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Dane County Zoning and Land Regulation Committee
City County Building, Room 116
210 Martin Luther King Jr. Blvd.
Madison, WI 53703

Re: Petition CUP 2586/Bingner Application for Transient or Tourist
Lodging
Dunn/Section 23

Dear Dane County Zoning and Land Regulation Committee Members:

Tingting and Derik Bingner have petitioned for approval of transient or tourist lodging (short-term rental) for the property located at 2290 County Highway AB in the Town of Dunn (Petition CUP 2586). My husband and I own a neighboring property at 2302 County Highway AB and we oppose this petition for the following reasons:

1. Lack of Parking. First and foremost, there is insufficient parking on the property to accommodate renters. This property will be rented as an entire house, and many people may want to occupy the property at one time, bringing more than one vehicle. As this is a lakefront property, the renters may also bring watercraft and trailers. In the winter, renters may bring snowmobiles on trailers. The property does not have a garage and has limited surface parking along the street (see photos below). We do not want transient users parking on our neighboring yards.
2. Excessive noise - noise is the number one complaint by neighbors who live adjacent to transient housing; short term renters are not permanent residents and do not always respect the character of the neighborhood.
3. Our homes are too close together – noise impacts will be compounded by the fact that most lots in this neighborhood, including those immediately

adjacent to the subject property, are 50' or less in width. The zoning of this property is SFR-08 Single-Family Residential (small lots) Zoning District, underscoring the fact that these properties are narrow.

4. Single family zoning – we bought a property in a single-family zoning district, SFR-08 Single-Family Residential (small lots) Zoning District, and this commercial use violates the zoning designation.
5. Parties – transient lodging is rented for group gatherings like bachelor parties or Badger game days where people do not want their own places suffering damage. Parties and excessive drinking go hand-in-hand, and can spark fighting and other undesirable behaviors.
6. Lack of onsite supervision – the owner won't be onsite to monitor renters' behavior. Unlike a hotel, which has 24-hour supervision and is purpose-built for transient housing, this is a quiet, single-family neighborhood.
7. Safety - the neighborhood is less safe with strangers with no ties to area coming and going at all hours.
8. Trash – the increased usage by multiple guests will increase the production and difficulty of adequately disposing of trash and recyclables.
9. Unwelcome, unexpected usage – neighbors of the subject property did not ask to live next door to transient lodging and this will affect our quiet enjoyment of our properties. The infrastructure and supervision is inadequate to safely conduct this activity.

I have been a real estate attorney and college real estate instructor for over 35 years and I have extensive experience researching the negative effects of transient housing in residential neighborhoods. I am happy to discuss with you the undesirable results of granting this petition at any time.

For all the above reasons, we ask that you deny this petition for transient housing.

Sincerely yours,

Laurie S Carnahan

Laurie Schober Carnahan, Esq.

Supporting Photographs:

The subject property is in the middle with the gable (pointed) roof.



There is no garage on the property and insufficient room for renter parking.



The subject property and adjacent parcels are too narrow (50' or less in width) to accommodate rental parking (including boat trailers, snowmobiles, etc) and usage. This will in all likelihood lead to parking on neighbors' lawns and neighbor complaints regarding noise.



Parking area ill defined.