

Dane County Conditional Use Permit Application

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|----------------------------|---------------------|
| Application Date | C.U.P Number |
| 12/18/2025 | DCPCUP-2025-02694 |
| Public Hearing Date | |
| 02/24/2026 | |

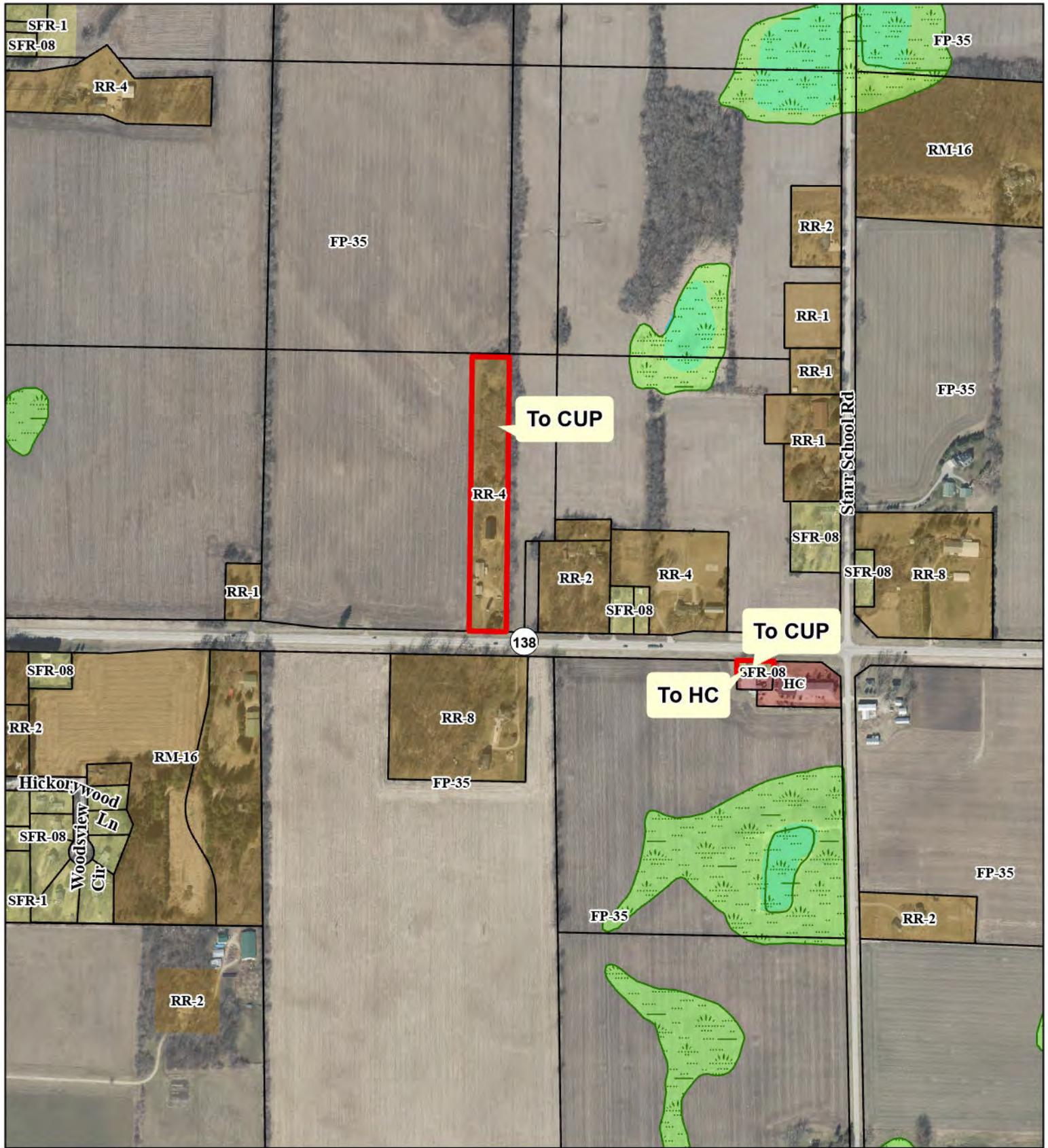
| OWNER INFORMATION | | AGENT INFORMATION | |
|--|--|--|--|
| OWNER NAME JAKE ANTOS | Phone with Area Code (608) 501-9080 | AGENT NAME HANNAH ANTOS | Phone with Area Code (815) 600-3102 |
| BILLING ADDRESS (Number, Street) 3514 STATE HIGHWAY 138 | | ADDRESS (Number, Street) 3514 STATE HIGHWAY 138 | |
| (City, State, Zip) STOUGHTON, WI 53589 | | (City, State, Zip) Stoughton, WI 53589 | |
| E-MAIL ADDRESS | | E-MAIL ADDRESS | |

| ADDRESS/LOCATION 1 | | ADDRESS/LOCATION 2 | | ADDRESS/LOCATION 3 | |
|----------------------------|--------------|----------------------------|---------|----------------------------|---------|
| ADDRESS OR LOCATION OF CUP | | ADDRESS OR LOCATION OF CUP | | ADDRESS OR LOCATION OF CUP | |
| 3514 State Highway 138 | | | | | |
| TOWNSHIP RUTLAND | SECTION 2 | TOWNSHIP | SECTION | TOWNSHIP | SECTION |
| PARCEL NUMBERS INVOLVED | | PARCEL NUMBERS INVOLVED | | PARCEL NUMBERS INVOLVED | |
| 0510-024-9020-9 | | --- | | --- | |

| CUP DESCRIPTION |
|---|
| Limited Family Business - excavating contractor |

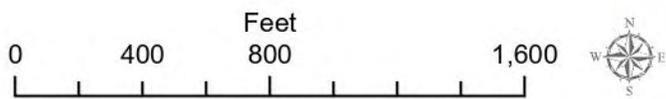
| DANE COUNTY CODE OF ORDINANCE SECTION | ACRES |
|---------------------------------------|-------|
| 10.243(3) | 5 |

| | | |
|---|---|---|
| DEED RESTRICTION REQUIRED? <input type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials _____ | Inspectors Initials RUH1 | SIGNATURE:(Owner or Agent) PRINT NAME: DATE: |
| | COMMENTS: LIMITED FAMILY BUSINESSES ARE LIMITED TO INDOOR OPERATIONS AND NO MORE THAN ONE FULL-TIME EMPLOYEE WHO IS NOT A FAMILY MEMBER LIVING ON SITE. | |



CUP 2694
JAKE ANTOS

- Proposed Zoning Boundary
- Tax Parcel Boundary
- Wetland Class Areas





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: | Jake Antos | Agent Name: | Hannah Antos |
| Address (Number & Street): | 3514 State Highway 138 | Address (Number & Street): | 3514 State Highway 138 |
| Address (City, State, Zip): | Stoughton, WI 53589 | Address (City, State, Zip): | Stoughton, WI 53589 |
| Email Address: | jakeantos25@gmail.com | Email Address: | hannahmdahl@gmail.com |
| Phone#: | 608-501-9080 | Phone#: | 815-600-3102 |

SITE INFORMATION

| | | | |
|------------------|----------|-------------------------------|-----------------------------|
| Township: | T05NR10E | Parcel Number(s): | 052/0510-024-9020-9 |
| Section: | 02 | Property Address or Location: | 3514 State Highway 138 |
| Existing Zoning: | RR-4 | Proposed Zoning: | CUP Code Section(s): 10.004 |

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): Limited Family Business - Excavation Contractor | 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: We own and operate Antos Excavating, a small family owned/operated excavation business that services Dane County and the surrounding areas. We reside on the premises and store large equipment on the property both inside and outside of 3 auxiliary buildings on the property. Employees picking up and returning work trucks, including the owner, happen on a daily basis. We have operated at this location for 4 full years with no complaints filed. Legal Description: Lot 1 of Certified Survey Map #5670. | |

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 type="checkbox"/> Application fee (non-refundable), payable to Dane County Treasurer |
|---|--|---|---|--|--|

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: Hannah Antos

Date: 12/15/25

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.

We maintain an organized and cleanly site since we also reside on the property. We enter and exit the property in the mornings when traffic on 138 is light and return at the end of the work day yielding to end of work day traffic to return all equipment to 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.

The use of the auxiliary buildings on the property is strictly for storage for equipment and materials for upcoming jobs. We are quiet and respectful of our neighbors during early morning or later evening hours as to not disrupt their home life.

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.

The conditional use will not impede any normal or orderly development/improvement of the surrounding property. We are surrounded by corn fields on 3 sides that we believe are all part of the farmland preservation.

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

No improvements need to be made at the time of applying for the CUP. There is adequate driveway space to allow equipment in and out of the property and on to Hwy 138 and there is minimal traffic throughout the day.

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.

The existing driveway allows for proper ingress/egress as to not congest 138 upon leaving or returning to the property.

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

We meet all RR-4 requirements.

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

To our knowledge and after speaking with our town chair, we believe that this is consistent with any town and county comprehensive plans.

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:

NA

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

NA

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

NA

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

NA

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

NA

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.

For our limited family business, Antos Excavating is providing excavation services off-site and intends to only store equipment on the property such as, but not limited to: excavators, skid steers, rollers, dump trucks, trailers, and work trucks on the property, both inside existing buildings and outside of them as necessary. As needed, we also store materials such as landscape fabric, silt fence, silt sock, and other necessary materials to help with erosion control for upcoming jobs. Since owning the property, we have cleaned up numerous dangerous structures and have improved the property. We have 3 existing accessory buildings on the lot which are used to store/house smaller equipment when not in use. We reside within the old farmhouse at the front of the property, but plan on building a new, safer house further off of the county highway and will remove the old farmhouse once that new house is completed. The new house will be the primary residence of the business owner.

List the proposed days and hours of operation.

Mon - Sat 6:30 am - 6:30 pm, Occasional Sundays (very rare)

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

2-3; Currently is only the owner operating the business, with the intention to hire 1 full time and 1 part time employee in the next year.

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.

Minimal noise from trucks and equipment during loading; no odors, dust, soot, etc. is going to be associated with the business. We make sure to start up the trucks/load equipment at an acceptable hour/during normal wake hours of our neighbors.

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

No processing will be taking place on the property. Potential Materials to be stored outside: silt fence, silt sock, and landscape fabric. Activity outside of an enclosed building would include loading of equipment and materials for jobs and the occasional storage of equipment outside while other equipment is worked on in the shop.

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.

Spoke with Elliot, the water resource engineer to confirm we are currently in compliance with county stormwater and erosion control standards.

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. No sanitary facilities are associated with the conditional use. The only onsite wastewater treatment system is for the main residence on the property.

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

No facilities are used for managing the removal of trash. We do have a dumpster on site that is picked up regularly to keep the property clean. All other waste materials related to the excavation business are disposed of appropriately either at a local quarry or landfill.

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

Traffic is minimal on a daily basis as employees would arrive early in the morning and leave the property as any home owner would who lives on Highway 138.

Provide a listing of any hazardous, toxic or explosive materials to be stored on site, and any spill containment, safety or pollution prevention measures. The only material explosive type material stored on-site is a diesel tank for filling of equipment. It is labeled appropriately and maintained by the fuel company in which we purchase diesel from.

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.

There is no outdoor lighting on any of the accessory buildings. The only current lighting is one single flood light from the house that does not disturb/impact neighbors.

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

Proposed signage would be to add an Antos Excavating sign set back far enough into the property to not impede visualization of the HWY or the driveway for the safety of drivers. Sizing would be for a ground sign not exceeding 16 square feet and would not be higher than 8

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

Current use of the property is the business owner's main residence.

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

Surrounding properties are rural residential properties, farmland preservation, and high commercial for Olson Auto on 138.

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:

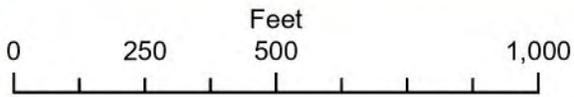
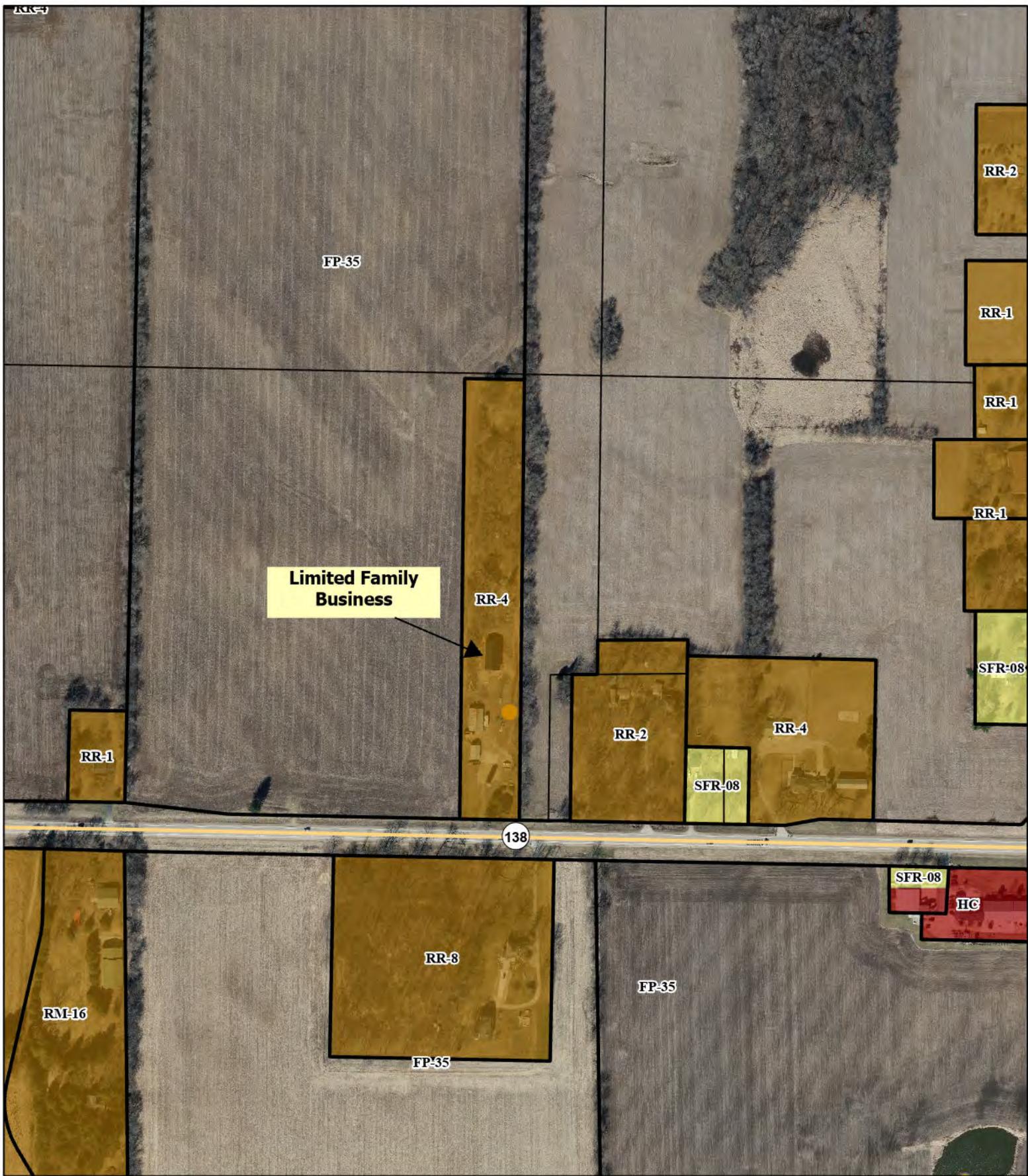
- Provide a brief written statement describing the current use(s) of the property on which the conditional use is proposed.
- Provide a brief written statement documenting the current uses of surrounding properties in the neighborhood.

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.

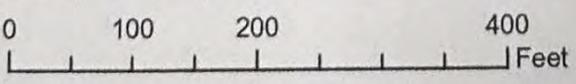
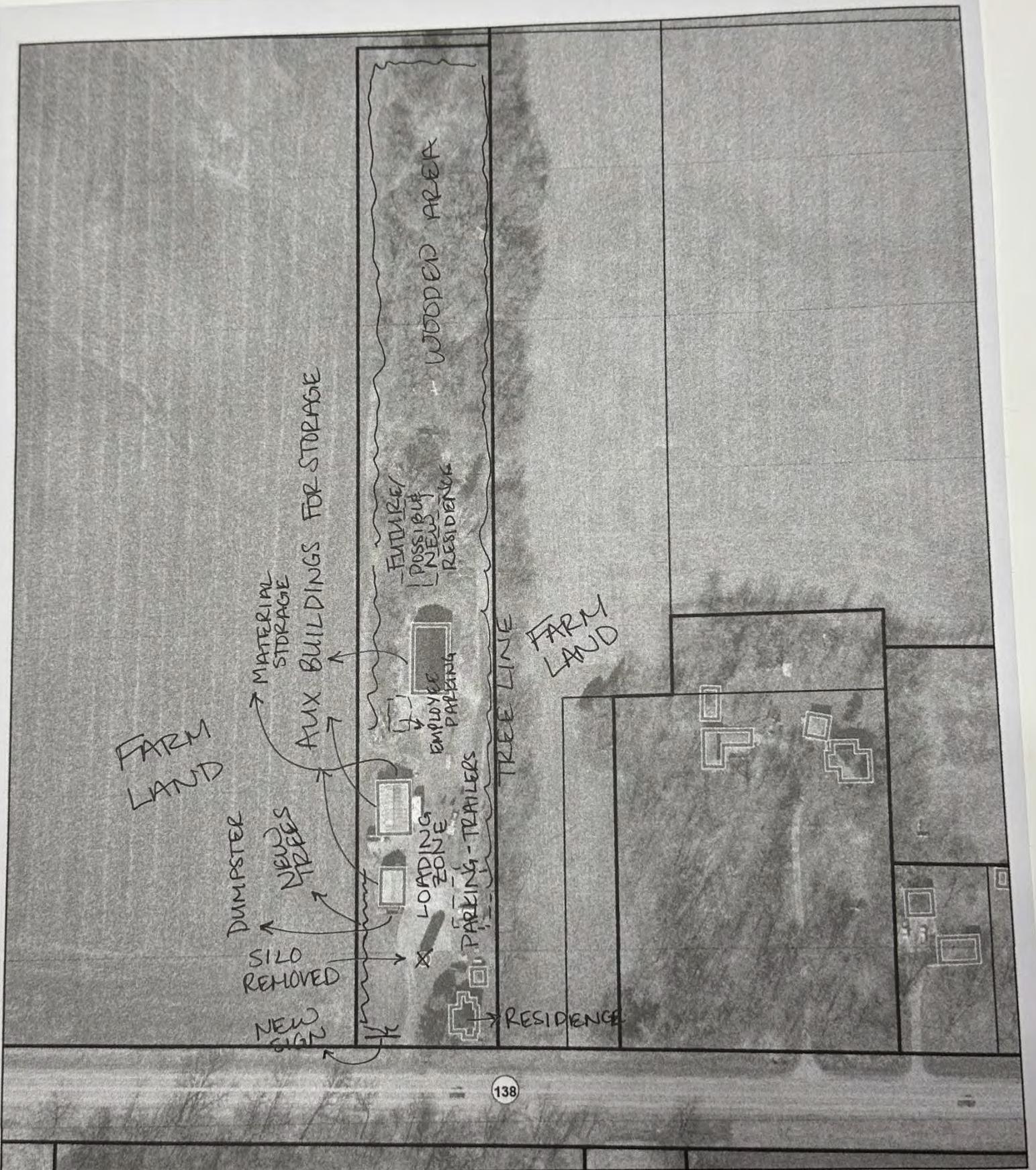
ADDITIONAL MATERIALS. Additional information is required for certain conditional uses listed in s. 10.103:

- 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).



3514 State Highway 138

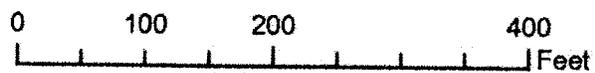
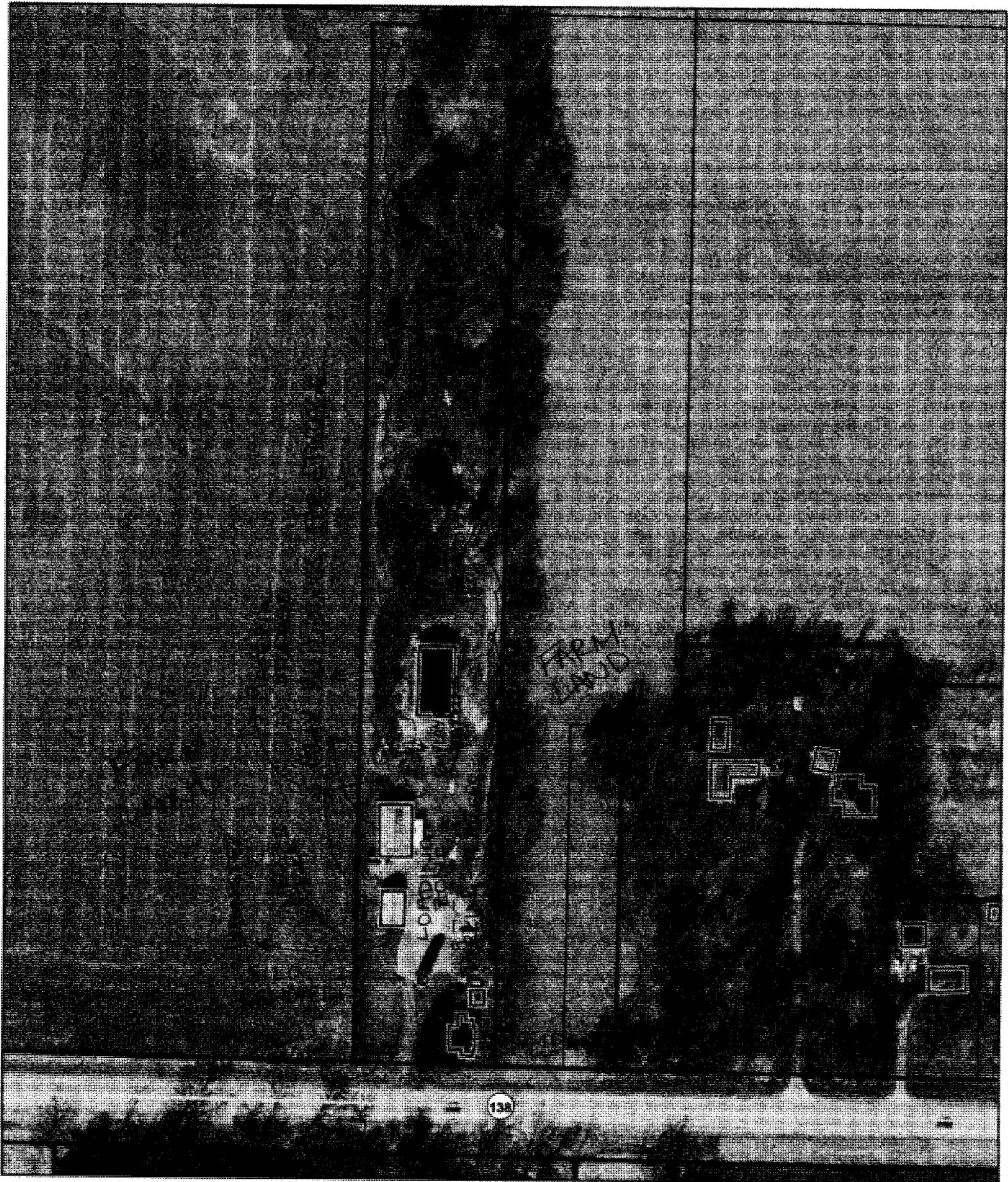
Antos CUP Neighborhood Map



3514 State Highway 138

**Antos CUP
SITE PLAN**

12/15/25



3514 State Highway 138

**Antos CUP
SITE PLAN**

12/15/25

CUP 2694 Legal Description

Lot 1 Certified Survey Map No. 5670 recorded in Volume 26, pages 207-208 as Document No. 2112302, being part of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 2, T5N, R10E, Town of Rutland, Dane County, Wisconsin.