

March 30, 2025

To: Dane County Zoning And Land Regulation Committee

I live at 7009 Applewood Drive in the Town Of Middleton. I write to urge the Committee to reject /deny the application of Casey and Melissa Helbach (the Applicants) to renew and/or modify their existing Conditional Use Permit to operate a transient or tourist lodging (short-term rental) at 6993 Applewood Drive in the Town of Middleton (CUP 02653).

For this renewal, the applicants request the following changes to the conditions / terms of the permit:

1. Setting a 3-night minimum guest stay, rather than the 5-night minimum currently required.
2. Setting a 5-year CUP expiration date, so that they would only be required to apply and pay review fees for a permit renewal in 5 years (rather than each year as required by the town for the previous permits).

I, like many other resident homeowners on Applewood Drive, object to the use of the property at 6993 Applewood Drive as a transient or tourist lodging (short-term rental) facility. The Applewood Hill plat includes covenants and restrictions including that "All lots shall be used for one family dwellings...." All owners of lots in Applewood Hill, including the Applicants, agreed to honor these covenants and restrictions.

The use of 6993 Applewood Drive for transient or tourist lodging diminishes the single family nature and feeling of the Applewood Drive community. It also poses a threat to the safety and security of the neighborhood and its resident homeowners. Transient or tourist lodging brings in people unfamiliar with the neighborhood and Applewood Drive itself. Applewood Drive is a quiet street used by Applewood residents for walking or running alone, walking with family members, including young children and elders, walking with pets, riding bicycles and tricycles, and children playing. Transient or tourist lodging brings in people unfamiliar with Applewood Drive itself and its uses, resulting in significant safety and security risks to the resident family homeowners and families. Applewood Drive does not have sidewalks, and there are many curves with short/limited sightlines when driving.

Additionally, the use of 6993 Applewood Drive for transient or tourist lodging for short periods, especially for short weekend periods, lends itself to excessive noise and other disturbances. The property would be more likely used as a "party house" causing significant disturbance and safety concerns. Further, from my understanding of the testimony given by the Applicants at the Town Of Middleton hearing on the matter, the Applicants do not enforce or require a 5-night minimum stay which is required.

I urge the Committee to reject/deny the application by Casey and Melissa Helbach (the Applicants) to renew and/or modify their existing Conditional Use Permit to operate a transient or tourist lodging (short-term rental) at 6993 Applewood Drive in the Town of Middleton.

Thank you for your consideration.

Mark Struthers