Town of Rutland Planning Commission Meeting-MINUTES
785 Center Rd.
September 5, 2023 – 6:30 p.m.

Agenda:

1. Call meeting to order. Chair Leeser called the PC meeting to order at 6:30 p.m.

2. Roll Call. Bruce Sime, Joe Conant, Dale Arndt, Kent Knutson, and Chair Leeser were present. Nancy Nedveck was present via Zoom. Dawn George, Kim Sime and Derek Nedveck present. The full attendance list is on file.

3. Approval of the August 2023 meeting minutes. Motion to approve by Sime, second by Conant. MP 6-0

**Sime motioned to re-organize the agenda with moving #4 to be last on the end of agenda. Second by Conant. MP 6-0

4. Rezone Petition 11950 by Bucky's Portable Toilets to rezone 1.24 acres from FP-Preservation to HC Heavy Commercial to add an additional 1.24 acres to an existing 9.25-acre spot zone in order to allow additional outdoor storage. The property address is 1185 US Hwy 14.

Knutson motioned to recommend the Town Board approve Petition # 11950 with Deed Restrictions. Second by Sime.

Sime adding the Deed Restrictions revised by Dane Co. be listed in the motion.

Deed Restrictions for Bucky's Portable Toilets, INC

1) The land uses on the property shall be limited exclusively to the following: Portable toilet rental business: outdoor storage of portable toilet units: storage of refuse dumpsters for use off-site, storage of empty portable storage containers for use off-site, and outdoor storage of property maintenance vehicles and equipment; offices and manufacturing facilities; office and indoor warehousing for construction businesses; indoor warehousing of business supplies; indoor storage of vehicles; indoor repair of lawn and garden equipment; and personal or professional services (ex. gym/personal training/crossfit/rehab).
2) Land uses expressly prohibited: outdoor storage of materials other than those listed above as permitted; permanent or on-site storage units storing personal belongings (mini warehousing). The portable storage units that are stored on the property shall not be used for the purposes of storage of personal belongings or construction materials. The storage container shall remain empty when stored on-site.
3) There shall be a maximum of 5 businesses operating on the property.
4) Outdoor storage of portable toilets, off site rental dumpsters, and off site portable shipping containers shall be limited to the area adjacent to the commercial building as depicted on the site and operations plan submitted as part of zoning petition 11950 dated August 16th, 2023. Outdoor storage limited only to fenced area, no stacking of off-site portable storage containers or dumpsters in excess of 8' tall.
5) All outdoor business storage areas shall be screened from view by an 8' fence with privacy screening on all sides. No other outside storage permitted.
6) Division of the property through a condominium plat is prohibited.
7) Off premises (billboard) signage is prohibited. A sign allowance shall be allowed on the HC property to allow the business to have a sign at the road.
8) All exterior lighting to be downward facing lighting not to project towards neighboring properties.

Knutson/Sime accepted the amendment to the motion. MP 6-0

5. Eugster – Final CSM and driveway agreement. Discussion and possible action.

The CSM and driveway easement were reviewed.
Conant motioned to recommend the Town Board approve the CSM, second by Arndt. MP 6-0

6. Petition 11980 by Wisconsin Power & Light to expand parcel for electrical substation at 190 County Highway MM.

Sime motioned to recommend the Town Board approve Petition #11980, second by Conant. MP 6-0

** Jim Post and Jim Danky, representing Friends of Badfish Creek spoke on possibility of putting a water access landing on Hwy A. They will be attending the Town Board meeting on Sept 6, 2023 to share more info to the Town Board.

7. Future meeting date. Monday October 2, 2023 @ 6:30p.m.

8. Adjournment.
   Sime Motioned to adjourn, second by Arndt. MP 6-0

   Respectfully Submitted,
   Kim Sime, Planning Commission Secretary