

**From:** [Roman, Melissa](#) on behalf of [Planning & Development](#)  
**To:** [Allan, Majid](#); [Lane, Roger](#)  
**Subject:** FW: CUP 2542-Dunn/Section 08  
**Date:** Tuesday, November 23, 2021 11:07:25 AM

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Please see the email below.

Melissa

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**From:** Ben Kollenbroich <bkollenbroich@town.dunn.wi.us>  
**Sent:** Tuesday, November 23, 2021 10:07 AM  
**To:** wcreilly2003@yahoo.com  
**Cc:** Planning & Development <plandev@countyofdane.com>  
**Subject:** RE: CUP 2542-Dunn/Section 08

CAUTION: External Email - Beware of unknown links and attachments. Contact Helpdesk at 266-4440 if unsure

Hi Kevin and Wendy,

Thank you for your message and also for providing input at the public hearing in front of the Town Board in October. The Town was also cc'd in on another message to Dane County Zoning from a neighbor and I have included the Town's response below (in italics). Much of the response may sound familiar, as it was discussed at the Town Board meeting, but I wanted to share this information with you as well, in case it is helpful.

*Thank you for reaching out about this CUP application. The Town Board met in October to discuss this CUP and recommended approval to Dane County Zoning. I see your email was directed to the County Planning Department but I wanted to give you some background information about why the Town Board made the decision to recommend approval.*

*According to Wisconsin State Statutes, every residence in the State of Wisconsin can be rented out for stays of 7 days or longer and municipalities cannot prevent such rentals from occurring. Municipalities are allowed to limit those 7 day rental periods to 180 consecutive days out of the year, which would be required for this property (state law prevents municipalities from dictating when that 180 day window would happen). Essentially, the State protects the ability of the owner of this property to rent out to people for one week at a time, from (as an example) the months of May until November, however, they cannot rent out their property for short term rentals the other half of the year (month long rentals would be allowed during this period).*

*The Town of Dunn heard from residents in various neighborhoods earlier this year regarding concerns about short term rentals (STRs) in Dunn. For that reason, the Town assembled a task force to look into this issue and they met numerous times over many months to work on an ordinance that could regulate and create a Town permitting system for STRs. According to that ordinance, if an STR is one's primary residence, rentals can be for less than 7 day at a time. However, if the STR is not the*

*owner's primary residence, it must be rented at a 7 day minimum (as is allowed by State statutes). The reason the task force chose these rental periods is because it would lead to less turnover in the neighborhood than if someone rented out their property every few days. Meanwhile, if someone resided at the property, then the task force felt that the resident could look after the property a little better and respond quickly to concerns. Because the Morris Park home is not the owners' primary residence, it must be rented out for 7 days at a time. In order to prevent overcrowding, the ordinance also requires that homes rent out to no more than 2 people over the age of 12 per bedroom, with a maximum of 12 total people. In the case of the Morris Park home, there are 5 bedrooms, so it can be rented out to no more than 10 people over the age of 12. During the CUP hearing, the Town Board also required that there be no more than 10 total guests. The ordinance also deals with parking, as the task force found that this could be an issue for neighbors. The Town ordinance requires that owners designate off-street parking spaces for renters. After hearing feedback from neighbors at the Town meeting regarding this particular CUP, the Town Board required that there be 4 off-street parking spaces at this property and that these parking spaces have to accommodate all vehicles, including boats and trailers. The Town Board also required that the applicant provide a phone number to neighbors within 300 feet of the property, so the owner can be reached if there is a problem, including problems with guests not following the owner's house rules you can find attached.*

*The Town certainly understands the impact short term rentals can have on a neighborhood, so that is why we spent many months crafting an ordinance that would balance the concerns of neighbors, while also working within the parameters and restrictions of the state statutes that protect the rights of short term rental hosts. The Morris Park home has received its Town of Dunn permit and has complied with the new ordinance. The owners are now going through the CUP process to comply with Dane County Zoning regulations. Thank you again for reaching out about this CUP.*

Sincerely,

Ben Kollenbroich  
Planning & Land Conservation Director  
Town of Dunn

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**From:** Wendy Reilly <[wcreilly2003@yahoo.com](mailto:wcreilly2003@yahoo.com)>  
**Sent:** Tuesday, November 16, 2021 11:47 AM  
**To:** [plandev@countyofdana.com](mailto:plandev@countyofdana.com) <[plandev@countyofdana.com](mailto:plandev@countyofdana.com)>  
**Cc:** Cathy Hasslinger <[chasslinger@town.dunn.wi.us](mailto:chasslinger@town.dunn.wi.us)>  
**Subject:** CUP 2542-Dunn/Section 08

To whom it may concern:

We are writing in concern of the issuance of this Condition Use Permit for 4216 Morris Park Road. We live next door at 4220 Morris Park Road and have lived here since 1971. This has always been a very nice family oriented neighborhood where we as neighbors interact, become friends and take care of each other in any way necessary.

While we respect the VRBO business as the right for a property owner to make money, we want to express how it changes the feel of our neighborhood. We always enjoyed having

very nice families living next door to us for over 40 years, and now we are living next door to a resort. People are coming and going on a weekly basis with care takers in and out in between. This house next door is a big house so it is usually rented with 10 or more people. The house has three levels of decks, one recently added that span the width of the house, and when people are on vacation of course they will be making the most use of the decks possible. This has affected our privacy. We think as property owners we should have a say in this permit being approved as we would not choose to buy a house located next door to a VRBO Rental or a resort.

Please consider the affect on the residents of Morris Park Road in the consideration of this Condition Use Permit.

Thank you,

Kevin and Wendy Reilly  
4220 Morris Park Road