p.m.; Joe Ketterhagen seconded. Motion carried.

Approved this \_\_\_\_ day of \_\_\_\_\_, 2012  
Adelheid Streif, Clerk