

From: Carlee Ferguson <carleeferguson702@gmail.com>
Sent: Monday, March 24, 2025 11:30 PM
To: Planning & Development <plandev@danecounty.gov>
Subject: CUP 02653

Dear Dane County ZLR Committee,

Approval Standard 1 for a conditional use permit states "That the establishment, maintenance or operation of the conditional use will not be detrimental to or endanger the public health, safety, comfort or general welfare."

The Applicants are required to provide substantial evidence that this standard is met. The application does not provide substantial evidence. Instead, the application simply claims to satisfy this standard by stating: "The conditional use permit for a short-term rental will not be detrimental to or endanger the public health, safety, comfort or general welfare." This statement contains zero evidence.

This 2025 photo of the driveway at 6993 Applewood Drive provides substantial evidence that the property endangers public safety.



This driveway does not have the required clear zone for emergency vehicles.

Town of Middleton ordinance chapter 8 says "A volume of 13.5 feet in height, 3 feet in width, on each side of the travel lane, and the entire length of driveway shall be cleared and continuously maintained in order to permit the safe passage of emergency vehicles. In cases where such clearing would be environmentally damaging, the Town of Middleton may approve a smaller clearance volume provided that it will not prevent or interfere with emergency service or create a safety hazard."

It is not just that the Applicants violated this Ordinance. It's common sense that driveways need to be clear for emergency vehicles.

The Applicants' decision to grow trees next to and over the driveway is a danger to the safety of renters and the neighborhood.

The one-year term of the conditional use permit was to enable the Applicants to demonstrate that they would act responsibly in all respects. They have not done so in this clear instance. There is no reason to trust that this is the only danger to the safety of renters and the neighborhood.

The county staff report only addresses public safety by noting that there were no calls to the sheriff in 2024. There is no evaluation of emergency vehicle access or any other aspect of public safety.

In short, there is substantial evidence that this operation is a threat to public safety. Please protect the public by denying the application.

Thank you for your time.

Best regards,

Carlee Ferguson