

Dane County Conditional Use Permit Application

Application Date	C.U.P Number
04/17/2026	DCPCUP-2026-02710
Public Hearing Date	
06/23/2026	

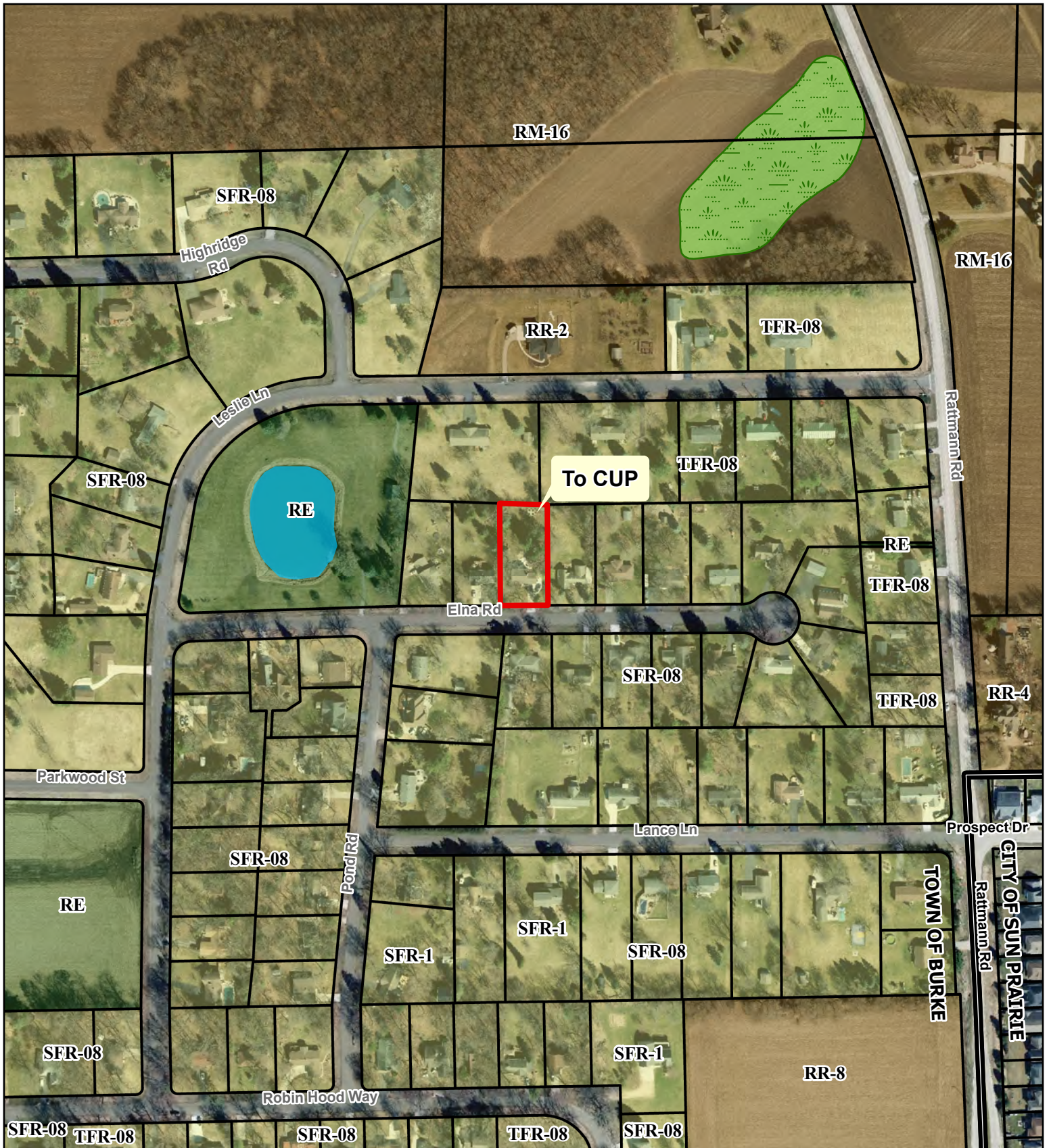
OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME BRANDON SCULLION	Phone with Area Code	AGENT NAME NICHOLAS ZIELSDORF	Phone with Area Code (608) 219-3075
BILLING ADDRESS (Number, Street) 3754 ELNA RD		ADDRESS (Number, Street) 850 LAURA ST	
(City, State, Zip) MADISON, WI 53718		(City, State, Zip) Sun Prairie, WI 53590	
		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	
3754 Elna Rd					
TOWNSHIP BURKE	SECTION 10	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0810-104-0952-7		---		---	

CUP DESCRIPTION
GARAGE MORE THAN 12 FEET IN AVERAGE HEIGHT

DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
10.251(3)	0.6

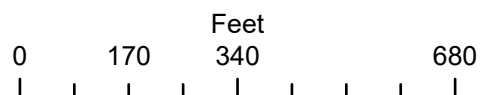
DEED RESTRICTION REQUIRED? <input type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials _____	Inspectors Initials RUH1	SIGNATURE:(Owner or Agent) PRINT NAME: DATE:
	COMMENTS: A LOCATION SURVEY WILL BE REQUIRED DURING CONSTRUCTION (WHEN FOUNDATION PLACED) PER ZONING CODE S. 10.101(2).	



- Proposed Zoning
- Parcels
- Wetland Class Areas
- Residential

- Rural Residential and Rural Mixed Use
- Recreational
- Municipal Boundary

CUP 2710
BRANDON SCULLION





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:	Brandon Scullion	Agent Name:	Nicholas Zielsdorf
Address (Number & Street):	3754 Elna Rd	Address (Number & Street):	850 Laura St
Address (City, State, Zip):	Madison, WI 53718	Address (City, State, Zip):	Sun Prairie, WI 53590
Email Address:	●●●●●●●●●●@m	Email Address:	●●●●●●●●●●@●●●●●●●●●●
Phone#:		Phone#:	6082193075

SITE INFORMATION

Township:	Town of Burke	Parcel Number(s):	081010409527
Section:	10	Property Address or Location:	3754 Elna Rd, Madison, WI, 53718
Existing Zoning:	SFR-08	Proposed Zoning:	CUP Code Section(s): 10.251(3)

DESCRIPTION OF PROPOSED CONDITIONAL USE

<p>Type of conditional use permit (for example: limited family business, animal boarding, mineral extraction, or any other listed conditional use): Extra garage/storage space. Would like to install car lift in the future to work on personal</p>	<p>Is this application being submitted to correct a violation? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p>
<p>Provide a short but detailed description of the proposed conditional use: Homeowner is looking for a CUP to have 12 foot tall walls for his detached garage/accessory building. Dane County and Towne of burke ask that the building not be taller than 12 feet. We are looking to use the CUP to have 12' tall walls plus a roof added which will add roughly 4'-10" for a total of just under 17' off of grade. They would like this height for storage and for a future car lift to work on personal vehicles.</p>	

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: 3/26/26

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.

It will just be extra storage space in the backyard of this house. There are other very similar accessory buildings around the neighborhood. The neighbors have already been notified and approve if the homeowners would like this accessory building.

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.

It will not be towering over any property or obstructing normal operations in the neighborhood. The neighbors have agreed to having this accessory building installed. Will be hard to see unless a neighbor or from a front view of the house.

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 building is within lot lines and set backs. Similar conditional use permits have already been used in this area.

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

The building will share the driveway for the house. It will have its own water diversion through gutters, drain tile, and grade.

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 accessory building will have a shared driveway with the house. It will not be seeing traffic because it will not be for commercial use.

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

Accessory building will be built to the County's building code and to the townships requirements. The only change to these regulations would be having the walls at 12 feet tall and the total building height 16-17 feet tall.

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

Similar CUP have been approved in the town and county. Will follow all planning and regulations of the town and county besides the conditional use of 12 foot tall walls and total building height of 16-17 feet tall.

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.

Building an accessory building in the backyard of the house on this property. Looking to utilize the conditional use to build the accessory building with walls at 12 feet tall and a total building height of 16-17 feet tall. The building will be placed on the NE side of the house, 29 feet behind the existing attached garage. This building will create more storage for the property; a place to store goods, decor, consumables, lawn equipment, vehicles, potential personal car lift. The proposed accessory building will have a matching style and siding of the existing house. The proposed accessory building will be a 24 foot (E-W) by 40 foot (N-S). The building will have an 8 foot (E-W) section of roof and concrete patio attached to the west side of the building. The building will sit on a monolithic concrete slab with adjacent "lean-to" concrete slab and adjacent concrete driveway slab. The building will have 12 foot tall walls, and total building height of 16-17 feet tall. No intermediate walls will be in place. The slab will be prepared for in floor radiant heat, if the homeowner wishes to add in the future. The building will have power. This building will be for personal use only.

List the proposed days and hours of operation.

The proposed building will be worked on from Monday-Friday 7am-5pm operation hours. For a 2 month project

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

There will be a contractor with 2 employees on site, an excavator, and an electrician. For a total of 5 people could be on site at the same time. But will mostly be 1 or 3 people at a single time.

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 will be construction noises and dust from building operations. Which will be confined to the property and during the townships noise nuisance ordinance hours (7am-9pm). Odors and soot are not anticipated. Runoff and pollution will be mitigated through the erosion

Describe any materials proposed to be stored outside and any activities, processing or other operations taking place outside an enclosed building.

There will be construction materials and equipment being stored outside until used during the building process. All building operations will be done outside until the building is finished.

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.

Actions will be taken to follow the erosion control plan, following the county's standards and code. Silt sock will be installed along the 4 sides of the proposed building. Concrete wash out will be directed to a plastic lined pit.

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.

There will be no sanitary facilities.

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

There will be a dumpster on site during the construction operations

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

Daily traffic will be no more than 3 regular small SUV vehicles per day. Will have a semi-truck dropping off material deliveries during the process. Project will not need any road closure of any sort.

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

There will no hazardous materials stored on site.

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

There shall not be outdoor lighting installed for construction operations. Work will be done during the daylight.

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

There will be a plywood board on the front of the property near the road. 4x4 plywood board to hold: Permit, Company info.

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

The property is currently being used as a residential home, and will continue to be used as a residential home before, during, and after proposed project.

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

The surrounding properties are used as residential homes.

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.

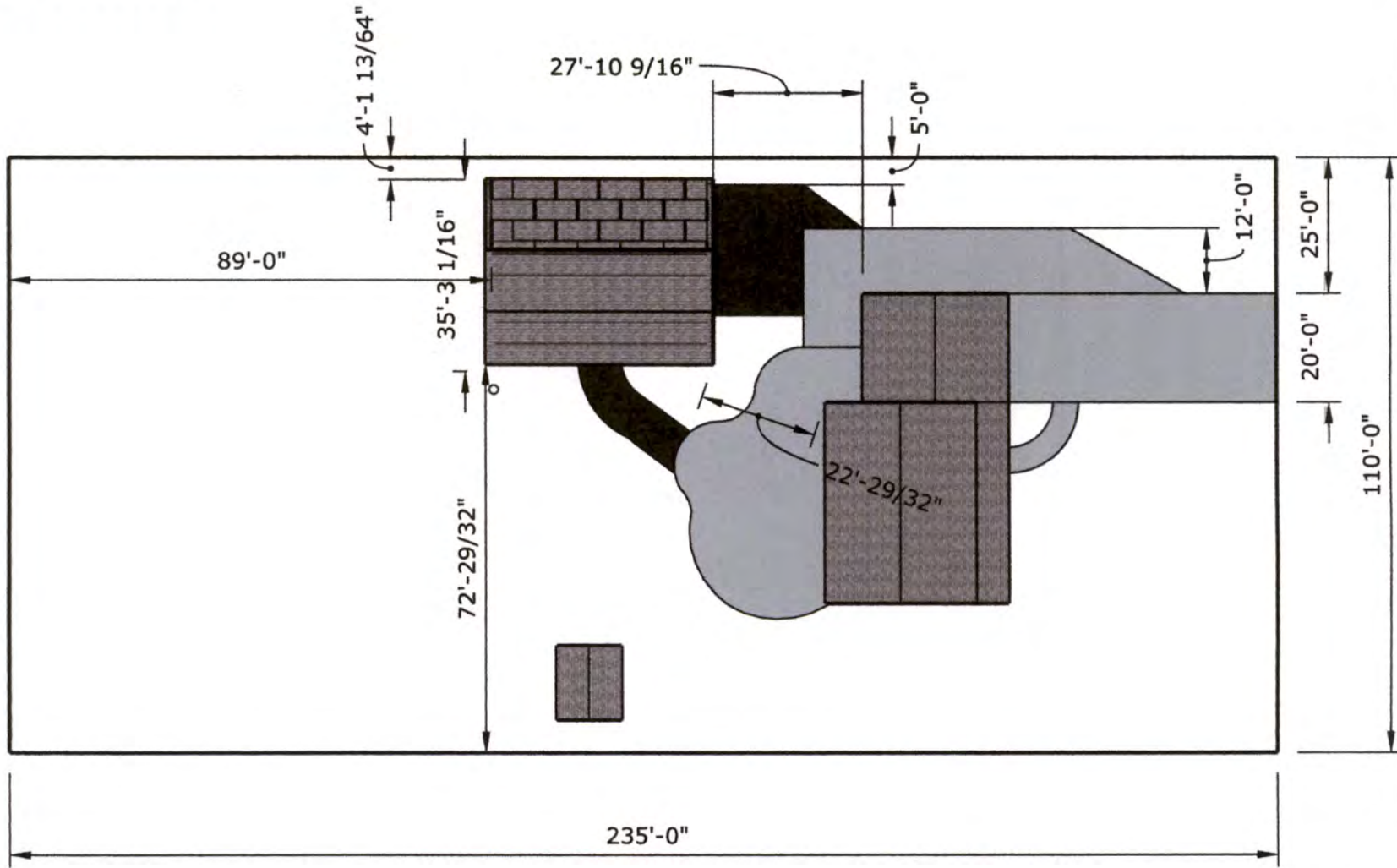
OPERATIONS PLAN AND NARRATIVE. Describe in detail the following characteristics of the operation, as applicable:

- 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\(15\)](#).

- Grey = existing concrete
- Black = New concrete drive
- NE building = New
- S building = Existing home
- W building = Existing shed
- Red Line = Erosion control



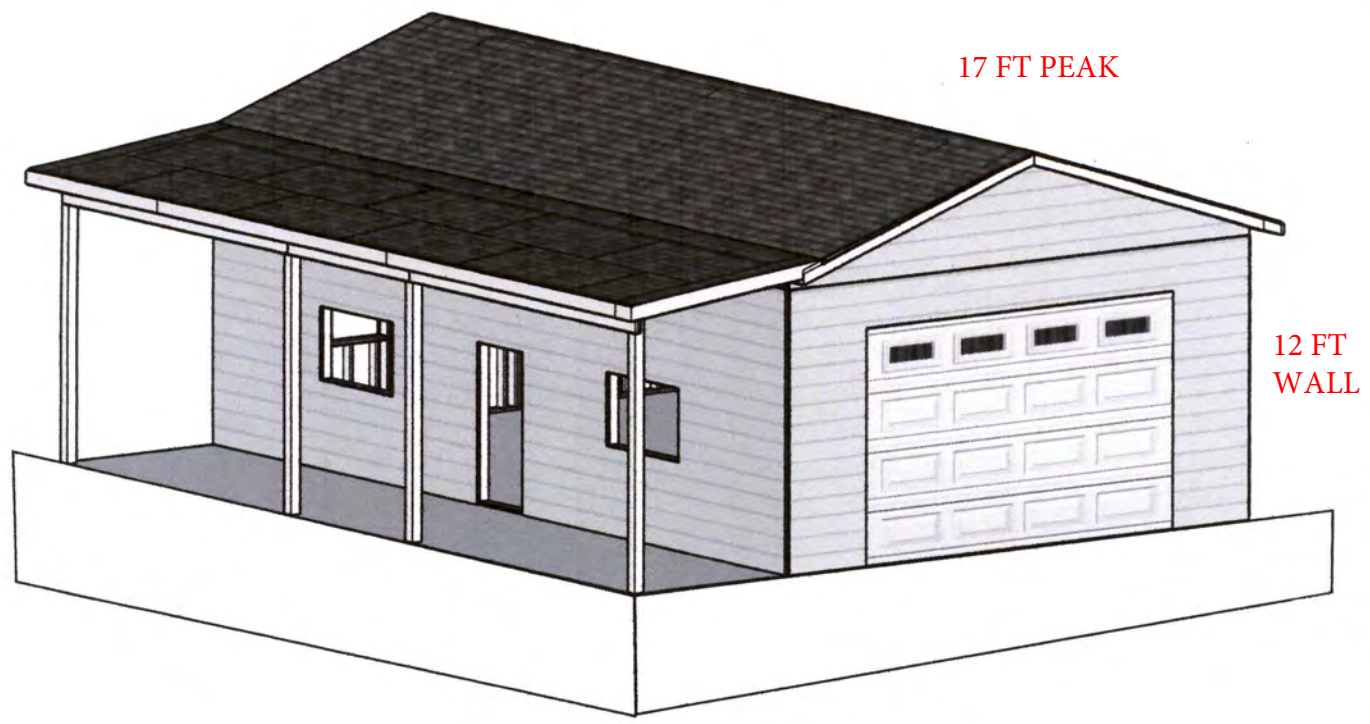
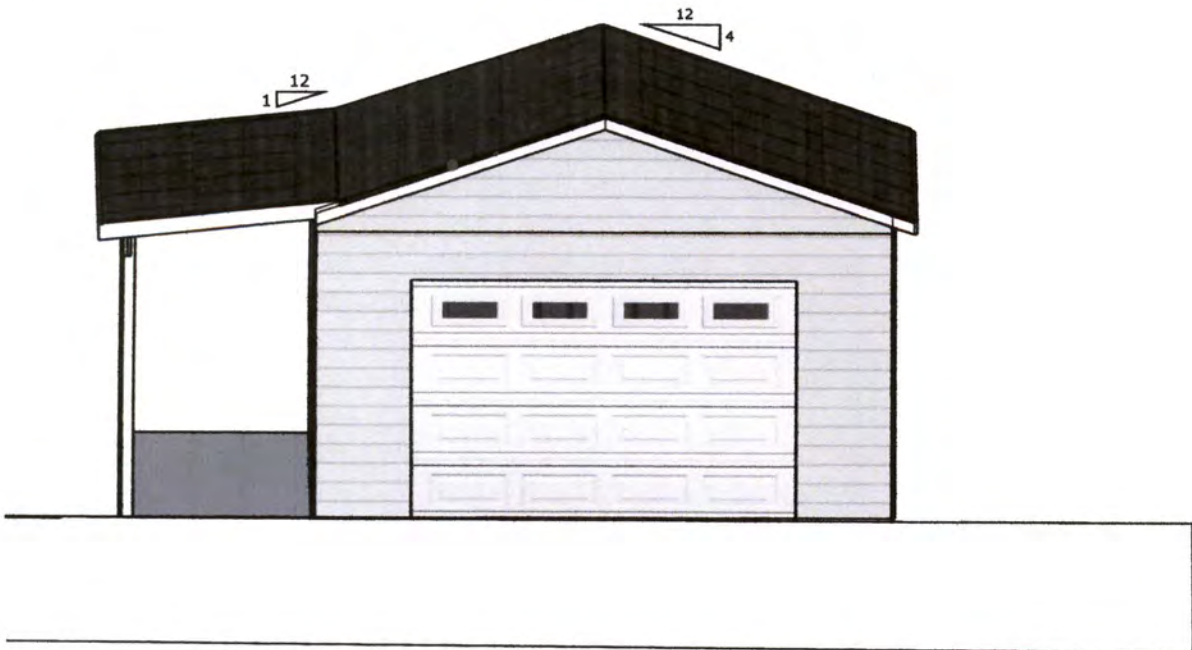
REVISIONS	
3/16/26	

Entirety Solutions LLC
Brandons Outdoor Oasis
 Scullion Residence
 Elna Rd, Madison, WI 53718

Plan Date:
3/16/26

Site Plan

Scale: 1" = 30'-0"



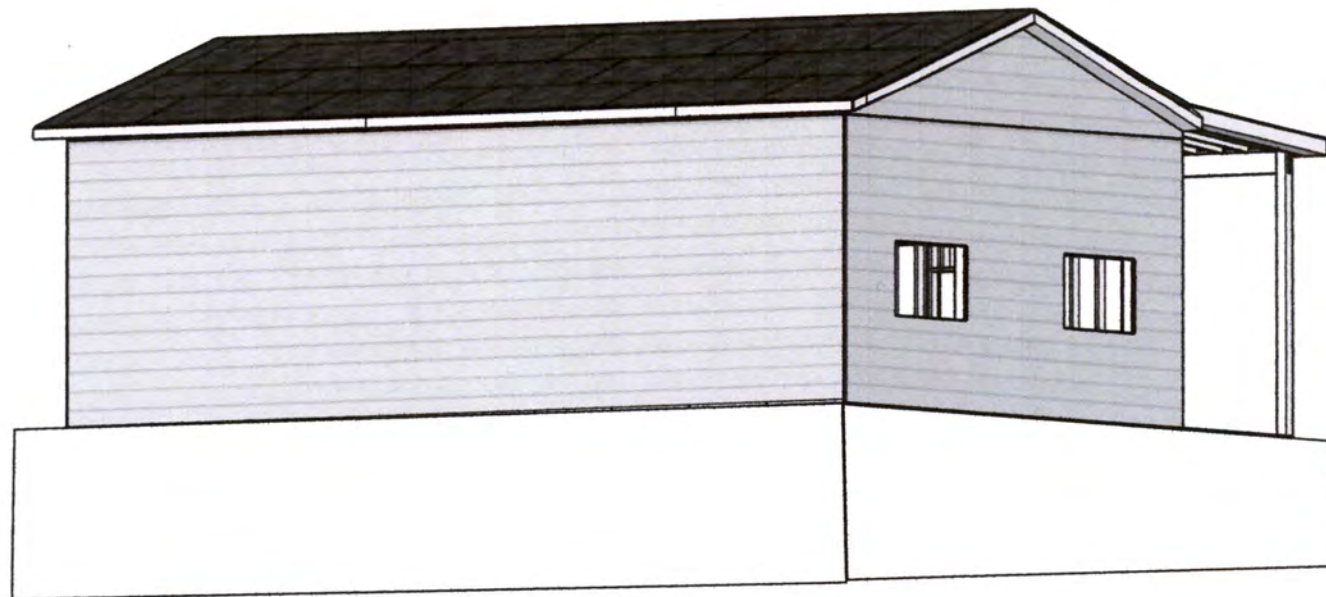
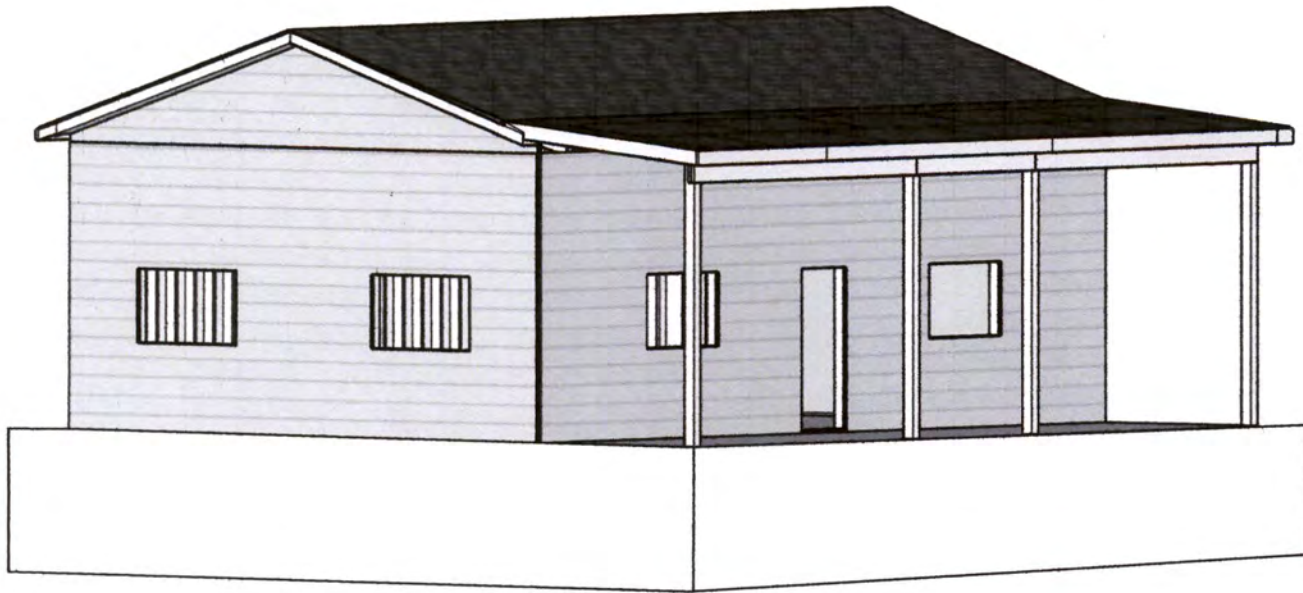
REVISIONS	
3/16/26	

Entirety Solutions LLC
Brandons Outdoor Oasis
Scullion Residence
Elna Rd, Madison, WI 53718

Plan Date:
 3/16/26

Front Elevation
 Plan

Scale: 1/8" = 1'-0



REVISIONS

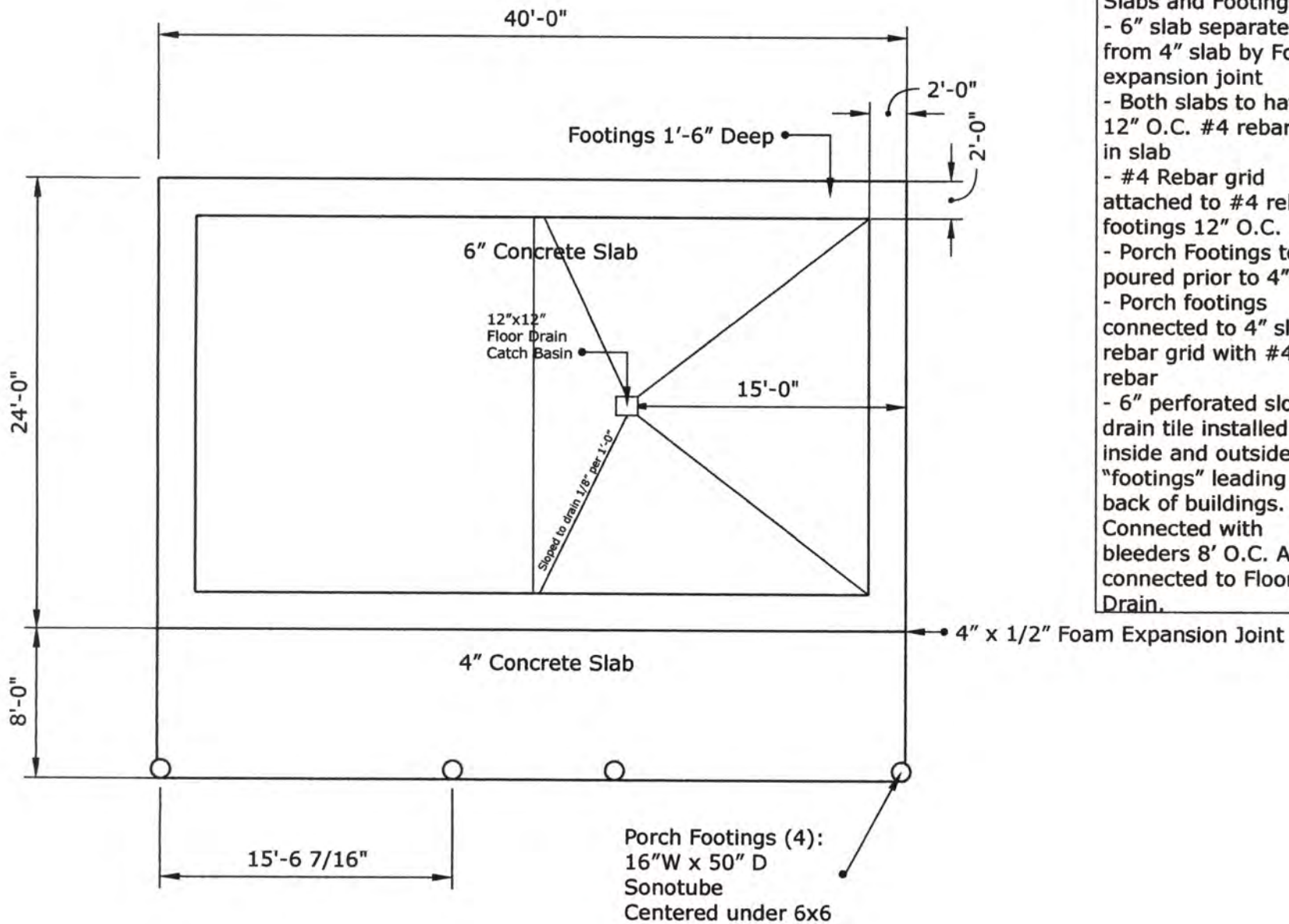
3/16/26	

Entirety Solutions LLC
Brandons Outdoor Oasis
 Scullion Residence
Elna Rd, Madison, WI 53718

Plan Date:
 3/16/26

Rear Elevation
 Plan

Scale: 1/8" = 1'-0"



Notes:

- Monolithic Pour
- 6" compacted crushed stone base under both Slabs and Footings
- 6" slab separated from 4" slab by Foam expansion joint
- Both slabs to have 12" O.C. #4 rebar Grid in slab
- #4 Rebar grid attached to #4 rebar in footings 12" O.C.
- Porch Footings to be poured prior to 4" slab
- Porch footings connected to 4" slab rebar grid with #4 rebar
- 6" perforated sloped drain tile installed inside and outside of "footings" leading to back of buildings. Connected with bleeders 8' O.C. Also connected to Floor Drain.

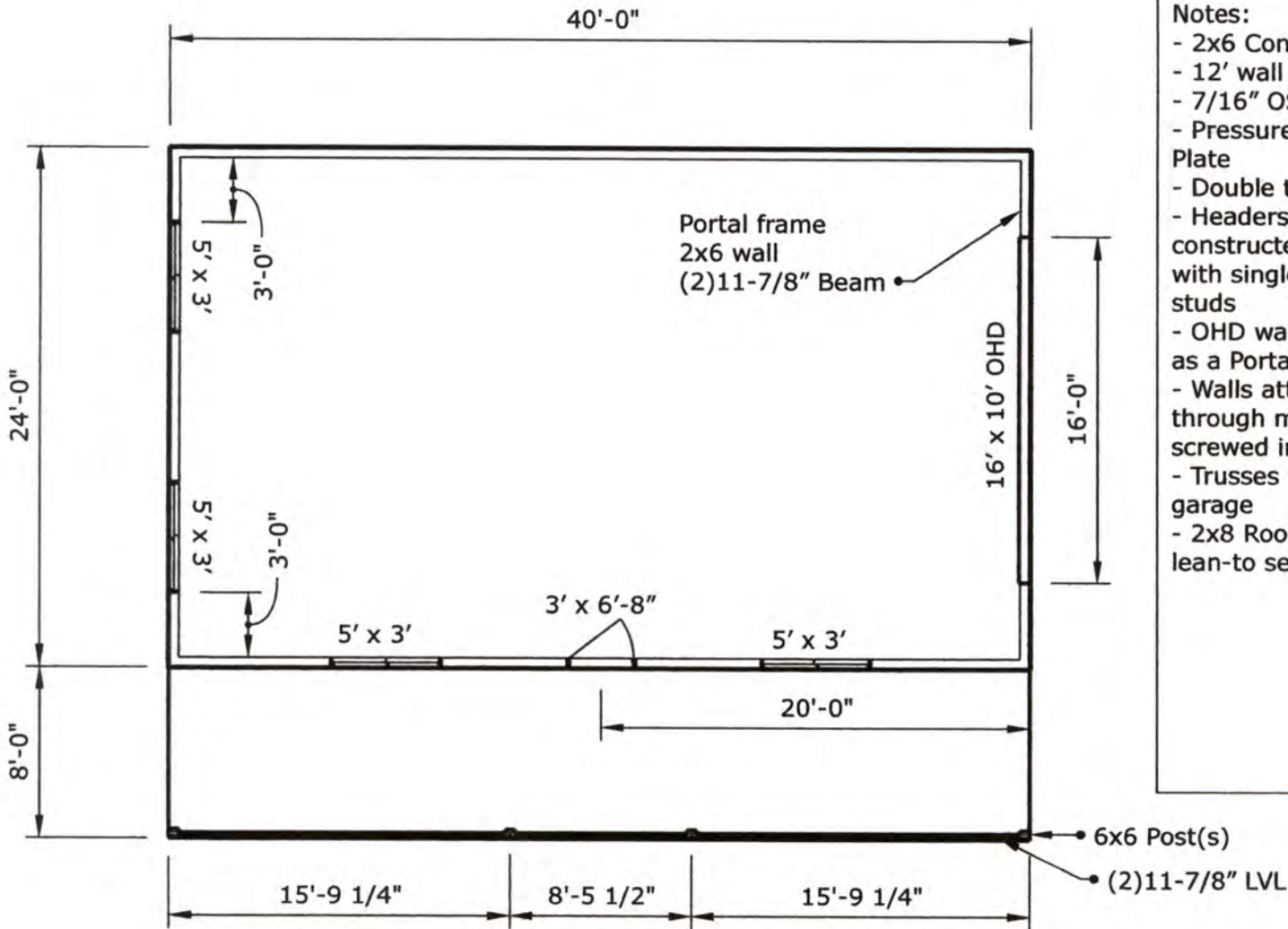
REVISIONS	
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Brandons Outdoor Oasis
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Plan Date:
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Foundation Plan

Scale: 1/8" = 1'-0"



Notes:

- 2x6 Construction
- 12' wall height
- 7/16" OSB Sheathing
- Pressure Treated Bottom Plate
- Double top plate
- Headers not listed to be constructed out of (2)2x10 with single shoulder and king studs
- OHD wall to be constructed as a Portal Frame Braced Wall
- Walls attached to concrete through means of Anchor bolts screwed in at 5' O.C.
- Trusses to be set on main garage
- 2x8 Roof to be framed on lean-to section

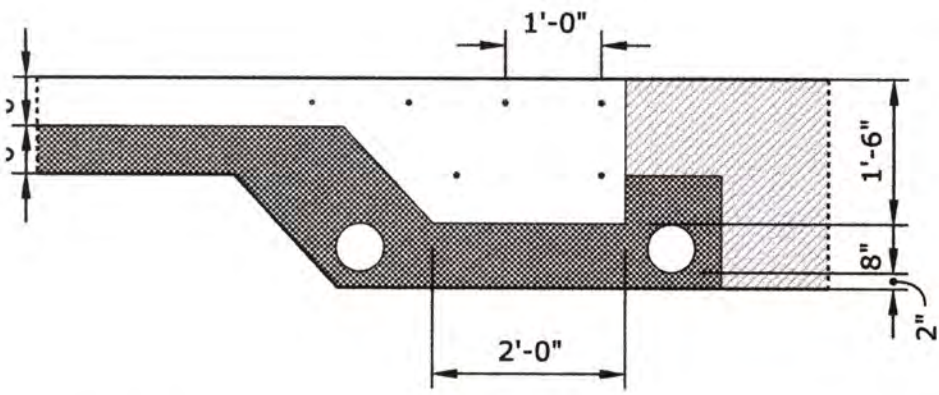
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Plan Date:
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Framing Plan

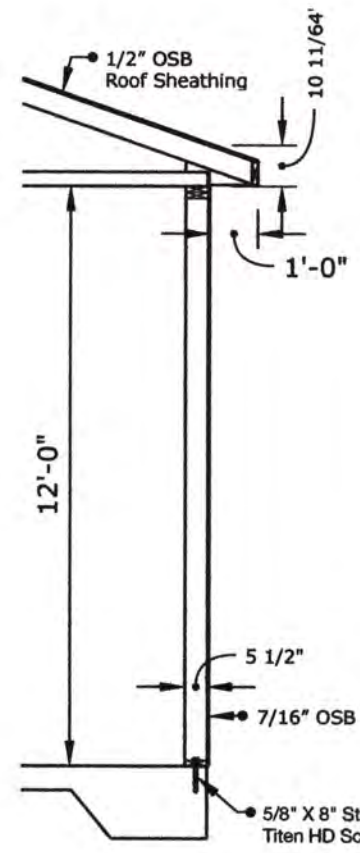
Scale: 1/8" = 1'-0"



Scale: 1/2" = 1'-0"

Notes:

- Monolithic Slab on grade
- 6" of compacted stone
- Soil abutting foundation wall
- #4 rebar 12" O.C. Grid for slab connected to #4 Rebar in footings
- 6" Drain tiles on both sides of footing with bleeders 8' O.C.



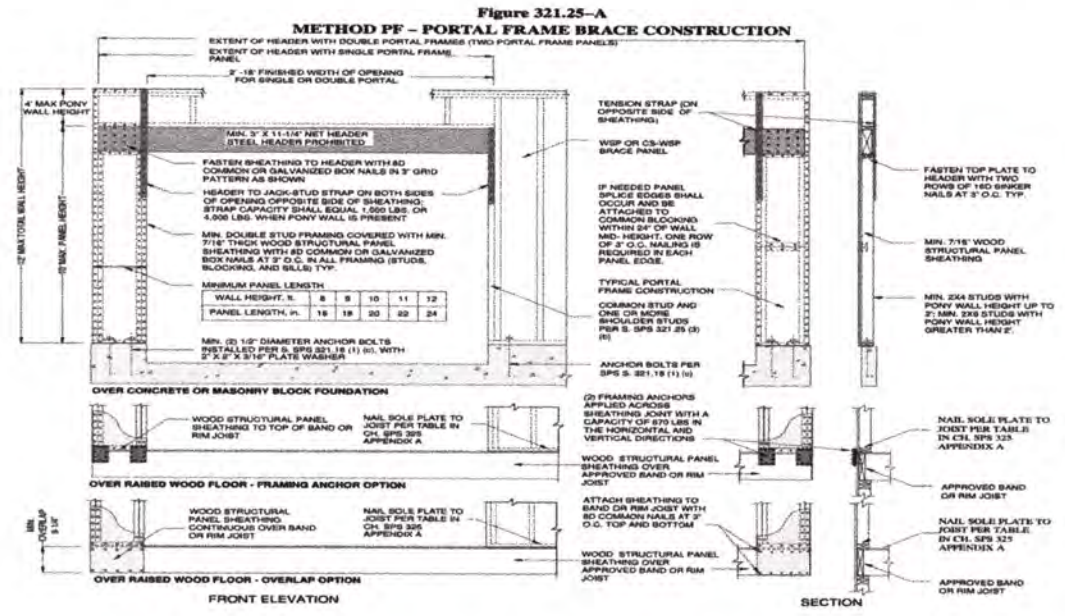
Scale: 1/4" = 1'-0"

Notes:

SPS 321.25

WISCONSIN ADMINISTRATIVE CODE

30



REVISIONS

3/16/26	

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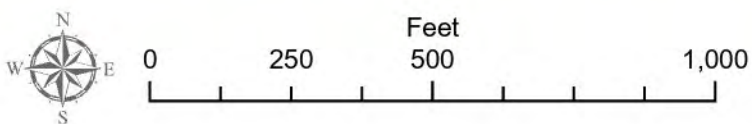
Detail Plan

Scale:



3754 ELNA ROAD

Neighborhood Zoning Map



CUP 2710

Legal Description

LOT 32 FIRST ADDITION TO RATTMANN HEIGHTS, recorded in Volume 39, page 24-25 of Subdivision Plats of Dane County, Document No. 1345563, located in the SE ¼ of Section 10, T8N, R10E, Town of Burke, Dane County, Wisconsin.