Town of Rutland Planning Commission Meeting-MINUTES

785 Center Rd.

November 11, 2024 – 6:30 p.m.

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

Agenda:

1. Call meeting to order. Chair Knutson called the meeting to order at 6:30pm

2. Roll Call. Josh Cooper, Kent Knutson and Bill Boerigter (via Zoom) were present. James Huycke was absent. Dawn George, Kim Sime and Derek Nedveck were present as well. Others in attendance are on file.

3. Approval of the October meeting minutes. Knutson motioned to approve. Second by Cooper. Motion passed 3-0

4. Discussion and possible action on Petition 12116 and CSM by Zentner Rev Retirement Tr to rezone 12 acres from FM8 to RR-4 creating one residential lot. The property is located at 97 Shady Willow Rd.
   Knutson motioned to recommend the Town Board to approve Rezone Petition #12116, noting that all eligible splits have been exhausted on both Lot 1 and Lot 2 from Parent Parcel # 052-0510-353-8410-1. Second by Cooper. Motion passed 3-0
   Knutson motioned to recommend the Town Board approve the final CSM if no changes are made by Dane County. Second by Cooper. Motion passed 3-0

5. Preliminary inquiry by Ron Sam regarding a TDR from adjoining land located south of 500 Lake Kegonsa Rd.
   Ron Sam would like to move the spot zoning from one parcel to the adjoining parcel which Sam is purchasing to be closer to the road. County feels this is a reasonable request. No Action Taken

6. Preliminary inquiry by Jeff Moyer for possible lot line adjustment for property at 583 Danks Rd.
   Jeff Moyer presently has 2 parcels and would like to move lot lines to make 2 smaller residential parcels and 1 larger FP-35 parcel. A deed restriction prohibiting further residential action would need to be placed on the remaining FP-35 land as there are no eligible splits. No Action Taken

7. Discussion and possible action on revision of Conditional Use Permit procedures. The CUP process that was adopted in 2022 needs some clarification on some items and should not so restrictive. Town Attorney reviewed and Josh Cooper will be making the changes and bring back to the PC for approval. No Action Taken.

8. Discussion and possible action on identifying roads for Class B Weight Limits This would not affect the spring thaw road postings. Nor will it affect the farming and deliveries that need to be made within the Town. The main goal is to stop some of the heavy trucks using Town roads as a cross through.
   Knutson motioned to recommend the Town Board change the following roads to Class B weight limit, Old Stage, Old Stone, Biglow, Bass Lake and Danks. To be in effect as of December 1, 2024. Second by Cooper. Motion passed 3-0

9. Discussion and possible action on 4699 Rutland Dunn Townline Road parcel: Looking at using a TDR split from Rutland and using it in the Town of Dunn. Rutland's past practices are that no development splits are transferred out of Rutland. No Action Taken

10. Set meeting date. Monday December 2, 2024 @ 6:30pm

11. Adjournment. Bill motioned to adjourn. Second by Cooper. Motion passed 3-0

Respectfully Submitted by, Kim Sime