

Dane County Conditional Use Permit Application

Application Date	C.U.P Number
12/17/2020	DCPCUP-2020-02513
Public Hearing Date	
02/23/2021	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME LOUISA ENZ	Phone with Area Code	AGENT NAME <input type="checkbox"/>	Phone with Area Code
BILLING ADDRESS (Number, Street) 1467 SUNRISE RD		ADDRESS (Number, Street) <input type="checkbox"/>	
(City, State, Zip) OREGON, WI 53575		(City, State, Zip)	
E-MAIL ADDRESS enzfamily5@gmail.com		E-MAIL ADDRESS	

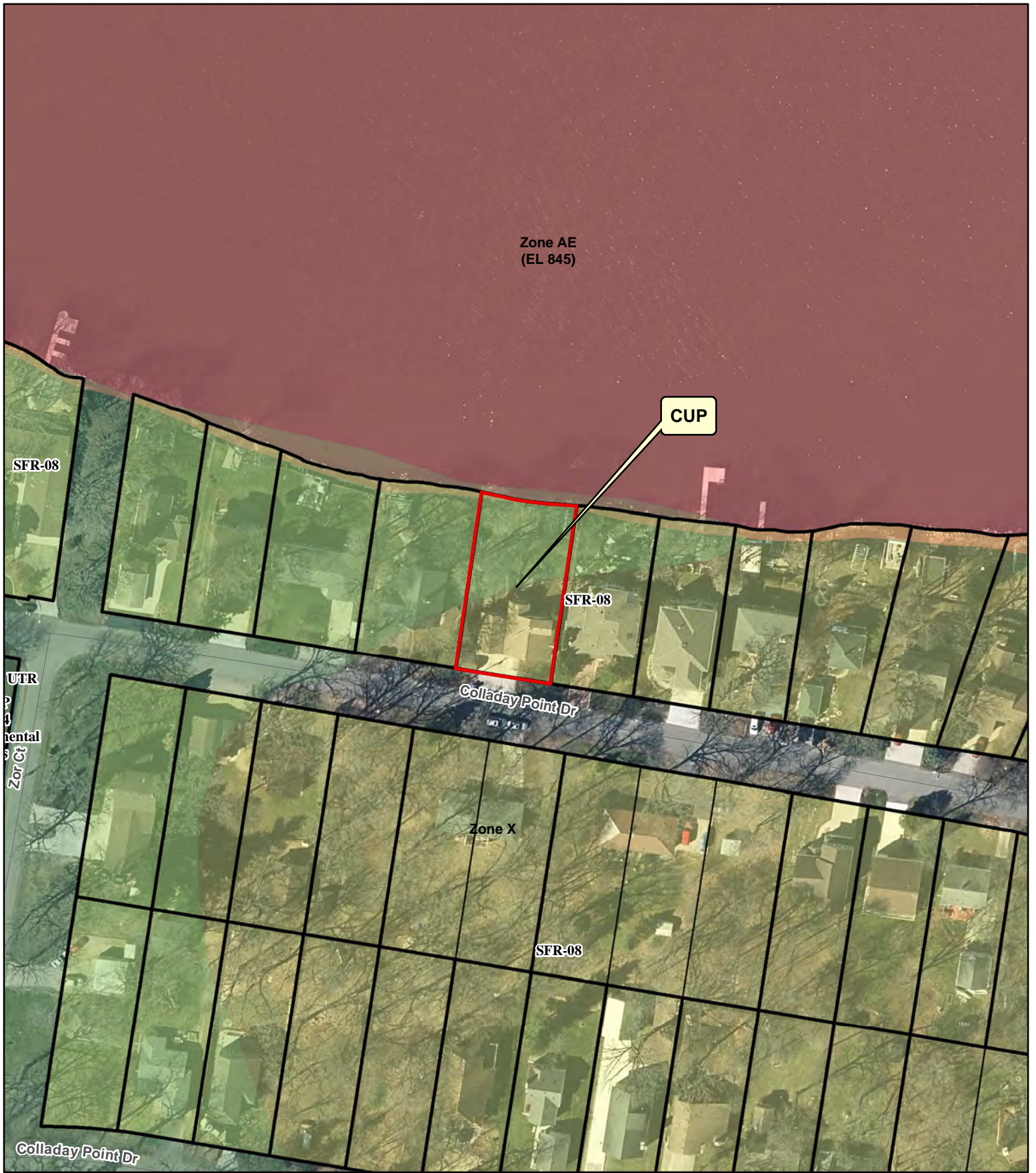
ADDRESS/LOCATION 1		ADDRESS/LOCATION 2		ADDRESS/LOCATION 3	
ADDRESS OR LOCATION OF CUP		ADDRESS OR LOCATION OF CUP		ADDRESS OR LOCATION OF CUP	
2206 COLLADAY POINT DR					
TOWNSHIP DUNN	SECTION 23	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0610-234-4056-1		---		---	

CUP DESCRIPTION
Transient and Tourist Lodging




DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
10.251(3)(G)	.20

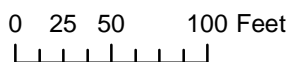
DEED RESTRICTION REQUIRED? <input type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials _____	Inspectors Initials	SIGNATURE:(Owner or Agent) PRINT NAME: DATE:
	SSA1	

COMMENTS: TRANSIENT AND TOURIST LODGING



Legend

- | | | |
|--|------------|---|
|  | Wetland | Significant Soils |
|  | Floodplain |  Class 1 |
| | |  Class 2 |



**CUP 02513
LOUISA ENZ**



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:	Louisa Enz	Agent Name:	<i>same as owner</i>
Address (Number & Street):	1467 Sunrise Rd	Address (Number & Street):	
Address (City, State, Zip):	Oregon	Address (City, State, Zip):	
Email Address:	enzfamily5@gmail.com	Email Address:	
Phone#:	608 279-8755	Phone#:	

SITE INFORMATION

Township:	Dunn	Parcel Number(s):	
Section:		Property Address or Location:	2206 Colladay Point Drive Stoughton WI
Existing Zoning:	<i>SFR-08</i>	Proposed Zoning:	
		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): <i>Transient artist+ lodging</i>	Is this application being submitted to correct a violation? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Provide a short but detailed description of the proposed conditional use: <i>The owners use this property personally. The permit would allow us to continue to use this property for short term rentals income to off set expenses. Minimal rental /stays would be 7 days and renting 180 days or less.</i>	

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: *Louisa Enz*

Date: *12-8-2020*

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. *Not applicable*
- Date the site plan was created.
- Existing subject property lot lines and dimensions. *Access Dune Map + Aerialshot*
- 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. *see attached*
- Provide a brief written statement documenting the current uses of surrounding properties in the neighborhood. *" attached*

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\(15\)](#).

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.

Owners use this property personally. Owners plan to initiate a pre-inspection w/ Public Health Madison. Currently owners pay sales tax as property/business is registered.

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.

Owners are happy to share the rules and/or expectations of the users. 10pm curfew, no social gatherings except by those staying @ property, limited pets, security deposit. No renters under 24 yrs old.

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.

Owners keep property mowed, cleaned and have a neighbor contact that knows to let us know if there are concerns. Owners have improved property.

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

Property is located in a rural neighborhood on Lake Kegonsa. There are no concerns.

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.

Owners allow renters to use garage if needed to allow more parking access if needed.

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

Upon receipt of conditional use, owners plan to "market" property for rent per regulations/guidelines set forth.

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

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.

Not applicable

• Explain how the use and its location in the Farmland Preservation Zoning District are consistent with the purposes of the district:

• 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:

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

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

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 located at 2206 Colladay Point Drive Stoughton is being used for a portion of year as a short term rental.

List the proposed days and hours of operation.

Upto 180 days annually

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

owners allow 4 to adults for renters (maximum)

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.

10pm curfew for noise.

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

Not applicable

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.

owners follow Dane County Lakes & Watershed Code & NNR

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.

Not Applicable. This property is 2/3 Bed, 2 Bath resident

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

Weekly Trash / Bi-Monthly Recycling. Containers behind shed.

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

Renters typically have 2-4 cars in driveway. Occasional Boat trailer

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

Not Applicable

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.

Residential Home. No commercial level lighting

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

Residential Home. No commercial signage.

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

Second home and short term rental.

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

Residential, cabins, second homes + some other short term rentals.

Re: Application for Conditional Use Permit

We (Dan & Louisa Enz) are hereby applying for a conditional use permit. We are not the only owner in Town of Dunn that are running a VRBO and/or AIRB&B ; however, we understand there was a complaint. We would like to go through the proper procedures to be in line with the short –term rental rules (Wisconsin Act 59). We would like to continue to rent the cabin, when we aren't using it, and comply to the 7-29 consecutive rental rule. The cabin is located in a residential area with both primary residents, rentals and second homes. Most of the rentals take place in the spring and summer months. Outside of contracting cleaners and lawn/snow contractors, we don't employ anyone. Additionally, we have strict noise rules, curfews and limit outdoor gatherings to only those staying at the cabin. We ask that renters park in the driveway & garbage cans are tucked away behind the shed.

Thank you,

Dan & Louisa Enz

Enzfamily5@gmail.com

608 279-8755

District Information

Type	State Code	Description
REGULAR SCHOOL	5621	STOUGHTON SCHOOL DIST
TECHNICAL COLLEGE	0400	MADISON TECH COLLEGE
METRO SEWERAGE	5150	MADISON METRO SEWER DIST
OTHER DISTRICT	14ST	FIRE-STOUGHTON
OTHER DISTRICT	14ST	EMS-STOUGHTON
SANITARY	7130	KEGONSA SANITARY DISTRICT

Parcel Maps



Bing Map

Google Map

DCiMap

Garage

Cabin

Boathouse

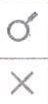
Colladay Point Dr



Version 3.5.2



061023440561



Show search results for 061023440561

Search input field with a red cursor and a small 'T' icon.



78.9'

137.8'

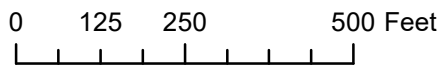
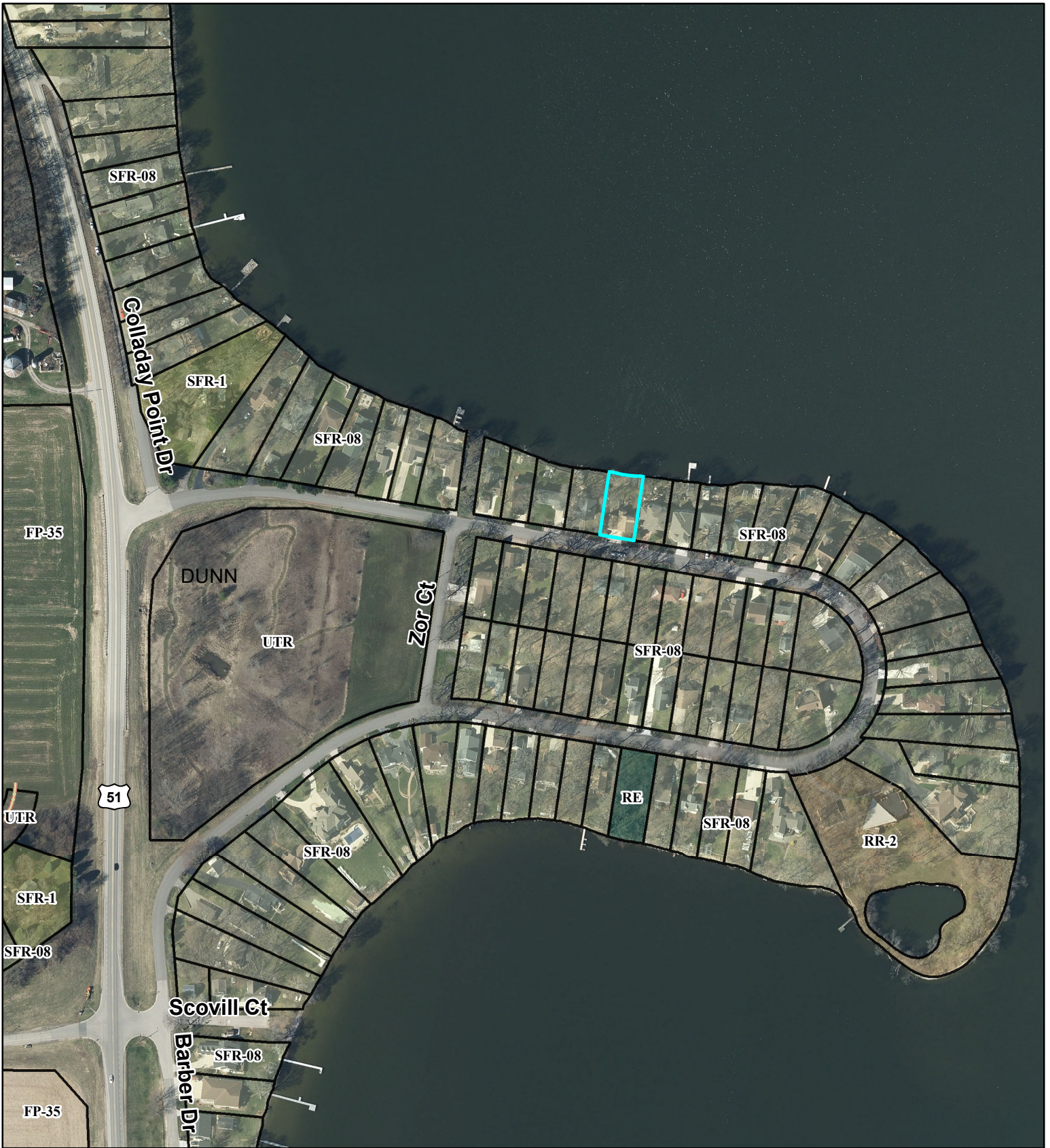
77.9'

136.6'

DAY POINT DR

COLLADAY POINT DR





CUP 2513
Neighborhood Map