



TOWN OF DUNN - 4156 COUNTY ROAD B, McFARLAND, WI 53558

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November 1, 2021

Dane County Zoning & Land Regulation Committee
Majid Allan
210 Martin Luther King Jr Blvd
Room 116
Madison, WI 53703

Dear Members of the Dane County Zoning & Land Regulation Committee:

The Town of Dunn was recently made aware that at the October 26, 2021 ZLR meeting, Gerard Xavier and his attorney raised objections with the first two conditions that were included in the Town of Dunn's recommendation for approving CUP 2536. In May 2021, the Town of Dunn passed an ordinance which requires short term rentals to obtain a license and follow certain regulations. One of these regulations requires that if the short-term rental is not the operator's primary residence, or if more than two bedrooms are offered for rent, then the minimum stay shall be 7 consecutive days and the rental may not be operated for more than 180 days in any consecutive 365-day period. The 180 allowable days must run consecutively. The property at 3056 Shaw Court is not Mr. Xavier's primary residence and he is offering four bedrooms for rent, so therefore he must rent out the property according to the 7 day minimum/180 consecutive day maximum regulation (this is also stated on his Town of Dunn permit).

A similar objection was raised at the Town's CUP meeting, with the applicant and his attorney stating that the Town's ordinance could change in the future. While this is true, the Town has no intention of changing the ordinance at this time, and the applicant could reapply for the CUP and have it amended if the ordinance is ever amended. Prior to the Town meeting, neighbors reached out to the Town to state that they were concerned about the change in their neighborhood since there are three short term rentals on one small block. They felt that the area was turning into a hotel district with frequent guest turnover and the increase in noise that is associated with this. Neighbors were very happy to learn that the Town recently passed an ordinance that included regulations on rental lengths, as the residents felt this could mitigate these impacts and they were happy that there would be similar conditions placed on the CUP.

After considering neighborhood input, the Town's ordinance, and that conditions are placed on a CUP to ensure impacts are minimized for neighbors, the Board ultimately decided to keep the 7 day and 180 day conditions. At the meeting, the applicant did agree to the conditions, but wanted to stress that he felt it was a burden. Minutes of the Town Board meeting can be found here:

<https://dunn.civicweb.net/Portal/MeetingInformation.aspx?Org=Cal&Id=465>.

Sincerely,

Ben Kollenbroich

Planning & Land Conservation Director
Town of Dunn
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