



DANE COUNTY
PLANNING & DEVELOPMENT

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May 21, 2024

Gregory Duckert
2296 Tower Drive
Stoughton, WI 53589

RE: Pending violation corrected at 2296 Tower Drive, Town of Pleasant Springs
Parcel # 0611-242-9230-0

Dear Mr. Duckert,

On October 30, 2023, a notice of violation letter was sent to you regarding the use of accessory building on the property located at 2296 Tower Drive in the Town of Pleasant Springs. The letter explained that there was evidence that the accessory building was remodeled into a guesthouse which included a bedroom, bathroom, and kitchen. The remodeling did not match the floor plan as presented under Dane County Zoning Permit DCPZP-2007-0094. Dane County filed a lawsuit under Dane County Circuit Case # 2023-CX-23 regarding this violation.

A settlement agreement was reached on March 27, 2024 which determined the corrective actions necessary to bring the accessory building into compliance with the Dane County Zoning Ordinances.

On May 17, 2024, a site inspection was conducted on the property to verify that the necessary corrective actions were made in accordance with the terms of the settlement agreement. I am glad to report that the corrections were made and the accessory building on the property is in compliance with Dane County Zoning Ordinances. See attached inspection report.

As of May 17, 2024, the property located at 2296 Tower Drive is in compliance with the Dane County Zoning Ordinances. The violation file has been closed.

If you have any questions or concerns, please contact me.

Sincerely,

Roger Lane
Dane County Zoning Administrator

CC: Pleasant Springs Town Clerk
Dane County Zoning Inspector Scott Schroeckenthaler

Inspection Report

Date of Inspection: May 17, 2024

Landowner: Gregory Duckert

Location: 2296 Tower Drive, Town of Pleasant Springs

Parcel #: 0611-242-9230-0

Zoning District: RR-16, Rural Residential Zoning District

Inspection performed by Zoning Administrator Roger Lane

Report: SECOND Inspection to verify compliance with Settlement Agreement under Dane County Circuit Case # 2023-CX-23.

Observations: An inspection was conducted on the interior of the “pool house” accessory building. Persons present: Gregory Duckert. Permission to inspect granted by landowner.

A portion of the building was dismantled by removing of the kitchen cabinets, two interior partitions, and the bathroom fixtures. The condition of the building was in state that it could not be used as a guesthouse. The corrections made **CONFORM** to the requirements found under Section 2 of the agreement.

SETTLEMENT AGREEMENT CONDITIONS

- A. All of the partition walls in the northwest corner of the building shall be removed in their entirety. The electrical wiring and plumbing contained within the said partition walls will need to be removed as well.
 - In Compliance - Partition for the bathroom and bedroom have been removed. The electrical wiring, and plumbing has been removed.
- B. All kitchen cabinets, sink and countertops shall be removed.
 - In Compliance - The cabinets and countertops have been removed.
- C. All bathroom-fixtures (toilet, sink, and shower stall) shall be removed.
 - In Compliance - The toilet, sink, and shower have been removed.
- D. The waterlines for the bathroom and kitchen shall be terminated at the floor level and permanently capped.
 - In Compliance. The waterlines have been removed.
- E. The drain-waste-vent system for the bathroom and kitchen shall be terminated at the sub-floor level and capped in a fashion that the piping cannot be easily reconnected. If you choose not to terminate at sub-surface, the PVC piping shall be filled with concrete to prevent reconnection.
 - In Compliance. All outlets capped at main drain/vent stack.

A letter will be prepared and sent to the landowner and the Town of Pleasant Springs to acknowledge that the accessory building, in its current state, is in compliance with the Dane County Zoning Ordinances.