

Town of Rutland Planning Commission Meeting-MINUTES

785 Center Rd.

August 3, 2026 – 6:30 p.m.

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

1. Call Planning Commission meeting to order. Chair Knutson called meeting to order at 6:30 pm
2. Roll Call Josh Cooper, Derek Nedveck, Bill Boerigter, Michelle Perz, and Kent Knutson present. Amanda Bartlett was present. Kim Sime was absent. Others in attendance are on file.
3. Approval of the July meeting minutes. Boerigter motion to approve. Second by Cooper. Motion passed 5-0.
4. Discussion by Tom Lind, Three Gaits, CUP 2026-02720. Three Gaits representatives presented a Power Point with highlights of proposed new buildings and remodel of current land and buildings. Public Hearing will be August 31, 2026 before Planning Commission meeting. No action taken.
5. Preliminary inquiry by David Nelson regarding potential splits. Looking to clarify eligible splits on 80 acres located at 3856 Hwy 138. The property had 2 houses on it and both are gone; he would like to know if 2 houses can be rebuilt. Nelson also inquired about the possibly of moving one of his TDR to the property located on the corner of Rutland-Dunn and Star School. Clerk and Deputy Clerk will go through records for splits. No action taken.
6. Inquiry by Dale Richardson regarding land purchase. No action taken.
7. Preliminary inquiry by Emmy and Clay Brenn regarding parcel #051017120120. Purchased 34 acres on Oak Hill. This will need a TDR. Brenn advised that they will be getting a TDR from David Nelson. Presented plan for house and driveway. Will submit application to Dane County. No action taken.
8. Review future meeting dates.
 - August 31, 2026
 - October 5, 2026
 - November 2, 2026
9. Public comments. Peter Vandever discussed concerns with water and drainage at Three Gaits.
10. Adjournment. Knutson motion to adjourn. Second by Perz. Motion passed 5-0

Respectfully Submitted by Amanda Bartlett