



PROJECT BRIEF – BZCU-25-19

Application Date: 8/18/2025

Meeting Date: 09/08/2025

Application Description:

An application has been filed for a Conditional Use Permit for Short-term rental.

Current Zoning: Central Business District(CBD)	Project Location: 523 West St
Applicant: Alexander Deutch	Owner: Alexander Deutch

Preliminary Staff Recommendation: Approve with Conditions

Conditions:

1. Adhere to the House Rules as submitted
2. Maximum of 4 occupants
3. Maximum of 2 vehicles

Reasoning:

Conditions ensure that the use of the property as a short-term rental will not negatively impact the surrounding neighborhood. Property was listed as having two bedrooms on Zillow.

History, Relevant Information, & Prior Approvals:

History:

PACE grant received in 2023.

Relevant Information:

Prior Approvals:

Surrounding Zoning and Land Use:

North: Central Business District(CBD)
South: Central Business District(CBD)
East: Central Business District(CBD)
West: Central Business District(CBD)



Comprehensive Plan, Ordinances, & Finding of Fact

Comprehensive Plan:

Future Land Use Designations (Page 74-78)

NEIGHBORHOOD MIXED-USE

Neighborhood Mixed-Use refers to traditional neighborhoods with a historic development pattern such as those in the southern section of Madison generally between the bluff and the Ohio River. It is primarily a mix of single and two-family homes and small multifamily buildings with minimal setback from the street. This land use also includes some mixed-use commercial/residential properties. Some are on alleys with rear-loaded garages and in some cases only on-street parking, but typically these homes do not have front-loading garages unless at the rear of the lot. This designation surrounds the core around Main Street and much lies within the Historic District. There is a continuous network of blocks connected by streets and sidewalks that lead to parks, the central business and civic area. Vacant lots should be redeveloped with compatible infill that reflects the desired character of the neighborhood. This designation can also serve as a transition between lower density residential and commercial or business activities. Development should be connected to City utilities and public services.

Ordinance:

SECTION 6.21 – CENTRAL BUSINESS DISTRICT (CBD) (Page 78-79)

C. Restrictions for Conditional Uses

1. All conditional uses permitted in the Official Schedule of Uses shall conform to the General Restrictions. In addition, the following restrictions, as appropriate, shall be observed.
2. Apartments and Condominiums – Multi-family units may be approved by the Board in the CBD district where market feasibility studies indicate their desirability.

Finding of Fact:

Finding of Fact #1 - Do you agree this is in fact a conditional use as established under the provisions of Article V and appears on the Official Schedule of Uses adopted by Section 7.00 for the zoning district involved?

The applicant has provided the following response:	Yes, this is a conditional use in Article V and does appear on the Official Schedule of District Regulations in Section 7.00
Staff Response:	Yes, short-term rentals are allowed as a conditional use under category 581.

Finding #1 has been satisfied.

Finding of Fact #2 - Do you agree this will be harmonious with and in accordance with the general objectives, or with any specific objectives of the City's Comprehensive Plan and/or the Zoning Ordinance?

The applicant has provided the following response:	Yes, the use will be harmonious with the general objectives.
Staff Response:	Yes, the use as a short term rental is harmonious with the general objectives of the Comprehensive Plan and Zoning Ordinance.

Finding #2 has been satisfied.

Finding of Fact #3 - Do you agree this will be designed, constructed, and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and that such use will not change the essential character of the same area?

The applicant has provided the following response:	Yes, this will be operated and maintained to be harmonious with the intended character of the general vicinity.
Staff Response:	The property will maintain the appearance of a single family home and therefore will be harmonious with the character of the general vicinity.

Finding #3 has been satisfied.

Finding of Fact #4 - Do you agree this will not be hazardous or disturbing to existing or future neighboring uses?

The applicant has provided the following response:	This use will not be hazardous or disturbing to existing or future neighboring uses.
Staff Response:	Assuming the house rules are adhered to, this should not be disturbing to the neighboring uses.

Finding #4 has been satisfied with the proposed conditions.

Finding of Fact #5 - Do you agree this will be served adequately by essential public facilities and services such as highways, streets, police and fire protection, drainage structure, refuse disposal, water and sewer, and schools; or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide adequately any such services?

The applicant has provided the following response:	The use will utilize the local public facilities.
Staff Response:	Yes, this property has existing public services.

Finding #5 has been satisfied.

Finding of Fact #6 - Do you agree this will not create excessive requirements at public expense for public facilities and services and will not be detrimental to the economic welfare of the community?

The applicant has provided the following response:	The use of this property will not create excessive, nor additional requirements on the public.
Staff Response:	The use of this property as a short-term rental will not create excessive requirements at public expense.

Finding #6 has been satisfied.

Finding of Fact #7 - Do you agree this will not involve uses, activities, processes, materials, equipment and conditions of operation that will be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare or odors?

The applicant has provided the following response:	The use of this property will not be detrimental to any persons, property or welfare by reason of excessive production of traffic, noise, smoke, fumes, glare or odors.
Staff Response:	Assuming the house rules are adhered to, the use as a short term rental should not be detrimental to the general public.

Finding #7 has been satisfied with the proposed conditions.

Finding of Fact #8 - Do you agree this will have vehicular approaches to the property which shall be so designed as not to create an interference with traffic on surrounding public thoroughfares?

The applicant has provided the following response:	This use will not create any interferences with traffic or surrounding public thoroughfares.
Staff Response:	The applicant notes a parking lot available across the street however that is a private lot and will not count towards off street parking. Assuming the board sets conditions on the number of occupants and vehicles, this should not interfere with traffic.

Finding #8 has been satisfied with the proposed conditions.

Finding of Fact #9 - Do you agree this will not result in the destruction, loss or damage of natural, scenic, or historic features of major importance?

The applicant has provided the following response:	This use will not result in the destruction, loss or damage of natural, scenic or historic features of major importance.
Staff Response:	Yes, this will not result in the loss of any natural, scenic or historic features.

Finding #9 has been satisfied.



BZCU-25-19

Conditional Use Permit

Status: Active

Submitted On: 8/18/2025

Primary Location

523 WEST ST
MADISON, IN 47250

Owner

Deutch Alexander D & Erin
INDEPENDENCE AVENUE 9730
BROOMFIELD, CO 80021

Applicant

 Alexander Deutch
 805-729-6308
 adeutch@gmail.com
 9730 Independence Way
Westminster, CO 80021

General Information

Are you the property owner?*

Yes

Permit Information

Type of Application

Initial Application

Zoning Classification

Historic District Residential (HDR)

Legal Description of Property

The property is a 2 bedroom, 1.5 bathroom townhome.

Description of Existing Use

The property was recently "flipped" and sold to us. Our current use, and intent, is to use it as our home when visiting family in Madison.

Description of Proposed Use

The proposed use is for a short-term rental property when we are not visiting local family.

Proposed Schedule of Uses Category #

581

Narrative

Is this use in fact a conditional use as established under the provisions of Article V and appears on the Official Schedule of District Regulations adopted by Section 7.00 for the zoning district involved?*

Yes, this is a conditional use in Article V and does appear on the Official Schedule of District Regulations in Section 7.00

Will this use be harmonious with and in accordance with the general objectives, or with any specific objective of the City's Comprehensive Plan and/or the Zoning Ordinance?*

Yes, the use will be harmonious with the general objectives.

Will this use be designed, constructed, operated, and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and that such use will not change the essential character of the same area?*

Yes, this will be operated and maintained to be harmonious with the intended character of the general vicinity.

Will this use not be hazardous or disturbing for existing or future neighboring uses?*

This use will not be hazardous or disturbing to existing or future neighboring uses.

Will this use be served adequately by essential public facilities and services such as highways, streets, police and fire protection, drainage structures, refuse disposal, water and sewer, and schools; or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide adequately any such services?*

The use will utilize the local public facilities.

Narrative (Continued)

Will this use not create excessive additional requirements at public expense for public facilities and services and will not be detrimental to the economic welfare of the community?*

The use of this property will not create excessive, nor additional requirements on the public.

Will this use not involve uses, activities, processes, materials, equipment, and conditions of operation that will be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare, or odors?*

The use of this property will not be detrimental to any persons, property or welfare by reason of excessive production of traffic, noise, smoke, fumes, glare or odors.

Will this use have vehicular approaches to the property which shall be so designed as not to create an interference with traffic on surrounding public thoroughfares?*

This use will not create any interferences with traffic or surrounding public thoroughfares.

Will this use not result in the destruction, loss, or damage of natural, scenic, or historic features of major importance?*

This use will not result in the destruction, loss or damage of natural, scenic or historic features of major importance.

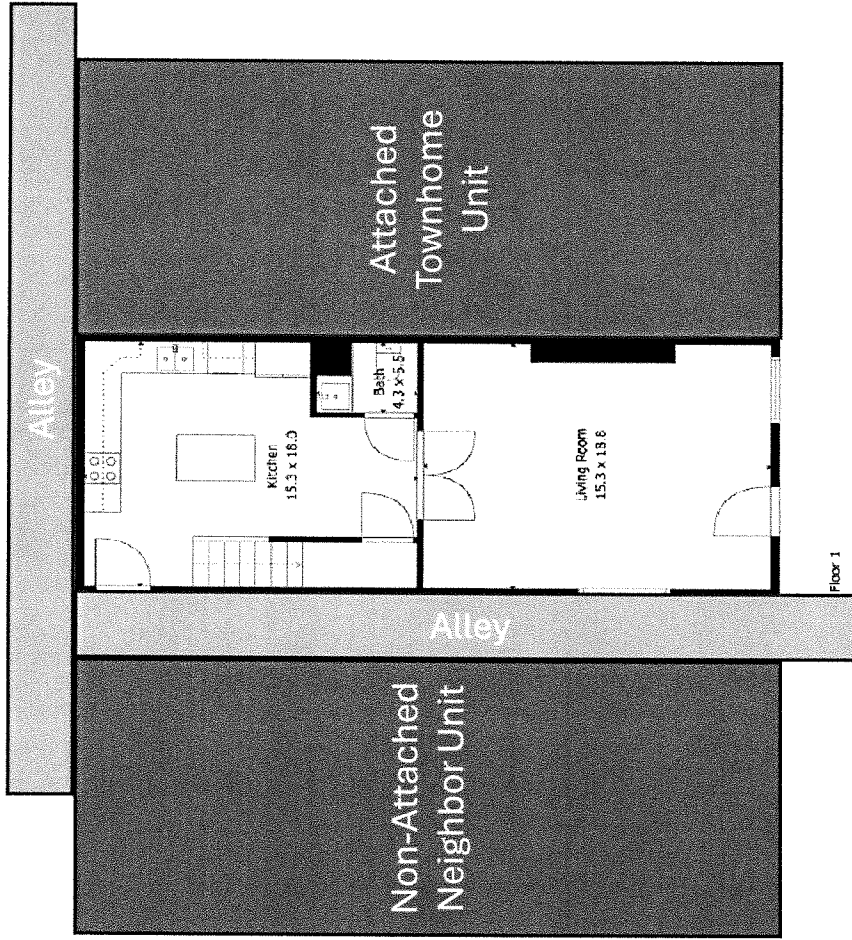
Acknowledgement

Certified letters MUST be mailed to adjoining property owners (includes owners of real estate at corners, accross streets, alleys or easements as well as others who may share a common boundary) at least ten (10) days prior to the meeting. The Planning Office can assist you in obtaining this information. Proof of the Certified Mail receipts and the corresponding returned green cards shall be given to the Planning Office at least one (1) working day prior to the scheduled meeting. The Board will not review the application unless these are received.

I certify that the information provided in this application is true and accurate to the best of my ability and I understand and agree to the Certified mail stipulations.

Digital Signature*

🕸 Alexander Deutch
Aug 18, 2025



No changes to existing dwelling are being requested, nor any changes to site, adjoining streets, parking, etc.

Sidewalk
Street Parking
West Street

523 West – Airbnb House Rules:

As a Superhost, we aim to make your stay as comfortable as it can possibly be! Our mission is to help our guests create beautiful family memories in our cozy home. For us to do so, we would truly appreciate it if you can follow these house rules and confirm that it has been reviewed **WITHIN 48 HOURS OF YOUR BOOKING**. This is to ensure that if there is any reason the House Rules cannot be followed, you, our guest, will have the option of cancelling the booking penalty free as we have a Strict Cancellation policy. Thank you in advance and truly appreciate your cooperation!

- No shoes within the house.
- Keep noise to a minimum after 10pm.
- There shall not be smoking inside the home. Extra cleaning fees to remove odor and stains may be applied.
- PLEASE WASH YOUR DISHES after use. If dishes are not washed, extra cleaning fees may be applied.
- PARKING: parking is provided on the street parking in front of our home. There is also a parking lot across the street that is available.
- Please acknowledge that from occasionally, we may leave consumables such as condiments or snacks left behind by previous guests if they are not empty. We try our very best to ensure that it is not expired or stale. HOWEVER, ultimately, it is up to the guests' discretion and inspection to consume these items if they wish. The host does not take any responsibility for the consumables.
- Please do not rearrange our furniture.
- If you would like to host an event (i.e. wedding, graduation, not party), please speak with us about it first.
- If guests are found to have had a party without host permission which results in extra cleaning, guests will be responsible for extra cleaning charges and in the unfortunate event of the disruptions alerting neighbors, GUESTS WILL BE ASKED TO VACATE THE PROPERTY IMMEDIATELY.
- If guests are suspected of carrying and/or using illegal drugs of any kind, the authorities will be engaged, and GUESTS WILL BE ASKED TO VACATE THE PROPERTY IMMEDIATELY.
- Lastly, because this is an Airbnb community not a hotel, and is also my home when I stay in Madison, please be respectful of the property and keep it clean before you leave. (Respect our property and our things)

If you have read it this far, THANK YOU for being a SUPER GUEST! Please reply back that you have reviewed, and will comply, with the above house rules.