

Dane County Conditional Use Permit Application – CUP Petition #2684 (Kopf)

STANDARDS FOR CONDITIONAL USE PERMITS

Please explain how the proposed land use will meet the following standards:

- 1. The establishment maintenance or operation of the conditional use will not be detrimental to or endanger the public health, safety, comfort or general welfare.**

I see no reason why operating an AirBnB in this location would endanger public health, safety, comfort or the general welfare. I live 35 minutes away from the property and am able to keep a watchful eye on the property. I have hired a local college student to also help me keep an eye on the place and to occasionally clean it between guests. I forbid any large gatherings, require guests to abide by quiet hours, and avoid disruptive behavior. I also screen the guests prior to booking to ensure their stay is not being used for any large parties or gatherings. The home sits in a secluded location at the end of a country road where guests can come and go with minimal to no disruption of neighbors in the area. The home itself sits on 9.33 acres and is an attractive sanctuary for guests seeking peace and quiet. and ideal location for guests to stay and enjoy themselves with no risks to themselves or others.

- 2. The uses, values and enjoyment of other property in the neighborhood for purposes already permitted shall be in no foreseeable manner substantially impaired or diminished by establishment, maintenance or operation of the conditional use.**

The home will be well kept in both interior and exterior. Our guests must abide by house rules which include no blocking the street, to keep quiet hours, and keep occupancy at or below 6 guests. The secluded nature of the property allows for plenty of space for separation between neighbors and the guests who are staying there. Any guests staying would come and go at about the same as if someone was living in the area and thus would not negatively impact traffic. Further, since the home will have days when it is not rented out short term, the traffic to and from the property would actually be less than what it would be if someone lived there full-time.

- 3. The establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.**

This would in no way impede normal and orderly development. The home is on a dead end road and use of the property on a day to day basis would not be different than if people lived there full time. Most homes in the area are owner-occupied but there are other short-term rentals nearby. This home would not impede nearby residents or other short-term renters from enjoying their properties.

- 4. Adequate utilities, access roads, drainage and other necessary site improvements have been or are being made.**

Yes, as a residence in Dane County, it is adequately serviced by a road, utilities, etc... There would be no need to modify anything for this anticipated use. Water and sewer are adequate and are well-maintained.

- 5. Adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.**

Yes, there are plenty of parking spaces on the property. No one would need to park on the street or create any traffic or congestion issues.

6. That the conditional use shall conform to all applicable regulations of the (zoning) district in which it is located.

Yes, the house, well and sewer are all up to date and conform with applicable regulations and codes.

7. The conditional use is consistent with the adopted town and county comprehensive plans.

Yes, this home is a single family residence. Accepting guests who would stay weekly or nightly should not impair any plans of the town and county.

8. If the conditional use is located in a Farmland Preservation Zoning district, the conditional use is subject to the following standards found in section 10.220(1).

- a. Explain how the use and its location in the Farmland Preservation Zoning District are consistent with the purposes of the district:
- b. Explain how the use and its location in the Farmland Preservation Zoning district are reasonable and appropriate, considering alternative locations:
- c. Explain how the use is reasonably designed to minimize the conversion of land from agricultural use or open space use:
- d. Explain how the use does not substantially impair or limit the current or future agricultural use of surrounding parcels zoned for agricultural use:
- e. Explain how construction damage to land remaining in agricultural use is minimized and repaired, to the extent feasible:

N/A

WRITTEN STATEMENT OF INTENT AND OPERATIONS PLAN

Describe in detail the proposed conditional use.

I purchased the home in 2012 as it was a good location for me (halfway between Whitewater and Madison). As time went on and my family grew up, I no longer needed as much space and was spending more time in Madison. As a result, I purchased a home in March in Middleton, I spend most of my time at the new home, but still enjoy being in the country at times as well as I enjoy staying there at times during the school year when my semester gets very busy (I work at UWW). The proposed tourist lodging permit would allow others to enjoy the home's many benefits including the peace and quiet, pastoral views and solitude that the location provides. This provides a unique lodging option for people wanting to visit Dane County. This will actually help to sustain the home as it will not be sitting vacant and will bring additional revenue streams to myself and the community.

Proposed days and hours of operation.

As a short term rental, this property could potentially be open 24-7, 365 days a year when not in use by me.

Employees.

I often clean and provide upkeep myself, but additionally, one or two persons (cleaners) would be there to ensure adequate cleanliness and comfort for the next guest. Guests are limited to six per stay.

Anticipated noise, odors, dust, soot, runoff or pollution – and any proposed measures to mitigate.

There will be no change in any of these conditions from the operation of this property as a short term rental that would be different from anything that would be the case as a permanent residence or long term rental. We enforce quiet hours and the house rules prohibit large gatherings and parties. So I do not anticipate impacts to neighboring properties.

Materials to be stored outside, or any activities taking place outside.

We have a porch area with a deck, deck chairs, table and firepit. Other than this, nothing else would be stored outside.

Describe measures taken to ensure compliance with Ch 11 & 14 stormwater & erosion control.

N/A

Existing and proposed sanitary facilities associated with the proposed use, incl. manure management.

I have a well and a septic system.

Existing or proposed facilities for managing trash/recycling removal.

Residential trash pickup for the city

Anticipated daily traffic, types & weights of vehicles, and measures to accommodate increased traffic.

The CUP will cause no more traffic than an ordinary home.

List any hazardous, toxic or explosive materials to be stored on site, and containment/safety measures.

N/A

Existing or proposed outdoor lighting, and measures to mitigate light pollution impacts to neighbors.

Exterior lighting is installed at the front and rear of the home. No new outdoor lighting is needed for the property.

Existing or proposed signage (size, location, materials).

I will not post a sign.

Current use of the property.

The home is currently used as a secondary home.

Current uses of surrounding properties in the neighborhood.

Properties in the neighborhood are primary homes and some short-term rentals on Evergreen.