

Town of Rutland Board Meeting Minutes
September 2, 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 Sue Williams, Mark Porter, Jim Dorn and Michelle Perz. Also present in addition to the Board were Clerk Dawn George, Deputy Clerk Amanda Bartlett, Treasurer Kim Sime, 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 open meeting law.
3. Madison International Speedway report. None.
4. Patrolman Ace's report. Patrolman Ace discussed the status of the roadwork on Hill Road, he is getting the 2006 GMC ready for sale, and tree cleanup around the Town. He would like to trim trees on North Union, Union Dane, Old Stone, Rome Corners and Rutland Dunn. He would like to hire a tree service to help take down a dead oak on Flint Road. Motion and second by Williams and Dorn to approve the detailed tree trimming Patrolman Ace described; motion passed 5-0.
5. IT Director Nedveck Report – Update of Google Drive account. IT Director Nedveck gave an update on the last 6 months of research on cloud storage and analyzing the Dropbox files. In the next 3-6 months he will upgrade Google Workspace with Town Web, begin having everyone use Google Drive on their laptops and make sure files are backed up.
6. Deputy Clerk- Capital Budget. Deputy Clerk Bartlett presented the updated Capital Budget spreadsheet with future planning for roadwork and equipment needs.
7. Public Comment for items on or off the agenda. Gail Simpson, 673 Center Road, spoke in favor on the proposal Industrialization of Agricultural Land from Dane County Towns Association.
8. Chairs report. Chair Knutson thanked Nancy Nedveck for her work she did with the weeding and water of the retention ponds and trees at the Town Hall. Chair Knutson had a discussion with Chair Steve Greb, Town of Dunn, regarding the dump trucks on Sunrise Road and Rutland Dunn Town Line Road and the traffic pattern.
9. Planning Commission Report.
 1. Public hearing on CUP-02720 for Three Gaits for large animal boarding and community non-profit use, located at 3741 State Hwy 138, Stoughton, WI 53589.
 - a: Call the Public Hearing to order – Roll call; Chair Knutson called meeting to order at 6:02. Josh Cooper, Derek Nedveck, Michelle Perz, Sue Williams, Mark Porter, Bill Boerigter, Kent Knutson, Jim Dorn were present. Kim Sime was also present. Others in attendance are on file.

The Three Gaits team introduced themselves and spoke on their plans for CUP. Storm water management is in place with Dane County. Manure management has been completed with Dane County but the new plan has not been given to Rutland at this time. Dept of Transportation has not responded to Three Gaits with the update on the driveway. At this

time, they have 13 horses and plan on increasing to 25 or so. They have a waiting list of those looking to use the services they offer. With new facility, Three Gaits feels they can better serve their current and future clients.

b: Testimony of those in favor. 4 Residents spoke in support of the CUP. With 4 others were in support but did not speak.

c: Testimony of those opposed. There was no opposition of the CUP

d: Close the hearing. Chair Knutson closed the PH at 6:35

2. Discussion and possibly action on CUP-02720 for Three Gaits for large animal boarding and community non-profit use, located at 3741 State Hwy 138, Stoughton, WI 53589

Chair Knutson read each of the 8 Standards with a roll call vote after each.

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. Non applicable*

Perz motioned to recommend the Town Board to approve CUP-02720 for Three Gaits. Second by Cooper with amendment of not to exceed 40 horses.

Perz was ok with amendment.

Perz made the motion to add the amendment to her motion. Second by Nedveck. Motion passed 5-0

Original motion passed 5-0.

Board Action: Nedveck read Standards 1 through 8. Roll call vote on all 8 standards 5-

0. Perz moved to accept the planning commission's recommendation to approve

CUP-02720 for Three Gaits for large animal boarding and community non-profit use, not to exceed 40 horses, located at 3741 State Hwy 138, Stoughton, WI 53589, second by Williams; motion passed 5-0. Dane County recommend to approve.

3. Petition 12337 by Alex Weber, agent for Marthinsen Trust to rezone 2.81 acres from FP-35 to RR-2 and 29.49 acres from FP-35 to FP-1 to separate existing residence from farmland, creating one agricultural lot. The property is located at 3310 Old Stone Road.

Dane Co Zoning recommended going with RR-2 vs RR-4, due to the amount of property that is in the water. Weber will check with Stoughton on the extra territorial boundaries to the City.

Knutson motioned to recommend the Town Board approve Petition 12337. Second by Perz. Motion passed 5-0

Board Action: Motion and second by Perz and Williams to approve Petition 12337 to rezone Marthinsen Trust 2.81 acres from FP-35 to RR-2 and 29.49 acres from FP-35 to FP-1 to separate existing residence from farmland, creating one agricultural lot at 3310 Old Stone Road; motion passed 5-0.

Boerigter motioned to recommend the Town Board approve the final CSM for Petition 12337 contingent upon no additional changes from Dane Co Zoning. Second by Nedveck. Motion passed 5-0

Board Action: Motion and second by Williams and Perz to approve final CSM for Petition 12337 contingent upon no additional changes from Dane Co. Zoning; motion passed 5-0.

4. Correspondence and Public Comment

Several residents expressed their appreciation to the PC members and the Town Board for their hard work and all they do for Rutland. Also in support of the Zoning Industrialization to be consistent with Rutland's Comprehension Plan.

- a. Zoning Industrialization

Discussion only. No action taken. No Board action.

5. Planning Commission Training

Discussion only. No action taken. No Board action.

Board: Pete, representation from 3 Gaits thanked the Board for their time and effort with helping 3 Gaits's CUP.

10. Discussion and possible action regarding the installation of a flagpole or display of the flag at the Town Hall. Dorn discussed possible companies to purchase a flagpole from and the costs associated with it. He suggested going to Footville and viewing their new flagpole. He believes the Town should budget about \$5,000. Discussion will be continued during the budget process.
11. Discussion and possible action regarding updating the Speed Limit ordinance for Hill Road. Motion and second by Williams and Perz to update the Speed Limit ordinance to correct Hill Road to 35 mph; motion passed 5-0.

12. Discussion and possible action regarding combining Clerk and Treasurer positions. Discussion by the Board regarding combining the Clerk and Treasurer positions. Keeping the positions separate will ensure checks and balances. Board will review the positions in the future if needed. Motion and second by Williams and Dorn to keep the two positions separate; motion passed 5-0.
13. Meetings attended. The Board reported on meetings attended.
14. Consent Agenda.
 - a. Approval of August Minutes.
 - b. Approval of Checks and Vouchers – Discussion/Board action.
 - c. Approval of Treasurer’s Report – Discussion/Board action.
 - d. Budget Summary
Motion and second by Williams and Perz to approve consent agenda as presented; motion passed 5-0.
15. Correspondence.
 - a. 2027 Special Events Data Call. Discussion on procedures for emergency situations.
16. New Business. Williams talked about the Brooklyn Fire Department joint meeting.
17. Upcoming meeting dates
October 7, 2026
October 19, 2026, 10:00 am, Budget
October 26, 2026, 10:00 am, Budget
November 4, 2026 (possibly move to November 11) *new date November 5
December 9, 2026 (possibly move to December 2) *new date December 2
18. Motion by Chair Knutson to move to closed session pursuant to Sec. 19.86(1)(c) to consider compensation; roll call vote 5-0.
19. Motion by Chair Knutson to reconvene into open session pursuant to 19.85(2) to finish any unfinished business that may come before the board, second by Williams; motion passed 5-0.
Motion and second by Porter and Williams to increase IT Director position compensation to \$45.00/hour effective September 1, 2026; motion passed 5-0.
20. Adjournment. Motion and second by Perz and Williams; motion passed 5-0.

Respectfully submitted by Amanda Bartlett – Deputy Clerk