

TOWN BOARD ACTION REPORT – REZONE

Regarding Petition # 11886

Dane County Zoning & Land Regulation Committee Public Hearing Date 9/20/2022

Whereas, the Town Board of the Town of Rutland having considered said zoning petition,

be it therefore resolved that said petition is hereby (check one):  **Approved**  **Denied**  **Postponed**

**Town Planning Commission Vote:** 5 in favor 0 opposed 0 abstained

**Town Board Vote:** 5 in favor 0 opposed 0 abstained

**THE PETITION IS SUBJECT TO THE FOLLOWING CONDITION(S) (Check all appropriate boxes):**

- 1.  **Deed restriction** limiting use(s) in the HC zoning district to **only** the following:  
1. A deed restriction shall be recorded on the property with the following limitations:  
a. Land uses shall be limited to: portable toilet rental business; outdoor storage of portable toilet units in designated area (behind the existing building at the rear of the property at 1185 US Hwy 14); offices and manufacturing facilities; office and warehousing for construction businesses; warehousing of business supplies; indoor storage of vehicles; and repair of lawn and garden equipment, personal or professional service (ex. Gym/personal training/cross fit/rehab).  
Land uses expressly prohibited: outdoor storage of material other than portable toilets and related equipment; storage units; storage of personal belongings (mini warehousing).  
There shall be a maximum 5 businesses operating on the property.  
e. Off premis (billboard) signage is prohibited. A sign allowance shall be allowed on the HC zoned property to allow the business to have a sign at the road.  
f. Fencing with screening is required to prohibit visual of the portable toilets and related equipment at the height of at least 8 feet. This involves parcels 0510-073-8000-6 and 0510-074-8571-0
  - a. Land uses shall be limited to: portable toilet rental business; outdoor storage of portable toilet units in designated area (behind the existing building at the rear of the property at 1185 US Hwy 14); offices and manufacturing facilities; office and warehousing for construction businesses; warehousing of business supplies; indoor storage of vehicles; and repair of lawn and garden equipment, personal or professional service (ex. Gym/personal training/cross fit/rehab).
  - b. Land uses expressly prohibited: outdoor storage of material other than portable toilets and related equipment; storage units; storage of personal belongings (mini warehousing).
  - c. There shall be a maximum 5 businesses operating on the property.
  - d. Division of property through a condominium plat is prohibited.
- 2.  **Deed restrict** the balance of A-1 EX Agricultural Exclusive zoned land owned by the applicant from the original farm (as of date specified in the Town Plan) prohibiting non-farm development. Please provide property description, or tax parcel number(s):
- 3.  **Deed restrict** the applicant's property described below prohibiting division. Please provide property description, or tax parcel number(s):
- 4.  **Condition** that the applicant must record a *Notice Document* which states all residential development units (a.k.a. splits) have been exhausted on the property, and further residential development is prohibited under Town & County Land Use Planning policies. Please provide property description, or tax parcel number(s):
- 5.  **Other Condition(s)**. Please specify:  
The Town also approved the site plan included in the application packet.

Please note: The following space is reserved for comment by the minority voter(s), **OR**, for the Town to explain its approval if the decision does not comply with the relevant provisions of the Town Plan.

I, Dawn George, as Town Clerk of the Town of Rutland, County of Dane, hereby certify that the above resolution was adopted in a lawful meeting of the Town Board on 8/3/2022

Town Clerk Dawn George Date: 8/4/2022