

Dane County Conditional Use Permit Application

Application Date	C.U.P Number
08/14/2024	DCPCUP-2024-02639
Public Hearing Date	
10/22/2024	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME BADFISH ACRES LLC	Phone with Area Code (608) 345-0198	AGENT NAME DEAN TANGEMAN	Phone with Area Code (608) 345-0198
BILLING ADDRESS (Number, Street) 363 DANKS RD		ADDRESS (Number, Street) 225 E. MAIN ST. APT. 3	
(City, State, Zip) STOUGHTON, WI 53589		(City, State, Zip) Stoughton, WI 53589	
E-MAIL ADDRESS tangemantrecarellc220@gmail.com		E-MAIL ADDRESS tangemantrecarellc220@gmail.com	

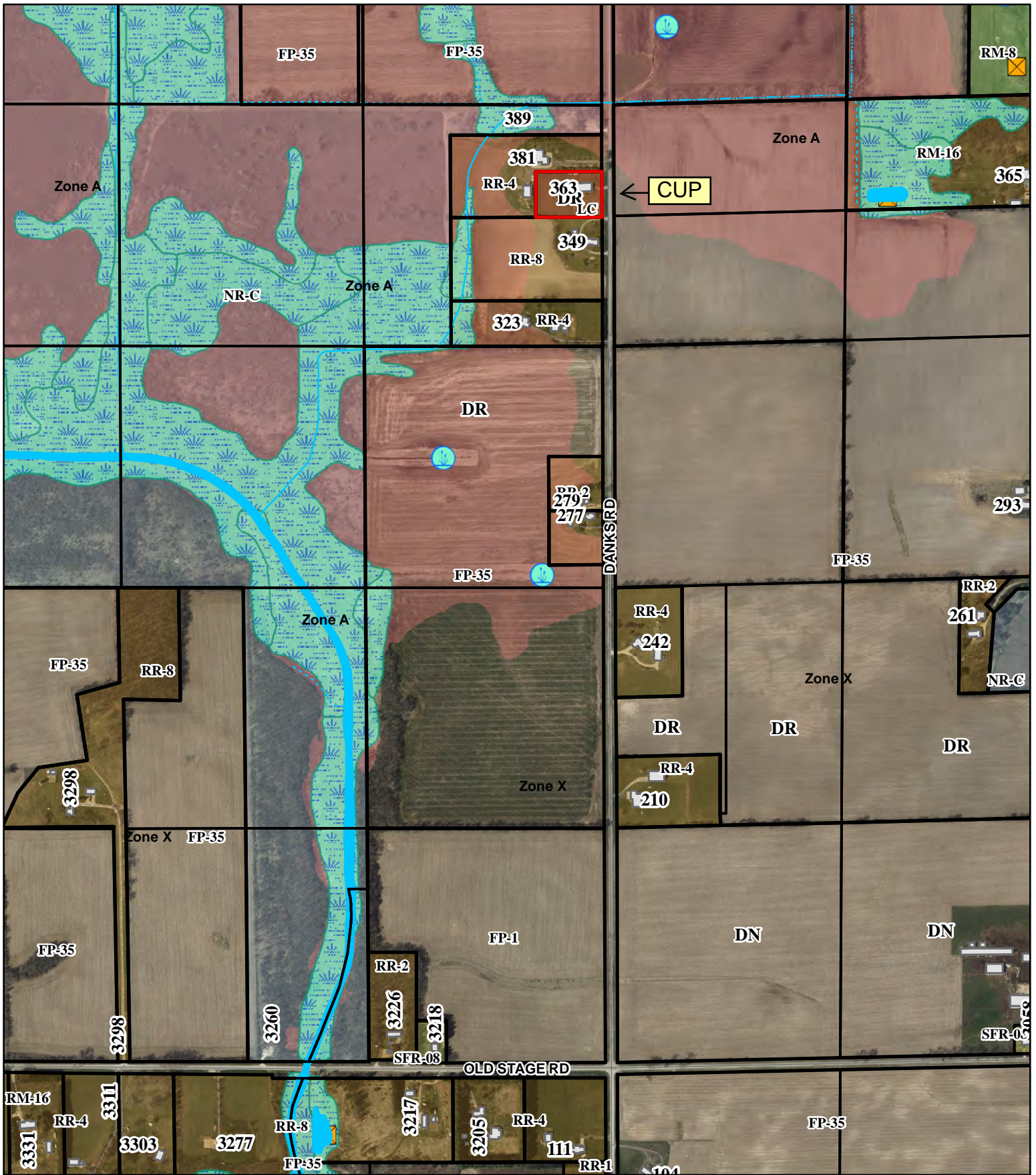
ADDRESS/LOCATION 1		ADDRESS/LOCATION 2		ADDRESS/LOCATION 3	
ADDRESS OR LOCATION OF CUP		ADDRESS OR LOCATION OF CUP		ADDRESS OR LOCATION OF CUP	
363 Danks Rd					
TOWNSHIP RUTLAND	SECTION 25	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0510-254-8470-9		---		---	

CUP DESCRIPTION
CUP FOR CARETAKER'S RESIDENCE IN AN EXISTING BUILDING




DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
10.271(3)	2.07

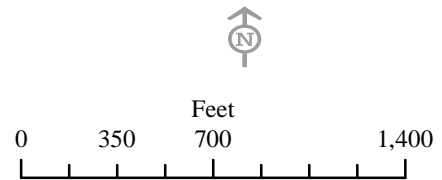
DEED RESTRICTION REQUIRED? <input type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials _____	Inspectors Initials RUH1	SIGNATURE:(Owner or Agent) _____
		PRINT NAME: _____
		DATE: _____

COMMENTS: NOTE THAT PROPERTY IS DEED RESTRICTED TO LIMIT THE BUSINESS USE TO 1 EMPLOYEE AND REQUIRE UNLICENSED VEHICLES BE STORED INDOORS



CUP 2639

-  Wetland
-  Floodway Areas in Zone AE
-  Floodplain





Dane County
 Department of Planning and Development
 Zoning Division
 Room 116, City-County Building
 210 Martin Luther King Jr. Blvd.
 Madison, Wisconsin 53703
 (608) 266-4266

Application Fees	
General:	\$495
Mineral Extraction:	\$1145
Communication Tower:	\$1145 (+\$3000 RF eng review fee)
PERMIT FEES DOUBLE FOR VIOLATIONS OR WHEN WORK HAS STARTED PRIOR TO ISSUANCE OF PERMIT	

CONDITIONAL USE PERMIT APPLICATION

APPLICANT INFORMATION	
Property Owner Name: <i>Badfish Acres LLC</i>	Agent Name: <i>Dean Tangeman</i>
Mailing Address: <i>225 E. Main St. Apt. 3</i>	Mailing Address: <i>225 E. Main St. Apt. 3</i>
Email Address: <i>tangeman tree care llc220@gmail</i>	Email Address: <i>tangeman tree care llc220@gmail</i>
Phone#: <i>(608) 345-0198</i>	Phone#: <i>(608) 345-0198</i>

SITE INFORMATION

Township: <i>Rutland</i>	Parcel Number(s): <i>052/0510-254-8470-9</i>
Section: <i>05N 10E 25NE SE</i>	Property Address or Location: <i>363 Danks Rd.</i>
Existing Zoning: <i>LC</i>	Proposed Zoning:
	CUP Code Section(s):

DESCRIPTION OF PROPOSED CONDITIONAL USE

Type of conditional use permit (for example: limited family business, animal boarding, mineral extraction, or any other listed conditional use): <i>Alterations to an existing building to provide caretaker's residence</i>	Is this application being submitted to correct a violation? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Provide a short but detailed description of the proposed conditional use: <i>I would like to build / Alter a 15' x 42' part of the existing building into a living / caretaker's quarters. Including an additional 3' overhang on the south side of the building, 15' long to serve as a porch. Inside will include a first floor bathroom, kitchen, utility room and living area with a loft bedroom.</i>	

GENERAL APPLICATION REQUIREMENTS

Applications will not be accepted until the applicant has met with department staff to review the application and determined that all necessary information has been provided. Only complete applications will be accepted. All information from the checklist below must be included. Note that additional application submittal requirements apply for particular uses or as may be required by the Zoning Administrator. Applicants for significant and/or potentially controversial conditional uses are strongly encouraged to meet with staff prior to submittal.

<input checked="" type="checkbox"/> Complete attached information sheet for standards	<input checked="" type="checkbox"/> Site Plan drawn to scale	<input checked="" type="checkbox"/> Detailed operational plan	<input checked="" type="checkbox"/> Written legal description of boundaries	<input checked="" type="checkbox"/> Detailed written statement of intent	<input checked="" type="checkbox"/> Application fee (non-refundable), payable to Dane County Treasurer
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I certify by my signature that all information presented herein is true and correct to the best of my knowledge. I hereby give permission for staff of the Dane County Department of Planning and Development to enter my property for the purpose of collecting information to be used as part of the review of this application. I acknowledge that submittal of false or incorrect information may be grounds for denial of this application.

Owner/Agent Signature: *[Signature]*

Date: *2/14/24*

STANDARDS FOR CONDITIONAL USE PERMITS

Applicants must provide adequate evidence demonstrating to the Town and Dane County Zoning & Land Regulation Committee that the proposed conditional use satisfies the following 8 standards for approval, along with any additional standards specific to the applicable zoning district or particular use found in sections [10.220\(1\)](#) and [10.103](#) of the code.

Please explain how the proposed land use will meet the following standards (attach additional pages, if necessary):

1. The establishment maintenance or operation of the conditional use will not be detrimental to or endanger the public health, safety, comfort or general welfare.

The conditional use will be used as a caretaker's quarters, which will assist to maintain the property.

2. The uses, values, and enjoyment of other property in the neighborhood for purposes already permitted shall be in no foreseeable manner substantially impaired or diminished by establishment, maintenance or operation of the conditional use.

I believe it will only increase the value of the property as the building and site will be improved.

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.

No additional traffic. I, Dean Tangeman, owner will be living there in the caretaker's quarters.

4. Adequate utilities, access roads, drainage and other necessary site improvements have been or are being made to accommodate the conditional use.

All roads, driveway and parking are already in place.

5. Adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.

No additional traffic.

6. That the conditional use shall conform to all applicable regulations of the district ^{zoning} in which it is located.

Yes

7. The conditional use is consistent with the adopted town and county comprehensive plans.

Yes

8. If the conditional use is located in a Farmland Preservation (FP) Zoning district, the conditional use is subject to the following additional standards found in section 10.220(1). Attach additional pages, if necessary.

- Explain how the use and its location in the Farmland Preservation Zoning District are consistent with the purposes of the district:

N/A

- Explain how the use and its location in the Farmland Preservation Zoning district are reasonable and appropriate, considering alternative locations:

- Explain how the use is reasonably designed to minimize the conversion of land from agricultural use or open space use:

- Explain how the use does not substantially impair or limit the current or future agricultural use of surrounding parcels zoned for agricultural use:

- Explain how construction damage to land remaining in agricultural use is minimized and repaired, to the extent feasible:

WRITTEN STATEMENT OF INTENT AND OPERATIONS PLAN

Applicants must provide a detailed written statement of intent describing the proposed conditional use along with an operational plan that explains how the conditional use will be operated. Please use the form below and provide responses, as applicable, to your proposed conditional use. Attach additional pages, if necessary.

Describe in detail the proposed conditional use. Provide the specific location of the use(s), type of equipment used, planned property improvements, including description / size of existing or proposed new buildings to be used, and any other relevant information. For existing or proposed commercial operations, provide the name of the business and describe the nature and type of business activity.

Caretaker's quarters located on the West end of the ~~unit~~ existing building. 15' from the West end of the building East and the width of the existing building.

List the proposed days and hours of operation.

N/A

List the number of employees, including both full-time equivalents and maximum number of personnel to be on the premises at any time.

1 full time employee. 7-4 Monday thru Friday possibly weekends.

List any anticipated noise, odors, dust, soot, runoff or pollution associated with the conditional use, along with any proposed measures that will be taken to mitigate impacts to neighboring properties.

None

Describe any materials proposed to be stored outside and any activities, processing or other operations taking place outside an enclosed building.

None

For proposals involving construction of new facilities and/or infrastructure, describe, as applicable, any measures being taken to ensure compliance with county stormwater and erosion control standards under [Chapter 11](#) of [Chapter 14](#), Dane County Code.

None

List and describe existing or proposed sanitary facilities, including adequate private onsite wastewater treatment systems, associated with the proposed conditional use. For uses involving domestic pets or livestock, list and describe measures taken to address manure storage or management.

Septic system is in place for residence. Water well is existing

List and describe any existing or proposed facilities for managing and removal of trash, solid waste and recyclable materials.

None additional

Describe anticipated daily traffic, types and weights of vehicles, and any provisions, intersection or road improvements or other measures proposed to accommodate increased traffic.

No additional traffic

Provide a listing of any hazardous, toxic or explosive materials to be stored on site, and any spill containment, safety or pollution prevention measures.

None

Describe any existing or proposed outdoor lighting along with any measures that will be taken to mitigate light-pollution impacts to neighboring properties. The Zoning Administrator may require submittal of a photometric plan for outdoor lighting if deemed necessary to determine potential impacts to neighbors.

A porchlight

Describe any existing or proposed signage, including size, location, and materials, consistent with the county's sign ordinance found in s. [10.800](#).

None

Briefly describe the current use(s) of the property on which the conditional use is proposed.

Houses a tree service

Briefly describe the current uses of surrounding properties in the neighborhood.

Flooring contractor next door, private residence, south neighbor farmette, surrounded by aq

APPLICATION CHECKLIST FOR A CONDITIONAL USE PERMIT

A scaled site plan and detailed operations plan must be submitted with your Conditional Use Permit application. Please use the checklist below to ensure you are submitting all required information applicable to your request. Please attach to your application form the required maps and plans listed below, along with any additional pages.

SCALED SITE PLAN. Show sufficient detail on 11" x 17" paper. Include the following information, as applicable:

Scale and north arrow.

Date the site plan was created.

Existing subject property lot lines and dimensions.

Existing and proposed wastewater treatment systems and wells.

All buildings and all outdoor use and/or storage areas, existing and proposed, including provisions for water and sewer.

All dimension and required setbacks, side yards and rear yards.

Location and width of all existing and proposed driveway entrances onto public and private roadways, and of all interior roads or driveways.

Location and dimensions of any existing utilities, easements or rights-of-way.

Parking lot layout in compliance with s. [10.102\(8\)](#).

Proposed loading/unloading areas.

Zoning district boundaries in the immediate area. All districts on the property and on all neighboring properties must be clearly labeled.

All relevant natural features, including navigable and non-navigable waters, floodplain boundaries, delineated wetland areas, natural drainage patterns, archeological features, and slopes over 12% grade.

Location and type of proposed screening, landscaping, berms or buffer areas if adjacent to a residential area.

Any lighting, signs, refuse dumpsters, and possible future expansion areas.

NEIGHBORHOOD CHARACTERISTICS. Describe existing land uses on the subject and surrounding properties:

Provide a brief written statement describing the current use(s) of the property on which the conditional use is proposed.

Provide a brief written statement documenting the current uses of surrounding properties in the neighborhood.

OPERATIONS PLAN AND NARRATIVE. Describe in detail the following characteristics of the operation, as applicable:

Hours of operation.

Number of employees, including both full-time equivalents and maximum number of personnel to be on the premises at any time.

Anticipated noise, odors, dust, soot, runoff or pollution and measures taken to mitigate impacts to neighboring properties.

Descriptions of any materials stored outside and any activities, processing or other operations taking place outside an enclosed building.

Compliance with county stormwater and erosion control standards under [Chapter 11](#) of [Chapter 14](#), Dane County Code.

Sanitary facilities, including adequate private onsite wastewater treatment systems and any manure storage or management plans approved by the Madison and Dane County Public Health Agency and/or the Dane County Land and Water Resources Department.

Facilities for managing and removal of trash, solid waste and recyclable materials.

Anticipated daily traffic, types and weights of vehicles, and any provisions, intersection or road improvements or other measures proposed to accommodate increased traffic.

A listing of hazardous, toxic or explosive materials stored on site, and any spill containment, safety or pollution prevention measures taken.

Outdoor lighting and measures taken to mitigate light-pollution impacts to neighboring properties.

Signage, consistent with section [10.800](#).

ADDITIONAL MATERIALS. Additional information is required for certain conditional uses listed in s. [10.103](#):

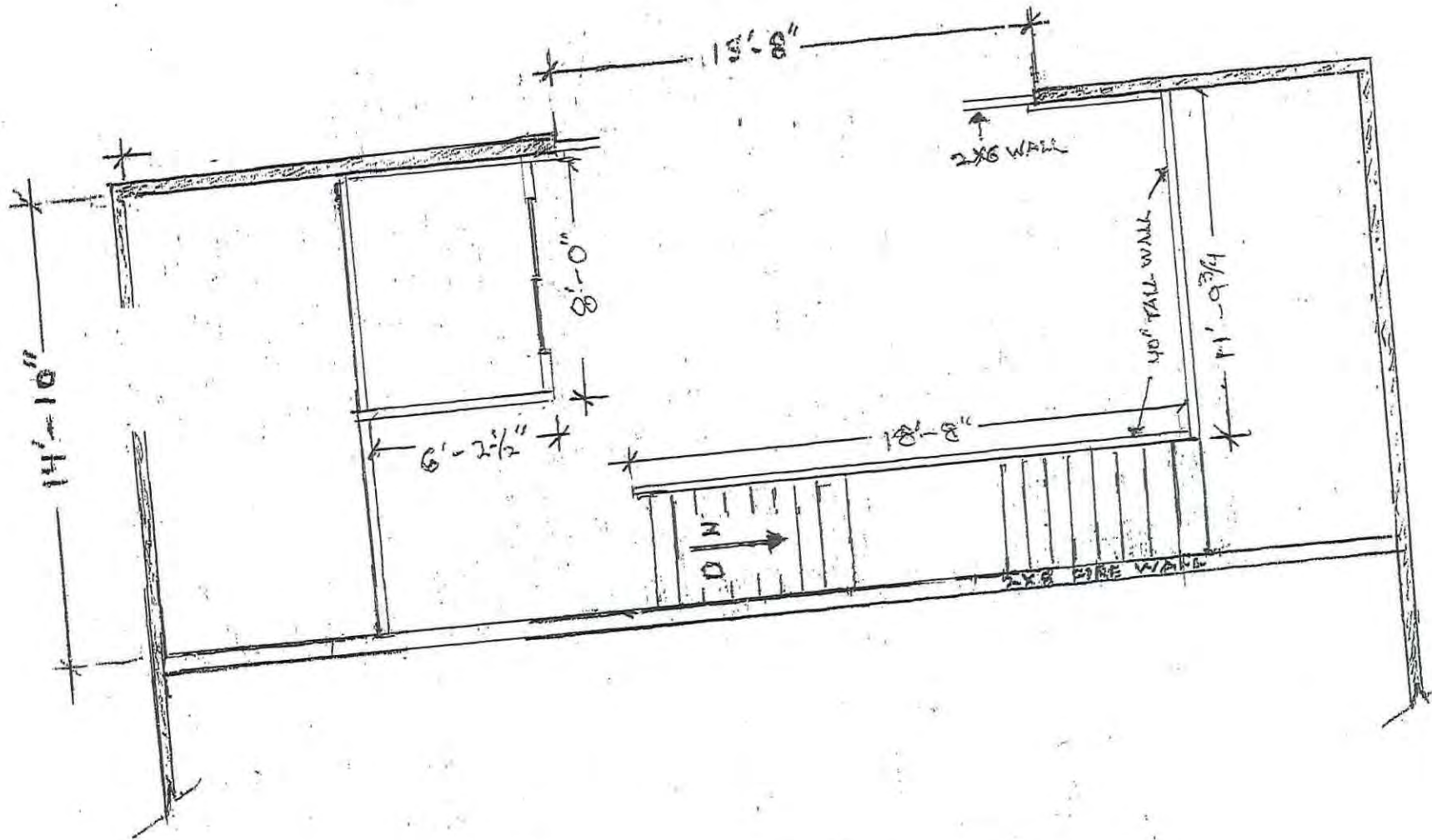
Agricultural entertainment, special events, or outdoor assembly activities anticipating over 200 attendees must file an [event plan](#).

[Domestic pet](#) or [large animal boarding](#) must provide additional information in site and operations plans.

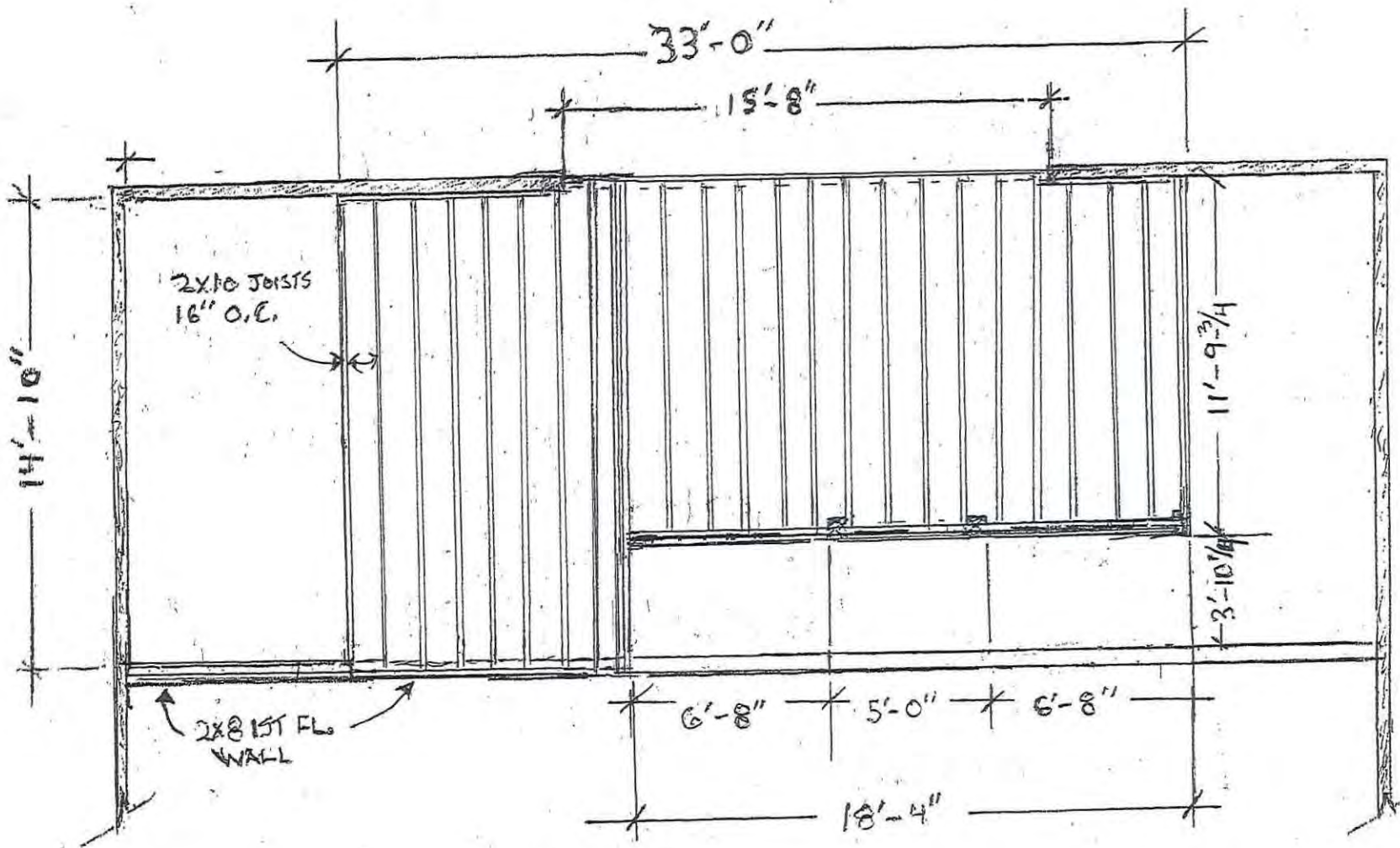
Communication towers must submit additional information as required in s. [10.103\(9\)](#).

Farm residences proposed in the FP-35 district must submit additional information as required in s. [10.103\(11\)](#).

Mineral extraction proposals must submit additional information as required in s. [10.103\(15\)](#).



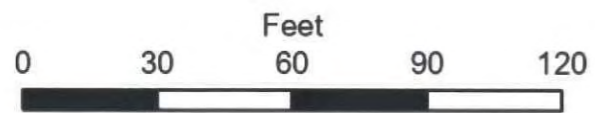
TANEGMAN 2ND FLOOR PLAN
 SCALE: $3/16" = 1'-0"$



TANEGMAN 2ND FLOOR JOIST PLAN
 SCALE: 3/16" = 1'-0"

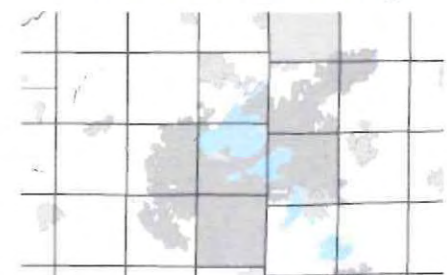
363 Danks Road

Site Map



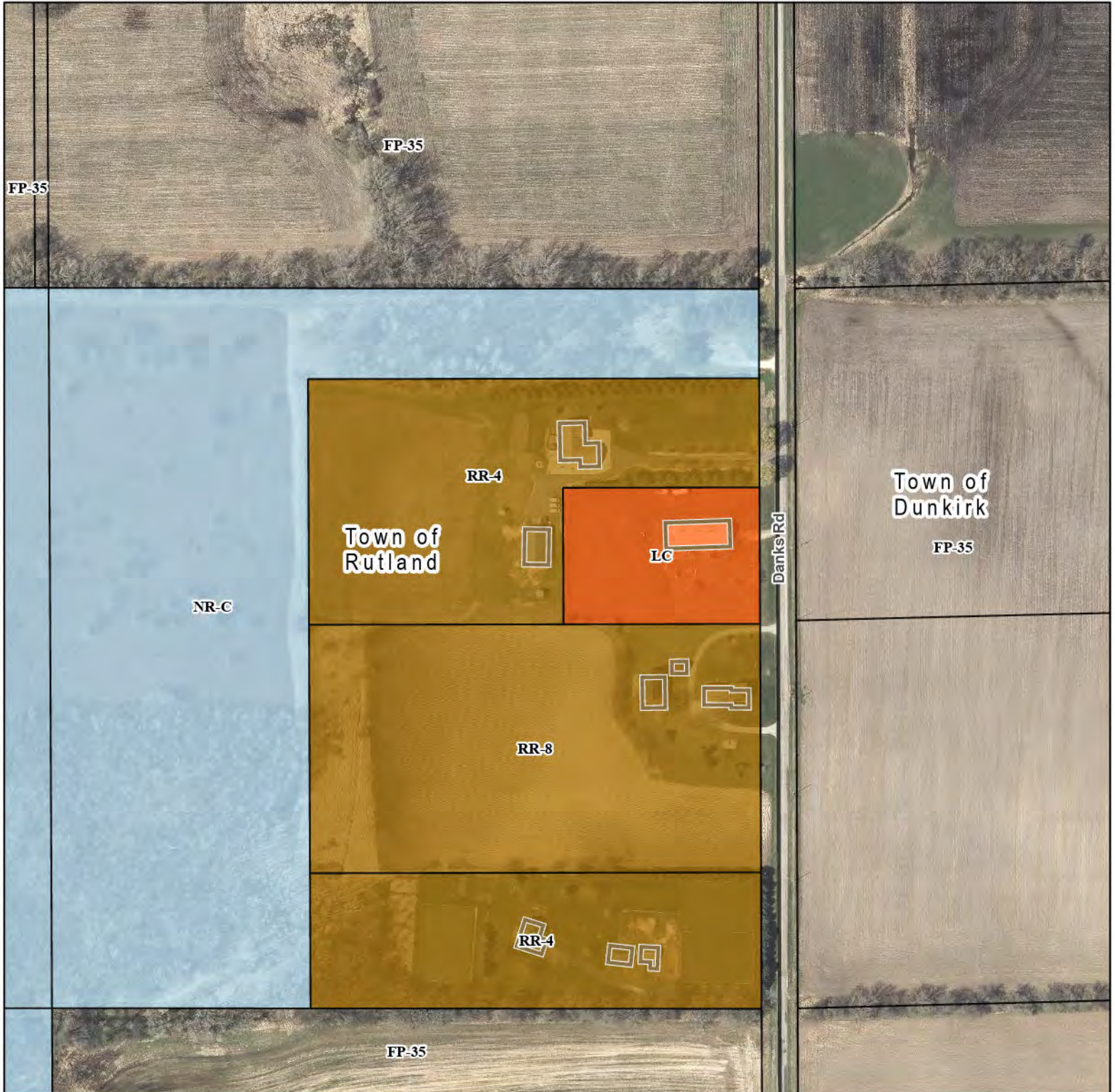
7/30/2024

Location in Dane County

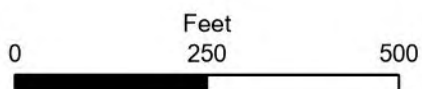
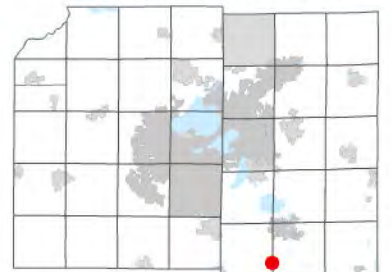


363 Danks Road

Neighborhood Map



Location in Dane County



7/30/2024

Created by Dane County Planning and Development Department, Zoning Division



Stock No. 26273

000833

Dane County Certified Survey Map 9026

Prepared for: James Gibson, 3537 Old Stone Road, Stoughton, WI. 53539

30/8367

SURVEYOR'S CERTIFICATE and DESCRIPTION

I, Robert A. Johnson, Wisconsin Registered Land Surveyor S-2080, do hereby certify:

That under the direction of James Gibson, owner, I have surveyed, divided, monumented and mapped a part of the Northeast 1/4 of the Southeast 1/4 of Section 25, Township 5 North, Range 10 East, Rutland Township, Dane County, Wisconsin described as Lot 1, Dane County Certified Survey Map (CSM) number 1888.

That the above description and plat drawn hereon is a correct representation of all of the exterior boundaries of the lands surveyed.

That I have fully complied with the provisions of Chapter 236.34 of the Wisconsin Statutes in surveying and mapping of the same and that this survey is a correct representation thereof to the best of my knowledge and belief.

Robert A. Johnson 9/4/98
Robert A. Johnson R/L.S.-2080 date
3523 C.T.H. "JQ" Blue Mounds, WI. 53517
Ph. (608) 437-5324

"Approved for recording per Dane County Zoning and Natural Resources Committee, action of Sept 14, 1998"
"authorized representative", Norbert Scribner

Refer to building site information contained in the Dane County Soil Survey
Recorded Sept 14, 1998 at 2:48 PM
Received for record Sept 14, 1998 on page 339 in vol. 50 of Certified Surveys
James Gibson Registered

OWNER(S) CERTIFICATE

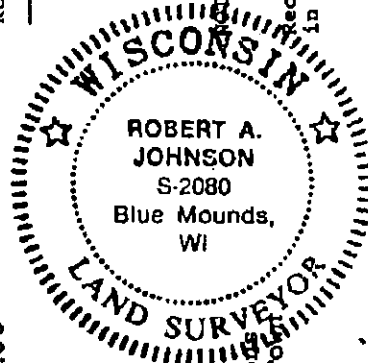
As owner(s), I (we) hereby certify that I (we) caused the land described on this Certified Survey Map to be surveyed, divided, monumented, mapped and dedicated as represented hereon. I (We) also certify that this certified survey map is required by S. 75.17(1) (a), Dane County Code of Ordinances to be submitted to the Dane County Zoning and Natural Resources Committee for approval.

Signed this 8th day of September, 1998.

James Gibson
James Gibson

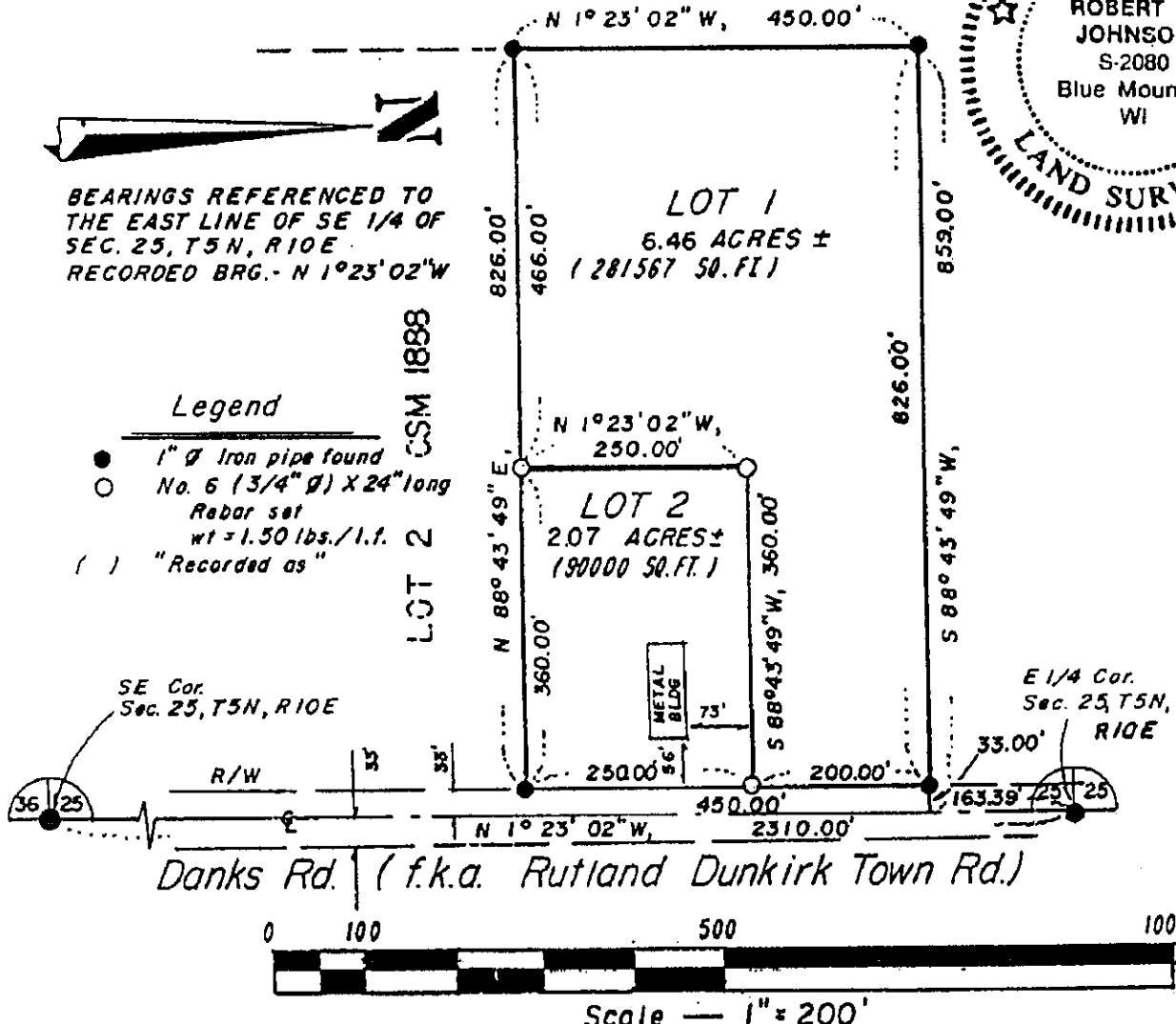
Personally came before me this 8th day of September, 1998, the above named owner(s), to me known to be the person(s) who executed the foregoing instrument, and acknowledged the same.

Dawn George
Notary Public, Dane County, Wisconsin
My commission expires 6/27/99



This Certified Survey, including any dedications shown thereon, has been duly approved by the Town Board, of the Town of Rutland, Dane County, Wisconsin on September 9, 1998.

Dawn George
Clerk



X/10