

From: Dave and Jane Gilles/ Jung <jsdjg@gmail.com>
Sent: Thursday, July 17, 2025 10:27 PM
To: Lane, Roger
Cc: Allan, Majid
Subject: CUP-2025-02669 public comment

Dear Mr. Lane,

I have reviewed the staff report regarding the application for STR at 2224 Colladay Point Drive and have an additional comment. The staff report notes that it is a large house and potential nuisances include attracting guests looking to host parties or large gatherings.

In the application and at the Plan Commission meeting, the owners stated that provisions in rules and rental contract would address these concerns. However, owners have not provided finalized rules or rental contract for review.

I respectfully request that the ZLR Committee require applicants submit final rules and rental agreement for review and public comment prior to making a final decision on approval of the CUP.

Please include this comment in the meeting agenda packet.

Thank you,

David J. Gilles
2182 Colladay Point Drive
Stoughton, WI 53589

From: Dave and Jane Gilles/ Jung <jsjdjg@gmail.com>
Sent: Thursday, July 17, 2025 5:12 PM
To: Lane, Roger
Cc: Allan, Majid
Subject: CUP-2025-02669 public comment
Attachments: Colladay Pt Dr residents' comments 71425.pdf

Dear Mr. Lane,

The above referenced CUP Application for a Short Term Rental/Tourist Rooming operation at 2246 Colladay Point Drive is scheduled to be considered by the Dane County Zoning and Land Regulation Committee at its meeting on July 22, 2025.

The Application was reviewed by the Town of Dunn Plan Commission on July 14, 2025. The attachment includes copies of neighbors' letters submitted to the Plan Commission regarding this application. The letters raise concerns about STR operation on Colladay Point and proposed conditions on its operation.

Dane County and the Town of Dunn appear to interpret state law to prohibit local governments from banning STR operations and small, residential neighborhoods must endure the operation of a 16 person motel. Consequently, conditions were proposed to the Town to limit potential adverse effects on the Colladay Point neighborhood.

Please include the attachment in the agenda packet for the ZLR Committee meeting.

Thank you for your time and consideration,

David J. Gilles
2182 Colladay Point Drive
Stoughton, WI 53589

July 14, 2025

Plan Commission
Town of Dunn
4156 County Road B
McFarland, WI 53558

Re: Kimberly and Jared Bruksch-Meck
Dane County Conditional Use Permit Application
DCPCUP-2025-02669

Plan Commission Members,

This letter concerns the above referenced Conditional Use Permit Application (CUP) for authorization to operate a Short Term Rental/Tourist Rooming facility (STR) at 2224 Colladay Point Drive to be considered at the Plan Commission meeting on July 14, 2025.

Because STRs potentially adversely affect residential neighborhoods, we write to (1) inform Commission members of Colladay Point neighborhood's unique characteristics and (2) request conditions be imposed to limit potential adverse STR operation effects.

Colladay Point residents enjoy a family-friendly neighborhood with households with young children and retired seniors. Our neighborhood is overwhelmingly year-round full-time residents. Many of us regularly walk in the neighborhood and most people know one another. It's the kind of neighborhood where neighbors know and look out for each other.

The Town of Dunn has a history of acting to protect its character. Unlike many Dane County towns, the Town values preservation of quality of life over development. These policies are some of the reasons many residents choose to live here.

Similarly, Colladay Point residents have a history of acting to maintain the neighborhood's characteristics. In 1994, Colladay Point residents raised money to purchase land slated for an out-of-character apartment complex, and with the Town's help, that land is now Colladay Park. In 2021, Colladay Point residents participated in the Town's efforts regarding STRs that lead to the promulgation of Ordinance No. 11-24 regulating short-term rentals.

Dane County Public Health describes the problems posed by STRs:

When homes convert to STR properties, less homes are available for permanent residents. This increases housing competition, causes property rates and rents to rise, and makes permanent housing less affordable. STR guests are transients who are not invested in the neighborhood, which can reduce neighborhood character if careless noise and trash issues occur, neighbors no longer know each other, competition for street parking increases, and neighbors feel they are living in a hotel district.

<https://www.publichealthmdc.com/documents/~STR%20Getting%20Started-v3.pdf>

July 14, 2025

Unfortunately, Colladay Point learned from experience that transient renters are not invested in the neighborhood. Before enactment of Ordinance No 11-24, an unlicensed STR operated on Colladay Point for more than a year. Weekly problems included overflowing trash and recycling bins that were left on the street from Monday to Thursday (pickup day) or longer. On many occasions, transient renters and their guests drove recklessly without regard to pedestrians and parked their cars and trailers on the street. On one occasion, renters took over the property for a week and used the house for filmmaking (with dozens of cars, deliveries, and papered over windows). Other problems included partiers launching water balloons into the lake and jet skiers not compliant with the no-wake near shore rule. In short, the very problems Dane County Public Health identified with short term rentals were experienced on Colladay Point.

Consequently, Colladay Point residents are very sensitive to the risks posed by STRs and the need for reasonable limitations on STR operation. We request that the Commission recommend that the CUP include the following conditions:

1. Require that applicants submit rules and rental contract for review and approval by the Town of Dunn.
2. Limit occupancy to twelve adult occupants (age 21 and older) and six children, including renters and guests, and explicitly prohibit stacking renters or guests in common rooms. Minors (age 21 or less) should not be permitted to rent the property or occupy the property unless at least one adult is present. The names and ages of renters and their guests should be provided in advance to Owners, and no other persons should be permitted to stay in or on the property. Renters should not allow the property to be used for any business, professional or unlawful purposes. Subletting of premises should be prohibited.

This condition would reduce the likelihood of the house being rented as a party house and keep the number of renters consistent with the size of the house.

3. Renters' outdoor activity should follow other applicable noise regulations, except that quiet hours be kept from 9 PM to 8 AM. Peak noise level should not exceed 40 dB., as measured at the property line, during quiet hours. Peak noise levels should not exceed 65dB., as measured at the property line, during all other hours.
4. External lighting should be restricted to building entrance safety lights and exits. Lighting must be dark skies, compliant and no light shall spill over neighboring property lines.
5. Applicants should be responsible for contracting with the trash and recycling removal company. If trash and recycling exceed what is allowed for collection provided by the Town of Dunn or its contractor, applicants should arrange for pick up. Trash and recycling bins should be brought in from the street within 24 hours of pickup.
6. No renters or guests should be permitted to stay overnight in the garage or boat house or in vehicles, tents or campers.

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7. No on-street parking by renters or guests.
8. Signage limited to 1 sign no larger than 1 square foot.
9. The CUP should not be assigned and should terminate when the property is sold.
10. Permitted pets should be under renters' control and leashed when outside and should not be tied up outside of the buildings. Pet waste should be promptly removed and placed in trash.
11. Applicants should submit to the Town of Dunn contact information for a person who is available 24 hours a day to deal with complaints about renter or guest conduct or other problems occurring at the property including enforcement of rental contract, permit terms and conditions and rules and regulations.
12. Applicants should inform renters regarding all rules related to boating and lake use and include a provision in the rental agreement that requires renter compliance.
13. The property should be maintained to meet the current requirements of the applicable sections of the Wisconsin commercial building code and Uniform Dwelling Code. The property should be kept clean and the lawn mowed to prevent weeds or high grass.
14. Renters should not have a campfire or bonfire on the property except in a gas fire pit.
15. Renters should not be permitted to have firearms or fireworks on the property. Rental contracts should prohibit controlled substances at property.
16. The operation of the STR including use of premises by, and activities of, renters and their guests should obtain and continue to meet all legally required and applicable, local, county, state and federal licensing requirements and other laws. Copies of approved licenses or other evidence of compliance should be provided to the Town upon request.

We appreciate Plan Commission members consideration and attention to this matter.

Sincerely,

Ken	Axe,	2190 Colladay Point Drive
Ann	Axe,	2190 Colladay Point Drive
Verlin	Brown,	2226 Colladay Point Drive
Maryanne	Brown,	2226 Colladay Point Drive
Frank	Buettner,	2170 Colladay Point Drive
Gina	Buettner,	2170 Colladay Point Drive
Alan	Carlson,	2156 Colladay Point Drive

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Maja	Christiansen,	2184 Colladay Point Drive
Tiffany	Corrigan,	2168 Colladay Point Drive
David	Gilles,	2182 Colladay Point Drive
Fran	Jaworski,	2142 Colladay Point Drive
Bob	Jaworski,	2142 Colladay Point Drive
Jane	Jung,	2182 Colladay Point Drive
Meredith	Martin,	2149 Colladay Point Drive
Todd	Menzel,	2178 Colladay Point Drive
Christie	Menzel,	2178 Colladay Point Drive
Don	Ponti,	2192 Colladay Point Drive
		2211 Colladay Point Drive
Deb	Ponti,	2292 Colladay Point Drive
		2211 Colladay Point Drive
Kory	Raisbeck,	2216 Colladay Point Drive
Jerry	Rekowski,	2202 Colladay Point Drive
Diana	Rekowski,	2202 Colladay Point Drive
David	Roe,	2150 Colladay Point Drive
Patrice	Roe,	2150 Colladay Point Drive
David	Rynes,	2149 Colladay Point Drive
Pat	Serdynski,	2220 Colladay Point Drive
William	Serdynski,	2220 Colladay Point Drive
Tammy	Shaulis,	2216 Colladay Point Drive
Jim	Stratton,	2186 Colladay Point Drive
Ann	Stratton,	2186 Colladay Point Drive
Keith	Williamsen,	2188 US Hwy 51
Jeannette	Williamsen,	2188 US Hwy 51
Brian	Yamaguchi,	2180 Colladay Point Drive
Charisse	Yamaguchi,	2180 Colladay Point Drive
Dan	Zarnstorff,	2184 Colladay Point Drive

Kelsey Shepperd

From: Lisa Autry <lisa.autry@sbcglobal.net>
Sent: Monday, June 30, 2025 5:53 PM
To: Kelsey Shepperd
Subject: CUP 2224 Colladay Point Drive

Hi Kelsey,

We recently received notification that the owners at 2224 Colladay Point Drive on Lake Kegonsa have requested a Conditional Use Permit for transient or tourist lodging. My brother and I own the property at 2232 Colladay Point Drive. We are unconditionally opposed to such a permit being issued. Our neighborhood mainly consists of year-round home owners who take great pride in our properties and the quiet environment. Such a permit would greatly disrupt the atmosphere on our street and potentially reducing our property values.

We are hopeful that you will represent our point of view on this matter at the town plan commission meeting on July 14, 2025.

Many thanks,
Lisa Autry and Norm Jenkins

Kelsey Shepperd

From: Cathy Hasslinger
Sent: Wednesday, July 2, 2025 1:03 PM
To: Kelsey Shepperd
Subject: FW: CUP 2669



Cathy Hasslinger
Clerk Treasurer/Business Mgr Town of Dunn
4156 County Road B McFarland WI 53558
608-838-1081 ext 208

From: Bill <bserdy@gmail.com>
Sent: Wednesday, July 2, 2025 10:04 AM
To: Cathy Hasslinger <chasslinger@townofdunnwi.gov>
Subject: CUP 2669

Hello, I would like to submit an objection to the CUP 2669 for short term rentals. We live in a quiet neighborhood with mostly elderly people. The use of short term rentals at 2224 Colladay Point Dr. would potentially bring in people with no regard for the neighbors. I have seen it before where people rent lake front properties only to have parties and invite all their friends. That results in loud noise, music, drunkenness, possibly drugs, and vandalism. 2224 Colladay Point Dr. is a large house. There are many bedrooms and bathrooms. It is potentially a hotel. I am also concerned about renovations that are going on inside. There was an indoor swimming pool that has been taken out. Since I haven't been inside since it was purchased, I don't know if the new owners have created more bedrooms in that area. I also don't see any building permits posted. You might want to look at that. I am not a crabby neighbor but I like the peace and quiet of the current neighborhood. I feel short term rentals would ruin that. There is also the safety aspect. Many people walk or bike on Colladay Point Dr. and the increased traffic with people who have no roots here might pose a danger to those walking or biking.

Sincerely,
Bill Serdynski 2220 Colladay Point Dr.

Zoning and Land Regulation Committee
Petition CUP 2669
Dunn/Section 23
Kimberly and Jared Bruksch-Meck
2224 Colladay Point Drive
July 10, 2025

We are writing to express our concerns about the proposal to allow transient or tourist lodging at the above property. We have owned our house at 2218 Colladay Point Drive since 2003. Currently, we are part time residents with the intent to become permanent residents in the future. Our existing neighborhood consists of a mix of full time and part time residents, representing various age groups and backgrounds. The neighborhood takes pride in maintaining our properties and enjoying the varied activities that living on or near a lake provide.

We have supported restricting short term rentals in this neighborhood to maintain the current aesthetics and safety of the area. There are several rental properties in the area with long term leases that have tenants and property owners that have been responsible and good neighbors.

However, we have also experienced renters that have not followed existing regulations. This has included unsafe boating and personal watercraft use, disregard of wake zones, loud noise, excessive car traffic, parking on lawns, illegal drug use and the unapproved use of our pier when we were not at the house.

If this proposal is approved, we request that stringent rules be posted in the unit addressing watercraft use, noise limitations, vehicle parking, underage drinking, illegal drug use etc., to be provided to the renter and a copy given to neighbors with directions on who to contact, owner and authorities if the said rules are violated.

Thank you for your consideration.

Paul and Karen Becker
2218 Colladay Point Drive
Stoughton, WI

Mrplb@aol.com

Kelsey Shepperd
Town of Dunn
Land Use and Conservation Manager

Per our conversation last week I expressed concern about CUP #2669 associated with property at 2224 Colladay Point Dr, Stoughton, WI 53589

First of all, we are not lawyers, realtors, or financial investors, we are just a couple in our mid eighties, trying to live a comfortable and family friendly life on Lake Kegonsa. Our property, at 2226 Colladay Point Dr., was purchased in 1960 by my wife's parents. We inherited it in 2011, and moved here from Illinois in 2018.

Our family spent a lot of time at the lake the past 65 years. The house to our right had three owners, the houses to our left have had several owners each. We all knew each other and treated everyone like family. So having a Transient or Tourist Lodging (short-term rental) next door is concerning.

For those of you that have been around here for awhile know that the park area across the street from us was originally going to have high-rise apartments on it as proposed by a builder who did not live in the area. The home owners got together and purchased the property and gave it to the Town of Dunn for a park. It turned out to be a friendly gathering area for all our neighbors and dogs, on a daily basis.

So the following are not objections to their request, but concerns, as we try to welcome our new neighbors, transient or tourist, to our neighborhood.

Concerns:

1. We presently share a grinder pump, which is located on our property, and uses our electricity. I talked with the Kegonsa Sanitary District office, asking if the 2224 address should be on their own grinder pump since in reality, it is a business. I was told that the property is zoned as residential, and can share a grinder pump.

They stated in their request that they have 6 bedrooms, 12 Adults. It does not say how many children. If the average family has two children today, that could bring the total staying overnight to 12 adults and 12 children.

My concern is, at what point should the county consider requiring rental properties to be on their own grinder pump? Also, is the \$18 a year fee that the Kegonsa Sanitary District suggest you pay your

neighbor a year adequate when their property is used for high capacity rental, part of the year?

All of my concerns assume that the guests will sign off on a document stating that they understand the Kegonsa Sanitary District requirements for what can be placed in the sewer system. They should also get a copy of the Kegonsa Sanitary District Commission Message, last updated June 2025.

2. I spent some time helping Donna Weber, the original owner, with some just basic daily tasks prior to the house going up for sale, and I know the condition of the home inside and out. The new owner has spent considerable time updating the house on the inside, and recently started working outside. I just have concern that all the decking, boat house stairs and railings etc., are brought up to code to create a safe environment for the part-time guests.

3. Unlike rentals without lake access, the lake front provides a good selling point for the rental property. With summer weed cutting, and strong north winds, the shore line, boat track and pier can become inaccessible. We check our shore line daily, and remove weed as appropriate. Folks publishes the summer pier weed pickup schedule along with what is acceptable for pickup.

It's important to all our neighbors on the lake that we all care for and properly dispose of lake debris. Will the home owner provide instructions to the renters, or take responsibility themselves, to insure the lake is accessible to their renters?

So we all want the new owners to run a successful business, but we don't want it to infringe on all the other families that we share the lake with.

Thanks,
Please acknowledge the receipt of this Email.

Verlin and Maryanne Brown
2226 Colladay Point Dr.
(815)713-5882
verlincb@icloud.com