

Dane County Conditional Use Permit Application

Application Date	C.U.P Number
04/01/2026	DCPCUP-2026-02707
Public Hearing Date	
06/23/2026	

OWNER INFORMATION	AGENT INFORMATION
--------------------------	--------------------------

OWNER NAME JANE BECKER AND BRET MILLER	Phone with Area Code (608) 293-1969	AGENT NAME <input type="checkbox"/>	Phone with Area Code
BILLING ADDRESS (Number, Street) 86 OAK ST		ADDRESS (Number, Street) <input type="checkbox"/>	
(City, State, Zip) EDGERTON, WI 53534		(City, State, Zip)	
E-MAIL ADDRESS		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
86 Oak St		
TOWNSHIP ALBION	SECTION 25	TOWNSHIP
		SECTION
PARCEL NUMBERS INVOLVED	PARCEL NUMBERS INVOLVED	PARCEL NUMBERS INVOLVED
0512-254-3077-1	---	---

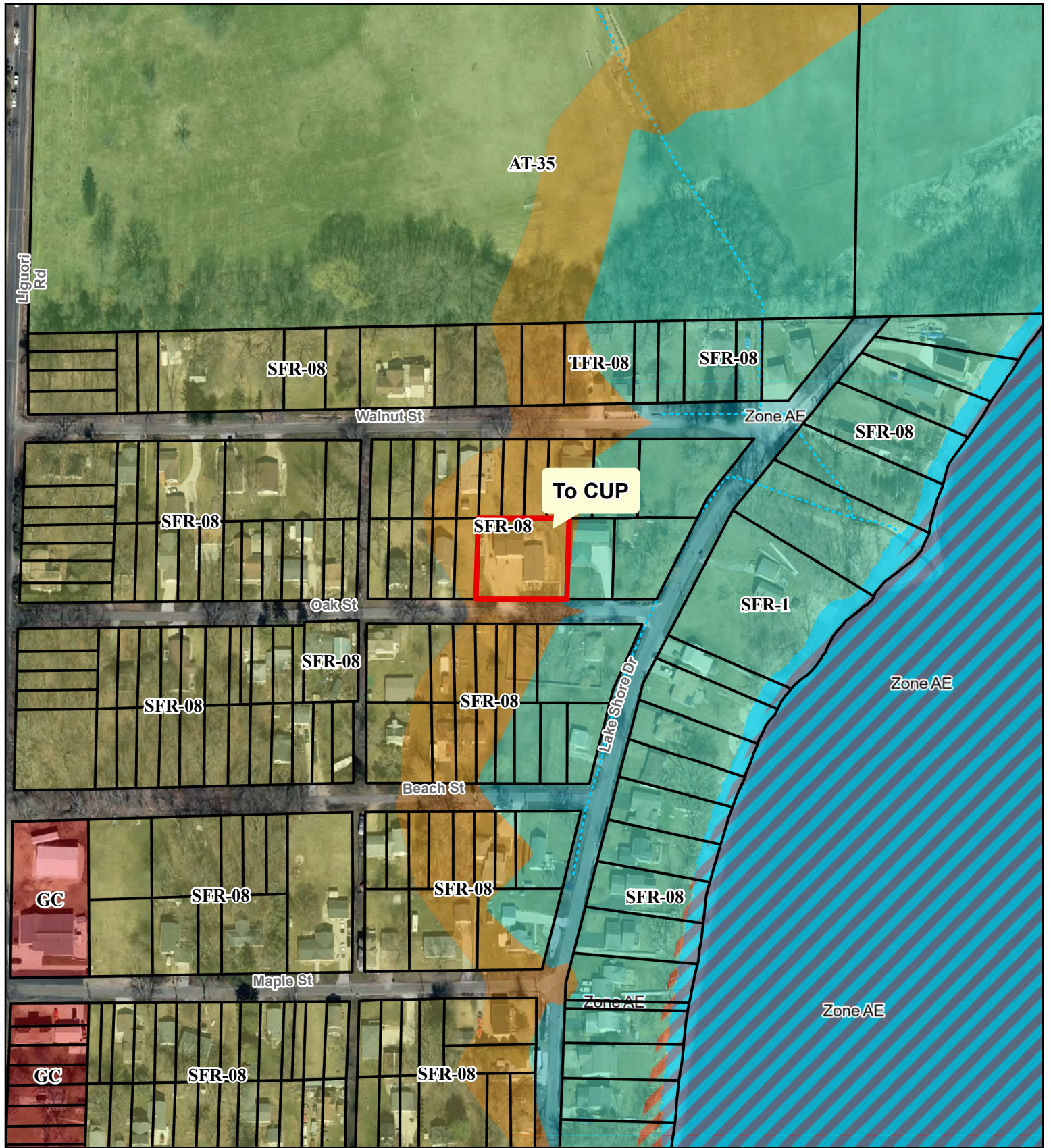
CUP DESCRIPTION

Transient or tourist lodging (short-term rental)

DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
--	--------------

10.251(3)	0.4
-----------	-----

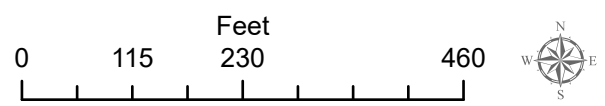
DEED RESTRICTION REQUIRED? <input type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials _____	Inspectors Initials RUH1	SIGNATURE:(Owner or Agent) PRINT NAME: DATE:
---	--	---



- Proposed Zoning
 - Parcels
- Zone Type**
- 1% Annual Chance Flood Hazard
 - Regulatory Floodway

- 0.2% Annual Chance Flood Hazard
- Agricultural Transition
- Commercial
- Residential
- Municipal Boundary

CUP 2707
JANE BECKER AND
BRET MILLER





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: <i>Jane Becker + Bret Miller</i>	Agent Name:
Address (Number & Street): <i>86 Oak St</i>	Address (Number & Street):
Address (City, State, Zip): <i>Edgerton, WI 53534</i>	Address (City, State, Zip):
Email Address:	Email Address:
	Phone#:

SITE INFORMATION

Township: <i>Albion</i>	Parcel Number(s): <i>Lot 1 csm 15400 c5110/222 @225-5/11/2020</i>
Section:	Property Address or Location: <i>86 Oak St, Edgerton, WI 53534</i>
Existing Zoning: <i>SFR-08</i> Proposed Zoning: <i>SFR-08</i> 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):

Family use, or short term stay

Is this application being submitted to correct a violation?

Yes No

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

Creating a approx 800 sqft studio for our guests to stay in. Or when not in use, to Rent to Contractors or Nurses that need a short term stay. Like 1 week to 3 months. Studio will be full furnished.

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 |
|--|---|--|--|---|---|

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.

[Signature]

[Signature]

Date: *3-26-2024*

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.
Guests will have access to Studio via ^{Exterior} staircase. This does not disrupt our home or any neighbors. Guests will park their vehicles in our driveway.
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.
the access to the studio does not come in contact with our personal land space or house space. Guests will have access to beach and lake, Guests have a small landing for their use.
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.
There will be no changes to our property. Garage was built with the studio design already in place.
4. Adequate utilities, access roads, drainage and other necessary site improvements have been or are being made to accommodate the conditional use.
water was plumbed to the garage for studio use + sewer. no roads needed, nor improvements
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 studio is designed for 1 person rental. Renter would have 1 vehicle that would park in our driveway in a designated space.
6. That the conditional use shall conform to all applicable regulations of the district in which it is located.
yes - no schools are needed, 1 Adult at a time only unless personal guests. If personal guests most is 2 people.
7. The conditional use is consistent with the adopted town and county comprehensive plans.
yes
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. *N/A*
 - 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.

see attached

List the proposed days and hours of operation. *guest will come and go as needed, lease will be used.*

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

No employees, we will do all cleaning.

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.

Noise may be the only issue if they have loud music playing. If we are home, I will ask them to turn it down or put noise level in lease.

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

none

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.

This is an established Building. Studio was previously built when garage was erected.

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.

Sewage + water will go to Koshkonong sanitary Dist as part of our property

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

Renter will have access to garbage + recycle receptacles, homeowner is Responsible for getting trash to curb

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

1 vehicle or pickup truck used at most 3 tons per vehicle. coming + going to work, low impact.

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 normal gas for lawn mower, no toxic waste. we are at the lake we have to be careful about everything we use.

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.

porch light at door entrance at the control of the renter. there will be walkway lights that will turn on when someone approaches + shut off automatically.

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

No Signs

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

our home + garage

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

all 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\(15\)](#).

3/26/2026

Conditional Use Permit for 86 Oak St, Edgerton, WI 53534
Jane Becker & Bret Miller

When our home & garage was built in 2020 & 2021, we already had the studio in mind. We just didn't have the money to complete at the time. We are now ready to move forward with this project of remodeling the 22x36 sq ft space in the upper level of the garage. You access the studio with an exterior staircase that leads to a 10x6 deck. There is an entry door with outside lighting available. There will be motion detecting lighting that is hard wired on the exterior of the building to light up their walkway in the night to provide safety from trips and falls. This is automatic lighting for turn on & off due to motion. Lighting will also light up the staircase.

When we built the garage, we added the sewer & waterlines in the concrete when it was poured. So all sewer & water will go to the Koshkonong Sanitary District. There are large garbage & recycling receptacles for the renters use that we will take to the curb on garbage days.

Our land is established, landscaping in place. There is no exterior construction, only interior remodeling. This is a 792 sq ft studio open concept, with a bathroom. Unit will include a bathroom, laundry, kitchenette, living, and sleeping space. Studio will be fully furnished, no pets allowed. Renter will have access to the lake, and beach area. We have an extra large driveway that the renter will be able to park in. Studio will have 2 hard wired smoke detectors, and a carbon monoxide detector as well. 5/8ths drywall used on the interior wall to the garage. As a 2nd egress, there is a 47x36 egress window with a ladder, if you step out of this window, you are on our roof. Studio has 2 egresses.

Bret's niece wants to stay there this summer, after she goes back home we want to rent it out to short term rentals. Specifically traveling contractors or nurses. Someone who just brings just their clothes for a short stay. Rental time can be 0 to 3 months. Longer if needed. These people have Per Diem, and are hard working people with a need for short term housing. A lease will be used with all guests. Noise levels will be addressed in the lease, our hope is to have an individual that works hard, is quiet, keeps to themselves. At times we will also be having guests that we host, and will be staying in the studio. This is meant for a single person stay, or if our guests, 2 people.

Lease will be used, rent will be weekly. Cleaning will be completed by the homeowner. We are looking for minimum impact upon our neighbors. This unit & staircase has been in place, just never in use. The homeowner will pay all utilities.

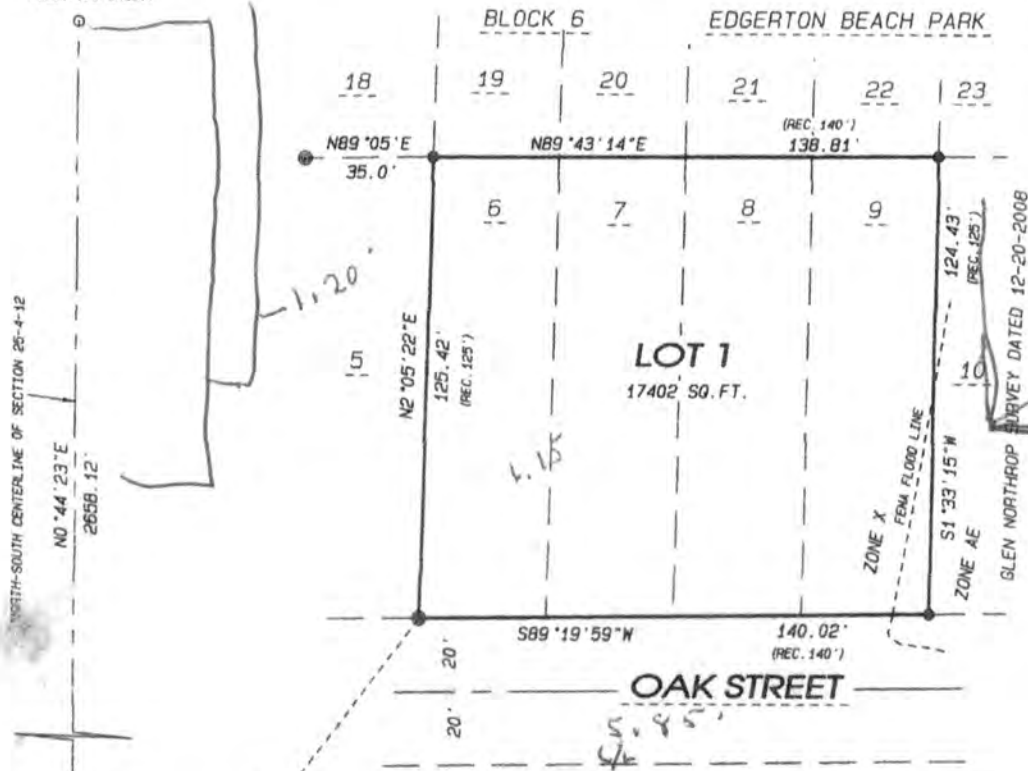
We live in a rural neighborhood, the studio will also be residential housing which agrees with the surrounding neighborhood.

CERTIFIED SURVEY MAP

LOTS 6, 7, 8 AND 9, BLOCK 6, EDGERTON BEACH PARK AND LOCATED IN GOVERNMENT LOT 2 OF FRACTIONAL SECTION 25, T.5N., R. 12E. OF THE 4TH P.M., TOWN OF ALBION, DANE COUNTY, WISCONSIN.

OWNERS OF RECORD:
BRETT H. MILLER
JANE M. BECKER
1515 22ND AVENUE
MONROE, WI 53566

CENTER OF SEC. 25-5-12
SET PTN FROM WITNESS
MONUMENTS OF RECORD.
FILED TIE SHEET.



1" = 20"

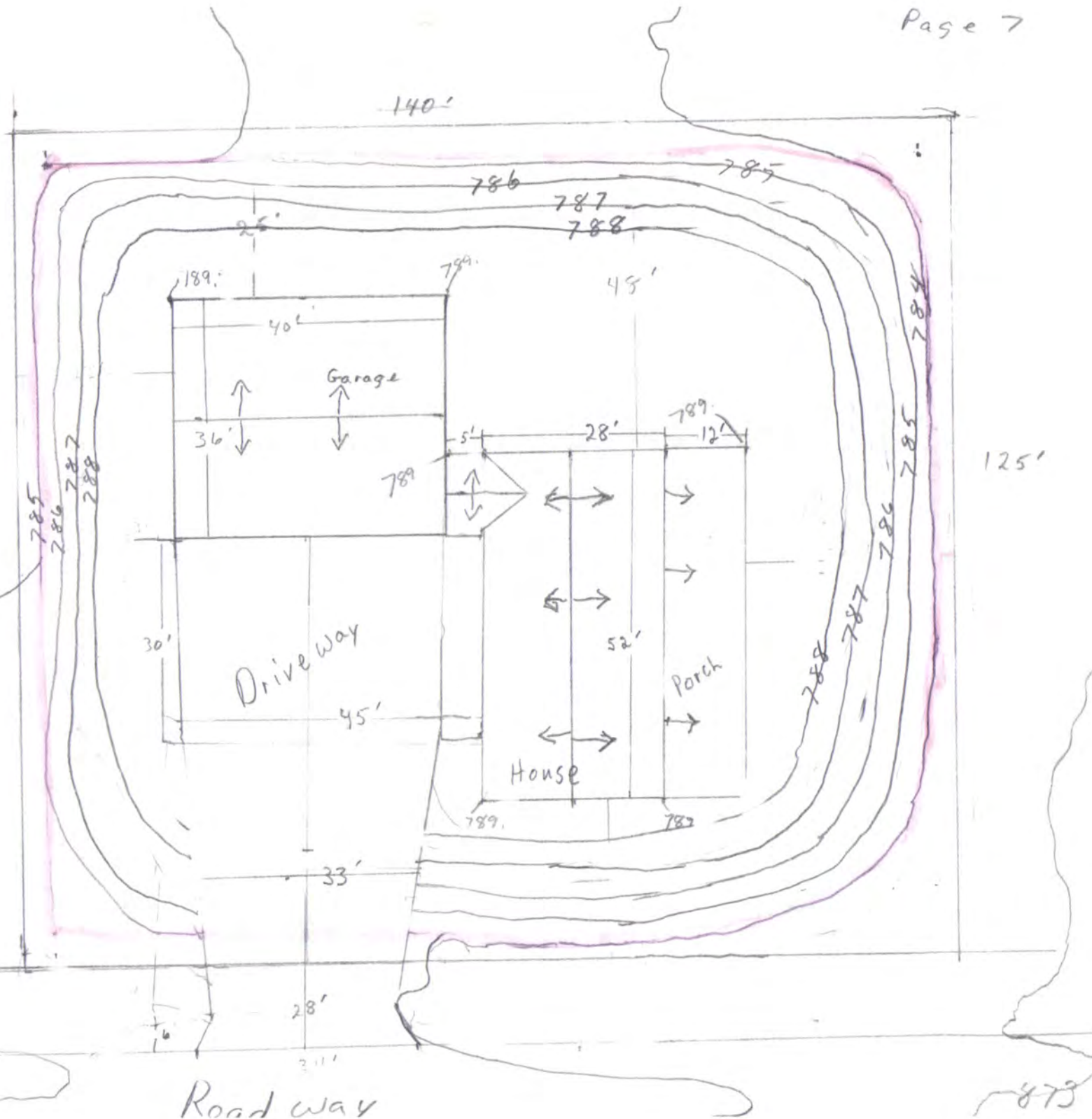
Lot Size

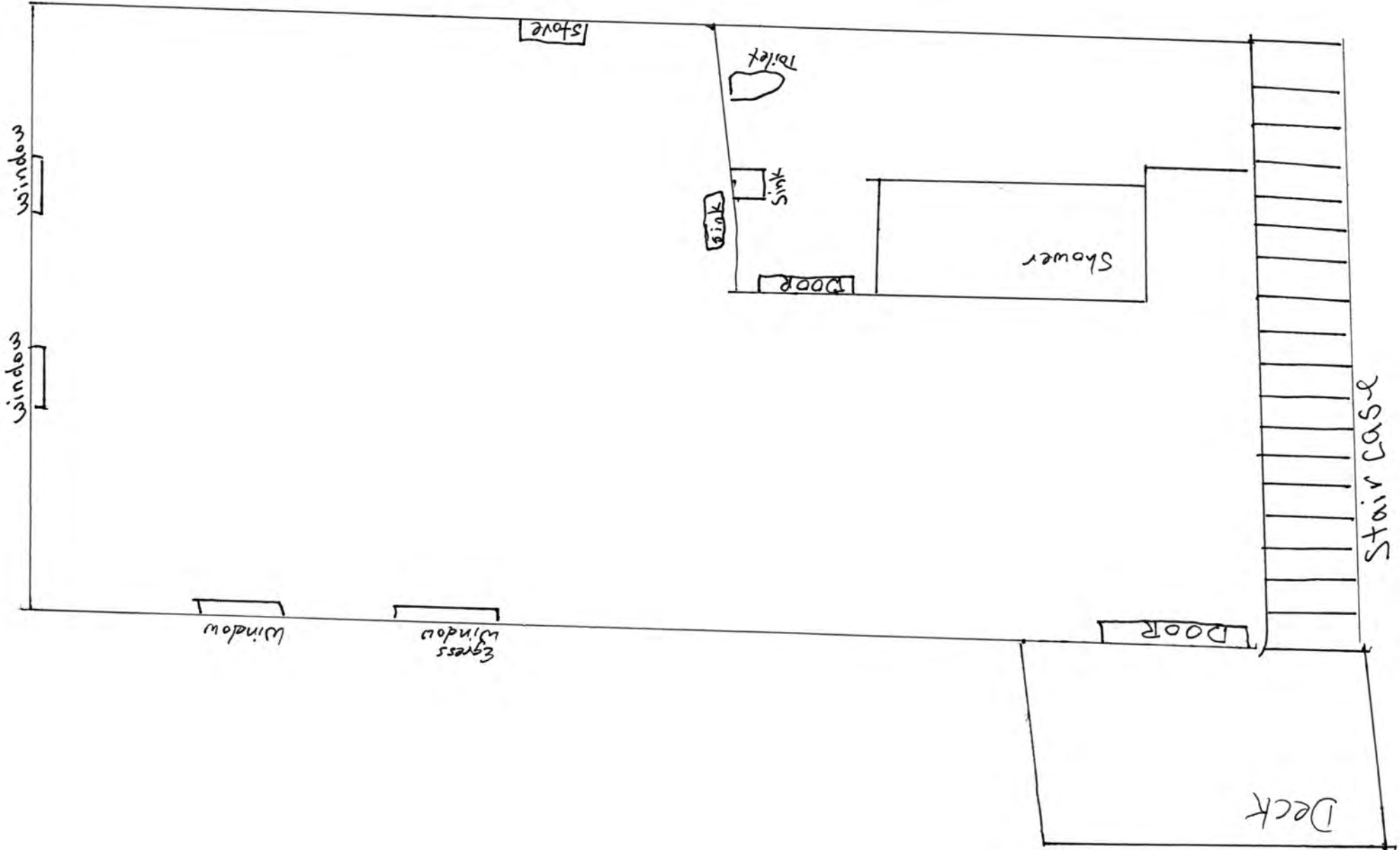
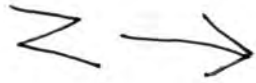
140' x 125'

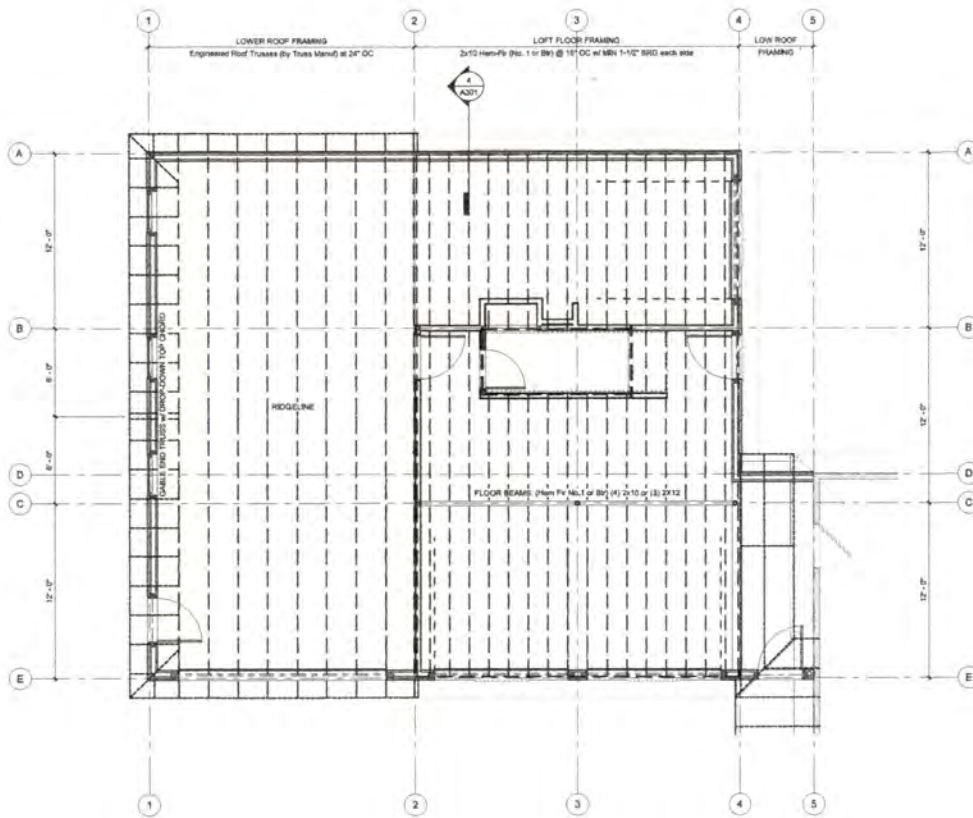
Pink Line is

5' OFF OF PROPERTY
LINE ~~WHICH IS~~
WHICH IS

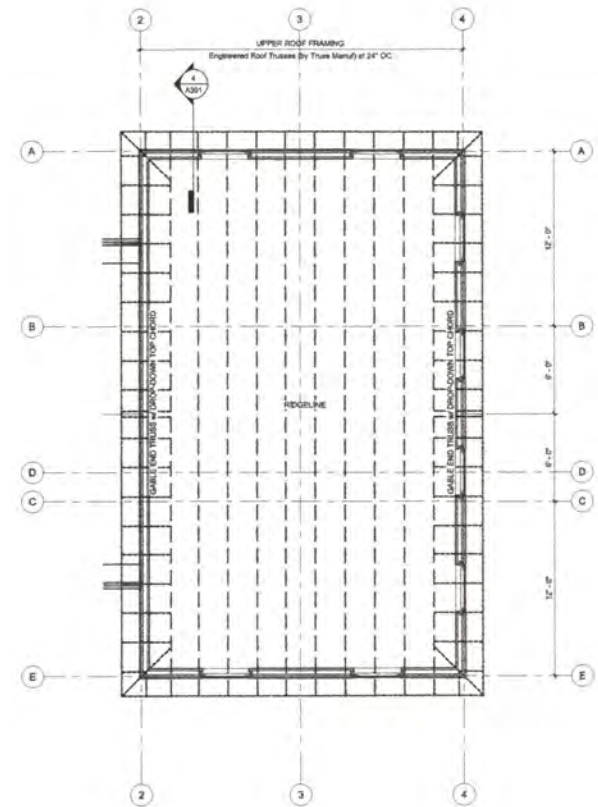
THE LIMITS OF 125'
THE GROUND
DISTURBANCE.



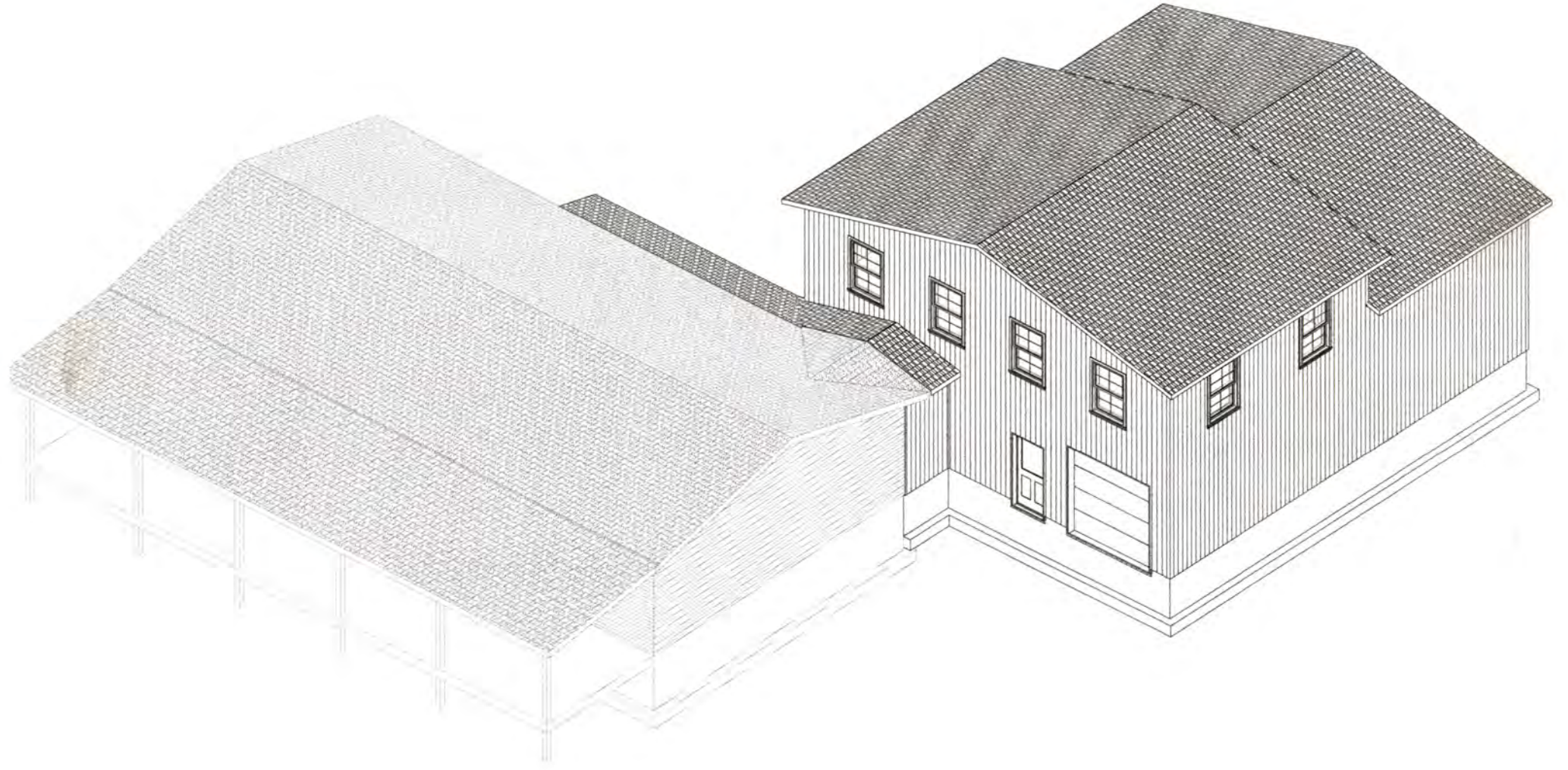


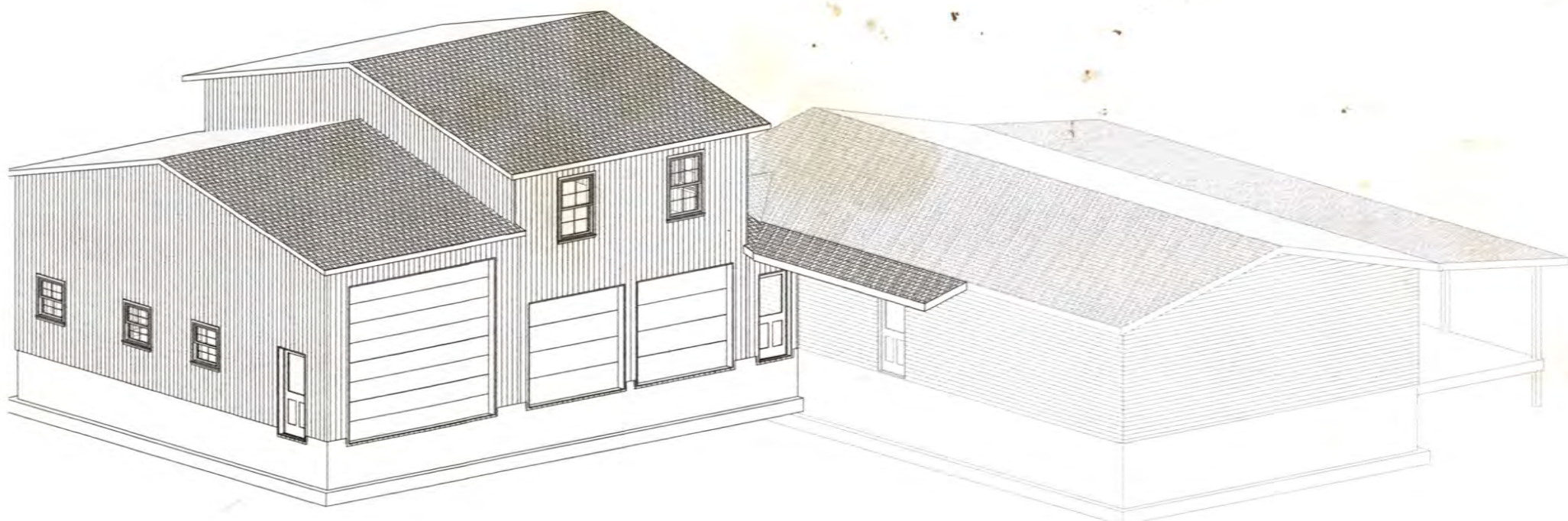


1 FRAMING PLAN - GARAGE LOFT FLOOR & LOWER ROOF
1/4" = 1'-0"



2 FRAMING PLAN - GARAGE UPPER ROOF
1/4" = 1'-0"







86 OAK STREET

Neighborhood Zoning Map

CUP 2707**Legal Description**

Lot 1 of Certified Survey Map No. 2707, recorded in Volume 110, Pages 222-225 of Certified Survey Maps of Dane County as Document No. 5587404, located in Government Lot 2 of Fractional Section 25, T5N, R12E of the 4th P.M., Town of Albion, Dane County, Wisconsin.