



DANE COUNTY PLANNING & DEVELOPMENT

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

September 26, 2024

Attn: Dean Tangeman
Badfish Acres, LLC
363 Danks Road
Stoughton, WI 53589

RE: Zoning Violations occurring at 363 Danks Road, Stoughton, WI
(Town of Rutland)
Parcel # 0510-254-8470-9

Dear Dean,

The Dane County Zoning Division received a complaint from the Town of Rutland regarding a potential violation occurring on the property located at 363 Danks Road in the Town of Rutland. The concern raised was that the property was being used to store wood, mulch, and tree debris.

A site inspection was conducted by Zoning Inspector Shawn Widish on September 25, 2024. Mr. Widish observed a large accumulation of cut wood on the property. See attached photos.

The property located at 363 Danks Road is currently zoned under the LC Limited Commercial Zoning District. Under Dane County Zoning Ordinance Section 10.271, LC Limited Commercial Zoning District, lists all of the permitted uses and conditional uses for the district. See attached zoning district factsheet. Outdoor Storage is listed as a conditional use under this district. In checking zoning records, a conditional use permit was not found for this property.

Under Dane County Zoning Ordinance Section 10.200(2)(b)2., No land use listed as a conditional use in the applicable zoning district may take place until the town board and zoning committee approve a conditional use permit.

Using the property to store wood is in violation of the Dane County Zoning Ordinance.

This letter serves as notice that your property located at 363 Danks Road is in violation of Dane County Zoning Ordinance Section 10.200(2)(b)2. The storage of wood on the property is currently a prohibited use.

You are hereby instructed to remove the wood from the property 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.

Planning
(608)266-4251, Rm. 116

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

Zoning
(608)266-4266, Rm. 116

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

Please note that there is a deed restriction on the property that limit the business to one employee and that all unlicensed vehicles on the property must be stored indoors. Register of Deeds Document 2805555.

Your cooperation is appreciated in this matter.

Respectfully,

Roger Lane
Dane County Zoning Administrator

CC: Rutland Town Clerk
Dane County Zoning Inspector Shawn Widish



