

—TOWN OF—
MIDDLETON
Wisconsin

April 12, 2023

Ms. Rachel Holloway
Dane County Assistant Zoning Administrator
Dane County Planning and Zoning
Room 116, City-County Building
210 Martin Luther King Jr. Blvd.
Madison, Wisconsin 53703

RE: Helbach CUP (CUP # 2585)

Dear Ms. Holloway:

By letter dated April 4, 2023, you inquired as to why the Town Board of the Town of Middleton determined to impose a one-year limit on the conditional use permit the Helbachs currently have as well as a requirement for 5-night minimum stays.

First, the current permit is one-year in length and the permit has not been in effect for an entire year. The permit holders sought to extend the term of the permit to five years and the Town's Plan Commission recommended a three-year term, which the applicants stated was acceptable to them.

The Town Board held a public hearing at which neighbors expressed concerns. Primary among those concerns were the lack of contact information as required under the current permit and the occurrence of a loud hot tub beer party that woke a neighbor in the middle of the night in February 2023 (and the inability to locate a permittee contact when the party was occurring). Neither the Town, the HOA or the County were provided with contact information, nor was that information easily accessible as required under the current permit.

Second, with respect to the length of stay, when the Helbachs applied for their initial permit, they represented to the Town that they were seeking to attract business travelers and the discussion surrounded a conditional use permit that was geared toward Sunday check-in and Friday check-out. Again, neighbors reported that stays were often 3-night stays, which seems inconsistent with attracting a business clientele. Because the current permit was written to allow for "5 days," there was possibly a misunderstanding regarding the minimum length of the stay.

The HOA President also outlined concerns in an email, which were considered by the Town Board.

To address these issues, the Town Board clarified the minimum length of stay as well as the parties to whom contact information must be provided. Because of the concerns expressed by neighbors regarding operations, the Town Board recommended an additional year beyond the term of the current permit rather than a longer period.

Under all the circumstances, including the fact that the current permit is a one-year permit and in light of the issues raised above, the Town Board determined that the terms and conditions provided to Dane County Zoning are reasonable and supported by substantial evidence.

Please contact me if you have any questions.

Sincerely,



Barbara Roesslein

Town of Middleton Clerk