Town of Rutland Planning Commission Meeting Minutes

785 Center Rd.

August 7, 2023 – 6:30 p.m.

This meeting will be held via zoom and in person at the Rutland Town Hall

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

2. Roll Call. Present in addition to the chair were Bruce Sime, Nancy Nedveck, Joe Conant, Dale Arndt and Kent Knutson. Dane Co. Zoning Administrator Roger Lane was also present via zoom. The full attendance list is available from the clerk's office.

3. Approval of the July 2023 meeting minutes. MM2 by Sime/Nedveck to approve the 7-10-23 minutes as presented; motion carried 5-0-1 with Conant abstaining because he was not present at the meeting.

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. Much discussion ensued regarding the PC questions about the fence location, the possible need for an additional retention pond, and revision of the existing deed restrictions.
   Although no action has been taken on the revised deed restrictions, the following is a draft of the possible deed restrictions:

   1) The land uses on the property shall be limited exclusively to the following: Portable toilet rental business: outdoor storage of portable toilet units: Offsite for rent dumpsters, off site for rent portable storage containers, and property maintenance vehicles; 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 storage of personal belongings (mini warehousing). No use of off-site portable storage containers on site for rent.
   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 X/Y/ZZ. 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.
   MM2 by Conant/Sime to table action on this petition based on the need for Kerns to consider expanding the area to be rezoned to the south and if so, the operation plan will also need to be modified.

5. Preliminary inquiry by Dale Richardson regarding timeline for transferring homesite where the home burned across the road. A few questions were raised by the Planning Commission. No action was taken.

6. Preliminary inquiry by Jessica Bahr, representative for Alliant Energy/Wis. Power and Light, regarding expansion of substation property at 190 County Highway MM. Bahr explained that the facility needs to be upgraded and creates a need to purchase additional land. The required land has been obtained from an adjoining landowner. The required fees (required by the town) associated with a rezoning petition and certified survey map will be do with the zoning application.

7. Future meeting date. Because of Labor Day, the planning commission will meet on September 5th.

8. Adjournment. MM2 by Sime/Nedveck to adjourn; motion carried 6-0.

   Submitted by Dawn George, Clerk