

P.C.
Member

From: Chris Jones <chrisj201221@gmail.com>
Sent: Wednesday, September 10, 2025 4:26 PM
To: Skip Kraiss; PJ Lentz
Subject: Resolution 09102025 CUP Recommendation for Transient or Tourist Lodging in SFR-08 Zoning

Skip / PJ,

As mentioned, after hearing the concerns of local neighborhood residents regarding this CUP recommendation, I'm not in favor of approving this property for use as a short term transient or tourist lodging site. Safety seemed to be a number one repetitive theme, among other concerns documented in our meeting notes. If the precedent is set and additional properties start to follow suit, studies have shown how this leads to higher rates of crime and a weakening community cohesion. I would argue that the neighborhood residents are already upset with how this became an issue already with the owners lack of following the proper course of action to have this property permitted for such use. Residents have already made calls to law enforcement over the past several months in response to renters not following the "rules" already communicated by the property owner. In addition, a quick search on the effects of short term rentals such as Airbnb or VRBO show a link between transient rental housing and increased neighborhood crime rates. Examples of larger research studies include: Northeastern University (Boston study), University of Cambridge (London Study), and Cambridge & University of Penn (Global Insights Study). All studies point to an increase in neighborhood crime over time.

Since I'm not able to attend the Plan Commission meeting on 9/10, I wanted to express my concerns and point you toward some studies that may impact your decision with data. I think it's also important to note that we had a large group of 20 residents show up in person to voice opinions. A quick count showed that 17 were against, 3 were in favor; including a friend of the property owner whom I can't confirm if he was in fact a Town of Burke resident. That said, despite best efforts within the proposed CUP to address concerns around trespassing/fencing, quiet hours, traffic safety/street parking, property damage, neighborhood safety, decline in property values, and a 6 month renewal period, I'm not in favor of this approval and wanted to express my concerns for the Plan Commission and Burke Town Board.

Best Regards,

Chris Jones

clerk@townofburke.com

From: Javier Lopez <jlopez52@wisc.edu>
Sent: Monday, July 21, 2025 4:06 PM
To: clerk@townofburke.com
Cc: Just J
Subject: Public hearing notice parcel 0810-034-7012-5

Hello Mr. Lentz,

I recently received your letter about our neighbors turning their property into an airbnb/vrbo rental. We are new to Madison and I would not have purchased this home knowing this detail.

Please add me to your meeting list for August 6th. I will be in attendance.

Thank you,

Javier

In regards to the short term rental on Rattman road, NO NO NO! This is a formula for disaster. This is a residential area. This would be the perfect rental for a bachelor party, bachelorette party, nite after Luke Bryant, Cold Play, Halloween on State Street, July 4th, and New years Eve. A nice young couple rents the place and it turns into a night of horrors for the neighbors. People pile in. Cars have no parking but on Rattman Rd on the hill. People returning after bar time yelling with loud music coming from the cars and the party continues in and outside the house with music shaking the neighbors house and waking them all up. Music and drinking late at night on the backyard patio. Keeping the neighbors who have to work up or who want to sleep in on the weekend. Who do the neighbors complain to at 2AM? Will the mgt company show up? Call the Dane County Sheriff office for a noise complaint? Rentals never take care of the property like the owners do. We have had long term rentals on both sides of us at the same time and we had had to make those calls. Shots fired from the front porch, picking up remnants of fire works shot off at midnight off my lawn and roof, guys chasing girls around in the backyard with little clothes on, and the plugs pulled for our outside lighting while they use our pool at midnight while we are on vacation. This can only be trouble several times a year for the houses directly next to this house. Will the septic system handle large numbers of people in the house? There is no end to the stories the neighbors will have if this goes thru. I pity them. This house would not be the normal family renting short term for a vacation in Madison. I see nothing but trouble for the neighbors. Is this the scenario you would want next to your residence? Once again. NO NO NO

Kenneth Day

Subject:

FW: Public Input Meeting for 6090 Rattman Rd.

From: Stefanie Muller <stefaniemuller13@gmail.com>

Sent: Wednesday, August 6, 2025 8:20 AM

To: clerk@townofburke.com

Subject: Public Input Meeting for 6090 Rattman Rd.

Hello PJ,

We live across the street from 6090 Rattman Rd. where Crystal Hagedorn is applying for a CUP for short term housing.

What is interesting is that she purchased that property in June of 2023, remodeled it and has never lived there. It has already been on Airbnb since at least October of 2023. We figured this out as we noticed different people staying there every week and looked it up. Crystal again has never lived there. Just last yr. there was the same people staying there for 6 months straight, again no Crystal. We've looked up Airbnb laws for Madison and it states if over a 30 day stay the owner must be there, we realize this may be different for the Town of Burke.

We don't necessarily mind if this is an Airbnb but do have concerns.

- * It seems like Crystal has been operating without a CUP for almost 2 years? This is deceitful and leads to distrust.

- * Crystal has rented out this property for 6 months at a time = a long term rental and again seems she did this without proper permits

- * It appears from this public Input meeting, we should have been informed about this possibly being an Airbnb when she started renovating back in the summer of 2023 and been able to voice concerns

- * If we would have had the chance to provide input one thing would be to have a number or email to inform Crystal if something is concerning.

- * Issues have been:

- partying during the week past midnight so loud we could hear it in our house- this happened only twice. Quiet hrs, especially during the week, is appreciated

- just last weekend the police were present as the tenant that had checked out got into it with the cleaning crew

- Crystal has 24/7 FREE street parking listed on Airbnb. Rattman Rd is very busy and there is Not designated street parking- it is dangerous to park on this road half in the ditch. Often tenants are parking in the grass of the property as well.

- We have installed cameras to feel safer with all the people coming and going.

All in all what we are upset about is the deciept, why is she just now applying for this, is she breaking laws or ordinances? Although not necessary, it would have been the neighborly thing and gone a long way if Crystal would have informed the neighbors of her plans and provide contact. This letter for the input on the CUP has lead us to distrust Crystal. The Airbnb itself has been okay except for the few concerns listed.

We both had prior commitments and couldn't attend the meeting tonight but felt it was important to provide our input. Feel free to contact us through email or at 608-445-7665.

Stefanie and Kris Muller

From: eevorepkhs@charter.net <eevorepkhs@charter.net>

Sent: Monday, May 26, 2025 5:18 PM

To: Johnson, Sarah <Johnson.Sarah@danecounty.gov>

Cc: eevorepkhs@charter.net

Subject: Air BNB Complaint

Hello Sarah,

My name is Phyllis Smith, and my husband's name is Mitch Smith. We are writing this complaint regarding an Airbnb that is directly behind our home.

Our address is 6051 Hagen Hill Circle, Madison, WI 53718, in the town of Burke. The address of the Airbnb is 6090 Rattman Road, Madison WI 53718.

This Airbnb opened around October of 2023. The original owner sold it and we noticed a lot of work was being done to it that summer. We were excited about new neighbors but then we noticed that wasn't going to be the case. What brought our attention to it being an Airbnb was we thought it was strange that we kept seeing all different kinds of people in there. Families, groups of men, groups of couples, groups of women, kids, no kids. Right away I thought of an Airbnb because I have rented them in the past. I looked on the Airbnb website and there it was. The home behind us was listed.

From very early on we were woken up in the night by loud talking, laughter, music and screaming. After quite a few weekends of this with different groups we needed this to stop. At that time seeing as we knew it was an Airbnb, I went onto the website to contact the owner. I messaged Crystal one night in the middle of winter. We were woken by kids screaming. We looked out and kids were running in and out of the hot tub in the snow. I messaged Crystal (I do know originally, she was from IL but now it says Madison) and the following morning I received a message from Tim. I noticed on the website that Tim is a co-host.

Fast forward to today and we have to figure out a different way to handle this. It is really hard getting woken up midnight, 2:00 am by noise. I can even hear the conversations from the bachelor parties and the women that all work together. We have received no help from Tim or Crystal at all. When I first contacted them that first winter of 23/24, Tim asked me to drop off my phone number in the mailbox so we could correspond better. Now I feel like this was done so it would not be on the Airbnb website messaging. One time Tim did ask what he could do. One thing I suggested was to move the firepit to the side of the home so sound has somewhere else to travel besides our home. That was not done. But that will not help with all the noise from people just on the deck and on the deck for the hot tub which is advertised open 24/7.

We have a hedge in our back yard at the lot line. That hedge is 10 yards from our home. From the hedge to their house, it is roughly 15/20 yards. They have a hot tub on the back deck right up next to the house. They also have a fire pit (moveable one) that is about 4 yards from our hedge. Any music, talking, laughing bounces right off of the back of their house directly to our bedroom windows. No barrier to block the sound at all. A neighbor of ours down on Bull Run, came out one evening late to walk his dog and he could hear the noise on his front porch.

We have had to put up a No Trespassing sign in our yard because visitors from their Airbnb were cutting thru our yard and our neighbor's yard to walk around the circle street we have. Some of them have had their dogs. We have a dog and so do the neighbors on both sides of us.

I did have to call the Dane County Sherriff because in December the visitors left a puppy tied up to the tree. My husband noticed it at 3:00. It was getting dark, and we have heard coyotes out here. I brought the puppy over to our home, contacted the Sherriff office but in the meantime, Tim finally texted me back.

I sent time actual videos so he could hear the noise that we could here in our home after midnight. He was even surprised. I never thought of saving everything in the beginning, but since September of 2024 I have saved the text link between Tim and myself.

We really hope something can be done about this. We have a feeling it will be a long summer again. It has been loud once already until after midnight. We will be calling the Dane County Sherriff's office in the meantime, and I also noticed that I am able to file a complaint on the Airbnb website as a neighbor, which I plan on doing.

I have attached the text messages between Tim and myself from when I started saving them. Also here is the link to the Airbnb website to the house behind us. As you can see they have plenty of reviews of the stays they have had with the hot tub.

<https://www.airbnb.com/l/2pVmROBD>

If you have any questions, please feel free to contact us.
Thank you for listening and we look forward to any kinds of resolutions.

Phyllis & Mitch Smith
608-445-8643
608-837-8231