

Town of Rutland Comprehensive Plan Task Force Meeting Minutes
785 Center Rd, Stoughton, WI. 53589
12/9/2024 meeting 11am

1. Call to order. Co-Chair Peter Vanderveer called meeting to order at 9:08 am.
2. Roll Call. Task force members present; Peter Vanderveer, Derek Nedveck, Bonnie Larson, Gail Simpson, Nancy Nedveck, James Huycke, Bill Boerigter and Kent Knutson.
3. In attendance Majid Allen Dane Co Zoning.
4. Approve meeting minutes from 11/25/2024 motion Knutson second Vanderveer approved 8-0.
5. This meeting agenda was on Transfer Development Rights (TDR) program for Rutland Township. We reviewed materials provided prior to the meeting. These materials include Dane Co Guide to Incorporating TDR Into a Town Comprehensive Plan, Springfield and Deerfield Township TDR programs.
6. Majid Allen Dane Co Zoning discussed the elements of a successful TDR program and options that have worked well for other Townships.
7. This discussion included deed restrictions, annexation from Stoughton & Oregon, conservation easements, land trusts, lot sizes, sending/receiving areas and density (splits) studies.
8. Also discussed options for unbuildable splits. Wetlands, access etc.
9. Finally discussed incentives for developers on split ratios, for example 1 split equals 2-8 building sites if done in designation locations.
10. Majid Allen agreed to provide the Task Force a TDR draft based on our discussions and Rutland land use. Task Force will review draft.
11. Next meeting date: 1/8/2025 at 9 am Townhall.
12. Adjournment 12:30am. Notes taken and submitted Peter Vanderveer