

Town of Rutland Planning Commission Meeting-MINUTES

785 Center Rd.

May 4, 2026 – 6:30 p.m.

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

1. Public hearing on CUP-02706 for caretaker's residence for JS Ziegler Tr (John Ziegler) for property at 1256 US Highway 14, Oregon WI 53575.

a: Call the Public Hearing to order – Roll call Chair Knutson called PH to order at 6:30 pm. Derek Nedveck, Michelle Perz, Bill Boerigter, Mark Porter and Kent Knutson were present. Josh Cooper, Jim Dorn and Sue Williams were absent. Kim Sime was also present. Others in attendance via Zoom or in person are on file.

b: Testimony of those in favor- None

c: Testimony of those opposed- None

d: Close the hearing Closed PH at 6:47

2. Call Planning Commission meeting to order. Called to order by Chair Knutson at 6:47

3. Roll Call- Michelle Perz, Bill Boerigter, Derek Nedveck and Kent Knutson. Josh Cooper absent. Kim Sime present. Others in attendance are on file.

4. Approval of the April meeting minutes. Perz motioned to approve. Boerigter second.

Motion passed 4-0

5. Discussion and possible action on CUP-02706 for caretaker's residence for JS Ziegler Tr (John Ziegler) for property at 1256 US HWY 14.

Ziegler wishing to build small home for Caretakers residence on the LC property. Replace the original homesite that has been removed. A letter from WI DOT was read and given to Ziegler pertaining to the use of existing driveway. Ziegler will contact WI DOT for approval. Knutson read the County's 8 Standard and discussed each.

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.*

Roll call vote on the 8 Standards with the approval from WI DOT driveway use approval and number 8 is Non applicable. Boerigter-yes, Perz-yes, Nedveck-yes and Knutson-yes. 8 Standards pass 4-0

Boerigter motion to recommend approval of CUP-02706 to the Town Board with WI DOT approval of driveway use. Second by Nedveck. Knutson amended the motion with adding in the Dark Sky Ordinance to be followed. Amendment second by Nedveck. Motion passed 4-0. Boerigter accepted the amendment to the motion. Motion passed 4-0

6. Preliminary inquiry by Jason Marshall regarding creation of homesites on Biglow Road.

Marshall was not present. No action taken.

7. Preliminary inquiry by Danae Steele and Ann Braue regarding possible rezoning of parcel on Windmill Rd. Discussion only. Would like to build house in different location with adding more acreage to existing lot. No action taken.

8. Review future meeting dates.

June 1, 2026

July 6, 2026

August 3, 2026

9. Adjournment. Motioned to adjourn by Nedveck. Second by Perz. Motion passed 4-0

Respectfully Submitted by Kim Sime