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Sent: Monday, September 11, 2023 9:15:45 PM
To: Lisa Dawsey Smith <LDawseySmith@whitewater-wi.gov>; Brienne Diebolt-Brown <briennedieboltbrown@gmail.com>
Cc: Jill Gerber <jgerber@whitewater-wi.gov>
Subject: Air bnb ordinance

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Dear Council Women,

I had the opportunity to review the first draft of your Chap 5.39 Licensing of short-term rentals ordinance. My wife and I have operated an Airbnb rental since August 2017. You can view our site listing "Whitewater Night Lodging" by searching on Airbnb in Whitewater, WI. We make two bedrooms, a screen porch, and a dedicated bathroom available to our renters. We allow a single tenet or tenants who are family or friends traveling together to rent the rooms. We limit our guest stays to three nights. We have paid the occupancy tax of 3% on a regular basis, paid through Air AirBnb. We have had no complaints from our neighbors or the city during this time period. Our guests have off street parking available to them at all times.

Prior to Covid, we did offer a continental breakfast to our guests. Since Covid, our policy has been altered and we no not offer usage of our kitchen. Hence, our guests utilize local restaurants (we display local menus to our guests). Presently, we offer coffee or tea and when time allows, enjoy having some with our guests while getting to know them

The majority of our guests come to Whitewater with ties to the university. They attend post graduate classes, are adjunct teachers (staying for one or two nights a week), or are students having to come to take specialized tests and are unable to pay a traditional hotel's nightly price (\$130 to \$180.00). Other guests take part in marathon running events hosted at Nordic Trails. Others come to complete a portion of the Ice Age Trail. Recently, we had a Paralympic biker who excelled in his competition and is awaiting final word of his competing in Paris next summer (story on Whitewater Banner, April 2023). Others attend musical events and plays in Ft Atkinson and Alpine Valley, or compete in a Plein Art competition held at the Fuzzy Pig. Many come for school and college reunions, UW-W sporting events or weddings. A few have flown in to Chicago and do not wish to make the drive the same night to Minneapolis and request an overnight stay.

The provisions in your ordinance appear designed to take us out business. Item 8 on page 2 (25) refers to "rent for a fee for not less than seven(7) days" we rent a majority of the time for a single night or two or three nights. Does this exempt us from the ordinance or does it require us to rent weekly or longer ?

Item 14 page 4(27) requires us to keep the name and address of our renters on file. Home addresses of the renters are confidential, kept private by the air AirBnb organization. They are not readily available to us.

Item 7 (a) 2 page 7(30) implies that two people sharing a room need 250 square feet of living space that is a room 10X25 feet. Not many homes have a room that large to rent out. Our own master bedroom is only 140 square feet (10X14 feet) and we have no difficulty moving about the room or easily finding the exit.

I personally think the proposed ordinance is taking a sledgehammer to drive in a tack. The issue on Fremont street could easily be remedied by enforcing the current historic district ordinance without affecting any

existing air AirBnb owners in the area. It also appears that fewer than ten homes are operating as an air AirBnb within the city limits of Whitewater.

Thank you for your work on the council, I shall continue believing that you have not set out to intentionally put me or any of my peers out of business.

Doug and Janie Anderson