

Town of Rutland Planning Commission Meeting-MINUTES

785 Center Rd.

February 2, 2026 – 6:30 p.m.

Planning Commission meeting Agenda:

1. Public hearing on CUP-02694 for limited family business for Jake & Hannah Antos for property at 3514 State Highway 138.

a: Call the Public Hearing to order – Roll call

PH called to order at 6:30 pm. Bill Boerigter, Derek Nedveck, Josh Cooper, Michelle Perz, Jim Huycke and alternate Kent Knutson were present. Amanda Bartlett and Kim Sime were also in attendance. Other in attendance via Zoom or in person are on file.

b: Testimony of those in favor-None

PC Chair Huycke read thru the 8 Standards as follows;

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

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.

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.

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.

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.

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.

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

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.*

Jodi Igl spoke neither in Opposition nor Support.

c: Testimony of those opposed-None

d: Close the hearing-Hearing closed @ 6:47

2. Call Planning Commission meeting to order. PC Chair called the PC meeting to order @ 6:48 pm.
3. Roll Call Bill Boerigter, Derek Nedveck, Josh Cooper, Michelle Perz, Jim Huycke and alternate Kent Knutson were present. Amanda Bartlett and Kim Sime were also in attendance. Other in attendance via Zoom or in person is on file.
4. Approval of the January meeting minutes. Boerigter motioned to approve. Second by Nedveck. MP 5-0

5. Discussion and possible action on CUP-02694 for limited family business for Jake & Hannah Antos for property at 3514 State Highway 138.

Conditions for the CUP:

Trailer parking area - This area will typically have 1 or 2 large flat bed trailers parked, along with 1 dump truck. The dump truck needs to be parked there when there is no room in the shop, the 40' by 80' building in the back of the property.

Loading Zone is for loading trailers with equipment and not for parking equipment or storing any materials.

There will be no outside storage of equipment, such as excavators, rollers, skid loader attachments, skid loaders, or other earth-moving equipment.

Natural vegetation and/or evergreen tree planting shall screen the property line on the east, west or south side of the property.

If the current home structure is removed, that area is to be a grassy area. No parking or storing of equipment will be allowed in that area.

Hours of operation is 6:30 am -6:30 pm, with emergencies 24/7.

Boerigter motioned to recommend the Town Board approve the CUP 02694 with Conditions discussed. Second by Cooper. Motion passed 5-0

a. Review and discuss each of the 8 standards with a roll call vote.

Standard 1 The proposed land use will not be detrimental to or endanger the neighborhood health, safety, comfort, or general welfare. Nedveck motioned Standard 1 had been satisfied. Second by Perz. Roll Call vote 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. Nedveck motioned Standard 2 had been satisfied. Second by Perz. Roll Call vote 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. Perz motioned Standard 3 had been satisfied. Second by Boerigter. Roll Call vote 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. Boerigter motioned Standard 4 had been satisfied. Second by Nedveck. Roll Call vote 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. Boerigter motioned Standard 5 had been satisfied. Second by Perz. Roll Call vote 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. Nedveck motioned Standard 6 had been satisfied. Second by Boerigter. Roll Call vote 5-0

Standard 7 The conditional use is consistent with the adopted Town and County Comprehensive Plans. Nedveck motioned Standard 7 had been satisfied. Second by Perz. Roll Call vote 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.* Not Applicable.

5. Discussion and possible action of CUP and Rezone Escrow Ordinance.

Cooper motioned to recommend the Town Board approve the ordinance as written. Second by Boerigter. Motion passed 5-0

7. Discussion on Planning Commission Training and review.

Creating a library of past DCZ CUP's, Zoning applications and decisions

How to use this data.

Should the PC Commission have a special working (publicly posted open) meeting to review this information?

Knutson discussed reviewing Dane Co CUP's for knowledge of different topics that could arise. Perz mentioned getting up coming CUP/Zoning applications info a bit earlier than the Agenda notice. No action taken.

8. Review future meeting dates.

March 2nd , March 30th , May 4th ,
June 1st , July 6th.

9. Adjournment. Nedveck motioned to adjourn. Second by Boerigter. Motion passed 5-0

Respectfully submitted by, Kim Sime