

Town of Rutland Board Meeting
February 4, 2026– 6:30 pm.
785 Center Road, Stoughton WI

This board meeting was held via Zoom and in person.

1. Call to Order and roll call. Town Chair Kent Knutson called the meeting to order at 6:30 pm. Present in addition to the Chair were Supervisors Mark Porter, Nancy Nedveck, Jim Dorn and Sue Williams. Also present in addition to the board were Clerk Dawn George, Treasurer Kim Sime, Deputy Clerk Amanda Bartlett, Rutland IT Technician Derek Nedveck and Patrolman Chester Ace. The attendance list of others present is on file.
2. Certification and compliance with open meetings law. The Deputy Clerk verified that all notices were posted and we are in compliance with the open meeting law.
3. Appearance by Brooklyn Fire Chief Mason Barber. Chief Barber discussed items regarding Brooklyn Fire Department such as replacing aging equipment, facility needs, staffing issues, progress with other districts, positive achievements, and community outreach.
4. Patrolman Ace's report. Patrolman Ace discussed tree trimming on Star School.
5. IT Director Nedveck Report:
 - Discussion on Reorganizing and standardizing files in Dropbox or equivalent. This will start in April after the election.
 - Discussion on Training Town staff on how to appropriately store information.
 - Discussion on Documenting Zoom meeting process and train backups.
 - Discussion on Working with Clerks to develop a digitization process and filling. This will start in April after the election.
 - Discussion on Documenting Building Security system administration process.
6. Deputy Clerk- report:
 - Discussion on Reorganize and standardize files in Dropbox or equivalent. This will start in April after the election.
 - Discussion on Training Deputy Clerk on Zoom meeting process. Deputy Clerk Bartlett has been trained on the Zoom meeting process.
 - Discussion on Training Deputy Clerk on AV system. Deputy Clerk Bartlett has been trained on the AV System.
 - Discussion on Training Deputy Clerk on Building Security admin. Deputy Clerk Bartlett has been trained on the building security system and will type instructions.
 - Discussion on obtaining mailing list of Rutland Residents. Mailing list has been obtained and saved for future use.
7. Public Comment for items on or off the agenda. William Brockman discussed a possible subdivision on Hwy 92.
8. Receive Madison Speedway 2026 tentative schedule for action at March board meeting.
9. Chairs report. No report.
10. Planning Commission Report.
 - 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.

Board Action: Chair Knutson read Standards 1 through 8. Knutson moved to accept the planning commission's recommendation to approve CUP 02694 for limited family business for Jake & Hannah Antos with conditions. Roll Call vote 5-0. Dane County recommend to approve.

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

Board action: Discussion to change title from 2026-02-02 to 2026-02-01. Motion and seconded by Knutson and Williams to approve document Escrow ordinance with new title 2026-02-01; motion carried 5-0.

11. Discuss and review current rates at the State Loan Fund. Discussion on current rates being offered and rate the loan is at. The loan rate is better than the current rate so loan will stay the same.

12. Meetings attended. The board members reported on meetings attended.

13. Consent Agenda.

- a. Approval of January Minutes.,
- b. Approval of Checks and Vouchers – Discussion/Board action.
- c. Approval of Treasurer's Report – Discussion/Board action.
- d. Budget Summary

Motion and seconded by Williams and Nedveck to approve the consent agenda as presented; motion carried 5-0.

14. Correspondence. None

15. New Business. Update on Payne & Dolan, the town attorney is emailing them regarding past due invoice.

16. Upcoming meeting dates: March 4, April 1, May 6

17. Adjournment. Motion and Seconded by Nedveck and Williams; motion carried 5-0.

Respectfully submitted by Amanda Bartlett, Deputy Clerk