

2-22-24

Good evening,

Our Applewood home has been and continues to be our home for the last 25 years. Most of our adult children and their families live in the surrounding area. It is a homestead for our growing family, a place of memories and new traditions. Renting our home on a short term basis does not change the character of the home from being a single family dwelling.

The letters submitted by the neighbors argue that transient housing brings in unsavory characters and people who don't know how to drive. We find this argument to be extremely weak. Many people drive safely through cul-du-sacs all over the United States. To say that people who rent short term rentals are bad drivers is not a factual statement. These statements are based on their opinions not the facts.

As I read through the oppositions comments there was a resounding theme "weekend party rental". First, our track record shows that this is not the clientele we rent to. Second, the protocols in place are designed to litigate these assumptions. I would like to point out the opposition's allegations are assumptions. Based on our track record these are not facts. Short term rentals does not equal party scene.

Also, the statement by the Vandenburg's, "This makes the Applewood neighborhood distinctly unsuitable for a rental property that will obviously increase non-resident traffic". Applewood is also a home to full time day care that has multiple cars coming in daily: morning and evening to drop off and pick up their children. The daycare in Applewood can have up to 7 children daily. This is equivalent to 3500 nonresident automobiles coming through the neighborhood yearly. Last year our home rented 6 times, a total of 40 days. This is equivalent to 40 automobiles (if they brought in 2 vehicles) for 80 vs 3500! Obviously, the auto traffic to our home is not what the neighbors are concerned about.

I would like to comment on the Sept 12<sup>th</sup> report. In the emergency contact protocol, it states to call Casey or myself before dispatching the authorities. There were no missed calls from Dinah on Sept 12<sup>th</sup>. We respect the time of our police force and do not think triathletes in a hot tub warrants "emergency". We would like the opportunity to reach out to the guest so that they are not alarmed when a police officer shows up at the door. Our track record thus far has been superb, even the one complaint proves that the caliber of people that we choose are law abiding, responsible, and careful individuals. Therefore, this argument against our CUP is invalid and not based on the facts. I would like to note that to mitigate any future issues we have removed the hot tub as an amenity.

We are requesting for the renewal to be every three years and a reduction in the minimum night's stay to 3 nights. Over the past year the five-night minimum has been detrimental to the economic opportunity of the short-term rental. It appears through a market analysis that most visitors come to Madison for a 3-4 night minimum. Our goal is to have 10-12 bookings throughout the year. This past year we had 6. Another alternative is to rent our home as a long-term rental (over 29 days) which does not require a CUP. We would assume that the neighbors of Applewood would prefer a few short-term rentals rather than having the home rented for multiple weeks at a time. The Town of Middleton based their decision on the opinions of the neighbors rather than the facts of the situation. We are asking Dane County board to overturn this decision.

Kind regards,

Melissa