

SUPPLEMENTAL ATTACHMENT TO DANE COUNTY REZONING AND CONDITIONAL USE APPLICATION

Proposed Project: Premier Golf & Utility Vehicles, Inc.

Location: Corner of County Highway CV and Daentl Service Road, Town of Burke, Dane County, Wisconsin

Applicant: Briohn Building Corp., c/o Devon Pittman, Development Manager

Date: December 18, 2025

1. Current Use of the Property

The subject property is currently zoned for RR-8 (Rural Residential) and is undeveloped, consisting of open grass fields in the south with some existing trees along the western edge of the property and no permanent structures. Moving northward, the subject property becomes a mix of wetland, environmental corridor, and floodplain. The southern portion of the site has historically been used for agricultural purposes or left fallow, with the northern end of the property being unusable for any purposes other than conservancy.

2. Current Use of Surrounding Properties

The surrounding neighborhood consists of a mix of uses:

- **North and West:** The areas to the north and west consist of low-density rural residential uses, agricultural, wetland and floodplain.
- **South:** The area to the south is vacant with remnants of some abandoned farm properties and related out buildings also owned by the owner of the subject property. The same has already been re-zoned for industrial use which may be developed at some point in the future in accordance with that zoning classification.
- **East (across Daentl Service Road):** TA Travel Center Plaza catering to semi-trucks is located directly east of the wetlands with Lakestone Storage Madison DeForest east of the proposed development which serves a self-storage facility.

The floodplain and agricultural uses transition into more intensive industrial and commercial uses moving east toward STH 51. The proposed use of the subject property offers a nice buffer between the agricultural and conservancy areas to the north and west and the more intense commercial uses to the east and south.

3. Proposed Use of Subject Property and Re-Zoning Request

Currently, the property lies under the extraterritorial jurisdiction of Madison but is governed by a 2007 Cooperative Plan which establishes the guidelines for development within the Town of Burke and is within a "Protected Area" under the plan which means that all development proposals and re-zoning shall be approved by both Dane County and the Town of Burke.

Attached to this application and narrative are exhibits depicting the proposed site plan to the standards required by Dane County as well as a depiction of the site plan overlaid with the 2024 Town of Burke Comprehensive Plan.

For discussion purposes, the Applicant has supplied a proposed Certified Survey Map (CSM) to illustrate the areas for re-zoning. Lot 1, consisting of 9.2396 acres is requested to be rezoned from RR-8(Rural Residential) to GC (General Commercial) and Outlot 1, consisting of 9.6739 acres is requested to be

rezoned from RR-8 (Rural Residential) to NR-C (Natural Resource/Conservancy). Notations surrounding the same are also located on the CSM.

Stormwater & Erosion Control:

The project will comply fully with stormwater management and erosion control measures including an on-site retention basin, graded and vegetated swales, silt fencing and erosion control monitoring prior to site stabilization. A draft of the civil plans have been submitted to the Land and Water Resources Department and the Applicant is working through that process.

A wetland delineation has been completed on the subject property and is included with this application package. It has been determined that the drainageway located on the west side of the property is a wetland and the site plan conforms with the Dane County 75-foot wetland setback ordinance. The Applicant has received verification from Dane County that the drainageway is not considered navigable and may be treated as a drainage that is not subject to shoreland zoning regulations.

The applicant has initiated an Endangered Resources Review from the Bureau of Natural Heritage Conservation and a copy of the confirmation email is attached to this package. The findings shall be forwarded to the interested parties once they become available. The Endangered Resources Preliminary Assessment has been attached to this package for reference.

Water and Wastewater:

The property is located within the DeForest Utility Service Area and the Applicant has started discussions with the DeForest Engineer regarding extending sanitary service south from Daentl Road to service the property. Water is located on the east side of Daentl Service Road and the Village of DeForest has indicated that they will service the property with municipal utilities. The Village of DeForest staff is in support of this extension and will be working with the Applicant and the Landowner to facilitate the same.

5. Operational Narrative

Hours of Operation:

- **Retail Storefront:**
Monday – Friday: 8:00am – 5:00 pm
Saturday: 9:00am – 2:00pm (Saturday hours start the first Saturday in March and end the last Saturday in September.); Closed Sunday.
- **Service Department (Utility & Golf Equipment Maintenance):**
Hours are the same as the retail storefront hours.

Number of Employees:

- **Full-Time Equivalent (FTE):** 12
- **Maximum Personnel on Site at Any Time:** 12, including technicians, retail staff, and management

Noise, Odors, Dust, and Pollution:

- **Noise:** Minimal and limited to standard commercial activity. Noise generated by utility and golf equipment testing will occur during business hours and within enclosed service bays.
- **Odors:** No significant odors anticipated.
- **Dust/Soot:** Dust control measures will include paved surfaces, vegetation buffers, and regular lot sweeping.

- **Pollution Mitigation:** Equipment maintenance will occur indoors, with waste oils and fluids stored in compliant containment units and disposed of via licensed waste handlers.

Outdoor Storage & Activities:

Outdoor storage and activities will be limited to golf carts awaiting service or delivery, utility vehicles and seasonal inventory overflow. The landowner is aware that the outdoor display is not allowed as a permitted use or a conditional use in the proposed zoning district and a letter acknowledging the same has been included in the package for this request.

All equipment will be stored on a paved surface with stormwater runoff controls in place and repair work will take place inside the enclosed service building.

Trash and Waste Management:

Enclosed dumpsters will be provided on a screened concrete pad behind the main building and regular trash and recycling pick-up will be scheduled through a licensed hauler.

Any hazardous waste (e.g., used motor oil, filters, and cleaning agents) will be collected and removed by a certified waste management service.

Traffic & Access:

- **Daily Vehicle Trips (Estimated):**
 - Retail/Customer Traffic: During months of March – September approximately 10 vehicles per day. Off-season, one vehicle per day average.
 - Delivery & Service Vehicles: four vehicles/day (light to medium-duty trucks)
- **Vehicle Types:**

Employees and customers drive a mix of passenger vehicles and pickup trucks. Occasionally, customers will drop off a cart for service and have a small utility trailer associated with that transaction.

Fedex and UPS trucks make deliveries each day during the peak season of March-September.

There is one semi-truck that delivers rentals around the state during the peak season and will be parked on-site between the months of December to March. Also, there are 8 different size utility trailers that haul from one cart up to 12 carts to deliver carts to customers. The activity in and out of the business is only elevated during the month of March to September. It is not typical for all 8 utility trailers to be making deliveries at once, usually, two or three are being used at the same time.

- **Traffic Mitigation:**

The access point will be limited to Daentl Service Road and will not interfere with traffic movement on County Highway CV. Heavy loads are not anticipated to occur with this use.

Hazardous, Toxic, or Explosive Materials:

Small quantities of standard shop fluids (e.g., motor oil, lubricants, degreasers) will be stored indoors in fire-rated cabinets. Batteries will be stored in accordance with best practices by keeping them upright on non-conductive shelving, in a cool, dry, and well-ventilated area, away from direct sunlight and heat sources. Used or spent batteries, as well as any other used standard shop fluids will be collected by a certified hazardous waste disposal contractor and segregated from other waste to ensure safe handling.

Employees are trained on safe handling procedures, emergency response, and the use of personal protective equipment as it relates to their particular role. Areas where such items are stored will

incorporate secondary containment trays, fire extinguishers and spill kits. The building is sprinklered to NFPA-13 standards.

Outdoor Lighting:

A photometric plan has been supplied as part of this application and exterior lighting shall be installed in accordance with this plan.

6. Summary

Premier Golf and Utility Vehicles, Inc. currently rents space in a DeForest building and this project will give them the opportunity to own their own facility on their own land in the area. This building would also represent approximately \$8,000,000 of private investment into the property and contribute to the tax increment accordingly.

On November 5th, 2025, the Applicant met with the Town of Burke to review the Rezoning and the Conditional Use, the Town of Burke Plan Commission was in support of proceeding with the request. The proposed zoning of GC is supported by Dane County and the City of Madison as evidenced by the attached emails from the respective zoning administrators. The proposed zoning is also consistent with the 2024 Comprehensive Plan for land use in the Town of Burke while maintaining compatibility with the rural and semi-commercial character of the surrounding area.