				Application Date C.U.P Numb		er
Dane County			05/	05/14/2025 DCPCUP-2025		-02669
Conditional Use Permit Application				learing Date		
				22/2025		
OWNER I	NFORMATION				AGENT INFORMATION	V
OWNER NAME KIMBERLY AND JARED	BRUKSCH-ME	ECK Phone with Area Code (608) 622-094		T NAME		Phone with Area Code
BILLING ADDRESS (Number, Street 7542 FALLEN OAK DR	t)	I	ADDR	ESS (Number, Stre	pet)	
(City, State, Zip) VERONA, WI 53593			(City,	State, Zip)		
E-MAIL ADDRESS kim.b.meck@gmail.com			E-MAI	L ADDRESS		
ADDRESS/LOCA1	TION 1	ADDRESS/	LOCATI	ON 2	ADDRESS/LOC	ATION 3
ADDRESS OR LOCATIO	N OF CUP	ADDRESS OR	LOCATIO	ON OF CUP	ADDRESS OR LOCA	
2224 Colladay Point Dr						
TOWNSHIP DUNN	SECTION 23	TOWNSHIP		SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS IN	VOLVED	PARCEL NUI	MBERS IN	VOLVED	PARCEL NUMBERS	S INVOLVED
0610-233-1001	1-3					
		CUP DE	ESCRIPT	TION		
Transient or tourist lodging	g (short-term r	ental)				
	DANE CO	UNTY CODE OF OF	RDINAN	CE SECTION		ACRES
10.251(3)						0.343
		DEED RESTRICTI REQUIRED?	ION	Inspectors Initials	SIGNATURE:(Owner or Age	ent)
		□ _{Yes} □	No	RUH1		
		Applicant Initials		Korri	PRINT NAME:	
					DATE:	

Form Version 01.00.03

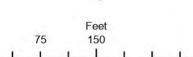




Boundary Tax Parcel Boundary

Wetland Class Areas

1% Annual Chance Flood Hazard



0

CUP 2669 KIMBERLY AND JARED BRUKSCH-MECK Transient or tourist lodging (short-term rental)



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

Appli	cation Fees
General:	\$495
Mineral Extraction:	\$1145
Communication Tower:	\$1145 (4\$3000 RF ang review fee)
	OLATIONS OR WHEN WORK HAS DISSUANCE OF PERMIT

CONDITIONAL USE PERMIT APPLICATION

APPLICANT INFORMATION						
Property Owner Name:	KIM & JARED BRUKSCH-MECK	Agent Name:	KIM & JARED BRUKSCH-MECK			
Address (Number & Street):	2224 COLLADAY POINT DR	Address (Number & Street):	2224 COLLADAY POINT DR			
Address (City, State, Zip):	STOUGHTON, WI 53589	Address (City, State, Zip):	STOUGHTON, WI 53589			
Email Address:	KIM.B.MECK@GMAIL.COM	Email Address:				
Phone#:	608-622-0949	Phone#:				

SITE INFORMATION

Township:	p: T06NR10E		Parcel Number(s):	0610-233-1001-3	
Section:	23		Property Address or Location:	2224 COLLADAY POINT DR	
Existing Zo	ning: SFR-08	Proposed Zoning: N/A	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): SHORT TERM RENTAL / TOURIST ROOMING

Is this application being submitted to correct a violation? Yes No

Provide a short but detailed description of the proposed conditional use:

We're applying for a Conditional Use Permit to use this residental property (Harriet Colladay Subdivision Lot 1) as a short-term rental (transient or tourist lodging) according to the current bylaws of the Town of Dunn.

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. <u>Only complete applications will be accepted</u>. 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.

The second s	e Plan drawn Detailed scale operational pla	n description of boundaries	Detailed written statement of intent	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.

a-meri Owner/Agent Signature:

Date: 5/14/2025

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 <u>10.220(1)</u> and <u>10.103</u> of the code.

Please explain how the proposed land use will meet the following standards (attach additional pages, if necessary):

 The establishment maintenance or operation of the conditional use will not be detrimental to or endanger the public health, safety, comfort or general welfare.

Tourists/visitors will be screened prior to being admitted as a renter of this unit, and pets will only be permitted for special purposes (e.g., service animals), to promote safety to the best of our ability. Parking will be limited to 6 spaces in the garage and driveway, so there will not be excessive numbers of visitors. Two security cameras have been installed on the exterior (Front and Back) of property. The property will be used as a second house and maintained by owners for the majority of the year.

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.

Rules and expectations will be laid out in a rental agreement by owners for every renter, which will include restrictions on noise and light, pets, parking, number of visitors and length of stay. Our goal is to provide a safe and peaceful stay for others, and communicate enough prior to booking to have a sense of "right fit" for the neighborhood.

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 majority of the neighborhood is already developed for residential use, but should the Town of Dunn choose to develop the field/park across the street (zoned UTR), there is no foreseeable reason that renting out this house would impede any surrounding property development or improvement.

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

A well and shared sector are on the property, with an easement for a septic grinder pump. Landscaping protects a curb stop near the road and will be communicated to prevent driving over or hitting it. Kegonsa Sanitary District and Alliant Energy are active utility providers.

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.

This property has a u-shaped driveway, which offers separate entry and exit points to the street. Parking will be limited to 6 spaces (including an attached 3-car garage)

6. That the conditional use shall conform to all applicable regulations of the district in which it is located. This property is in a single family residential zoning district, with the conditional use being transient or tourist lodging. Other than this CUP application all other regulations will be consistent and conforming.

The conditional use is consistent with the adopted town and county comprehensive plans. Owners are communicating with town and county to ensure plans are known and practiced.

 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;

 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 roned for agricultural use;

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

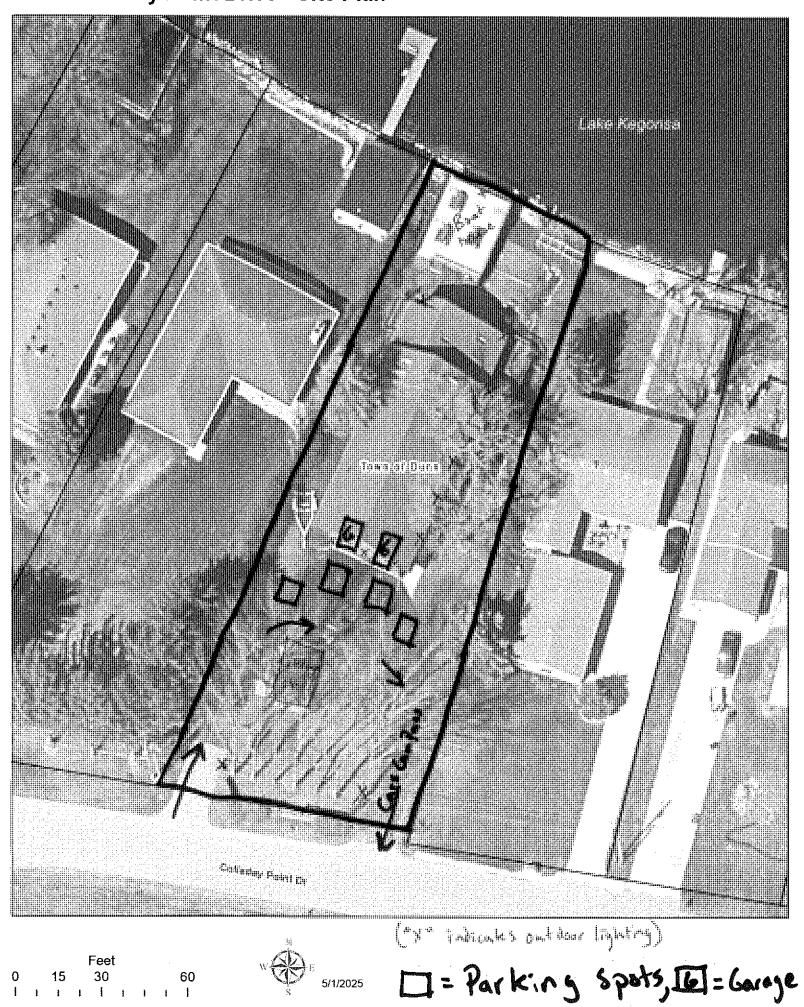
n/a

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. Property Description: HARRIET COLLADAY SUBDIVISION LOT 1 Residential Rental: Transient or Tourist Lodging 6 bedrooms, 12 adults Length of stay between 6-28 nights 6 parking spaces, including in 3-car garage and u-shaped driveway with entry and exit points (no street parking) Pets only allowed under special circumstances Nightly curfew to include noise and light limitations: Sun-Thurs 10pm-7am; Fri-Sat 12am-7am
List the proposed days and hours of operation.
max. 180 days per year
List the number of employees, including both full-time equivalents and maximum number of personnel to be on the premises at any time. Property owner may be present at any 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. 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 <u>Chapter 11</u> of <u>Chapter 14</u> , 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. Well and shared grinder pump serviced by Kegonsa Sanitary District
List and describe any existing or proposed facilities for managing and removal of trash, solid waste and recyclable materials. Pellitteri waste systems, weekly trash / biweekly recycling pickup
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. There are existing residential street lights at end of driveway and security flood lights in front and rear of house, and standard exterior house lights.
Describe any existing or proposed signage, including size, location, and materials, consistent with the county's sign ardinance found in s. 10.800. n/a
Briefly describe the current use(s) of the property on which the conditional use is proposed. Residential housing
Briefly describe the current uses of surrounding properties in the neighborhood. Residential housing

2224 Colladay Point Drive - Site Plan



948127 HARRIET COLLADAY SUBDIVISION PART OF THE SOUTHWEST 14, SECTION 23, TOWN 6 NORTH - RANGE 10 EAST Voi 20 PAGE TOWN OF DUNN, DANE COUNTY, WISCONSIN UNPLABURS. CONSENT OF MORTGAREES consent to the surveying, die the forestion pertificate of All distances, lengths used widths, or measured to the nearest humbroth a fast as required by till Ford St Directur of Required Planton ANDREW The Land of H. E. Stan Jonan . LAKE 27 aug Amigen 0 7930 Ioon Branz - Min Wr-365205/Lin Pr 7930 Ioon Stane - Min Wr-113 Cas/Lin Pr 7938 Ioon Stane - Min Wr-113206/Lin Pr 7938 Ioon Stane - Min Wr-113206/Lin Pr A DEVENSION 1 1965 Idea Spree Miner Wrae Lette Manne Wree Letter Manne Manne Letter Manne Inomas Beattin Union P.E. Hangaran and 1 51 23W A AY DOM al. 1 Em Netory Public, Dans Co., Wig. 15 15 272.80 W.56 11 m 161.90 V AL65'36 W 33.40 TOWN BOARD'S CENTIFICATE STATE OF WISCONSINIAS COUNTY OF DAME 7 3 ad that the plat of Harriel Colloday Subdivision in the Town of Dunn, Dr 6 Robert F. Trees . MELO UN TOWN CLERK'S CERTIFICATE STATE OF WISCONSIN UNPER I, Robert K. Grand, being duly elected, qualified and acting Town Clerk of the Town at Duwy, forwarded an ensured by Section 235, 12(2) of the precision Statutes on the X3. 157, and Hold all objections to the glob form been met. do naraby carrify that the plot we MU 3 4 2 213.82 3 1 13 Robert F. The 12 Ac. CHATED. 14 TOWN TREASURER'S CERTIFICATE STATE OF WISCONSINJES COUNTY OF DAME アたつ I of the Towl of my office, Mere are no algoid fores or provid special 0 366-30. 366-30-DELVE Arthur Dasevil DRIVE COUNTY TREASURER'S CERTIFICATE STATE OF WISCONSIN) COUNTY OF DAME 193 COLLADAY 524.00 LANDS a sia 50 Super 65. 78 48'E. veards in my affice show no wireds (1957, offension no wireds of Dona, as haraby carries that the UNPLETTED Walter The South REGISTEN OF DEEDS HECENAT. DIFICE OF REDISTEN OF DEEDS IN 1057,01 7.20 Received for record into 31 day of Octomes iclash IL W and recorded in Harrig 11 felt Dotien, surveyor, do hereby certify that by the order of ribed land, Part of the Southeast 1/4 of Section 23. DANE COUNTY ZONING COMMITTEE STATE OF WISCONSIN) FOUNTY OF DANE non min 29 day of UP21 Toman J. Sutter on of all the extensor boundaries of manifold of Chapter 235 of the EXAMINED new reported option for the Souther de mental Severation: STATE (CARD) OF INEACTH The land surveyed and the division of the Sector Ance & Dahlan Harriet Calladary 11 1 MURDER Alie R. Dables Phil CPT ... andrew Dahlen in the low date of the LITE IL SEINERT, M. D. Dess Hauth Officer There are no objections to the play with respect to Sec. 236-13, We See, and Dissurd Residuation Col. 9, 33 Wa Adv. Collefor y strent to ma known to be the person who odis Long Survieros, No 3-2 ortention M. Brickson nomental 18th soyal October 1057 Subscribed and secon to before me this ____ Stary Arbite Conter Miller There are no objection to this plat with respect to Sect. 256.75, 250.16, 236.20 and 236.21 (1) and (2), Standard (1953, Carified His $\mathcal{A}L^{(2)}$ day at the Letter of 1953, Carified His $\mathcal{A}L^{(2)}$ day of the Letter of 1953, STATE HIGHWAY COMMISSION OF WISCONSIN E. S. Southing All States her. Henry Da Road Henry M. Sord Director al Regional Families 5-21 En The 5.-20.0

2224 Colladay Point Drive

Neighborhood Map



Location in Dane County

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CUP 2669 Legal Description

Lot 1, Harriet Colladay Subdivision, recorded as Document No. 948127, Volume 20, Page 41, in Dane County Register of Deeds, in the SW ¼ of Section 23, Town 6 North, Range 10 East, Town of Dunn, Dane County, Wisconsin.