

Dane County Conditional Use Permit Application

Application Date	C.U.P Number
07/23/2025	DCPCUP-2025-02680
Public Hearing Date	
10/28/2025	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME ANN M HEASLETT	Phone with Area Code (608) 334-4483	AGENT NAME ☐	Phone with Area Code
BILLING ADDRESS (Number, Street) 315 GRAND AVE		ADDRESS (Number, Street) ☐	
(City, State, Zip) MADISON, WI 53705		(City, State, Zip)	
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	
2239 Williams Point Drive					
TOWNSHIP PLEASANT SPRINGS	SECTION 19	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0611-191-3715-5		---		---	

CUP DESCRIPTION
Accessory Building between 12 and 16 feet in height

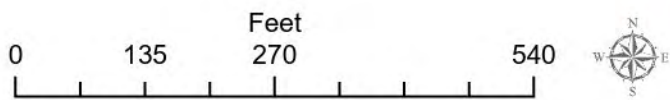
DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
10.251(3)	0.53

COMMENTS: PROPOSED HEIGHT IS 15'-6".	DEED RESTRICTION REQUIRED?	Inspectors Initials	SIGNATURE:(Owner or Agent)
	☐ Yes ☐ No	RWL1	PRINT NAME:
	Applicant Initials _____		DATE:



CUP 2680
ANN M HEASLETT

- | | |
|--|---|
|  Proposed Zoning Boundary |  1% Annual Chance Flood Hazard |
|  Tax Parcel Boundary |  0.2% Annual Chance Flood Hazard |
|  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:	Heaslett, Ann M.	Agent Name:	
Address (Number & Street):		Address (Number & Street):	
Address (City, State, Zip):		Address (City, State, Zip):	
Email Address:	Ann.Heaslett@gmail.com	Email Address:	
Phone#:	608-334-4483	Phone#:	

SITE INFORMATION

Township:	Pleasant Springs	Parcel Number(s):	046/0611-191-3715-5
Section:	19	Property Address or Location:	2239 Williams Point Dr., Stoughton, WI 53589
Existing Zoning:	SRF-08	Proposed Zoning:	same
		CUP Code Section(s):	10.251(3)(a) Accessory Building Height

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): Accessory Building between 12 and 16 feet in height.	Is this application being submitted to correct a violation? Yes ☐ No ☒
Provide a short but detailed description of the proposed conditional use: Construction of a new 2.5 stall residential garage with storage attic. New garage replaces an old, previously demolished garage. Garage will be for vehicle and miscellaneous storage only. There will be no insulation, no plumbing, no heating, no occupancy. Proposed height of garage is 15'-6".	

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.

☐ Complete attached information sheet for standards	☐ Site Plan drawn to scale	☐ Detailed operational plan	☐ Written legal description of boundaries	☐ Detailed written statement of intent	☐ Application fee (non-refundable), payable to Dane County Treasurer
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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: _____

Date: _____

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.

The new garage will be much more attractive and safe than the old garage, which was rotting and falling down. The new garage will conceal vehicles, trash cans, garden tools, canoes and kayaks and other items that would otherwise clutter the yard.

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 proposed height of the garage (15'-6") should not be a detriment to neighbors' views. There is no residence on the other side of the road, so views to the lake are unaffected. The garage sits at the base of a hill, 12' below the road. The height of the garage is well below the height it could be if it were attached to the house (35'). The house on the lot is modestly sized - 1750 SF, single story. It is not unlike several of

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 garage is detached from the house and located north of any likely future property development by neighbors on either side.

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

The driveway, foundation/slab and apron are existent and will remain unchanged with this new garage.

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 10 foot driveway is adequate for the expected residential traffic.

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

The use of this garage is strictly for use by the residents of the house. It will conform to all requirements of the zoning ordinance (other than height).

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

The garage is in keeping with the long-term use of this neighborhood as residential.

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:

N/A

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

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

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

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

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.

Construction of a new 2.5 stall residential garage with storage attic. New garage replaces an old, previously demolished garage. Garage will be for vehicle and miscellaneous storage only. There will be no insulation, no plumbing, no heating, no occupancy. There will be no business operated from the garage. Proposed height of garage is 15'-6".

The garage will be located between Williams Point Dr. and the existing house (2239 Williams Point Dr.). See site plan for specific location.

List the proposed days and hours of operation.
Routine residential use.

List the number of employees, including both full-time equivalents and maximum number of personnel to be on the premises at any time.
None.

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.
There should be no increase in odor, dust, soot or pollution. Stormwater runoff has already been calculated and included in the design of the existing rain garden for stormwater mitigation.

Describe any materials proposed to be stored outside and any activities, processing or other operations taking place outside an enclosed building.
None.

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.
Stormwater runoff has already been calculated and included in the design of the existing rain garden for stormwater mitigation.

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.
None.

List and describe any existing or proposed facilities for managing and removal of trash, solid waste and recyclable materials.
None.

Describe anticipated daily traffic, types and weights of vehicles, and any provisions, intersection or road improvements or other measures proposed to accommodate increased traffic.
Residential use only. There should not be an increase in traffic.

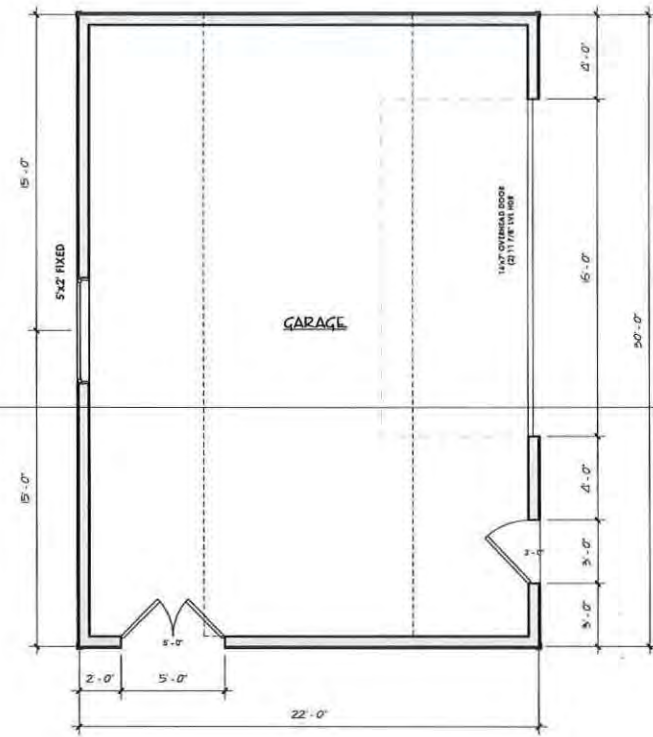
Provide a listing of any hazardous, toxic or explosive materials to be stored on site, and any spill containment, safety or pollution prevention measures.
None.

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. Lighting will be limited to a few fixtures at the overhead door.

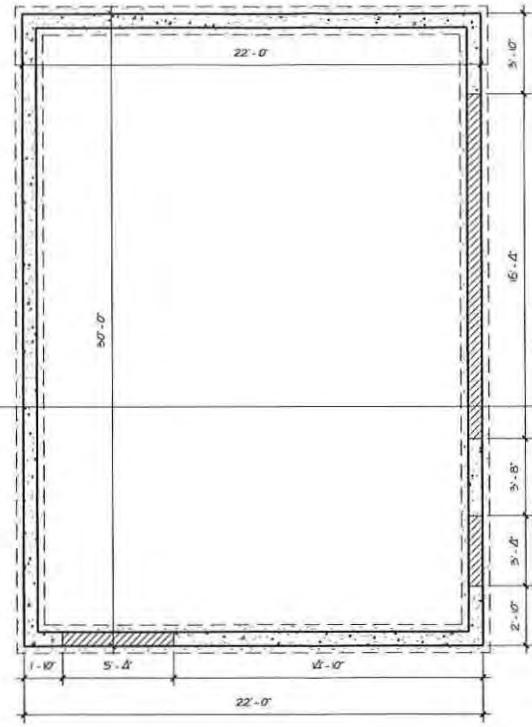
Describe any existing or proposed signage, including size, location, and materials, consistent with the county's sign ordinance found in s. [10.800](#).
None.

Briefly describe the current use(s) of the property on which the conditional use is proposed.
It is a single-family residence used as a cottage, never rented.

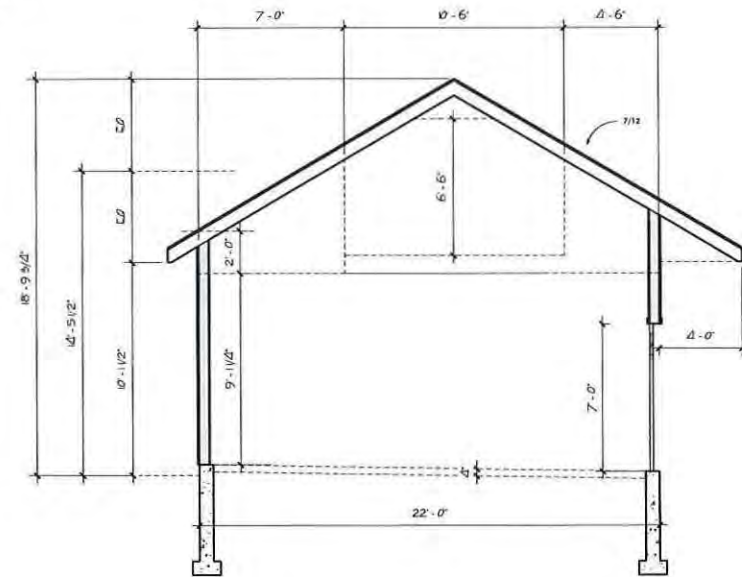
Briefly describe the current uses of surrounding properties in the neighborhood.
It is all single family residences on one side of the road and Lake Kegonsa State Park is on the other side of the street.



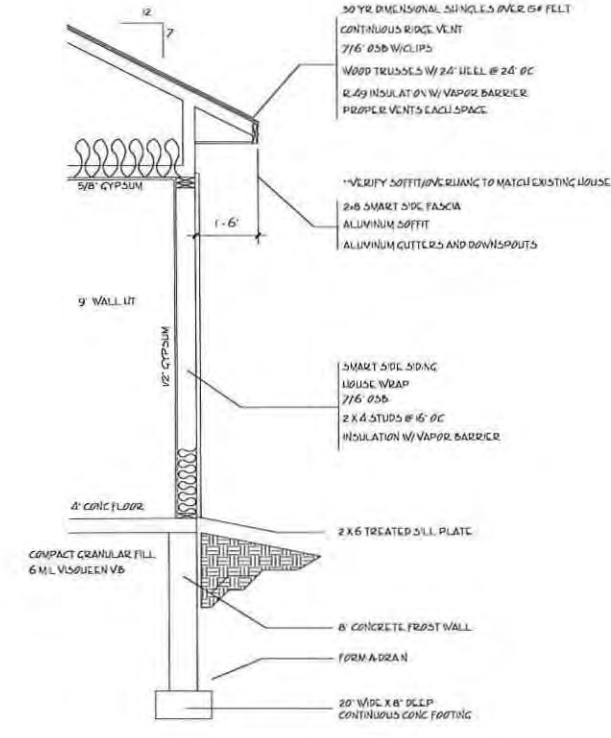
FIRST FLOOR PLAN
1/4" = 1'-0"



FOUNDATION PLAN
1/4" = 1'-0"



Section I
1/4" = 1'-0"



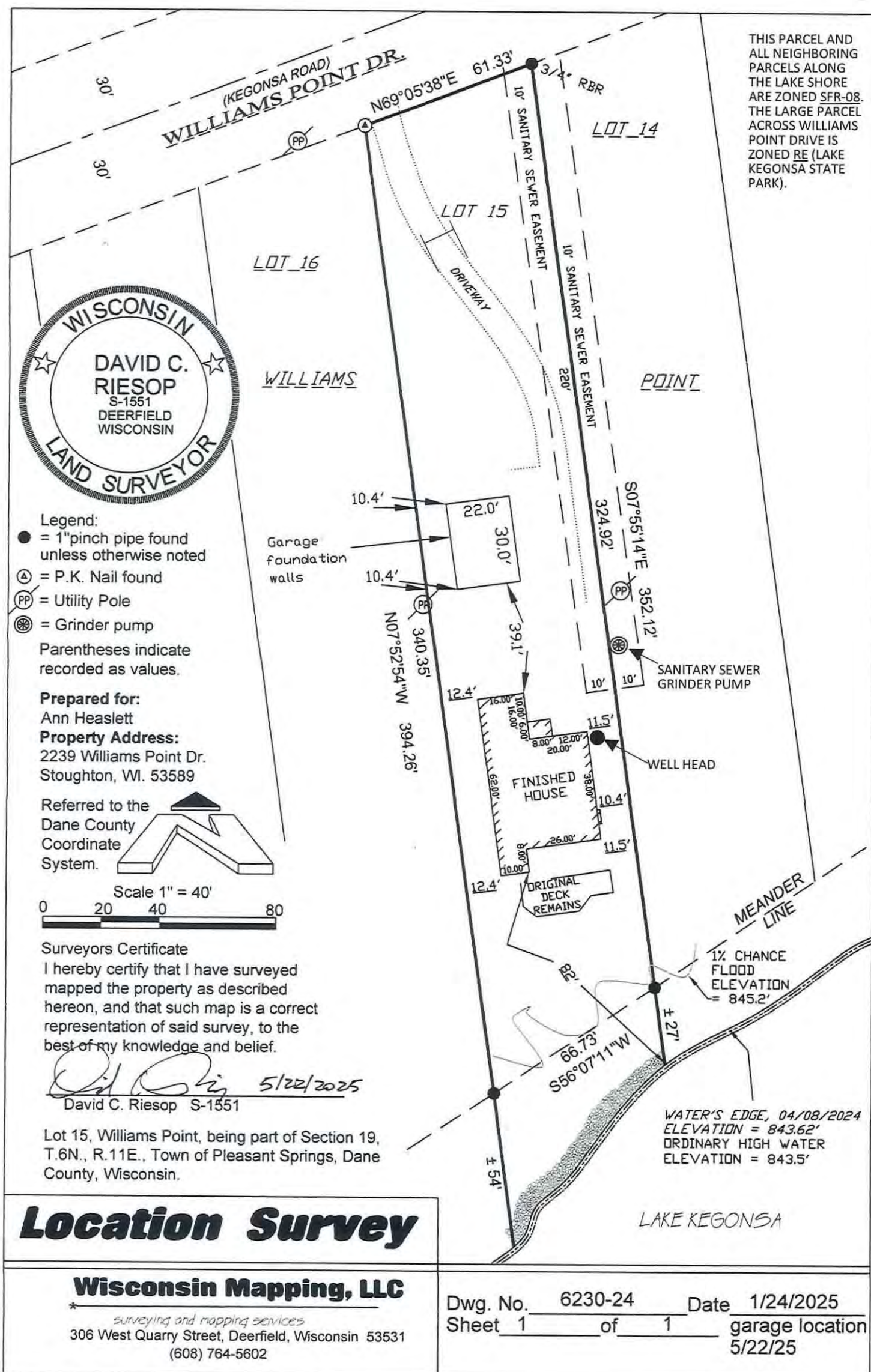
WALL SECTION
1/2" = 1'-0"

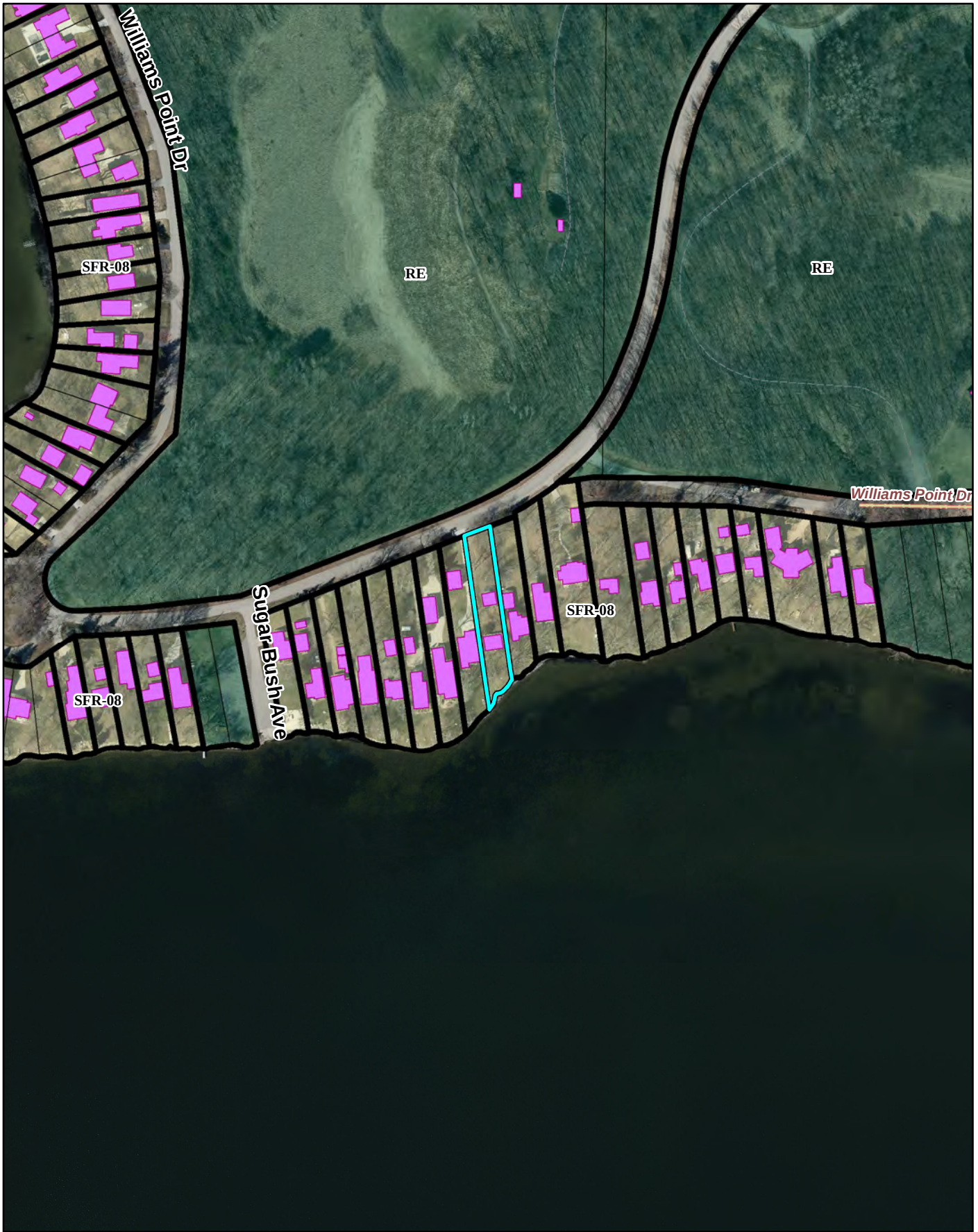
COPPER RIDGE CORP.
HAESELETT GARAGE

DRAWN BY:
cmv
DATE:
7/10/24
REVISION:
7/12/24
10/14/24
1/24/25
4/14/25
4/18/25
4/22/25

CMV DESIGNS LLC
Residential Drafting and Design Service
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cmv@cmvdesigns.net

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0 150 300 600 Feet

Legend

Neighborhood Map