Town of Rutland Planning Commission Meeting-MINUTES

785 Center Rd.

August 31, 2026 – 6:00 p.m.

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

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. Call Planning Commission meeting to order. Chair Knutson called the meeting to order at 6:35

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

4. Approval of the August meeting minutes. Boerigter motioned to approve. Second by Perz. Motion passed 5-0

5. 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

6. 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 boundries to the City.

Knutson motioned to recommend the Town Board approve Petition 12337. Second by Perz. 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

7. 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 Industrializaiton to be consistent with Rutland's Comprehension Plan.

   a. Zoning Industrialization

      Discussion only. No action taken.

8. Planning Commission Training

      Discussion only. No action taken.

9. Review future meeting dates.
   - October 5, 2026
   - November 2, 2026 (possibly move to November 9) This meeting date was not changed.
   - December 7, 2026 (possibly move to November 30) This meeting date was changed to Nov 30.

10. Adjournment Knutson motioned to adjourn. Second by Nedveck. Motion passed 5-0

Respectfully Submitted by Kim Sime