

Dane County Rezone Petition

Application Date	Petition Number
10/16/2025	DCPREZ-2025-12230
Public Hearing Date	
12/16/2025	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME JOHN OLSON	PHONE (with Area Code) (608) 873-5264	AGENT NAME <input type="checkbox"/>	PHONE (with Area Code)
BILLING ADDRESS (Number & Street) 3447 STATE HIGHWAY 138		ADDRESS (Number & Street) <input type="checkbox"/>	
(City, State, Zip) STOUGHTON, WI 53589		(City, State, Zip)	
E-MAIL ADDRESS		E-MAIL ADDRESS	

ADDRESS/LOCATION 1		ADDRESS/LOCATION 2		ADDRESS/LOCATION 3	
ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE	
3447 State Hwy 138					
TOWNSHIP RUTLAND	SECTION 11	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0510-111-8040-1					

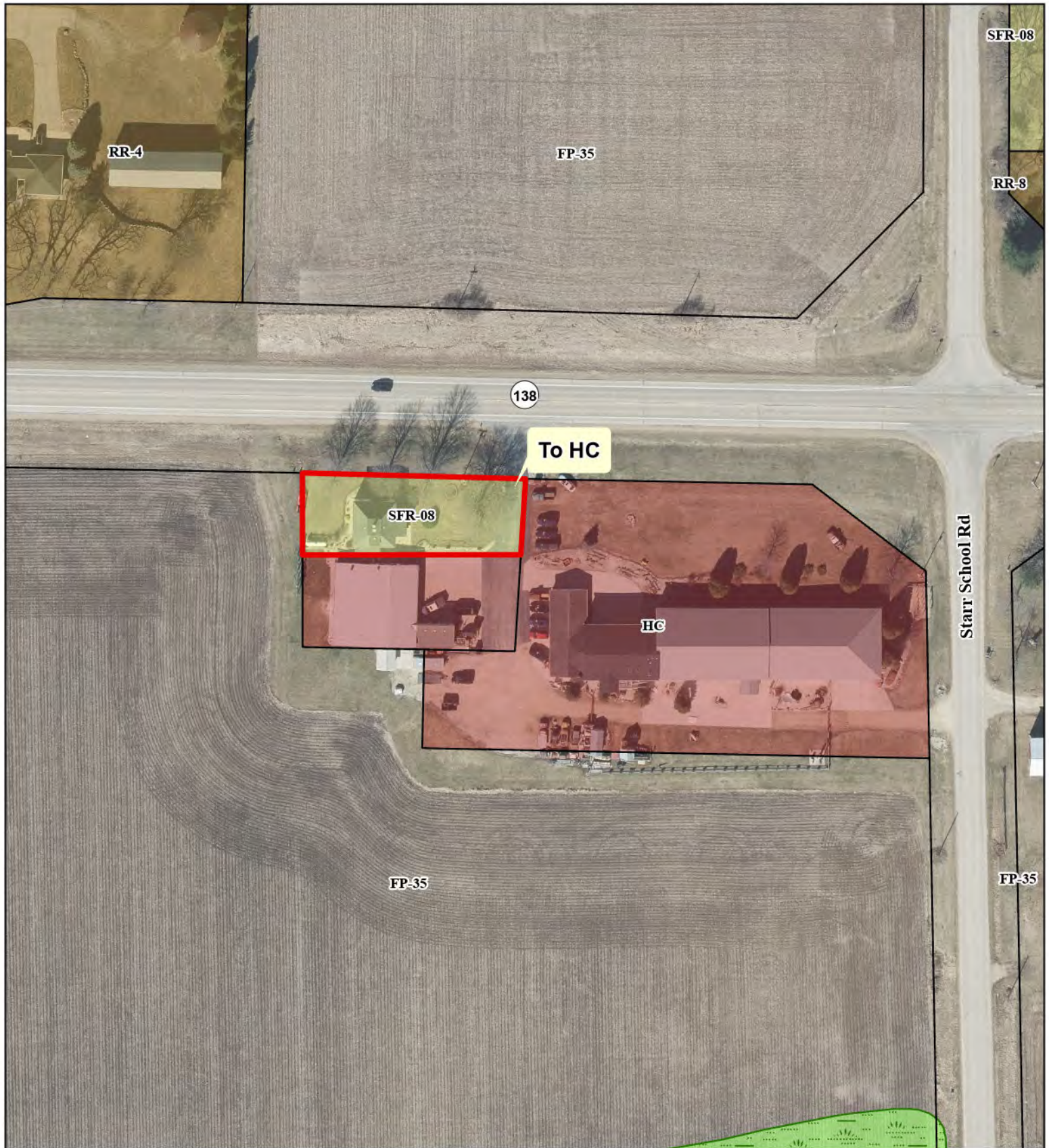
REASON FOR REZONE

BRING PROPERTY INTO COMPLIANCE WITH CURRENT ZONING REGULATIONS




FROM DISTRICT:	TO DISTRICT:	ACRES
SFR-08 Single Family Residential District	HC Heavy Commercial District	0.25

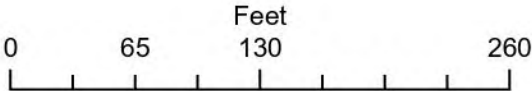
C.S.M REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials_____	PLAT REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials_____	DEED RESTRICTION REQUIRED? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials_____	INSPECTOR'S INITIALS RWL1	SIGNATURE:(Owner or Agent) PRINT NAME: DATE:
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COMMENTS: LANDOWNER HAS AGREED TO LIMIT THE LAND USES OF THE HC ZONING DISTRICT TO VEHICLE REPAIR AND A CARETAKER'S RESIDENCE.



PETITION 12230
JOHN OLSON

-  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:	\$395
Farmland Preservation:	\$495
Commercial:	\$545
<ul style="list-style-type: none">• PERMIT FEES DOUBLE FOR VIOLATIONS.• ADDITIONAL FEES MAY APPLY. CONTACT DANE COUNTY ZONING AT 608-266-4266 FOR MORE INFORMATION.	

REZONE APPLICATION

APPLICANT INFORMATION

Property Owner Name:	John Olson	Agent Name:	
Address (Number & Street):	3447 State Road 138	Address (Number & Street):	
Address (City, State, Zip):	Stoughton WI 53589	Address (City, State, Zip):	
Email Address:	olsonautos@tds.net	Email Address:	
Phone#:	608-873-5264	Phone#:	

PROPERTY INFORMATION

Township:	Rutland	Parcel Number(s):	051011180401
Section:	11	Property Address or Location:	3447 State Road 138 Stoughton

REZONE DESCRIPTION

Reason for the request. In the space below, please provide a brief but detailed explanation of the rezoning request. Include both current and proposed land uses, number of parcels or lots to be created, and any other relevant information. For more significant development proposals, attach additional pages as needed.

Is this application being submitted to correct a violation?
Yes ☐ No ☒

I have a small parcel. The north 1/2 is zoned SFR-08. The south half is zoned HC. We would like to rezone north to HC so we can get a building permit.

Existing Zoning District(s)	Proposed Zoning District(s)	Acres
SFR-08	HC	3.5

Applications will not be accepted until the applicant has contacted the town and consulted with department staff to determine 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 commercial development proposals, or as may be required by the Zoning Administrator.

- | | | | | |
|-------------------------------------------------------------------------|-----------------------------------------------------------------|---------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------|
| <input type="checkbox"/> Scaled drawing of proposed property boundaries | <input type="checkbox"/> Legal description of zoning boundaries | <input type="checkbox"/> Information for commercial development (if applicable) | <input type="checkbox"/> Pre-application consultation with town and department staff | <input type="checkbox"/> Application fee (non-refundable), payable to the Dane County Treasurer |
|-------------------------------------------------------------------------|-----------------------------------------------------------------|---------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------|

I certify by my signature that all information provided with this application is true and correct to the best of my knowledge and understand that submittal of false or incorrect information may be grounds for denial. Permission is hereby granted for Department staff to access the property if necessary to collect information as part of the review of this application. Any agent signing below verifies that he/she has the consent of the owner to file the application.

Owner/Agent Signature _____

Date

10-3-25

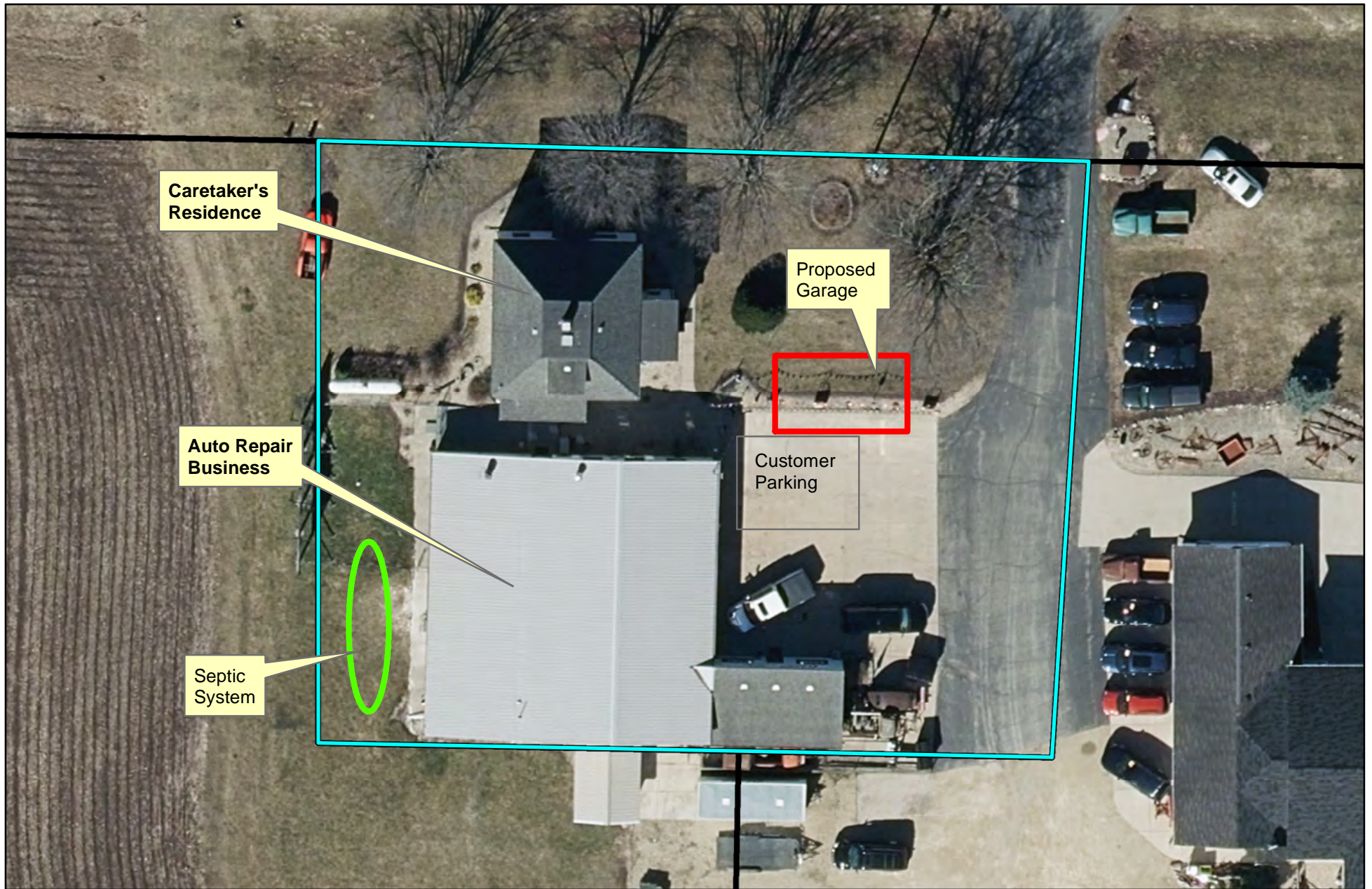
Property Boundaries



Legal Description

Part of the Northeast 1/4 of the Northeast 1/4 of Section 11, Town 5 North, Range 10 East (Township of Rutland), described as follows: Beginning at a point on the North Line of said Northeast 1/4 of Northeast 1/4 distant thereon 335 feet West of the Northeast corner of said Northeast 1/4 of Northeast 1/4; thence South 2° 22' West 194.5 feet to an iron stake; thence South 89° West 163.6 feet to an iron stake; thence North 1° 10' West 195.6 feet to the North line of said Northeast 1/4 of Northeast 1/4; thence East along the said North line 175.6 feet to the point of beginning, except that part dedicated for road right-of-way. Contains approximately 0.51 acres.

HC Heavy Commercial and SFR-08 Residential to HC Heavy Commercial Zoning District



Legend



0 15 30 60 Feet

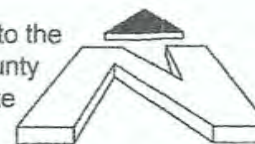
Site Plan
3447 State Hwy 138

Site Plan

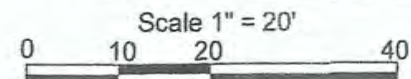
Part of the NE 1/4 of the NE 1/4 of
Section 11, T.5N., R.10E., Town of
Rutland, Dane County, Wisconsin.

Prepared for: John Olson
3447 State Highway 138
Stoughton, WI. 53589

Referred to the
Dane County
Coordinate
System.



- Legend:
- = 3/4" dia. iron rod found
 - ⊙ = Well
 - ⊙ = Septic lid
- Parentheses indicate
recorded as values.



S.T.H. "138"

(S89°15'17"E 392.37')
S88°50'48"E 392.72'

S88°50'48"E 171.86'
(S89°15'17"E 171.86')

220.86'
(220.51')

BLACKTOP
DRIVEWAY

HOUSE
#3447

STOOP

30.00'
PROPOSED
GARAGE

42' SETBACK

SHOP

Wisconsin Mapping, LLC

surveying and mapping services
306 West Quarry Street, Deerfield, Wisconsin 53531
(608) 764-5602

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.

We have a 3/4 acre parcel. The south 1/2 is zoned HC. The north 1/2 is zoned SFR-08. We would like to rezone to HC so we can get a conditional use permit to live in the house as resident care taker.

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.

N/A

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.

N/A

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

N/A

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.

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.

N/A

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

We have painting waste & recycle removal.

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

Personal vehicles.

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

home personal items.

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.

nothing other than normal residential lights

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

NO Signs.

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

Resident.

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

HC on other 1/2 of parcel since 1982