

# Dane County Conditional Use Permit Application

<b>Application Date</b>	<b>C.U.P Number</b>
03/20/2026	DCPCUP-2026-02706
<b>Public Hearing Date</b>	
05/26/2026	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME JS ZIEGLER TR (JOHN ZIEGLER)	Phone with Area Code (608) 335-9393	AGENT NAME <input type="checkbox"/>	Phone with Area Code
BILLING ADDRESS (Number, Street) 1252 US HIGHWAY 14		ADDRESS (Number, Street) <input type="checkbox"/>	
(City, State, Zip) OREGON, WI 53575		(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	
1256 State Highway 14					
TOWNSHIP RUTLAND	SECTION 7	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0510-072-8310-0		---		---	

CUP DESCRIPTION
CARETAKER'S RESIDENCE IN THE LC ZONING DISTRICT

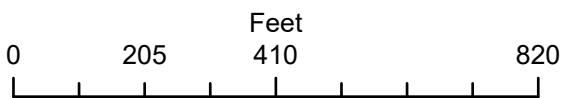
DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
10.271(3)	1.2

<b>DEED RESTRICTION REQUIRED?</b> <input type="checkbox"/> Yes <input type="checkbox"/> No  Applicant Initials _____	Inspectors Initials  RUH1	<b>SIGNATURE:(Owner or Agent)</b>  _____
		<b>PRINT NAME:</b>  _____
		<b>DATE:</b>  _____

COMMENTS: PROPOSAL WOULD ENABLE A REPLACEMENT HOME TO BE BUILT AFTER THE OLD ONE WAS DEMOLISHED 2 YEARS AGO (CAUSING PREVIOUS CUP #2534 TO EXPIRE).



**CUP 2706**  
**JS ZIEGLER TR (JOHN ZIEGLER)**



- |                               |   |                             |
|-------------------------------|---|-----------------------------|
| Proposed Zoning Boundary      | Regulatory Floodway                             | Area with Risk Due to Levee |
| Tax Parcel Boundary           | Special Floodway                                |                             |
| Wetland Class Areas           | Area of Undetermined Flood Hazard               |                             |
| <b>Flood Hazard Zones</b>     | 0.2% Annual Chance Flood Hazard                 |                             |
| <b>Zone Type</b>              | Future Conditions 1% Annual Chance Flood Hazard |                             |
| 1% Annual Chance Flood Hazard | Area with Reduced Risk Due to Levee             |                             |



**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 P Ziegler	Agent Name:	Same as Owner
Address (Number & Street):	1256 US Highway 14	Address (Number & Street):	
Address (City, State, Zip):	Oregon WI 53575	Address (City, State, Zip):	
Email Address:		Email Address:	
Phone#:		Phone#:	

### SITE INFORMATION

Township:	Rutland	Parcel Number(s):	TPP 5567-00-21
Section:	7 - NE 1/4 NW 1/4 7 5 10 East	Property Address or Location:	1256 US Highway 14, Oregon WI 53575
Existing Zoning:	LC1	Proposed Zoning:	CUP Code Section(s):

### DESCRIPTION OF PROPOSED CONDITIONAL USE

<b>Type of conditional use permit</b> (for example: limited family business, animal boarding, mineral extraction, or any other listed conditional use): New building for caretaker residence.	<b>Is this application being submitted to correct a violation?</b> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
<b>Provide a short but detailed description of the proposed conditional use:</b> Small One (1) Story, No basement home for caretaker son employee. Does meet all set back requirements per State, County, Township requirements. Is replacing a farm house which was removed. Will have bathroom, kitchen, utility room, living room and one (1) bedroom.	

### 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 checked="" type="checkbox"/> Complete attached information sheet for standards | <input checked="" type="checkbox"/> Site Plan drawn to scale | <input checked="" type="checkbox"/> Detailed operational plan | <input checked="" type="checkbox"/> Written legal description of boundaries | <input checked="" type="checkbox"/> Detailed written statement of intent | <input checked="" type="checkbox"/> Application fee ( <b>non-refundable</b> ), payable to Dane County Treasurer |
|---|--|---|---|--|---|

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: John P Ziegler

Date: 3-5-2026

## 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 Conditional Use will allow Care Taker on the property.

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.

None - Rental Storage Facility and Farm land next to rezoning.

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.

None - No Change

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

All Road, Driveway, Parking improvements are in place.

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 additional traffic or changes will occur.

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:

N/a

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

N/a

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

N/a

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

N/a

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

N/a

**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.

Only Change - Care Taker Residence for Son Building

30 x 36

Ziegler Crane Service has been in Business in Dane County since 1970. Lifting Cranes.

List the proposed days and hours of operation.

(5) Days Per Week - 7am - 4:30 PM

List the number of employees, including both full-time equivalents and maximum number of personnel to be on the premises at any time.

(2) Employees

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.

None

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.

None

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.

Existing Septic & Well In Place

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

Existing Contracted Bi Weekly Pickup in Place by Pelliteri

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

No Change - No Additional 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.

Any Exterior Light will be Covered & Pointing Downward

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.

Ziegler Crane Service - Inside Crane Storage Parking

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

Rental Storage Area with Cars, RV's, Boats Indoor & Outdoor, Ag/Farm Fields

## APPLICATION CHECKLIST FOR A CONDITIONAL USE PERMIT

**A scaled site plan and detailed operations plan must be submitted with your Conditional Use Permit application. Please use the checklist below to ensure you are submitting all required information applicable to your request. Please attach to your application form the required maps and plans listed below, along with any additional pages.**

**SCALED SITE PLAN. Show sufficient detail on 11" x 17" paper. Include the following information, as applicable:**

- Scale and north arrow.
- Date the site plan was created.
- Existing subject property lot lines and dimensions.
- Existing and proposed wastewater treatment systems and wells.
- All buildings and all outdoor use and/or storage areas, existing and proposed, including provisions for water and sewer.
- All dimension and required setbacks, side yards and rear yards.
- Location and width of all existing and proposed driveway entrances onto public and private roadways, and of all interior roads or driveways.
- Location and dimensions of any existing utilities, easements or rights-of-way.
- Parking lot layout in compliance with s. 10.102(8).
- Proposed loading/unloading areas.
- Zoning district boundaries in the immediate area. All districts on the property and on all neighboring properties must be clearly labeled.
- All relevant natural features, including navigable and non-navigable waters, floodplain boundaries, delineated wetland areas, natural drainage patterns, archeological features, and slopes over 12% grade.
- Location and type of proposed screening, landscaping, berms or buffer areas if adjacent to a residential area.
- Any lighting, signs, refuse dumpsters, and possible future expansion areas.

**NEIGHBORHOOD CHARACTERISTICS. Describe existing land uses on the subject and surrounding properties:**

- Provide a brief written statement describing the current use(s) of the property on which the conditional use is proposed.
- Provide a brief written statement documenting the current uses of surrounding properties in the neighborhood.

**OPERATIONS PLAN AND NARRATIVE. Describe in detail the following characteristics of the operation, as applicable:**

- Hours of operation.
- Number of employees, including both full-time equivalents and maximum number of personnel to be on the premises at any time.
- Anticipated noise, odors, dust, soot, runoff or pollution and measures taken to mitigate impacts to neighboring properties.
- Descriptions of any materials stored outside and any activities, processing or other operations taking place outside an enclosed building.
- Compliance with county stormwater and erosion control standards under Chapter 11 of Chapter 14, Dane County Code.
- Sanitary facilities, including adequate private onsite wastewater treatment systems and any manure storage or management plans approved by the Madison and Dane County Public Health Agency and/or the Dane County Land and Water Resources Department.
- Facilities for managing and removal of trash, solid waste and recyclable materials.
- Anticipated daily traffic, types and weights of vehicles, and any provisions, intersection or road improvements or other measures proposed to accommodate increased traffic.
- A listing of hazardous, toxic or explosive materials stored on site, and any spill containment, safety or pollution prevention measures taken.
- Outdoor lighting and measures taken to mitigate light-pollution impacts to neighboring properties.
- Signage, consistent with section 10.800.

**ADDITIONAL MATERIALS. Additional information is required for certain conditional uses listed in s. 10.103:**

- Agricultural entertainment, special events, or outdoor assembly activities anticipating over 200 attendees must file an event plan.
- Domestic pet or large animal boarding must provide additional information in site and operations plans.
- Communication towers must submit additional information as required in s. 10.103(9).
- Farm residences proposed in the FP-35 district must submit additional information as required in s. 10.103(11).
- Mineral extraction proposals must submit additional information as required in s. 10.103(15).

Date: 3/05/2026 - 10:28 AM  
 Design Name: Garage Design  
 Design ID: 303453427779  
 Estimate ID: 24664  
 Estimated Price: \$14,855.76

MENARDS

# Design & Buy™

\*Today's estimated price. Future pricing may go up or down. Tax, labor, and delivery not included.

### How to recall and purchase your design at home:



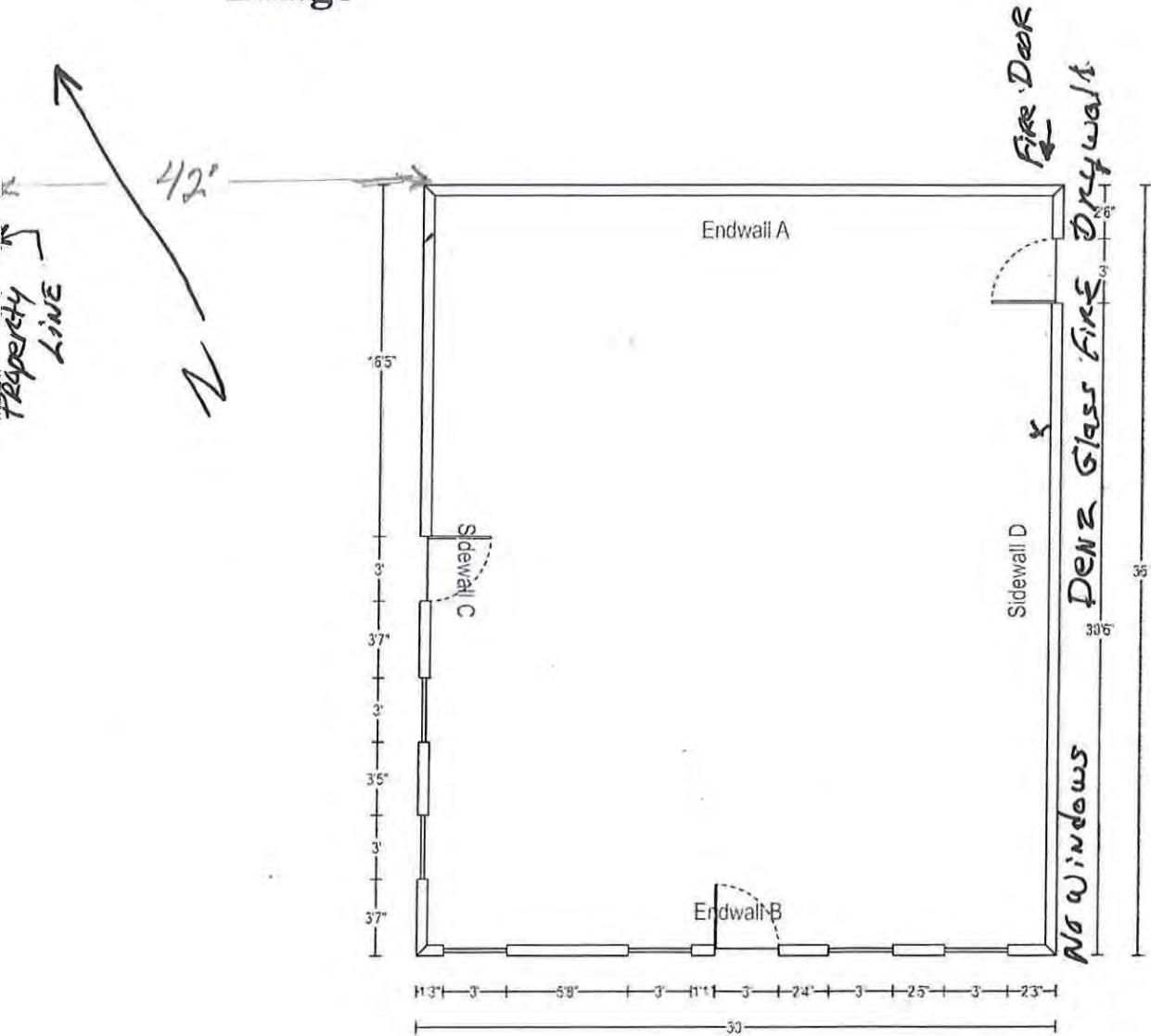
OR

1. On Menards.com, enter "Design & Buy" in the search bar
2. Select the Garage Designer
3. Recall your design by entering Design ID: 303453427779
4. Follow the on-screen purchasing instructions

### How to purchase your design at the store:

1. Enter Design ID: 303453427779 at the Design-It Center Kiosk in the Building Materials Department
2. Follow the on-screen purchasing instructions

## Image



Date: 3/05/2026 - 10:28 AM  
Design Name: Garage Design  
Design ID: 303453427779  
Estimate ID: 24664  
Estimated Price: \$14,855.76

*\*Today's estimated price. Future pricing may go up or down. Tax, labor, and delivery not included.*

**MENARDS**  
**Design & Buy™**  
**GARAGE**

## Dimensions

### Wall Configurations

\*Some items like wainscot, gutter, gable accents, are not displayed if selected.



**ENDWALL B**

Mastercraft® 36W x 80H Primed Steel Half Lite

- 36"W x 36"H Performax™ Black Slider Window with Nailing Flange
- 36"W x 36"H Performax™ Black Slider Window with Nailing Flange
- 36"W x 36"H Performax™ Black Slider Window with Nailing Flange
- 36"W x 36"H Performax™ Black Slider Window with Nailing Flange



**SIDEWALL D**

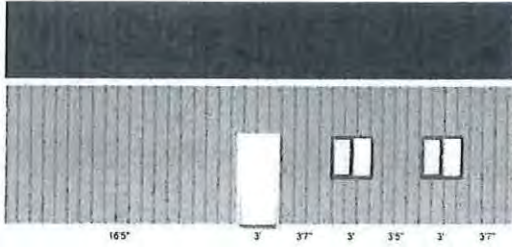
Mastercraft® 36W x 80H Primed Steel 6-Panel

Date: 3/05/2026 - 10:28 AM  
Design Name: Garage Design  
Design ID: 303453427779  
Estimate ID: 24664  
Estimated Price: \$14,855.76

*\*Today's estimated price. Future pricing may go up or down. Tax, labor, and delivery not included.*

**MENARDS**

# Design & Buy™ GARAGE

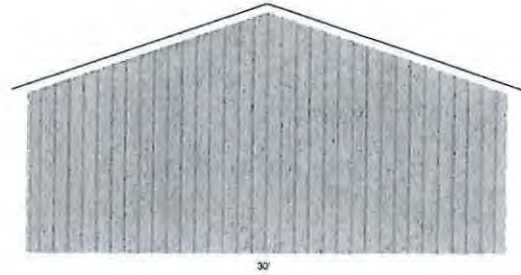


## SIDEWALL C

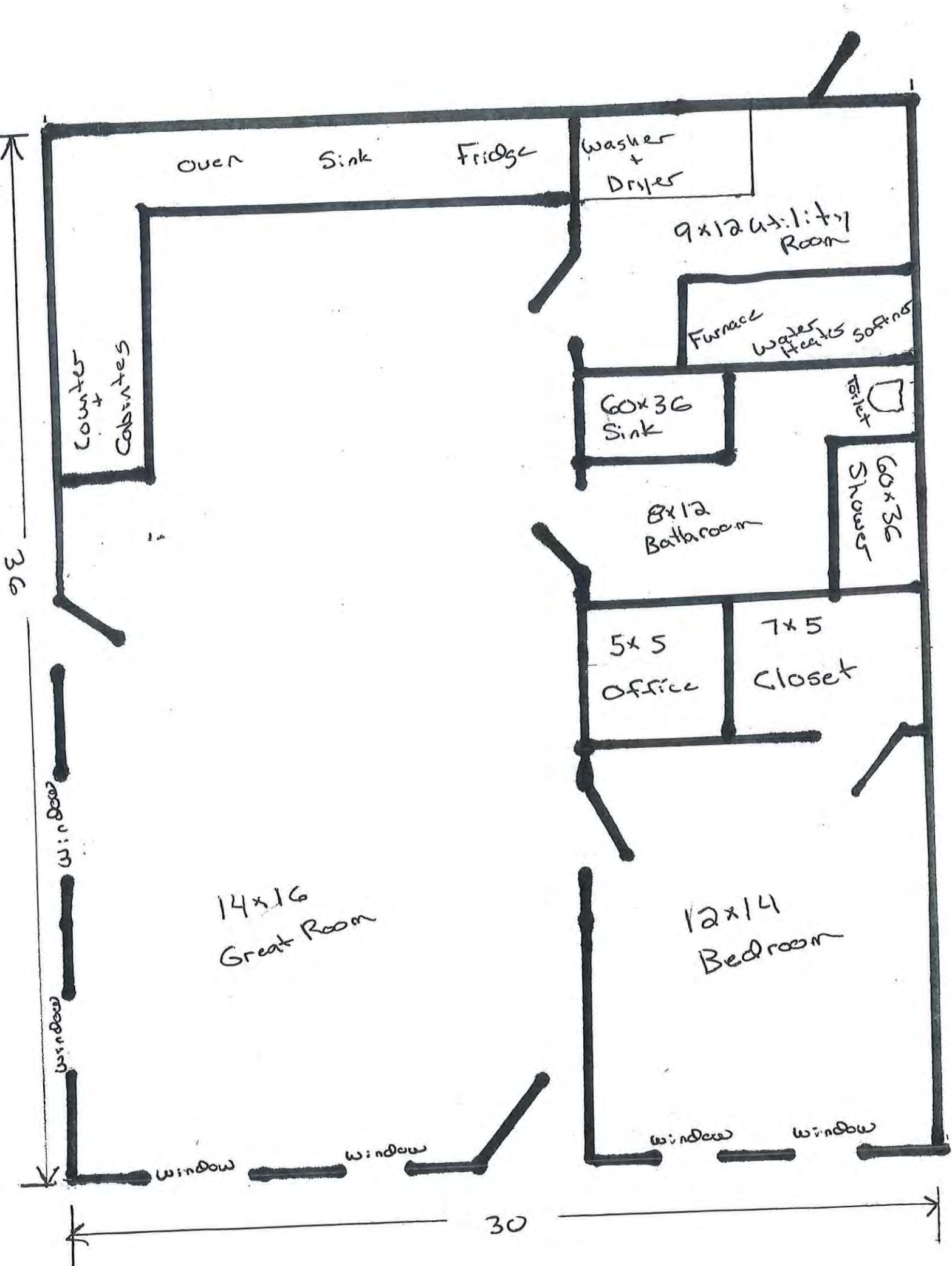
Mastercraft® 36W x 80H Primed Steel 6-Panel

36"W x 36"H Performax™ Black Slider Window with Nailing Flange

36"W x 36"H Performax™ Black Slider Window with Nailing Flange

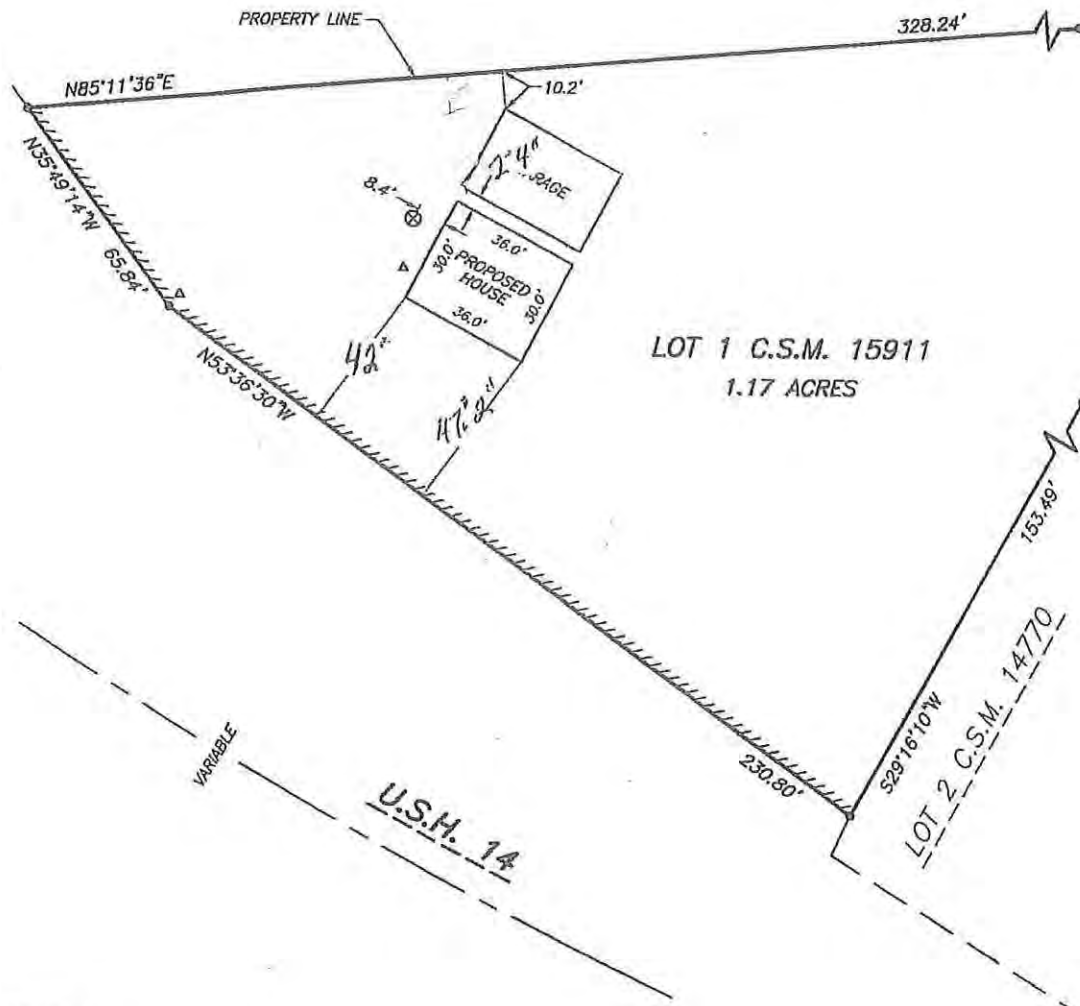


## ENDWALL A



Part of Lot 1 of Certified Survey Map 15911 (Vol. 116, Pages 203-204), in the Northeast 1/4 of the Northwest 1/4 of Section 7, Town 5 North, Range 10 East, Town of Rutland, Dane County, Wisconsin.

LOT 2 C.S.M. 13808



LEGEND:

- 3/4" solid round iron rod found
- ⊗ Septic cover
- △ Septic vent
- NO ACCESS

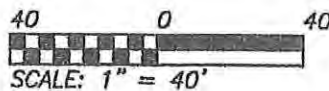
PREPARED FOR:  
John Ziegler  
1252 U.S.H. 14  
Oregon, WI 53575  
(608) 335-9393



March 9, 2024



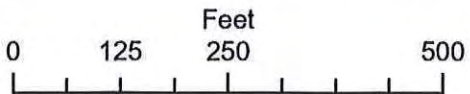
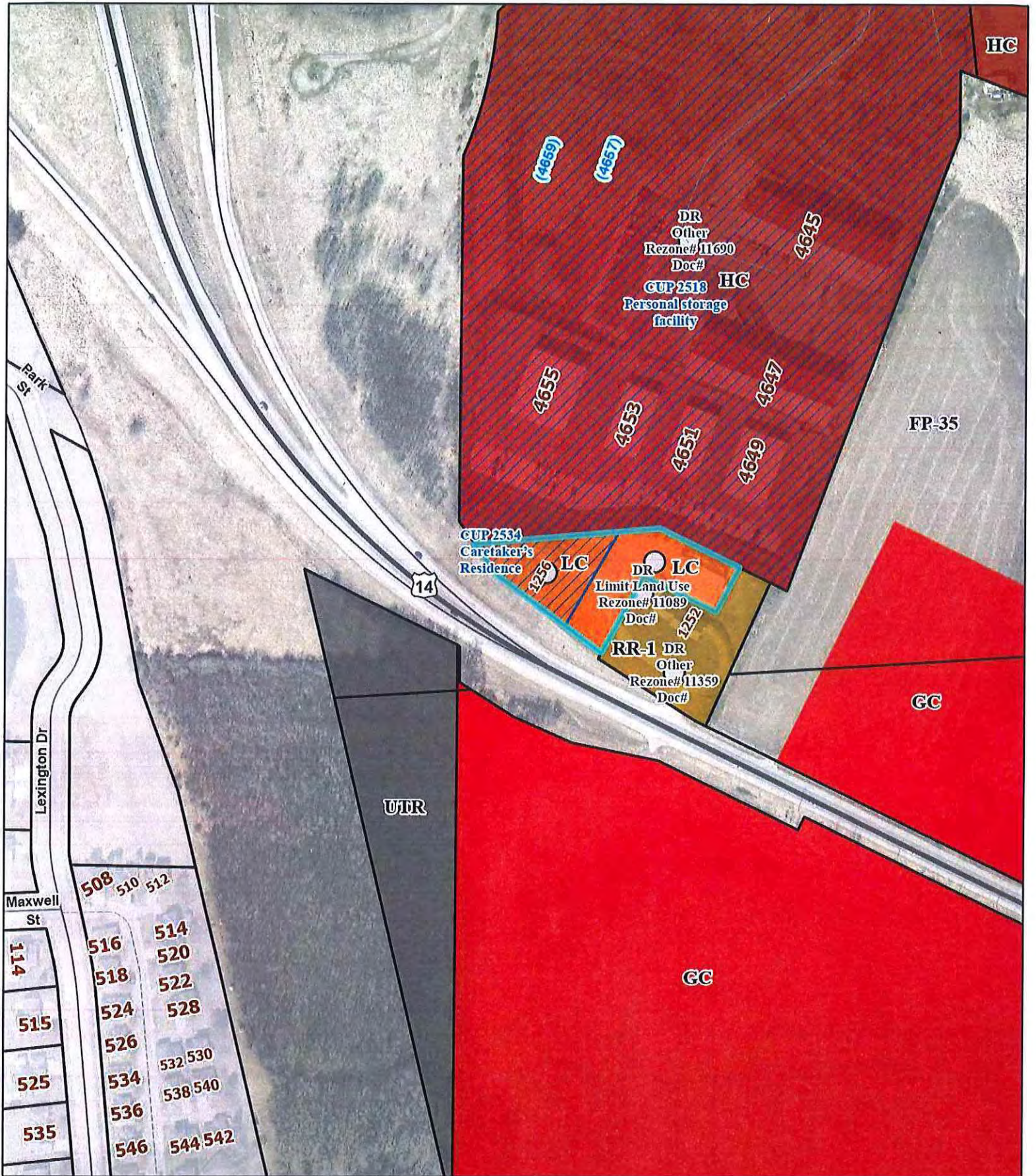
JOB NO. 26050  
POINTS 17112  
DRWG. 26050\_3  
DRAWN BY JMB



NOTE:

Bearings are referenced to the Wisconsin County Coordinate System, Dane County Zone, NAD83 (2011), in which the North line of Lot 1 of C.S.M. 15911 bears N85°11'36"W.

**TALARCZYK**  
LAND SURVEYS  
517 2nd Avenue  
New Glarus, WI 53574  
608-527-5216  
www.talarczyklandsurveys.com



**1256 US HIGHWAY 14**  
Neighborhood Map

Doc# 5806247

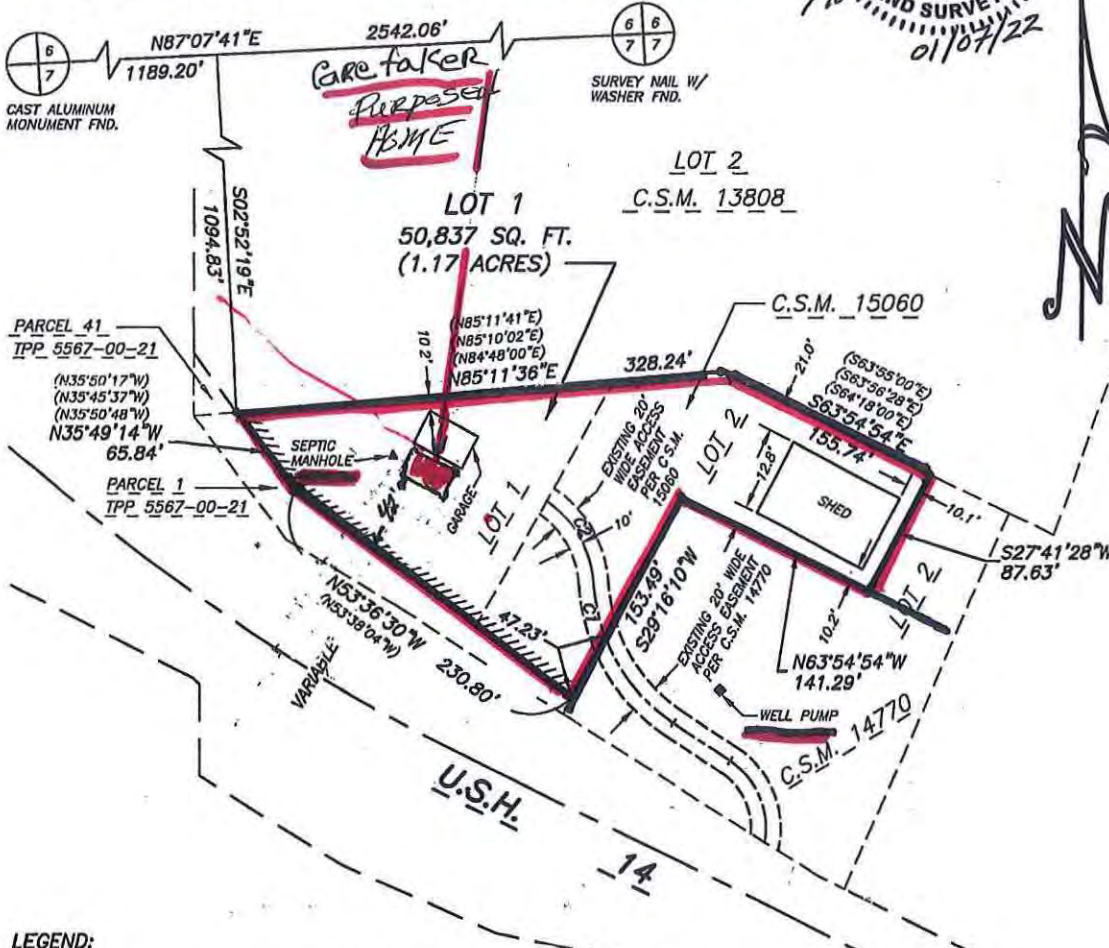
# CERTIFIED SURVEY MAP No. 15911

Lots 1 and 2 of Certified Survey Map 15060 (Vol. 106, Pages 232-233) in the Northeast 1/4 of the Northwest 1/4 of Section 7, Town 5 North, Range 10 East, Town of Rutland, Dane County, Wisconsin.

CURVE DATA							
CURVE	RADIUS	ARC	DELTA	CHORD	CHORD BEARING	TAN. BEARING-IN	TAN. BEARING-OUT
C1	120.60'	35.80'	17°00'30"	35.67'	N12°18'59"W	N20°49'14"W	N03°48'44"W
C2	72.00'	65.37'	52°01'02"	63.15'	N29°49'15"W	N03°48'44"W	N55°49'46"W

**NOTES:**

- 1.) Bearings are referenced to the Wisconsin County Coordinate System, Dane County Zone, NAD83 (2011), in which the North line of the Northwest 1/4 of Section 7 bears N87°07'41"E.
- 2.) Recorded data, when different than measured, is shown in parenthesis.
- 3.) Refer to building site information contained in the Dane County Soil Survey.
- 4.) All PLSS witness monuments were found and verified.
- 5.) The existing access easement across Lot 2 of C.S.M. 15060 will be released since Lots 1 & 2 of said C.S.M. 15060 have been combined into Lot 1 of this C.S.M. and will be owned by one entity. (merger of title doctrine)



**LEGEND:**

- 3/4" solid round iron rod found
- 3/4" iron pipe found
- ////// No vehicular access by acquisition per TPP 5567-00-21-4.01
- ▲ Septic vent

PREPARED FOR:  
John Ziegler  
1252 U.S.H. 14  
Oregon, WI 53575  
(608) 335-9393

**TALARCZYK**  
LAND SURVEYS, INC.  
517 2nd Avenue  
New Glarus, WI 53574  
608-527-5216  
www.talarczyk-surveys.com



JOB NO. 21071  
POINTS 17112  
DRWG. 21071-1  
DRAWN BY RT

## **CUP 2706 Legal Description**

Lot 1 Certified Survey Map No. 15911, recorded in Dane County Certified Survey Maps Volume 116, Pages 203-204, document No. 5806247, Town of Rutland, Dane County, Wisconsin.