

# TOWN BOARD ACTION REPORT – REZONE

Regarding Petition # 2025-12158

Dane County Zoning & Land Regulation Committee Public Hearing Date 5/27/2025

**Whereas**, the Town Board of the Town of Rutland having considered said zoning petition,

be it therefore resolved that said petition is hereby (check one): ☒ **Approved** ☐ **Denied** ☐ **Postponed**

**Town Planning Commission Vote:** 5 in favor 0 opposed 0 abstained

**Town Board Vote:** 5 in favor 0 opposed 0 abstained

## THE PETITION IS SUBJECT TO THE FOLLOWING CONDITION(S) (Check all appropriate boxes):

1. ☐ *Deed restriction* limiting use(s) in the \_\_\_\_\_ zoning district to **only** the following:
  
2. ☐ *Deed restrict* the balance of A-1 EX Agricultural Exclusive zoned land owned by the applicant from the original farm (as of date specified in the Town Plan) prohibiting non-farm development. Please provide property description, or tax parcel number(s):
  
3. ☐ *Deed restrict* the applicant's property described below prohibiting division. Please provide property description, or tax parcel number(s):
  
4. ☐ *Condition* that the applicant must record a *Notice Document* which states all residential development units (a.k.a. splits) have been exhausted on the property, and further residential development is prohibited under Town & County Land Use Planning policies. Please provide property description, or tax parcel number(s):
  
5. ☒ *Other Condition(s)*. Please specify:  
 approval subject to the following conditions: 1. A deed notice shall be recorded on proposed Lot 2 of the CSM stating the following: a. Two density units (splits) from the original 1978 Hvam farm remain available to the property. This allocation reflects a written agreement between Hvam and Woodstock associated with the 2018 deed recorded under document #5398949 assigning all remaining density units to Woodstock. The transfer rights contract awarded three development rights to the Woodstocks. This petition uses one and leaves two splits remaining.

Please note: The following space is reserved for comment by the minority voter(s), **OR**, for the Town to explain its approval if the decision does not comply with the relevant provisions of the Town Plan.

I, Dawn George, as Town Clerk of the Town of Rutland, County of Dane, hereby  
 certify that the above resolution was adopted in a lawful meeting of the Town Board on 6/4/2025  
 Town Clerk Dawn George Date: 6/4/2025