

Dane County
Conditional Use Permit
Application

Application Date	C.U.P Number
10/16/2025	DCPCUP-2025-02687
Public Hearing Date	
12/16/2025	

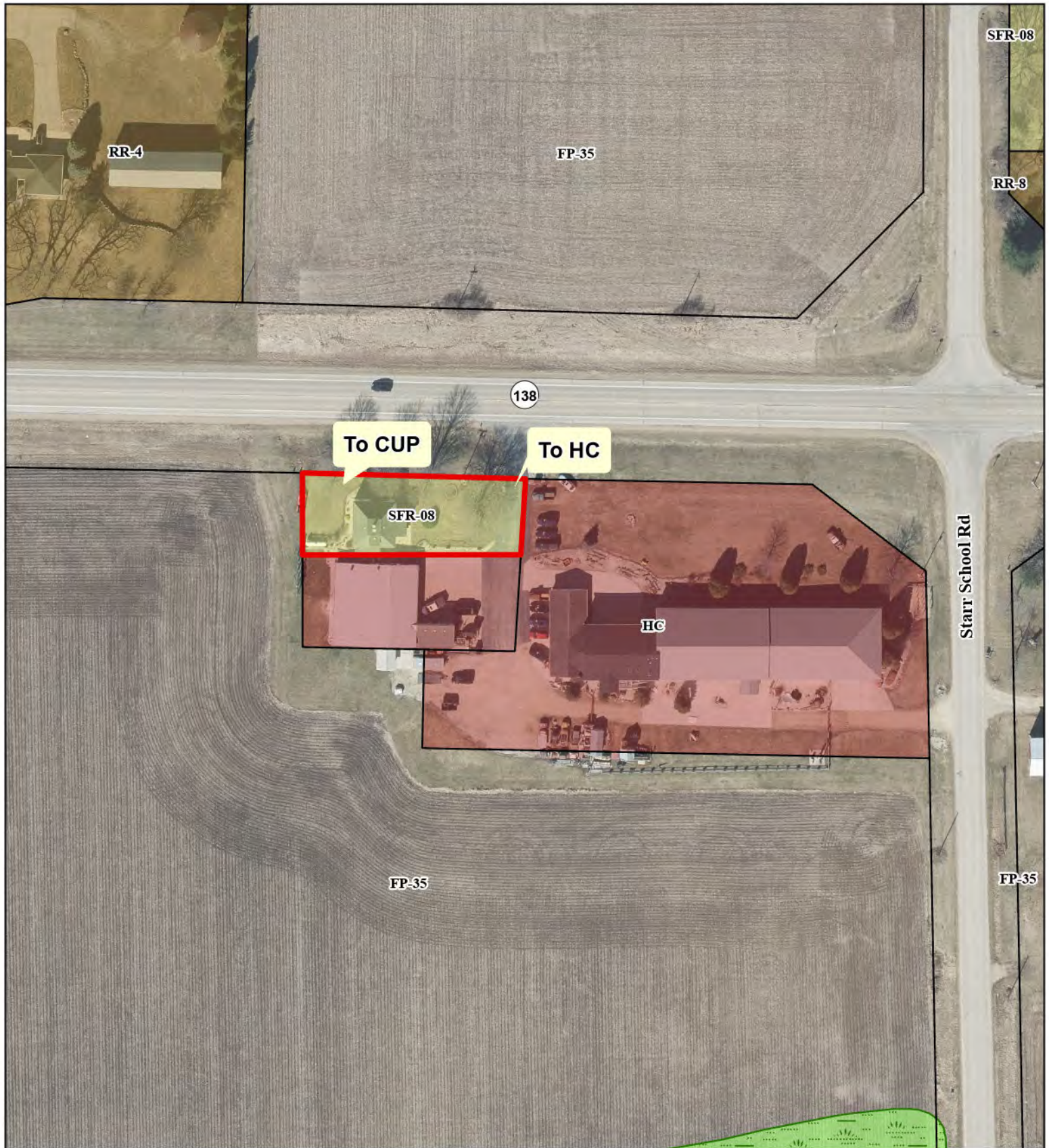
OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME JOHN OLSON	Phone with Area Code (608) 873-5264	AGENT NAME <input type="checkbox"/>	Phone with Area Code
BILLING ADDRESS (Number, Street) 3447 STATE HIGHWAY 138		ADDRESS (Number, Street) <input type="checkbox"/>	
(City, State, Zip) STOUGHTON, WI 53589	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




CUP DESCRIPTION
Caretaker's Residence

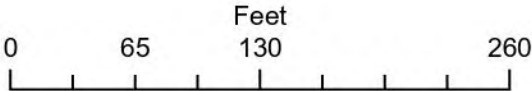
DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
10.273 (3)	0.5

DEED RESTRICTION REQUIRED?	Inspectors Initials	SIGNATURE:(Owner or Agent)
<input type="checkbox"/> Yes <input type="checkbox"/> No	RWL1	
Applicant Initials _____		
		PRINT NAME:
		DATE:



CUP 2687
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:	\$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:	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#:	

SITE INFORMATION

Township:	Rydland	Parcel Number(s):	051011180401
Section:	11	Property Address or Location:	3447 State Road 138 Stoughton
Existing Zoning:		Proposed Zoning:	
		CUP Code Section(s):	

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):	Residence caretaker	Is this application being submitted to correct a violation? Yes <input type="checkbox"/> No <input type="checkbox"/>
Provide a short but detailed description of the proposed conditional use: Living in the house		

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 type="checkbox"/> Complete attached information sheet for standards	<input type="checkbox"/> Site Plan drawn to scale	<input type="checkbox"/> Detailed operational plan	<input type="checkbox"/> Written legal description of boundaries	<input type="checkbox"/> Detailed written statement of intent	<input type="checkbox"/> 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: 10-3-25

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. *I will be living in the house. I have lived in it since 1977.*
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. *Nothing will change from the current use.*
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. *No change in ownership or use.*
4. Adequate utilities, access roads, drainage and other necessary site improvements have been or are being made to accommodate the conditional use. *No change*
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. *No change*
6. That the conditional use shall conform to all applicable regulations of the district in which it is located. *Yes.*
7. The conditional use is consistent with the adopted town and county comprehensive plans. *Yes.*
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:
We have had the same use since 1982
 - Explain how the use and its location in the Farmland Preservation Zoning district are reasonable and appropriate, considering alternative locations:
Nothing has changed. only 3/4 acre parcel.
 - Explain how the use is reasonably designed to minimize the conversion of land from agricultural use or open space use:
No changes from current use
 - Explain how the use does not substantially impair or limit the current or future agricultural use of surrounding parcels zoned for agricultural use:
No changes from current use
 - Explain how construction damage to land remaining in agricultural use is minimized and repaired, to the extent feasible:
No changes from current use

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.

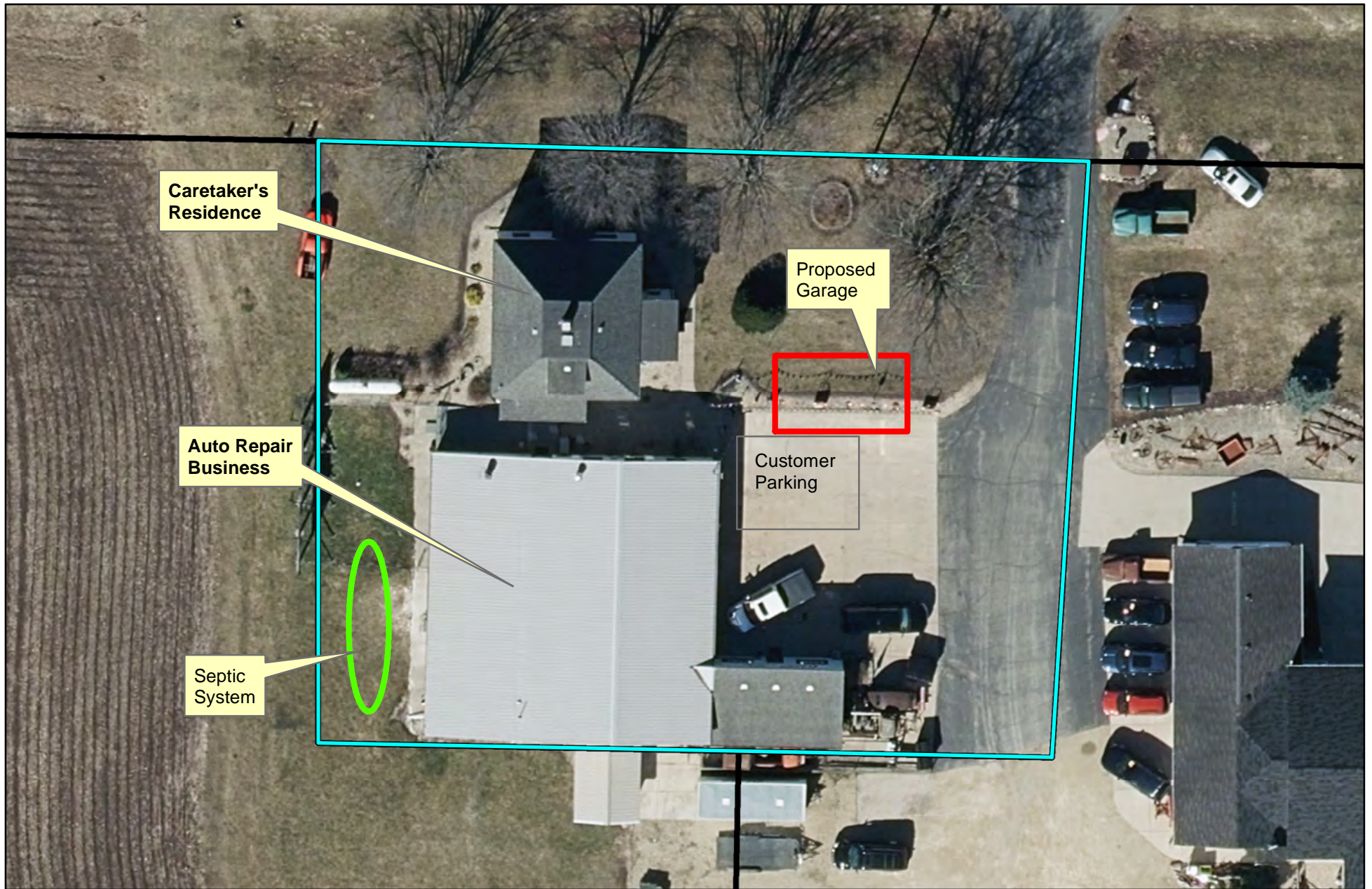
NO Signs.

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



Legend



0 15 30 60 Feet

Site Plan
3447 State Hwy 138

Property Boundaries



CUP Legal Description

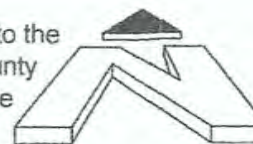
Part of the Northeast 1/4 of the Northeast 1/4 of Section 11, Town 5 North, Range 10 East (Township of Rutland), described as follows: Beginning at a point on the North Line of said Northeast 1/4 of Northeast 1/4 distant thereon 335 feet West of the Northeast corner of said Northeast 1/4 of Northeast 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.

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.

Scale 1" = 20'

0 10 20 40

S.T.H. "138"

60'

60'

(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')

18.0'

STOOP

HOUSE
#3447

43.0'

43.0'

42'

BLACKTOP
DRIVEWAY

20.6'

42' SETBACK

6.0'

30.00'
PROPOSED
GARAGE

16.00'

14.0'

± 39'

SHOP

Wisconsin Mapping, LLC

surveying and mapping services

306 West Quarry Street, Deerfield, Wisconsin 53531
(608) 764-5602