

RUTLAND PLANNING COMMISSION

March 5, 2018– 6:30 p.m.

Agenda:

1. Call meeting to order.
2. Roll Call.
3. Approval of February meeting minutes.
4. Petition 11165 from Bullsli to rezone 19 acres located at 4645 State Highway 138 from RE-1 to C-2 as amended and adopted by Dane Co. to include the following restrictions:
 - 1) State Hwy Access Permit is required after traffic study.
 - 2) Land Uses permitted on the property: Offices, indoor sales, indoor entertainment, personal and professional services, indoor contractor/trade operations, vehicle repair services, indoor storage, distribution centers, light industrial businesses, governmental uses, religious uses, institutional uses, and veterinary clinic. Outside storage of materials or construction equipment may be permitted subject to site plan approval. Other land uses may be permitted through a conditional use permit; personal storage facilities (mini-warehouses) and outdoor entertainment.
 - 3) Outdoor storage areas – all areas that are used for the outdoor storage of materials or the storage of construction equipment/vehicles shall be screened from view with a minimum of six-foot barrier with 90% opacity. Site plan approval shall be obtained by the Town Board and County Zoning Committee for any outdoor storage areas prior to the storage of materials or equipment.
 - 4) Lighting – All outdoor light fixtures shall be down-lit. The posts for parking lot lighting shall be no higher than 25 feet. The posts used for main drive entrance shall be no higher than 35 feet.
 - 5) Building Exterior – All buildings constructed on the property shall have a similar appearance using similar exterior materials and color palate. Any refuse containers shall be screened from view using similar materials used for the exterior of buildings.
 - 6) Landscaping. – There shall be a minimum of (1) 2” caliper deciduous tree planted for every 3000 square feet of building space constructed. The location of the trees shall be shown on a site plan prior to the issuance of a zoning permit.
 - 7) Parking and Drive areas – All parking areas or areas used for vehicular movement shall be paved with asphalt surfacing.
 - 8) Prohibited Signs – Off-premise advertising signs (billboards) shall be prohibited on the property. Temporary advertising signs shall be prohibited on the property.
 - 9) Signs – All signs shall conform to the Dane Co. sign ordinance. There shall be one on-premise pylon sign and one on-premise ground sign for advertising all business on the property. The maximum sign allowance for wall signs shall be divided up equally amongst multiple tenants within a building, if applicable. All tenant wall signs shall have the same style as selected by the landowner.
5. Preliminary inquiry by Ron Klaas, agent for Mark Doudlah, regarding proposed rezoning and uses for the Larry Farnsworth property at the corner of Hwy 14 and Biglow Rd.
6. Preliminary inquiry by Brad Rostowfske, potential buyer of 32.8 acres of RH-4 parcels on west side of 1546 Starr School Road from Barbara Banks, regarding potential residential land development
7. Preliminary inquiry by James Lehman for rezoning existing parcel.
8. Conditional Use Permit #2396 petition by SAC Wireless, agent for Thomas Martinson, to allow construction of a 199’ cell tower. The location of this proposed tower is northeast of 4614 County Highway A. The Third Party Engineer report has been received. The report has been uploaded to Legistar and can be accessed online here:
<https://dane.legistar.com/LegislationDetail.aspx?ID=3153668&GUID=10CD615A-EC03-4846-A5CF-6FE09B79D882&Options=Advanced&Search=>
9. Presentation by Majid Allan, Dane County Zoning planner, regarding new zoning districts..
10. Next meeting.

11. Adjournment.