

Town of Rutland Planning Commission Meeting-MINUTES

785 Center Rd.

June 2, 2025 – 6:15 p.m.

Public Hearing Minutes

Public Hearing CUP 12663 by Tim and Jori Woodstock for Limited Family Business for concrete contractor @ 3930 County Road A.

The Public Hearing was called to order by PC Chair Huycke at 6:15 pm.

Roll Call- Kent Knutson, Bill Boerigter, Josh Cooper, Derek Nedveck and Chair Jim Huycke were present. Alternate member Michelle Perz was absent. Mark Porter, Dawn George and Kim Sime were also in attendance. Residents in attendance; Tim and Jori Woodstock.

Chair Huycke called the Woodstock's to the floor to speak on this CUP application. Woodstock explained the cement business they are currently running on the property will stay the same as is today. Not getting larger, nor more employees. Woodstock's have submitted application for this Limited Family business CUP to Dane County Zoning as well as Town of Rutland.

There was one email in support of the CUP. There were no known oppositions. No one was in attendance to neither speak in support of nor oppose the CUP application.

Chair Huycke closed testimonials of the PH.

The PC members did not have any further discussion on the CUP.

Boerigter moved to close the PH. Second by Cooper. MP 5-0

Respectfully Submitted by Kim Sime

Planning Commission meeting MINUTES: June 2, 2025

1. Call meeting to order. Chair Huycke called the meeting to order at 6:32
2. Roll Call- Bill Boerigter, Josh Cooper, Derek Nedveck, Kent Knutson and Jim Huycke were present. Alternate member Michelle Perz was absent.
Dawn George and Kim Sime were present.
Residents in attendance; Tim and Jori Woodstock.
3. Approval of the May meeting minutes. Nedveck motioned to approve. Second by Boerigter. MP 5-0
4. Revised Petition 12158 by Tim Woodstock to create one agricultural lot and one mixed use lot for future home at 3834 County Road A. Discussion and possible action including a notice deed to clarify remaining splits.
There are 3 density units/splits on parcel #0510-153-8090-0 zoned as FP-35. After the rezone, creating 2 parcels, the density units/splits will be as follows. Lot 1 will be zoned as RR-8 with 8.1 acres and will have One density unit/split. Lot 2 will be zoned as FP-1 with 28.9 acres and will have Two density units/splits. Cooper motioned to recommend the Town Board approve Petition #12158 with the Deed restrictions to state the remaining density units/splits on both of the two new parcels. Second by Boerigter. MP 5-0
5. CUP 12663 by Tim and Jori Woodstock for Limited Family Business for concrete contractor @ 3930 County Road A.

Chair Huycke went thru each of the 8 standards with a roll call response from each of the PC members.

Standard 1- The proposed land use will not be detrimental to or endanger the neighborhood health, safety, comfort, or general welfare. Passed 5-0

Standard 2- The uses, values and enjoyment of other properties in the neighborhood already permitted shall be in no foreseeable manner be substantially impaired or diminished by establishment, maintenance or operation of the proposed conditional use. Passed 5-0

Standard 3- The establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district. Passed 5-0

Standard 4- There are adequate utilities, access roads, drainage, and other necessary improvements to allow the land use, or improvements are planned to provide adequate measures. Passed 5-0

Standard 5- Adequate measures have been or will be taken to provide adequate ingress /egress to public streets and the proposed conditional use will not present traffic conflicts. Passed 5-0

Standard 6- The conditional use shall conform to all applicable regulations of the district in which it is located. Provide information on any necessary licensing, or regulations associated with the proposed land use. Passed 5-0

Standard 7- The conditional use is consistent with the adopted Town and County Comprehensive Plans. Passed 5-0

Standard 8- If the conditional use is to be located in a Farmland Preservation District, the conditional use must meet the findings as listed below: If the property is located in the FP-35, FP-1, or FP-B Zoning District, additional information is needed. Passed 5-0

Cooper motioned to recommend the Town Board approve CUP application # 12663 with adding an expiry date on the Sale of property. Second by Boerigter with amendment to the motion to add that the tree screening near the business building is lengthened. Cooper agreed to this amendment to the motion. MP 5-0

6. Set meeting date. Monday June 30, 2025 @ 6:30 pm

7. Adjournment. Nedveck motioned to adjourn. Second by Cooper. MP 5-0

Respectfully Submitted by, Kim Sime