

TOWN OF CHRISTIANA

PLAN COMMISSION MEETING MINUTES

DECEMBER 27, 2016

The meeting was called to order at 7:30 pm by Tom Jelinek. Those present were: Jim Lowrey, Adam Travis, Cindy Cutrano, Duane Hinchley and Tom Jelinek.

Cindy Cutrano made a motion to approve the minutes from August 23, 2016, seconded by Jim Lowrey. All ayes.

Public appearances – Fence up at the Anderson's (pallet business). Mr and Mrs Casey purchased the Ken Olsen building. Doing engraving and production of automatic transmission parts.

Jim Lowrey made a motion to rezone + or - 6.4 net acres from A1-EX to RH-2 for Robert Veum for his property at 366 Lien Veum Rd, to separate existing home and buildings. With the condition to move the proposed north lot line to south of the ditch. Seconded by Duane Hinchley. All Ayes

Cindy Cutrano made a motion to approve the request to change the permitted uses for Jeff Levake/JCL Rentals LLC for their property located at 297 Rodney Rd with the following conditions:

1. The property shall be limited exclusively to the following land uses:
Contractor's offices and indoor storage of contractor's equipment, vehicles and construction materials. Units #1 to #7 and #9 are permitted to be used to the indoor storage of personally owned items. Unit #8 can be used for rental of seasonal indoor storage. But will not be made into individual units. The building will remain with 6 overhead doors on the east side and 2 overhead doors on the west side. There may be a total of 2 walk in service doors added.
2. Outside storage of materials, equipment, bulk fuel tanks or vehicles is prohibited except for the specified areas as shown on the Site Development Plan for the benefit of Unit #7 having dimensions of 100 x 40 feet and 30 x 80 feet. Business vehicle may be stored on the premises in the evening and during non-business hours.
3. The property shall be allowed to add one (1) more building to make it a total of 9 Units. There shall be a new Site Development Plan in place. After the 9th Unit, the construction of additional buildings or expansion of

- buildings is prohibited, but remodeling of existing structures without a footprint increase is permitted.
4. There shall be a maximum of 9 condominium units located on the property. The ownership units shall comply with boundary spaces as designated in the Site Development Plan. Unit spaces shall not be further divided or partitioned off to create separate ownership/rental spaces.
 5. With respect to the 9 condominium units, there shall be no more than 9 owners of those 9 units. Further, there shall be no more than 9 businesses in operation at any time within those 9 units. "Business" is defined as an ongoing commercial concern operating out of one or more units. Leasing of units shall be permitted provided the land use of the tenant is consistent with the deed restrictions.
 6. All Deed Restrictions shall terminate in the event that the subject property is annexed in the future to the Village of Cambridge, WI.
 7. The Board of Directors of "Manager" of the JCL Condominium Association and Jolly Rogers of Cambridge, LLC, have entered into an agreement with the Town of Christiana and Dane County acknowledging that occupants of Unit #1 are in violation of the recorded deed restrictions for the property. The coffee warehousing business found within Unit #1 may remain lawfully in operation at said Unit #1 for so long as the current coffee warehousing business remains an ongoing concern. Upon termination or sale of said business, Unit #1 shall no longer be permitted to house any business non-compliant with the generally applicable deed restrictions.
 8. The Board of Directors or "Manager" of the JCL Condominium Association and the Benno C. Fischer Trust, shall enter into an agreement with the Town of Christiana and Dane County that upon the sale of said Unit(s) to a party whose ownership is not primarily controlled by Ben Fischer, Unit #5 and #6, as applicable shall no longer be permitted to house any business non-compliant with the generally applicable deed restrictions.

Seconded by Duane Hinchley. All ayes.

Jim Lowrey made a motion to adjourn the meeting, seconded by Duane Hinchley. All ayes. Meeting adjourned at 8:20 pm.

Cindy Cutrano
Secretary