G. Michael & Lynne Horn
4200 Morris Park Road
McFarland, WI 53558

November 12, 2024

Dane County
Zoning and Land Regulation Committee

Subject: CUP 2645 – 4216 Morris Park Road - November 19, 2024 Hearing

Dear Committee:

We received your Notice of Public Hearing for your Committee meeting on November 19, 2024. We have registered for the Zoom meeting but also wanted to let you know that we OPPOSE having the residence at 4216 Morris Park Road being made available for transient or tourist lodging. I have tried to attend some of your past zoom meetings but after waiting up to 90 minutes, the topic I was interested in didn't come up and it was getting too late to continue to wait. So at least you will have this letter for your records, if CUP 2645 comes up late in the meeting.

For those of you that don't know, Morris Park Road is approximately a mile long street (off Tower Road) with homeowner residents on each side of the road. Most of the residents live there year-round and many have young children. There are no sidewalks and on the lake side of the road, there is a step hill down to the lake. On the opposite side there is also a steep hill. The residents also park boats and/or trailers along the side of the road as well. So, the children have limited areas to play, ride their bikes, etc. but they do use Morris Park Road for play, in and around their driveways and on the street.

Therefore, "transient or tourist lodging" definitely does not fit our area and creates risks to the residents. Nor do I believe there are any homes being rented short term as Mr. Kuhn's letter implies. For those where their homes on Morris Park Road are second houses, I'm not aware of any that are rented when the neighbors aren't present. No one that I have talked to are in favor of this request.

The residence in question (4216 Morris Park Road) is a large 4,100 sq ft house with 4 bedrooms (and thus doesn't qualify for renting up to 10 as application indicates) and 3 baths and was purchased in November 2020 for $1.2 million. It has three levels. Accordingly, it can hold a lot of people that have the potential to be unruly and disturb the area and residents. Mr. Kuhn can indicate that this type of behavior is not permitted, however he will not be there to enforce any noncompliance. Further, the residence has over 200 ft of shoreline on Lake Waubesa, a lake where almost every neighbor on Morris Park Road has piers, lifts and multiple boats that we all enjoy. This is NOT a resort area, and we want to protect our privacy and our children. There is no way to control who stays at this house, so we do not believe it is appropriate to allow strange transients or tourists to live there. Granting such permission would be a dangerous precedent. Such lodging is more appropriate for the hotels in town or in Madison or the Dane County Parks, not in the middle of a quiet residential neighborhood.

We appreciate your presenting this letter to the Committee members at or before the November 19 meeting.

Thank you.

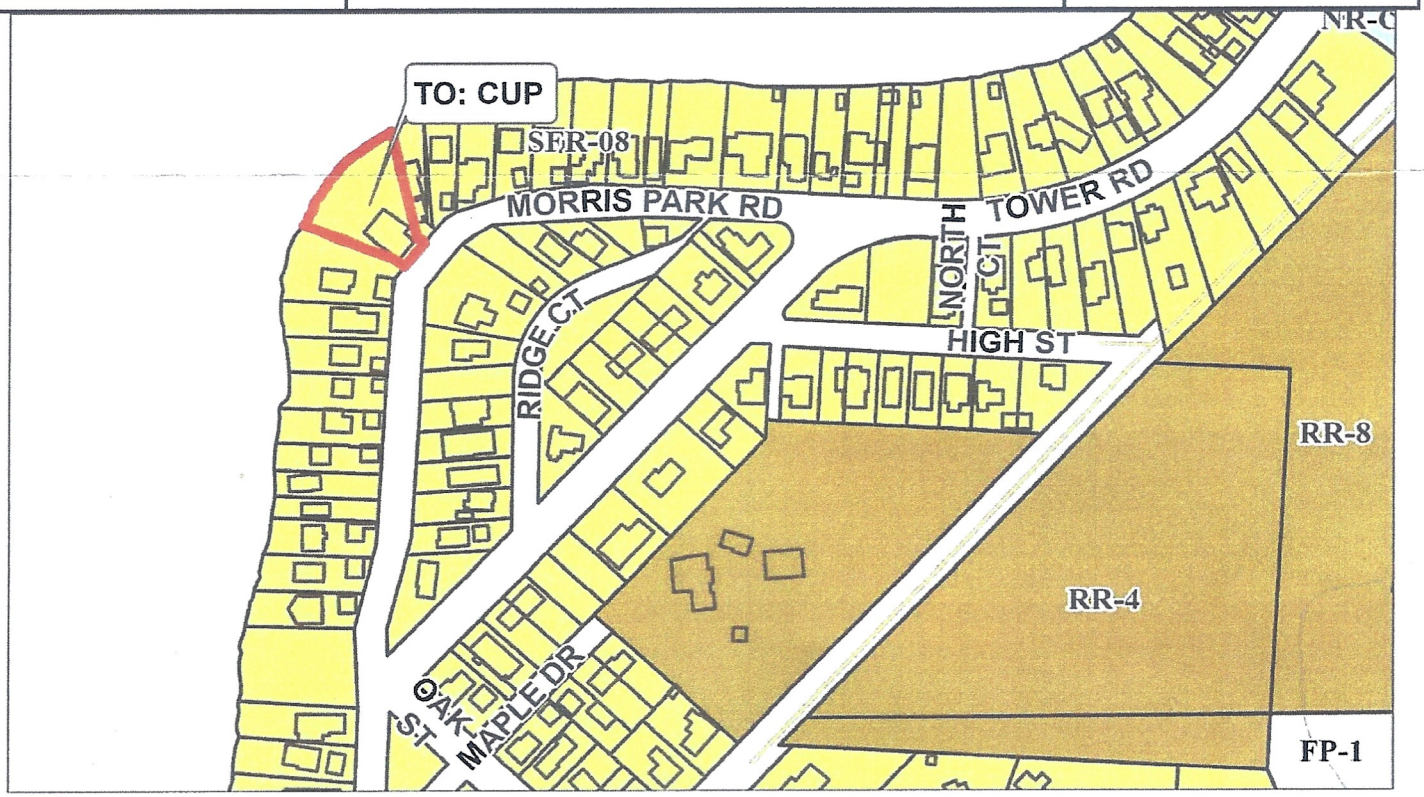
Mike & Lynne Horn

Mike & Lynne Horn
(312) 316-9806

Notice of Public Hearing

Zoning and Land Regulation Committee

Public Hearing: **November 19, 2024**	*Petition:* **CUP 2645**
Zoning Amendment: **None – Conditional Use Permit**	*Town/sect:* **Dunn / Section 08**
Acres: 0.2 *Survey Req.* No	*Applicant:* **Stephen Kuhn**
Reason: **CUP for Transient or tourist lodging (short-term rental)**	*Location:* **4216 Morris Park Road**



The Dane County Zoning and Land Regulation (ZLR) Committee will hold a Public Hearing on **November 19, 2024** at 6:30pm regarding this proposal.

For more information on the proposal:

- Visit https://dane.legistar.com/Legislation.aspx and enter the Petition Number in the "Legislative text" box.
- Contact the Zoning Division for more information at 608-266-4266 or plandev@danecounty.gov.

This will be a hybrid meeting. You may attend the meeting either in person OR virtually by computer or phone:

- IN PERSON at Room 354, City-County Building, 210 Martin Luther King Jr. Blvd, Madison, WI
- By COMPUTER or INTERNET (video): Visit https://zoom.us/s/95645395221 to join and register for the meeting.
- By PHONE (voice only): Dial 1-888-788-0099 and enter Webinar ID: 956 4539 5221

If you wish to comment on the proposal:

- To SPEAK on this proposal, you must **register at least 30 minutes prior** to the meeting. Please use the meeting Zoom link, or contact the Zoning Division for more information at 608-266-4266 or plandev@danecounty.gov.
- Any WRITTEN COMMENTS must be submitted at least **one week prior** to the meeting (by November 12, 2024). Please send all written testimony to plandev@danecounty.gov.