



DANE COUNTY PLANNING & DEVELOPMENT

Room 116, City-County Building, Madison, Wisconsin 53703
Fax (608) 267-1540

Planning & Development
(608)266-4251, Rm. 116

Records & Support
(608)266-4251, Rm. 116

Zoning & Plat Review
(608)266-4266, Rm. 116

October 30, 2023

Greg Duckert
2296 Tower Drive
Stoughton, WI 53589

RE: Zoning Violation occurring at 2296 Tower Drive, Town of Pleasant Springs
Parcel # 0611-242-9230-0

Dear Mr. Duckert,

The Dane County Zoning Division was made aware of a zoning ordinance issue regarding an accessory building on the property located at 2296 Town Drive in the Town of Pleasant Springs. Per the MLS property listing 1959559, it appears that the 40' x 64' pole shed that was constructed in 2007 was remodeled in to a building contain an in-ground pool, kitchen, bathroom, and bedroom. See attached pictures.

In 2007, zoning permit ZP-2007-0094 was issued for the construction of this accessory building on the property. The design of the building showed an open storage area with no interior walls. A condition (condition 3) was placed on the zoning permit prohibiting the building to be used for human habitation. See attached zoning permit. The current pictures from the property listing shows that the building was remodeled for the purpose of it being used for habitable purposes.

Under Dane County Zoning Ordinance Section 10.102(2)(a)3., accessory building shall not be used for living spaces. No guesthouses or apartments are allowed. The zoning permit that was issued in 2007 made it clear by a condition that the building shall not be used for habitable purposes. The current condition of the accessory building is in violation of the zoning ordinance and is in violation of a condition of the zoning permit.

This letter serves as notice that your property at 2296 Town Drive is in violation of the zoning ordinance. The accessory building was remodeling into a building designed for habitable purposes.

You are hereby instructed to remove the kitchen, bathroom, partition walls, and pool within **30 days** of the date of this letter. When corrected, please contact the Zoning Department at (608) 266-4266 so that the corrections can be verified.

If the violations are not corrected within the 30-day time period, citations will be issued for each day in violation.

Your cooperation is appreciated in this matter.

Sincerely,

Roger Lane
Dane County Zoning Administrator

CC: Pleasant Springs Town Clerk
John Schneider – john@exithgm.com



[Video Tour](#)

1959559	Expired	Single Family	Price: \$989,900
2296 Tower Drive		Town	Pleasant Springs D37
Stoughton WI 53589		County:	Dane
Subdivision:			

Bedrooms:	4	Est Above Grade SqFt:	3,096
Full Baths:	4	Est Part/All Below Grd SqFt:	1,133
Half Baths:	1	Est Total Finished SqFt:	5,635 Assessor
Year Built:	1880 Assessor	Full Garage Stalls:	4
Est. Acres:	20.00 Assessor		
<u>Open House Info</u>			
			Click M for Map:
			Documents (if any):
			Calculate Payment:
			USPS Zip Report:
			Show Date:

I39 to S on HWY N, W on Koshkonong, S on Tower Dr

Living/Great:	M 15x19	PrimaryBdrm:	U 15x17	Laundry:		Baths		School Info
Formal Dining:		2nd Bedroom:	U 14x19			Full	Half	(D) Stoughton
Dining Area:		3rd Bedroom:	U 9x9			Upper:	3 0	(E) Kegonsa
Kitchen:	M 15x21	4th Bedroom:	L 9x10			Main:	0 1	(M) River Bluff
Family Room:	M 13x26	5th Bedroom:				Lower:	1 0	(H) Stoughton

Lake/River:		Net Taxes:	\$ 9,563 / 2022	HOA Dues/Yr:	
Feet WaterFront:		Parcel #:	0611-242-9230-0	Builder:	
Lot Dimensions:		Zoning:	RR-16		

Type	2 story	Fuel	Liquid propane
Architecture	National Folk/Farm	Heating/Cooling	Forced air, Central air, In Floor Radiant Heat
Primary Bed Bath	Full, Walk-in Shower, Separate Tub	Water/Waste	Well, Non-Municipal/Prvt dispos
Kitchen Features	Breakfast bar, Range/Oven, Refrigerator, Dishwasher	Driveway	Unpaved
Fireplace	1 fireplace		
Basement	Partial, Full Size Windows/Exposed, Partially finished		
Garage	2 car, Attached, Opener, Additional Garage, Garage door > 8 ft high, Garage stall > 26 ft deep		
Exterior	Vinyl		
Lot Description	Rural-not in subdivision		

Interior Features Wood or sim. wood floor, Washer, Dryer, Sauna, At Least 1 tub, Separate living quarters, Indoor Pool
Exterior Features Deck, Storage building

Included: all appliances

Excluded: Sellers Personal Property

Unleash your imagination with this 20-acre property with potential to be your dream countryside retreat. Its centerpiece, a 4+ bedroom, 4-bath main residence that includes a master suite wing or the space would be ideal for multi-generational living! Three versatile outbuildings. The first, a recreational oasis, features a pool, sauna, kitchen, full bath and guest suite. Enhanced with in-floor radiant heat, deck, and a 12-foot overhead door, it's perfect for gatherings or solitude. The second outbuilding could cater to a sports enthusiasts with a half-court basketball facility ideal with a finished second floor offering great views. The third building offers great shop or storage space. A wonderful set up for those who need storage, artists quarters or an in-home business. Dimensions apprxx

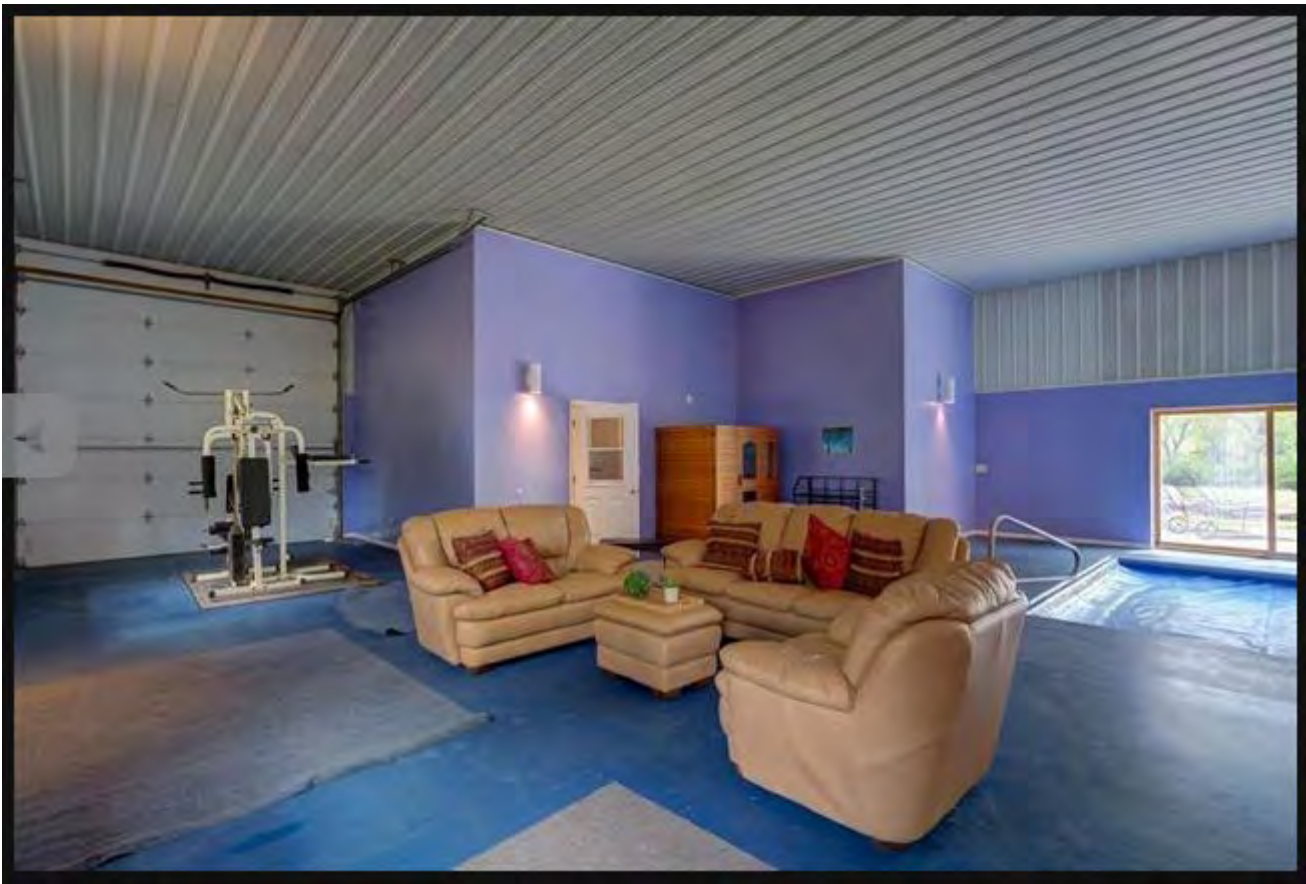
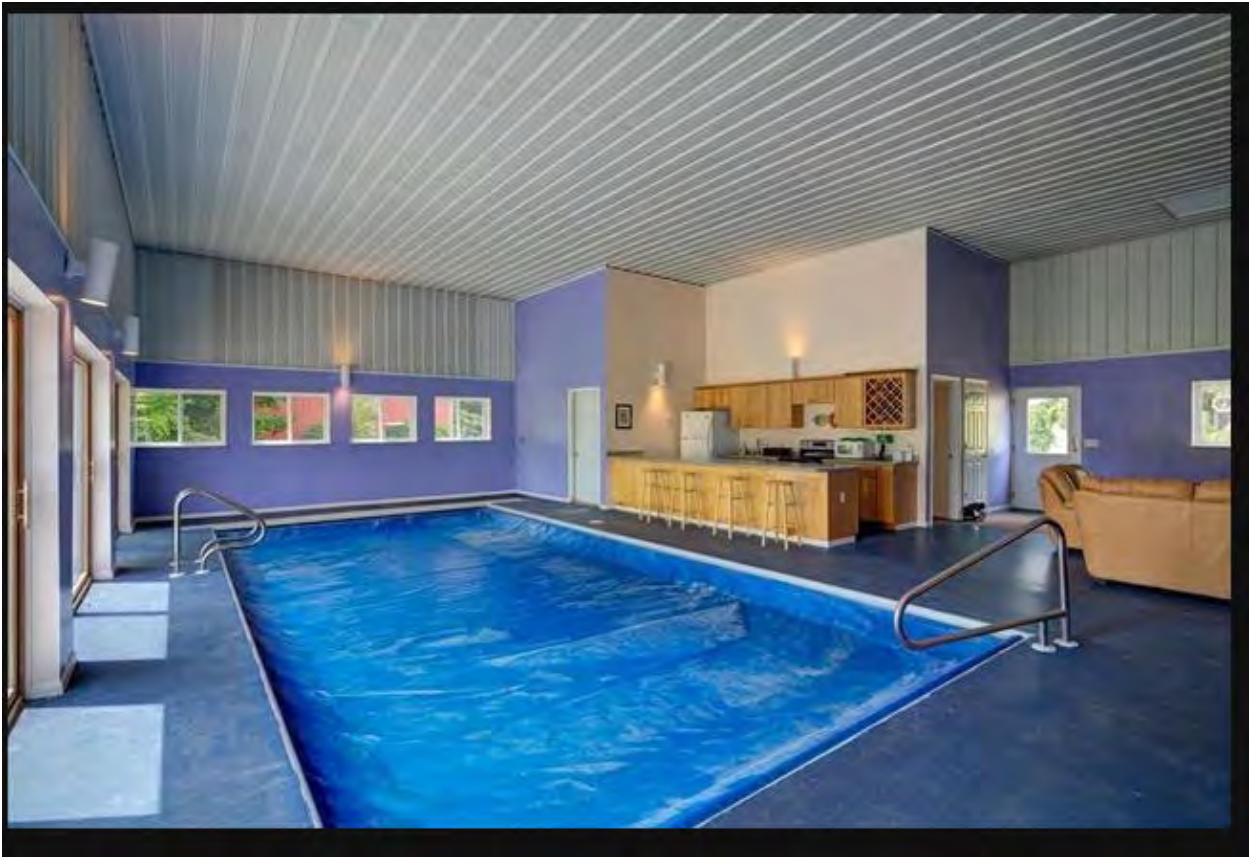
Sold Price: **Seller Concessions:** **Closing Date:**
This information provided courtesy of: Berkshire Hathaway HomeServices Matson Real 10/30/2023 10:44 AM

Accuracy of information is not guaranteed and should be verified by buyer if material. Equal Housing Opportunity listing. Copyright 2023 SCWMLS

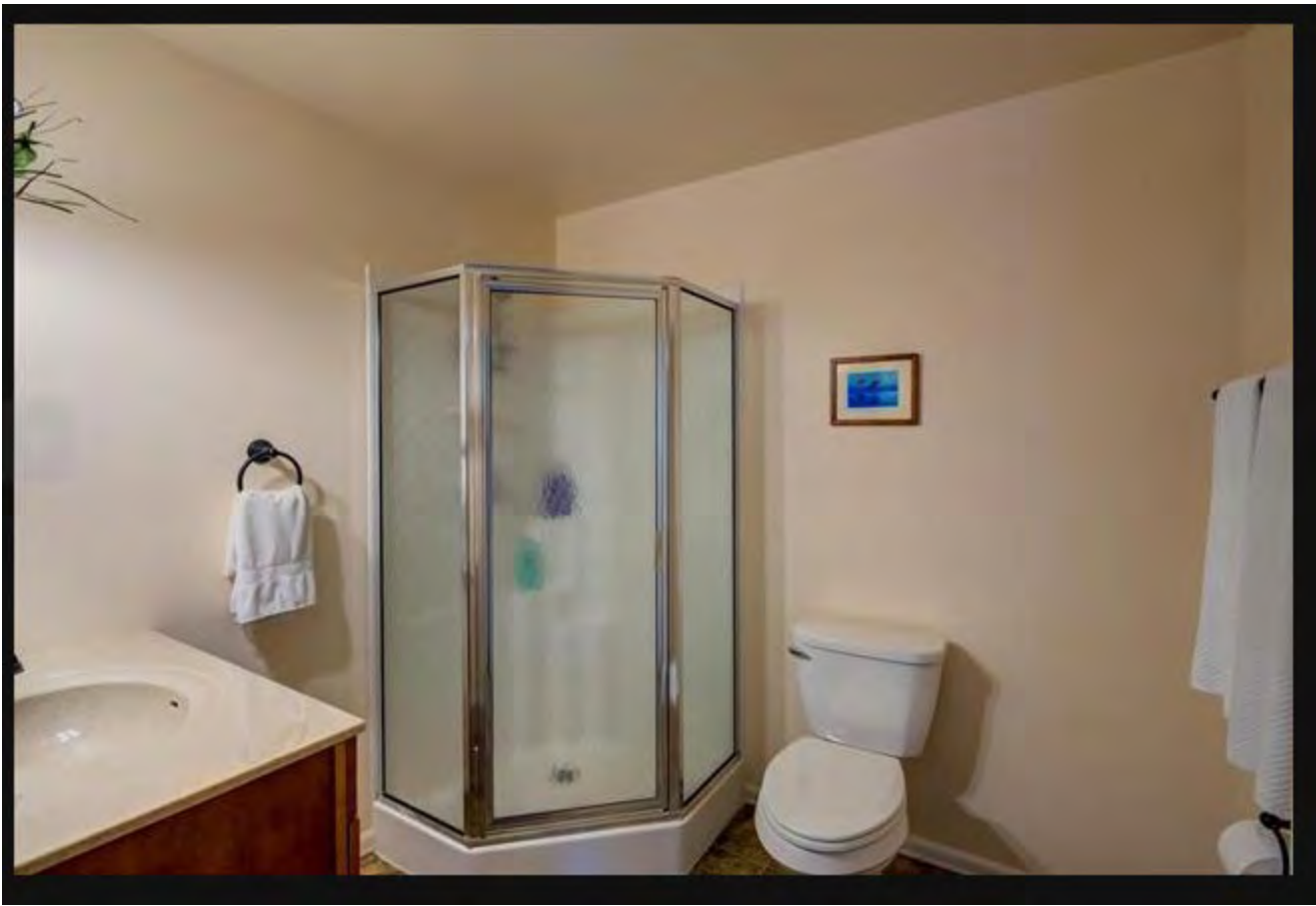


John Schneider
EXIT Realty HGM
Pref: 608-206-7270
john@exithgm.com









DANE COUNTY ZONING PERMIT

ZONING PERMIT NO.

ZP20070094

OWNER INFORMATION			AGENT/CONTRACTOR INFORMATION			
OWNER NAME NADINE DUCKERT		PHONE (608) 877-1570	AGENT/CONTRACTOR NAME SAME AS OWNER		PHONE	
BILLING ADDRESS (Number, Street) 2296 TOWER DR			ADDRESS (Number, Street)			
(City, State, Zip) STOUGHTON, WI 53589			(City, State, Zip)			
E-MAIL ADDRESS GDUCKERT@NETZERO.COM			E-MAIL ADDRESS			
PARCEL NO. 0611-242-9000-5		TOWNSHIP PLEASANT SPRINGS		SECTION 24	¼ NW	¼ SW
PROPERTY ADDRESS <i>(Assignment of new address is subject to field verification.)</i>		HOUSE NO. 2296	ST. DIRECTION	STREET NAME TOWER		ST. TYPE DR
LOT	BLOCK	C.S.M. NO. or PLAT NAME METES AND BOUNDS: METES AND BOUNDS				
ZONING DISTRICT A-1EX	PARCEL ACREAGE 40.0	PROPOSED PROJECT: <input checked="" type="checkbox"/> New <input type="checkbox"/> Addition/Alteration Description: 40'X64' POLE SHED			CENSUS CODE 328 - OTHER NON-RES	
CATEGORY <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Commercial <input type="checkbox"/> Agricultural <input type="checkbox"/> Other:			SEWER <input type="checkbox"/> Public <input checked="" type="checkbox"/> Private		SANITARY PERMIT NO.	
ROAD CLASSIFICATION C	REZONE NO.	C.U.P. NO.	VARIANCE NO.		DEED RESTRICTION <input type="checkbox"/> Yes <input type="checkbox"/> No	
SHORELAND <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	FLOOD ZONE <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	WETLAND <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		EC/SW NO.		
HEIGHT (In Feet) 20	BASEMENT Sq.Ft. _____		1st FLOOR Sq.Ft. 2560		TOTAL SQUARE FEET 2560	
NO. OF STORIES 1	2nd FLOOR Sq.Ft. _____		3rd FLOOR Sq.Ft. _____		PROJECT COST \$ 35,000.00	
					PERMIT FEE \$ 242.00	

- I, the undersigned, hereby make application for a zoning permit only for the location and the work described herein and certify to the accuracy of that information. I further certify I am the owner of the property, or a duly authorized representative, and may sign this permit application on behalf of the owner(s) of said property, and I have read and understand all of the conditions of this permit and will construct the project in compliance with those conditions. I understand that failure to comply with any provision of the permit renders it null and void and may result in an enforcement action.
- I, the undersigned, hereby certify that:
 - I have made a diligent inquiry into the applicability of any official map to the applicants' land;
 - No such official map is applicable, or, if such map is applicable, the approval of the appropriate city or village has been obtained;
 - I have not relied upon any statements of County employees in giving these assurances;
 - I understand the possible adverse consequences of erecting any structure within an officially mapped area without the proper approval of the city or village involved. Any zoning permit issued for a property located within an official mapped area for which the applicant has not obtained the proper permit from the appropriate village or city shall be null and void.
- I, the undersigned, hereby consent to the entry on the permitted premises by zoning inspectors of the Dane County Department of Planning & Development to determine compliance with the county's zoning ordinances. This consent is valid for the period commencing with issuance of this zoning permit and terminating with issuance of a certificate of compliance or until earlier revoked in writing by the owner of the property.

Owner & Agent hereby agree to comply with all Dane County Ordinances. Any unauthorized change from the information or plans submitted will invalidate the permit.		SIGNATURE: Owner/Agent 		DATE: 5.29.07
OFFICE USE ONLY				
SURVEY REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	DATE ISSUED 15 Mar 2007	INITIALS SSA1	1st INSPECTION DATE 6/26/07	INITIALS 
Initials: 	DATE REVIEWED	INITIALS	2nd INSPECTION DATE 6/26/07	INITIALS 
<p>Conditions: 1. THIS APPROVAL BY DANE COUNTY ZONING IS ONLY FOR THE PLAN AS PRESENTED. ANY MODIFICATION TO THE PROJECT REQUIRES THE EXPRESS WRITTEN APPROVAL BY DANE COUNTY ZONING. THIS PERMIT SHALL BE NULL AND VOID IF ANY MODIFICATIONS ARE MADE WITHOUT THE EXPRESS WRITTEN APPROVAL OF DANE COUNTY ZONING. INITIALS _____</p> <p>2. ACCESSORY BUILDING-NO COMMERCIAL: THIS BUILDING SHALL NOT BE USED FOR ANY BUSINESS OR COMMERCIAL PURPOSE.</p>				

DANE COUNTY ZONING PERMIT

ZONING PERMIT NO.

ZP20070094

OWNER INFORMATION		AGENT/CONTRACTOR INFORMATION		
OWNER NAME NADINE DUCKERT	PHONE (608) 877-1570	AGENT/CONTRACTOR NAME SAME AS OWNER	PHONE	
BILLING ADDRESS (Number, Street) 2296 TOWER DR		ADDRESS (Number, Street)		
(City, State, Zip) STOUGHTON, WI 53589		(City, State, Zip)		
E-MAIL ADDRESS GDUCKERT@NETZERO.COM		E-MAIL ADDRESS		
PARCEL NO.	TOWNSHIP	SECTION	¼	¼ ¼
0611-242-9000-5	PLEASANT SPRINGS	24	NW	SW

OFFICE USE ONLY

Conditions:

3. ACCESSORY BUILDING-NO HABITATION: THIS BUILDING SHALL NOT BE USED FOR HUMAN HABITATION.

4. SURVEY ADVISORY NOTE: A LOCATION SURVEY MAY BE REQUIRED TO VERIFY THAT THE BUILDING IS CONSTRUCTED ACCORDING TO THE PLAN SUBMITTED WITH THIS APPLICATION.

5. REVISED SITE PLAN - ADDED DECK TO SHED PAID \$53.0


5.29.07.

INITIALS:



1348 Ft. Approx.

From addition end to N lot line is approx 190 Ft.

1" = 200'

Drain Field is 31 Ft. from the edge of the proposed addition

2 story wood frame addition w/basement

Existing 2 story wood frame house/garage

Road (West property line) to house is approx. 670 Ft.

From house to East property line is approx. 565 Ft.

62 Ft from the house to the well

Septic Cleanout 33 Ft. from House

190'

PROPOSED BUILDING 48'x64'

PLOT PLAN SCALE: 1" = 50'

From existing house to South property line is approx. 1010 Ft.

ADDED DECK

Western Boundary 1378 Ft. Approx.

1381 Ft. Approx.

REVISED W/DECK 5/29/07.



GREG DUCKERT



3.15.07.

1355 Ft. Approx.

THESE DRAWINGS ARE CURRENTLY FOR PLANNING AND REFERENCE PURPOSES ONLY

1) PLANNING IS THE FIRST STEP, I'VE DONE MY BEST TO PRESENT THE FACTS.
2) FINDING A SUITABLE GENERAL CONTRACTOR AND GETTING ESTIMATES IS STEP TWO.
THIS INCLUDES LABOR, MATERIALS, APPLIANCES, ETC.
3) STEP THREE IS RE-PLANNING WITH THE CONTRACTOR'S INPUT AND STRUCTURAL ENGINEER. CHANGES BY THE CLIENT AND CONTRACTOR ARE AN EXPECTED PART OF THE PROCESS.
4) FINALLY, I'LL WORK WITH THE CONTRACTOR AND/OR ENGINEER TO MAKE CHANGES AS NEEDED TO TO THE DRAWINGS IN ORDER TO CREATE A GREAT LOOKING PRESENTATION FOR ACQUIRING PERMITS.

ENERGY EFFICIENCY REQUIREMENTS:

ALL EXTERIOR JOINTS AND CRACKS ARE TO BE CAULKED, GASKETED, WEATHER-STRIPPED OR OTHERWISE SEALED.

EXTERIOR WINDOWS AND DOORS SHALL BE RATED TO ALLOW A PENETRATION OF A MAXIMUM OF 0.3 CFM/SF OF DOOR AREA.

ALL LIGHTING RECESSED INTO INSULATION SPACE SHALL BE TYPE IC WITH NO PENETRATIONS.

CHIMNEY FLEETS VENTED TO UNCONDITIONED SPACES SHALL HAVE DAMPERS, EXCEPT FOR COMBUSTION DEVICES WITH INTEGRAL EXHAUST DUCTWORK.

ALL DUCTS, FITTINGS, MECHANICAL EQUIPMENT AND PLUMBING CHAMBERS SHALL BE MECHANICALLY ATTACHED, SEALED, INSULATED AND INSTALLED IN ACCORDANCE WITH THE CRITERIA OF WISCONSIN ENERGY EFFICIENCY CODE. DUCTS IN ATTICS MUST BE INSULATED TO A MINIMUM OF R-6.

BUILDING CODE REQUIREMENTS

ALL WORK, MATERIALS AND INSTALLATION SHALL BE IN STRICT ACCORDANCE WITH ALL EXISTING ORDINANCES, STATE AND LOCAL BUILDING CODES, OSHA REGULATIONS, AND CODES IN FORCE BY REFERENCE, LATEST ADOPTED EDITIONS.

THESE DRAWINGS, WHEN COMPLETE & REVIEWED BY APPROPRIATE PERSONS IN WISCONSIN WILL BE IN COMPLIANCE WITH WISCONSIN BUILDING CODES.

DOOR & WINDOWS

WINDOWS, EXTERIOR DOORS, GARAGE DOORS AND OTHER VEHICULAR PROVIDED EXTERIOR CLADDING SHALL COMPLY WITH WISCONSIN BUILDING CODE.

THE WINDOW AND DOOR MANUFACTURERS SHALL PROVIDE ENGINEERED INSTALLATION DETAILS THAT SATISFY THE SPECIFIED DESIGN PRESSURES AND ARE IN COMPLIANCE WITH THE WISCONSIN BUILDING CODE.

THE WINDOWS SHALL ALSO COMPLY WITH THE GLAZING AND TINTING REQUIREMENTS OF THE ENERGY CALCULATIONS (BY OTHERS) ACCOMPANYING THESE DRAWINGS.

DIMENSIONING METHOD

WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS.

UNLESS OTHERWISE NOTED, ALL DIMENSIONS OF WALLS ARE TO FACE OF CMU EXTERIOR WALL OR TO ONE SIDE OF THE WOOD STUDS OF INTERIOR PARTITIONS.

ELEVATIONS OF FLOOR HEIGHTS ARE TO THE PRIMARY FINISHED FLOOR LINE.

INDEX:

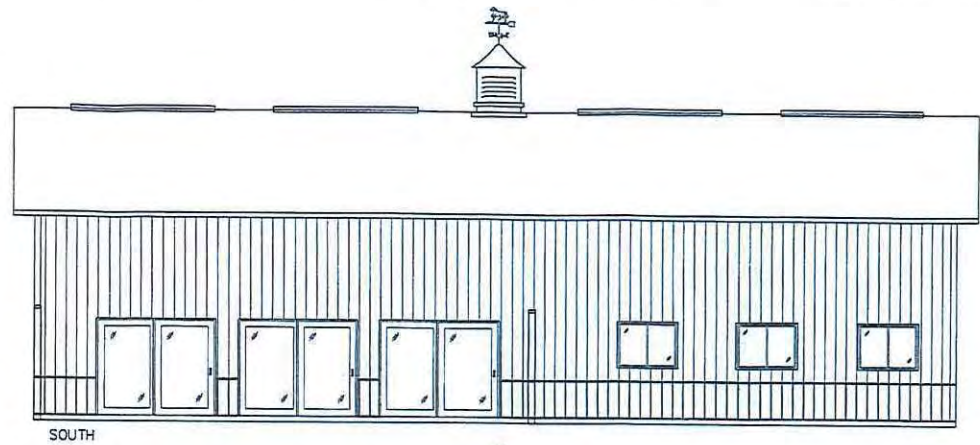
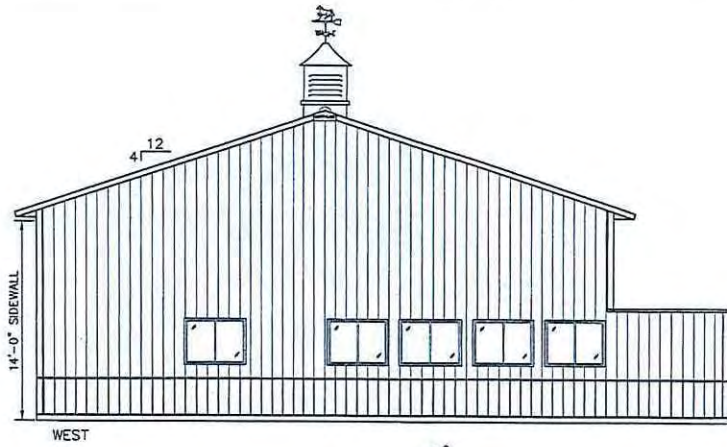
SHEET	SUBJECT
1	NOTES, SITE PLAN,
2	FRONT/REAR ELEVATIONS
3	SIDE ELEVATIONS
4	BASEMENT PLAN
5	FIRST FLOOR PLAN
6	SECOND FLOOR PLAN
7	FOUNDATION PLAN
8	FIRST FLOOR FRAMING
9	SECOND FLOOR FRAMING
10	ROOF FRAMING
11	SECTIONS & DETAILS
12	ELECTRICAL

COVER SHEET

DESIGN AND DRAWING BY:
SCOTT SROKA
6975 GRANDE VISTA WAY SOUTH
SOUTH PASADENA, FLORIDA 33707
787-345-9487 SCOTT@SCOTTSSROKA.COM

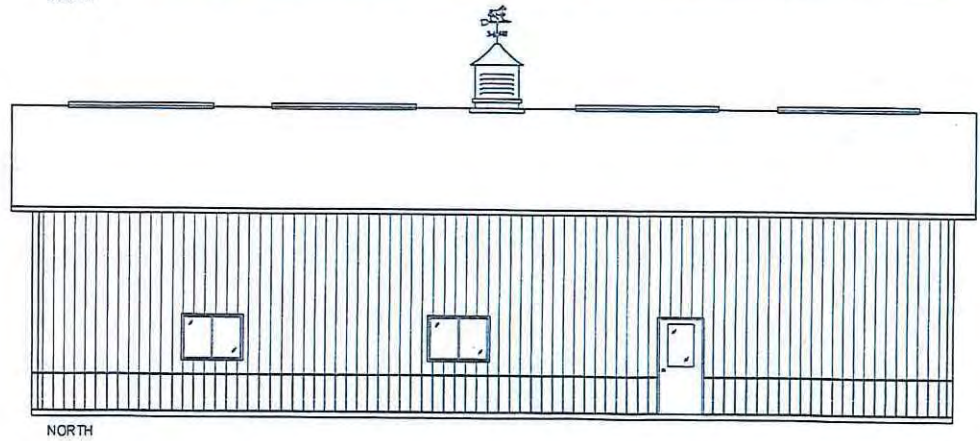
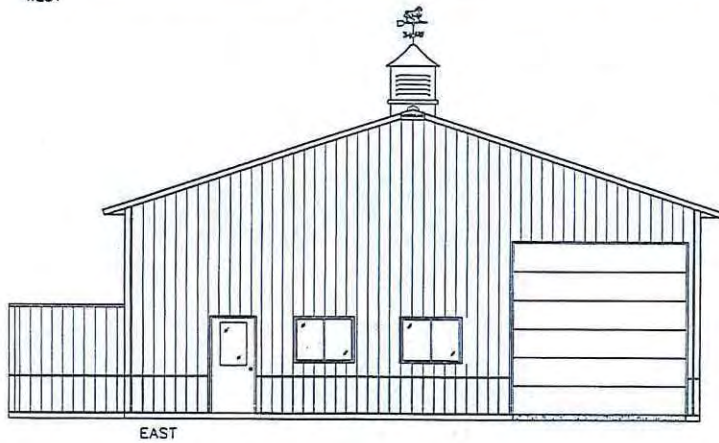
Dina & Greg Duckert
2296 Tower Drive
Stoughton, Wisconsin 53589

SCALE	AS NOTED
CHECKED BY	
DRAWN BY	Scott Sroka
DATE	11-14-06
JOB NUMBER	081406
SHEET NUMBER	1
OF	12



WEST

SOUTH



EAST

NORTH

ELEVATIONS

SCALE: 1/8"=1'-0"



ENGINEERING DEPARTMENT
 2895 58th Street
 Eau Claire, WI 54703
 Fax (715) 874-4213
 Office (715) 874-4211

PROJECT TITLE

GREG DUCKERT

STOUGHTON, WI 40' x 64' x 14'-0"

FILE NAME:

I:\ACAD\DWGS\PLAN REQUEST\07\MO\DUCKERT,GREG.DWG

REVISIONS

NO.	DATE	DESCRIPTION	BY
1			
2			
3			
4			

SCALE
AS NOTED

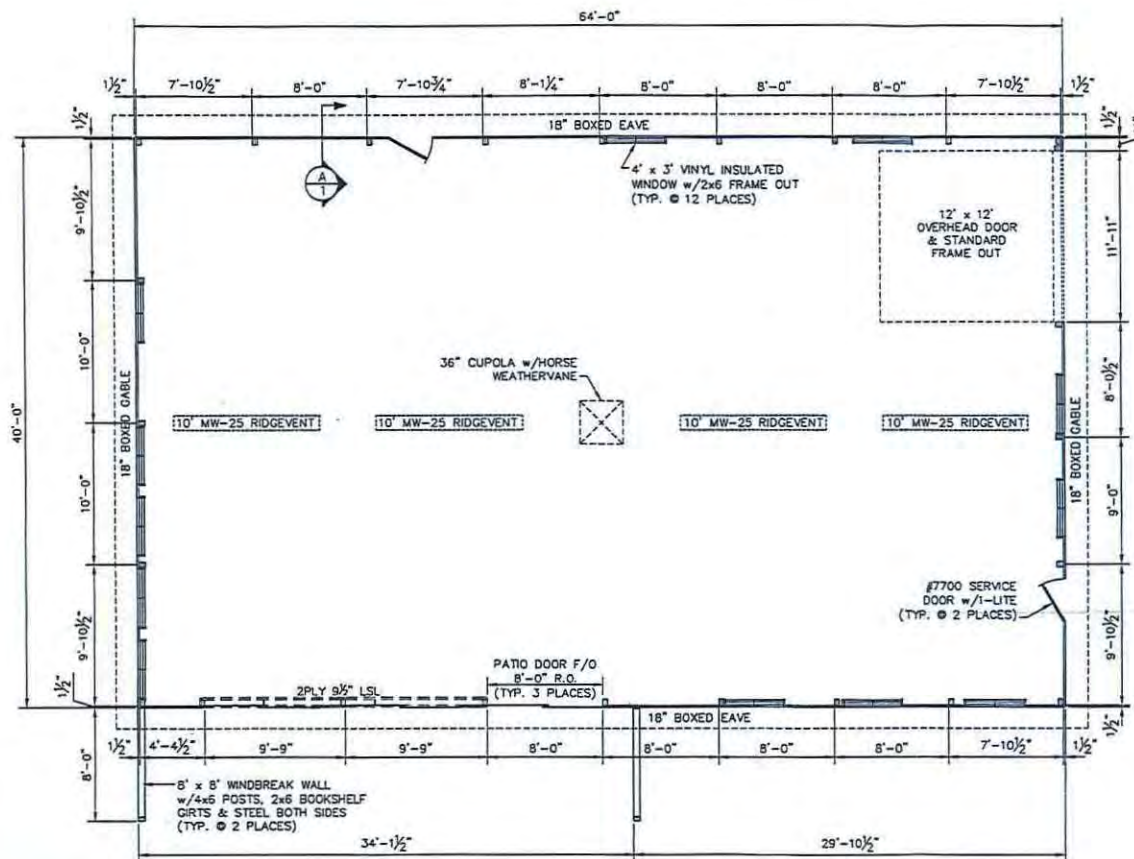
DRAWN BY
CLP

DATE
03/13/07

JOB NO.
8802099

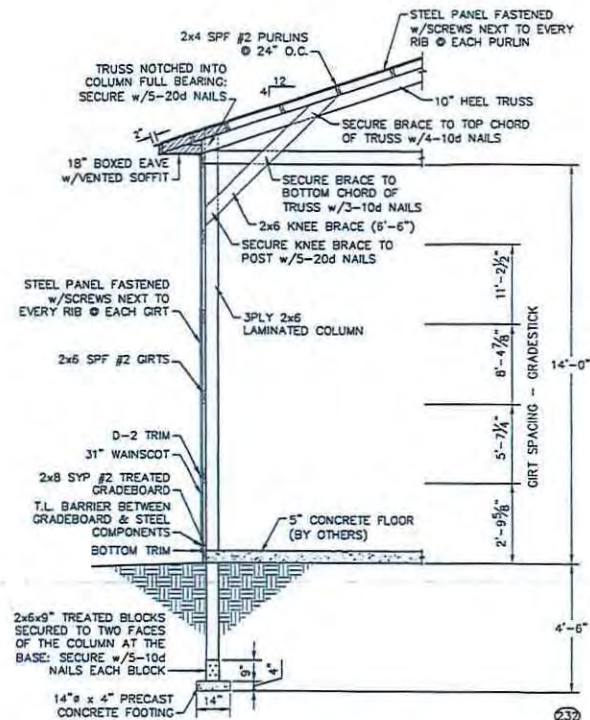
SHEET NO.

2 of 2



FLOOR PLAN

SCALE: 1/8" = 1'-0"



A WALL SECTION
1 SCALE: 1/4" = 1'-0"

NOTE: VERIFY EXACT DOOR & WINDOW LOCATIONS w/OWNER

3.15.07

Northland Buildings
The Leader in Custom Built Buildings

ENGINEERING DEPARTMENT
2895 58th Street
Eau Claire, WI 54703
Fax (715) 874-4213
Office (715) 874-4211

PROJECT TITLE: **GREG DUCKERT**
STOUGHTON, WI 40' x 64' x 14'-0"

FILE NAME: I:\ACAD\DWGS\PLAN REQUEST\07\MO\DUCKERT,GREG.DWG

REVISIONS			SCALE	JOB NO.
NO.	DATE	DESCRIPTION	AS NOTED	8802099
1			DRAWN BY	SHEET NO.
2			CLP	
3			DATE	1 of 2
4			03/13/07	

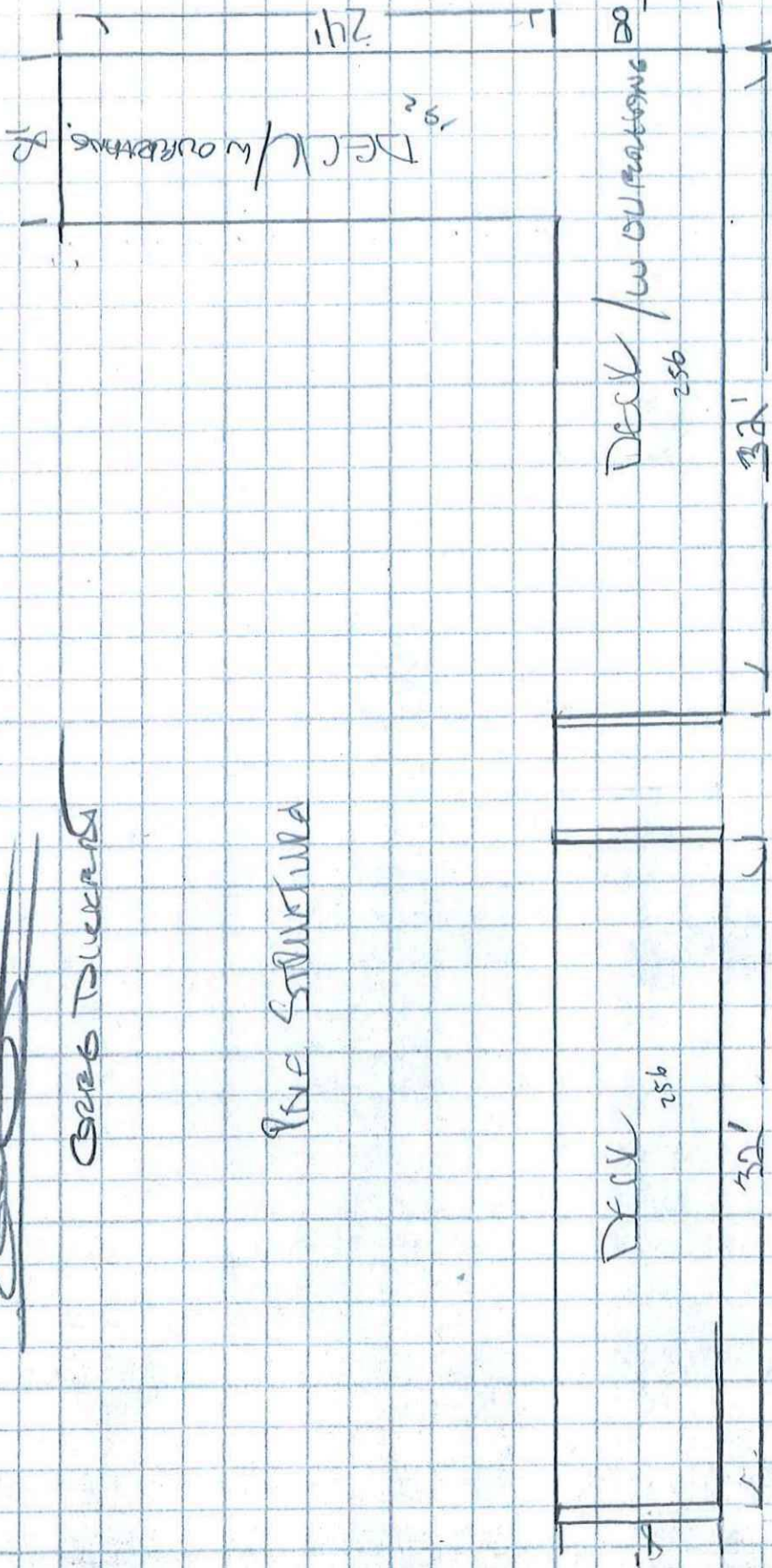
AMENDED WITH DECK

ZP 2007-0094 5.29.07



BRIG TUCKER

PRE STRUCTURE



SCALE = 1/4" = 2'

$$704 \times 0.175 = 53.00$$

DANE COUNTY ZONING DIVISION

CITY COUNTY BUILDING, RM 116
210 MARTIN LUTHER KING, JR. BLVD.
MADISON, WISCONSIN 53703-3342
PHONE 266-4266 FAX 267-1540
www.countyofdane.com/zoning



ZONING PERMIT CHECKLIST

PLEASE FILL IN AS MUCH INFORMATION AS POSSIBLE.

1. LANDOWNER: CORRE DUEKERT AGENT: _____
 ADDRESS: 2296 TOWER DR ADDRESS: _____
STOUGHTON 53589
 PHONE: 608 877-1570 PHONE: _____
 EMAIL: gduekert@netzero.com EMAIL: _____
2. TYPE OF PROJECT: OUT BUILDING
 ESTIMATED COST OF CONSTRUCTION: \$ 35,000.00 (Structure plus mechanicals.)
3. ADDRESS OF PROJECT, IF KNOWN: 2296 TOWER DR.
4. LOCATION OF PROJECT:
 TOWNSHIP, SECTION, 1/4 1/4 SEC 24-6-11 SW 1/4 NW 1/4
 TAX PARCEL NUMBER 046/0611-242-9000-5
 SUBDIVISION OR CSM # (Certified Survey Map), IF ANY: _____
 LOT NUMBER, IF ANY: _____
6. ZONING DISTRICT: PURASANT SPRINGS A-1EX
7. SITE PLAN: *A site plan must be drawn to scale showing the lot lines and lot dimensions, the location and size of all existing and proposed buildings or additions and their distances from lot lines. If the lot is not served by public sewer, the location and size of the on-site septic system and the location of the well shall be shown on the plan. Example of a Site Plan on reverse.
8. FLOOR PLANS AND ELEVATION VIEWS (front, sides, rear): A copy will be kept in Zoning Division files. Examples of Floor Plans and Elevations attached.
9. PUBLIC SEWER OR PRIVATE SEPTIC SYSTEM? SEPTIC
 STATE SANITARY PERMIT NEEDED? Y / N IF YES, PERMIT # _____
 APPROVAL FOR ADDING BEDROOM OR > 25% AREA NEEDED? Y / N IF YES, PROVIDED? Y / N
10. DRIVEWAY (or Culvert or Access) PERMIT NEEDED? Y / N IF YES, PROVIDED? Y / N
 Many Towns require a Driveway Permit; County Highway Department or WDOT permits may be required for driveways with access to a County, State or US Highway
11. SHORELAND? Y / N FLOODPLAIN? Y / N WETLANDS Y / N
12. TOTAL AREA OF LAND DISTURBANCE (Square feet) 2516