

Dane County Conditional Use Permit Application

Application Date	C.U.P Number
02/21/2025	DCPCUP-2025-02658
Public Hearing Date	
04/22/2025	

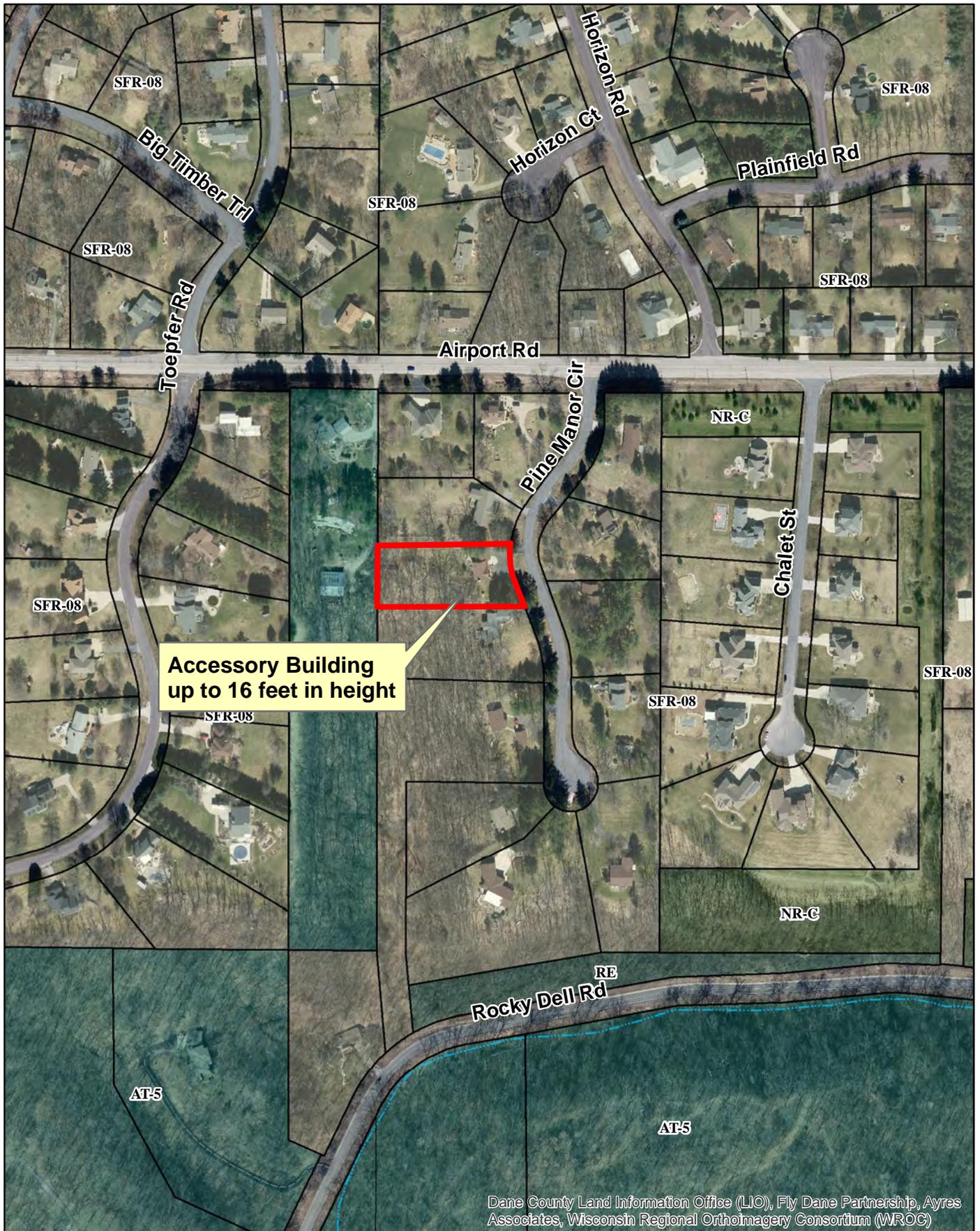
OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME PAUL AND JESSICA SCHROEDER	Phone with Area Code (608) 438-8340	AGENT NAME <input type="checkbox"/>	Phone with Area Code
BILLING ADDRESS (Number, Street) 4653 PINE MANOR CIR		ADDRESS (Number, Street) <input type="checkbox"/>	
(City, State, Zip) MIDDLETON, WI 53562		(City, State, Zip)	
E-MAIL ADDRESS pschroeder3@yahoo.com		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	
4653 Pine Manor Cir					
TOWNSHIP MIDDLETON	SECTION 6	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0708-064-2534-5		---		---	

CUP DESCRIPTION
C.U.P. for accessory building over 12 feet in average height

DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
10.251(3)	1.0

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



Legend

-  Wetland
-  Floodplain



CUP 2658
Schroeder



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:	Paul and Jessica Schroeder	Agent Name:	
Address (Number & Street):	4653 Pine Manor Circle	Address (Number & Street):	
Address (City, State, Zip):	Middleton, WI 53562	Address (City, State, Zip):	
Email Address:	pschroeder3@yahoo.com	Email Address:	
Phone#:	608-438-8340	Phone#:	

SITE INFORMATION

Township:	Town of Middleton	Parcel Number(s):	038/0708-064-2534-5
Section:	6	Property Address or Location:	4653 Pine Manor Circle Middleton, WI 53562
Existing Zoning:	SFR-08	Proposed Zoning:	CUP Code Section(s): 10.251(3)

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): 2 car detached garage	Is this application being submitted to correct a violation? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Provide a short but detailed description of the proposed conditional use: Construction of a 2 car detached garage with a small storage space above. The proposed garage height exceeds Dane County's 12' allowable median roof height. The median height of the proposed roof will be less than the maximum allowance of 16'.	

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 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: 2-20-25

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\(15\)](#).

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 custom 2 car detached garage with room for a small storage area above. The garage will be constructed by Scott Ripp who is the owner/operator of Ripp Custom Remodeling out of Waunakee, WI and has over 22 years of designing/building experience.

List the proposed days and hours of operation.

M-F 8a-4p

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

1-2

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.

Silt fencing will be installed and maintained throughout the project. Daily housekeeping will occur to ensure street and building area remain clean and orderly.

Describe any materials proposed to be stored outside and any activities, processing or other operations taking place outside an enclosed building. Building materials/supplies will be neatly stored on site and within the immediate proximity to the garage.

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.

N/A

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.

N/A

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

N/A

Provide a listing of any hazardous, toxic or explosive materials to be stored on site, and any spill containment, safety or pollution prevention measures.

N/A

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. Exterior lighting on the garage is slated to be low lumens and mainly for ambience/aesthetics.

Describe any existing or proposed signage, including size, location, and materials, consistent with the county's sign ordinance found in s. [10.800](#).

N/A

Briefly describe the current use(s) of the property on which the conditional use is proposed.

Single family residence

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

Single family residences

STANDARDS FOR CONDITIONAL USE PERMITS

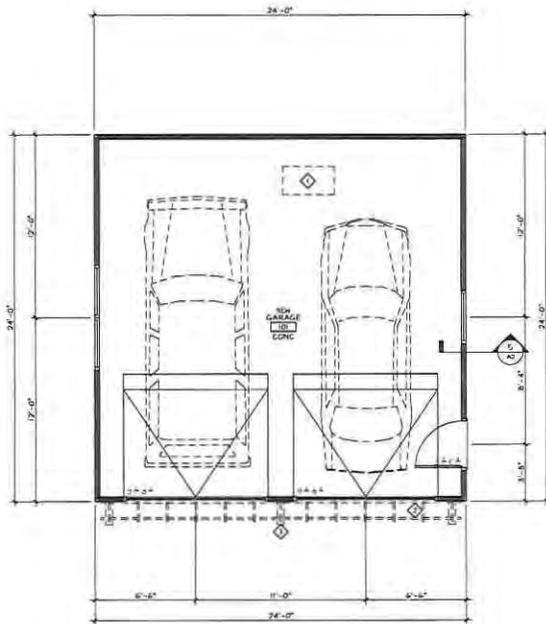
Applicants must provide adequate evidence demonstrating to the Town and Dane County Zoning & Land Regulation Committee that the proposed conditional use satisfies the following 8 standards for approval, along with any additional standards specific to the applicable zoning district or particular use found 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):

<p>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.</p> <p>The conditional use permit is for the construction of a 2 car detached garage which will not be detrimental or endanger public health, safety, comfort, or general welfare.</p>
<p>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.</p> <p>This custom built garage will improve the aesthetics of our property and neighborhood. The garage is going to be built by Scott Ripp (business owner/operator of Ripp Custom Remodeling) who resides in Waunakee, WI and is a custom home builder with over 22 years of designing/building.</p>
<p>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.</p> <p>All homes on this street and entire area are single family homes/developments. Detached residential garages are common in this neighborhood and the surrounding area. There are 2 other residences on Pine Manor Circle with 2 car detached garages.</p>
<p>4. Adequate utilities, access roads, drainage and other necessary site improvements have been or are being made to accommodate the conditional use.</p> <p>MG&E has already rerouted power to our home that originally ran underground within the proposed garage footprint. The detached garage will be powered by an existing utility transformer on the property line of the adjacent property to the south.</p>
<p>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.</p> <p>In 2018 we had our driveway designed and constructed specifically for the future addition of a 2 car detached garage.</p>
<p>6. That the conditional use shall conform to all applicable regulations of the district in which it is located.</p> <p>In order to surpass the allowable 12' median roof height a conditional use permit is needed. The median roof height will not exceed 16'.</p>
<p>7. The conditional use is consistent with the adopted town and county comprehensive plans.</p> <p>The Town of Middleton identifies the property as a residential development.</p>
<p>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.</p> <ul style="list-style-type: none">• 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

- GENERAL NOTES - FIRST FLOOR:**
1. ALL DIMENSIONS FOR EXTERIOR/INTERIOR STUD WALLS TO BE FROM FACE OF STUD TO FACE OF STUD UNLESS NOTED OTHERWISE.
 2. ALL GARAGE CEILING AND WALLS NEARER THE HOUSE TO BE 5/8" TYPE 'X' GIB.
 3. ALL DOORS BETWEEN THE HOUSE AND THE GARAGE TO BE 20 MINUTE FIRE RATED DOORS AND FRAMES.
 4. PROVIDE CONTROL JOINTS IN CONCRETE SLABS PER ACI STANDARDS.
 5. ALL WOOD IN CONTACT W/ CONCRETE SHALL BE PRESURE TREATED.
 6. GC TO FIELD VERIFY EXISTING CONDITIONS & DIMENSIONS PRIOR TO THE START OF CONSTRUCTION.

- KEY NOTES - FLOOR PLAN:**
- ◆ DROP DOWN ATTIC ACCESS LADDER
 - ◆ FIBER PENOLA SYSTEM
 - ◆ TYPER BRACKETS TO SUPPORT PERGOLA, TYP. OF 3

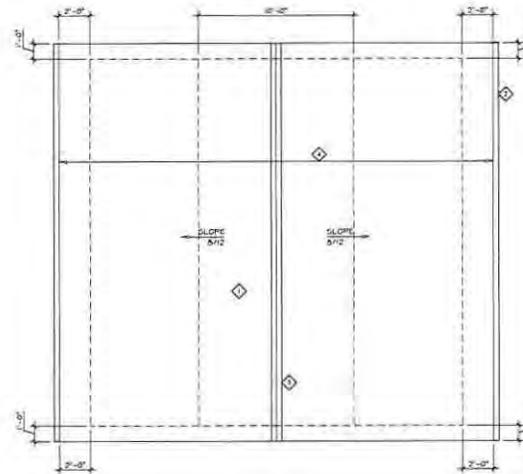


AREA CALCULATIONS (GROSS S.F.)
GARAGE AREA = 576.0 S.F.

NORTH
① FIRST FLOOR PLAN
1/4" = 1'-0"

- GENERAL NOTES - ROOF PLAN:**
1. ALL DIMENSIONS ARE TO FACE OF FRAMING UNLESS NOTED OTHERWISE. REFER TO SECTIONS AND DETAILS FOR EAVE AND FASCIA CONDITIONS.
 2. INSTALL WATERPROOF MEMBRANE AS INDICATED WITHIN CONSTRUCTION DOCUMENTS OR AS FOLLOWS:
 - 2a. AT ALL VERTICAL PENETRATIONS THROUGH THE ROOF INCLUDING CHIMNEYS, VENTS, AND STACKS.
 - 2b. ALONG ENTIRE LENGTH OF EAVE CONDITIONS TO 2'-0" BEYOND EXTERIOR WALL LINE.
 - 2c. 6" W/ WIDE STRIPS ALONG ENTIRE LENGTH OF VALLEYS AND AT ALL INTERSECTIONS WITH DOWNPOUTS, WALLS AND OTHER VERTICAL SURFACES.
 3. INSTALL METAL FLASHING AS INDICATED WITHIN CONSTRUCTION DOCUMENTS OR AS FOLLOWS:
 - 3a. UP/E STEP FLASHING AT ALL INTERSECTIONS WITH CHIMNEYS, WALLS AND OTHER VERTICAL SURFACES.
 - 3b. HENTED DEEP RIDGE FLASHING ALONG ENTIRE INTERIOR EDGE OF ROOF AT FASCIA FLASHING. SHALL BE OF SUFFICIENT LENGTH TO OVERLAP TOP OF FASCIA LOCATION.
 4. INSTALL SHINGLES IN MANUFACTURER'S RECOMMENDED PATTERN AND WEATHER EXPOSURE. USE MANUFACTURER'S SPECIFIED FASTENER SCHEDULE.
 5. INSTALL HIP RIDGE VENT & RIDGE VENT AT LOCATIONS AS REQUIRED FOR BALANCED HIGH/LOW VENTILATION SYSTEM W/ ROOF VENTILATION.

- KEY NOTES - ROOF PLAN:**
- ◆ ASPHALT SHINGLES, TYP.
 - ◆ PREFINISHED METAL GUTTER, TYP.
 - ◆ RIDGE VENT
 - ◆ WOOD-IN-ATTIC ROOF TRUSSES



NORTH
② ROOF PLAN
1/4" = 1'-0"

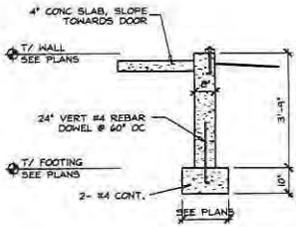
REVISED
CONSTRUCTION
DOCUMENTS

A DETACHED GARAGE FOR:
THE SCHROEDERS
4653 PINE MANOR CIRCLE
MIDDLETON, WI 53562

REVISIONS	
#	DATE / ISSUE

DATE
3/17/25

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3 FOUNDATION DETAIL
1/2"=1'-0"

GENERAL NOTES - FOUNDATION PLAN:

- JOINT FILLER SHALL BE PRE-FORMED STRIPS OF ASPHALT IMPREGNATED FIBERGLASS.
- ANCHOR BOLTS SHALL BE 1/2" (MIN.) A.S.T.M. A307 OR BETTER @ 20" O.C. MAX. W/ 7" MIN. EMBEDMENT U.N.O.
- LOCATE ONE ANCHOR BOLT WITHIN 12" FROM ANY CORNER.
- DIMENSIONS ARE FROM FACE TO FACE OF WALL.

KEY NOTES - FOUNDATION PLAN:

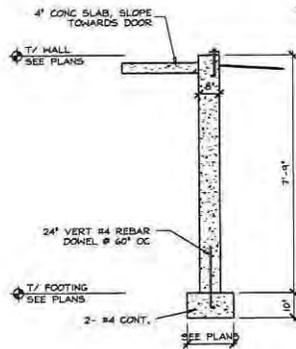
◇ DROP TOP OF WALL FOR SLAB OVERPOUR

FOUNDATION FOOTING SCHEDULE:

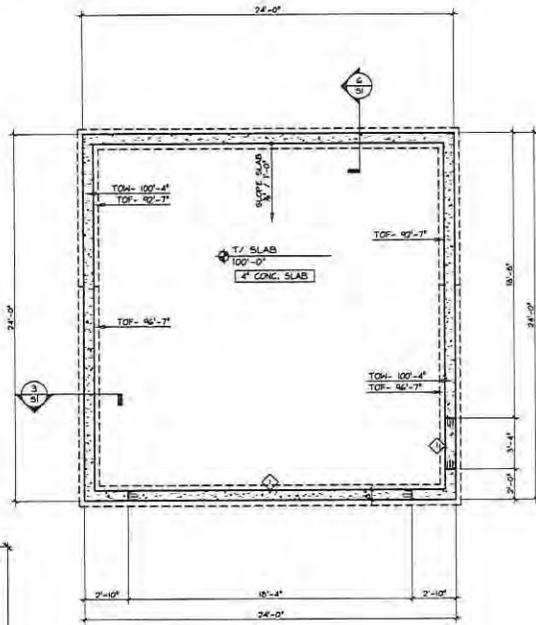
TYPE	SIZE	REINFORCING
T-7	7'-0" x 4'-0" x 8'-0"	2- #4 BARS CONT.

NOTES:

- ALL FOOTINGS ARE TYPE T-7 UNLESS NOTED OTHERWISE.
- ALL REINFORCING STEEL SHALL BE A.S.T.M. #48 GRADE 60.
- REINFORCING STEEL SHALL BE LAID TO CLEAR ALL WAYS.
- ALL FOOTINGS SHALL BE FOOTED.



6 FOUNDATION DETAIL
1/2"=1'-0"



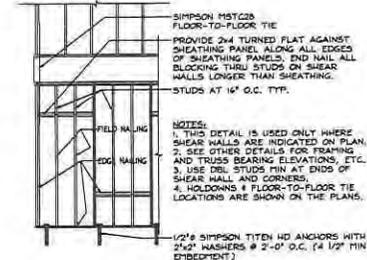
NORTH
1 FOUNDATION PLAN
1/2"=1'-0"

GENERAL NOTES - STRUCTURAL FRAMING:

- PRE-ENGINEERED ROOF TRUSSES AND STRUCTURAL DESIGN BY OTHERS UNLESS NOTED HERE.

SYMBOL LEGEND - STRUCTURAL FRAMING:

- (2) 2x TRIMMER/ SHOULDER STUD CALL OUT U.N.O.
- DENOTES BEAM/HEADER
- SH-1 SHEAR WALL - WOOD STRUCTURAL SHEATHING, SEE DETAIL 4/5
- SH-2 SHEAR WALL - EXTENDED HEADER, SEE DETAIL 5/5
- SH-3 SHEAR WALL - GYPSUM WALLBOARD TO BOTH SIDES OF WALL



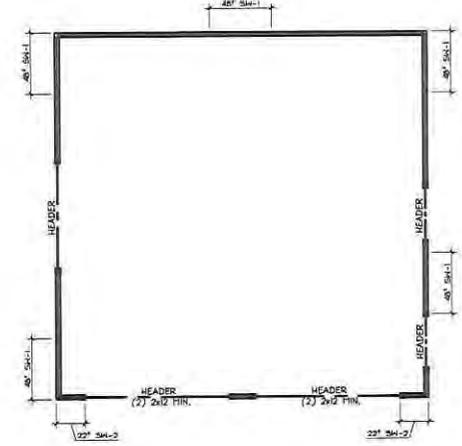
SHEAR WALL SCHEDULE

SHEATHING	FASTENER SIZE	EDGE SPACING	FIELD SPACING
7/16 OSB	8" COMMON OR GALV. BOX	6" O.C.	12" O.C.
1/2 GYPSUM	66 COOLER	7" O.C.	12" O.C.

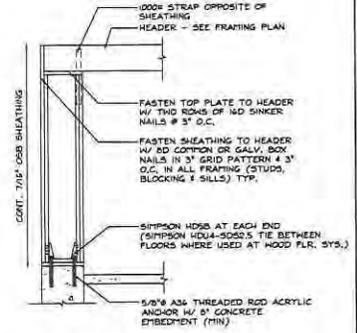
NOTES:

- #6 DRYPHALL SCREENS (1 1/4", TYPE 5 OR N) MAY BE SUBSTITUTED FOR 66 COOLER WALLS AT SINK.
- SHEATHING CAN BE PLACED EITHER PARALLEL OR PERPENDICULAR TO STUDS PROVIDED THE PANEL IS AT LEAST 4FT WIDE.

4 FOUNDATION DETAIL
1/2"=1'-0"



NORTH
2 WALL BRACING PLAN
1/4"=1'-0"



5 EXTENDED HEADER DETAIL
NTS

REVISED
CONSTRUCTION
DOCUMENTS

A DETACHED GARAGE FOR:
THE SCHROEDERS
4653 PINE MANOR CIRCLE
MIDDLETON, WI 53562

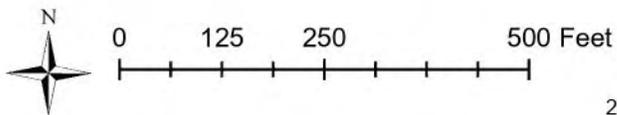
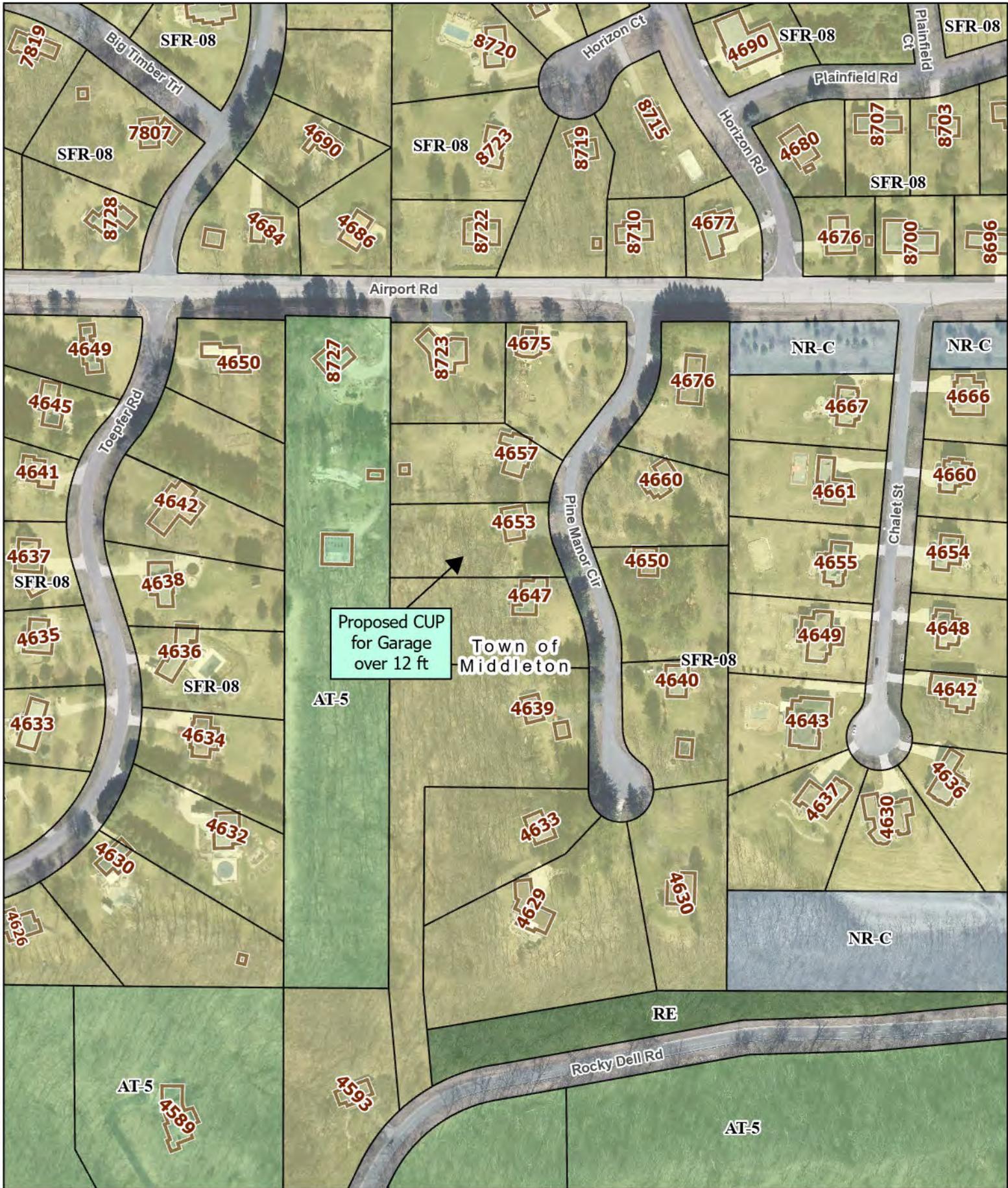
REVISIONS

#	DATE	ISSUE

DATE
2/17/26

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Neighborhood Map