

Pages 1-2: Personal Statement

Pages 3-8: Airbnb Reviews with dates attached, shows history of renting practices

Pages 9-10: Posts and articles discussing owner's numerous other rental properties

RE: Dane County Board Meeting 5/10/2022 regarding CUP for 2903 Bible Camp Road McFarland, WI 53558.

My name is Jessina Graham and I live at 2918 Camp Leonard Road McFarland, WI 53558. I am writing due to my concerns with the owner of this STR and their numerous violations of STR regulations and zoning permits. They do not live in this neighborhood, and Stephan Mesdjian appears to own the LLC Remotely with another man where they own and rent out numerous apartments, etc. in both Madison and Milwaukee. This seems to be a strictly business property, and I have never seen either of the owners in my neighborhood. There was a town board meeting 04/11/2022 where I confirmed many of these issues with the board. They admitted during the meeting that the owner, despite being aware that he needed a CUP for this STR refused to get one and has continued to run his business. When they applied for a STR permit in the summer of 2021 they agreed to notify their neighbors that a STR was running in the neighborhood. They did not complete the legal promises that they made in the permit, and did not notify me as a neighbor. In fact, I had no idea they were running a STR in my neighborhood until last month. In addition, I attached airbnb reviews showing questionable dates because I have concerns he is not following the date restrictions he agreed to. They omitted their violation on this CUP application by checking the box stating that this application is not to fix a violation. Considering that Mr. Mesdjian (despite not living in our community) made sure to get on the STR permit planning commission and possibly grandfather himself and other owners into not needing said permits, he must have been aware of the things he agreed to do.

In addition to my concerns regarding his illegal activity, I have worries that there have been no environmental impact studies. McFarland and Dunn have no hotels and we have the largest wetland in the state attached to our lake with over 60 species of both endangered and protected wildlife. I will attach a comprehensive study regarding the impact of tourism on lakes and lake ecosystems. I think it would be appropriate to contact DNR regarding an environmental impact study. I note that there are no materials in this owner's visitor handouts explaining to visitors our boating and lake rules, how to protect our wildlife, how to avoid bringing invasive species into our lakes, how to care for the shoreline, how to clean boats appropriately, etc, etc. We live in a small, dead-end neighborhood with approximately 37 houses in the community. If we assume 4 people per household, and an STR with a maximum number of 8 people for 25 weeks that is an over 150% increase of traffic in our dead-end neighborhood that is at the edge of a critical habitat area in Lake Waubesa.

Considering that one STR could increase traffic in our neighborhood by over 150%, I believe that the shoreline permits for this STR could be reevaluated. These can be reassessed when either the use of the building changes (if you are adding a CONDITIONAL USE then it seems the use would change) OR if there is a chance it could cause a special issue. Again, we have no shoreline hotels or bed and breakfasts and an environmental impact assessment seems appropriate.

In light of owners who violate permit rules and would avoid obtaining the appropriate CUP that at the most costs a few hundred dollars I think it is prudent to protect the community with appropriate monitoring. He has shown no respect for his neighbors or the legal requirements he agreed to. Why would you assume that he would follow the rules or appropriately maintain his property to avoid damage to our community. He appears to own many other rental properties, and any disruption in that market could

In conclusion, I understand that these owners and others may have threatened lawsuits. We, as full-time community members however deserve to be protected and have our environment protected as well. There is great liability in approving this permit without appropriate monitoring and follow-up. That seems high-risk to the health and well being of myself and all of the other community and neighborhood members. I do understand that policy is developing for STRs, and will and can likely change as we learn more about the impacts they bring to our communities. Adding a sunset clause here will allow the community to ensure this property remains within regulations.

Thank you and I appreciate your consideration of all of the factors,

Jessina Graham  
2918 Camp Leonard Road  
McFarland, WI 53558

## REVIEWS FROM AIRBNB

Very nice place! Great view, clean home, host was very quick to respond and went above and beyond to make sure our stay was amazing.

Response from Stephan

March 2022

Glad you enjoyed, thanks for staying with us!

Sarah

1. October 2021

We had a great stay. Although the weather wasn't very cooperative, we still got to enjoy some great sunrises and sunsets. We didn't have a need to use kitchen beyond breakfast and snacks but it looked to be well stocked with any pots, baking pans, and appliances you might need. Games, throw blankets, and umbrellas also available. The location is very convenient to Madison-Botanical gardens, Arboretum, zoo, museums and surrounding attractions-Cave of the Mounds, Taliesin, and House on the Rock.

The house is close to main road for convenience but far enough not to hear traffic. Closer to neighbor on one side than expected-but not an issue.

We would definitely recommend and would stay again on our next visit.

Omar

1. October 2021

Great place

Beth

1. July 2021

This cabin is amazing! Had a great week enjoying the lake, paddle boarding, kayaking and fishing. Perfect for a vacation with friends! Enjoyed the fireplace and watching the sunsets from the backyard.

Ada

1. July 2021

Beautiful cottage right on the lake, breathtaking master views on a quiet dead end street. Will visit again!

Response from Stephan

July 2021

We love the views too, so Glad you were able to enjoy your stay!

Chris

1. July 2021

This is a great location if you're visiting Madison area but want to also be by a lake. Lovely, quiet setting. The house is big enough that the six people we had staying there could have some privacy if they wanted. One of the better stocked Airbnb's we stayed at

Sarah

1. June 2021

Stephan's place is phenomenal. The view is beautiful and there are so many nice amenities - comfortable beds, great outdoor spaces/areas, extensive kitchen supplies, and so on. The location is also great - the lake is serene and beautiful (especially the sunset view from the house and dock!) but you're very close to nearby amenities and to Madison. My family and I would happily return!

Eric

1. June 2021

Our family just returned from a week at Stephan's lake house and I can't rate it highly enough. The location is fantastic. Just a ten minute drive to the heart of Madison, but an entirely different setting - relaxing, peaceful and gorgeous.

The view from the living area, back yard and primary bedroom is one of the most spectacular we've ever experienced in a rental. The house is large, comfortable and well furnished. The well designed outdoor spaces offer a seamless indoor/outdoor experience.

There are numerous commercial amenities within a minute's drive. And there are beautiful hiking/walking opportunities within a short drive.

Communication with the owners was fast and easy.

In summary, Stephan's lake house is an ideal venue for a carefree family or friends getaway in the Madison area.

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## Response from Stephan

June 2021

Eric, your family was wonderful to host and we are so glad you enjoyed your stay!

Thomas

1. June 2021

Great place to stay! The lake was beautiful and peaceful. Amazing sunsets. We will be back.

## Response from Stephan

June 2021

Thanks Thomas, looking forward to having you back again!

Peter

1. May 2021

Excellent stay in a beautiful cabin. The kitchen is extremely spacious with a long table for group meals. The location is perfect for sunset viewing. It is not totally private as the neighbors are nearby, but it is extremely easy access to groceries and the city of Madison for a day trip. I would highly recommend Stephan's place for a group of 6-8 people. Bedrooms are very nice and comfortable. The lake is a bit rocky at the bottom and we went in

May, so nobody really swam. But our group had an EXCELLENT time for the weekend. Thank you!

**Response from Stephan**

May 2021

Glad you enjoyed your stay peter and thanks for the review, hope to see you back soon!

**Jason**

1. May 2021

Stephan's lake house is pretty much exactly as advertised. It's perfectly lovely and the sunsets are amazing! You won't be disappointed.

**Response from Stephan**

May 2021

We are glad everything fit your needs and that you enjoyed the beautiful sunsets!

**Dawn**

1. April 2021

Perfect location for my family as we gathered for my grandmother's celebration of life. Peaceful and serene with beautiful sunset views. The home, although older, is well-kept and extremely clean. Beds were very comfortable. The neighborhood is quiet and very safe. Stephan is professional, friendly and quick to respond to our needs. Check in was very easy as well.

**Pedro**

1. April 2021

The view of the lake (especially the sunsets) from the living room, master bedroom, and outside yard are simply spectacular! The house is clean, comfortable, and charming--with a wealth of amenities. The neighborhood was quiet, and we felt welcome. The host was very responsive and hospitable throughout our stay. All around a great place to get away.

**Aaron**

1. March 2021

Perfect Lake House retreat with comfortable spaces for relaxing and enjoying the incredible views. Easy access to Madison and local parks.

### Response from Stephan

March 2021

We are so happy you were comfortable and able to get outside and enjoy the area! Thanks for staying with us!

Brad

1. March 2021

The views from the living room and master are stunning. We got to watch the ice on the lake melt as winter turned to spring. The neighborhood is quiet and friendly. You're about 15-20 minutes away from anything in Madison. Very highly recommended.

Stacie

1. March 2021

If I could give 20 stars for Stephan and his amazing place I would!

My hubby was blessed with a double lung transplant at UW Madison.

I was cursed with not being there because of Covid.

Had I been staring at four walls instead of the incredible views, so close to the city but surrounded by nature and the warmth of his space, I don't know what I would have done!

Stephan was so accommodating to extra days we needed and even sent us get well flowers!

The beds and recliners are so comfy! The kitchen is a dream!

Super fast Wifi and anything you need to stream on TV.

Super clean with a washer and dryer to boot!!

Can't wait to spend a summer actual vacation here!

[Show more](#)

Connor

1. January 2021

We were fortunate enough to spend 3 months here. First of all, the views of the lake from the living room and master bedroom are AMAZING. There is an endless list of awesome amenities - from a fire pit, kayaks, outdoor spaces, snow removal, board games, kitchen appliances/utensils, lots of indoor space, smart TVs, fast wi-fi, and more. The house felt exceptionally clean from the first moment we walked in. Especially during COVID times, we felt so safe and clean here. And as for location, it's an easy 10-15 minute drive into Madison. We have been travel nursing for over a year now, and this is one of our favorite places we've ever stayed! The hospitality was very welcoming, and if there was any minor issue or question we had they were always quick to respond and resolve it. They were kind enough to provide a thoughtful welcome gift upon arrival, too. We can't recommend this home highly enough!

Response from Stephan

January 2021

Connor, you and Megan were a joy to host! We are so happy you were able to enjoy your extended stay at the lake in our home. Thank you again and please come back sometime!

Austin

1. November 2020

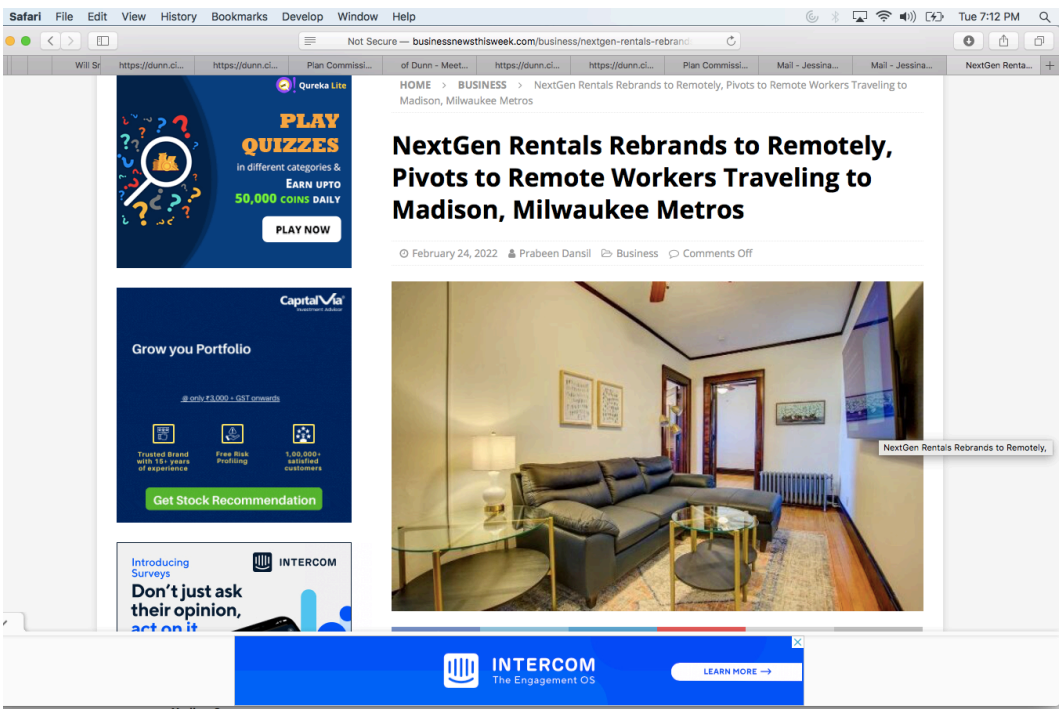
Beautiful house with a beautiful view.

Marcia

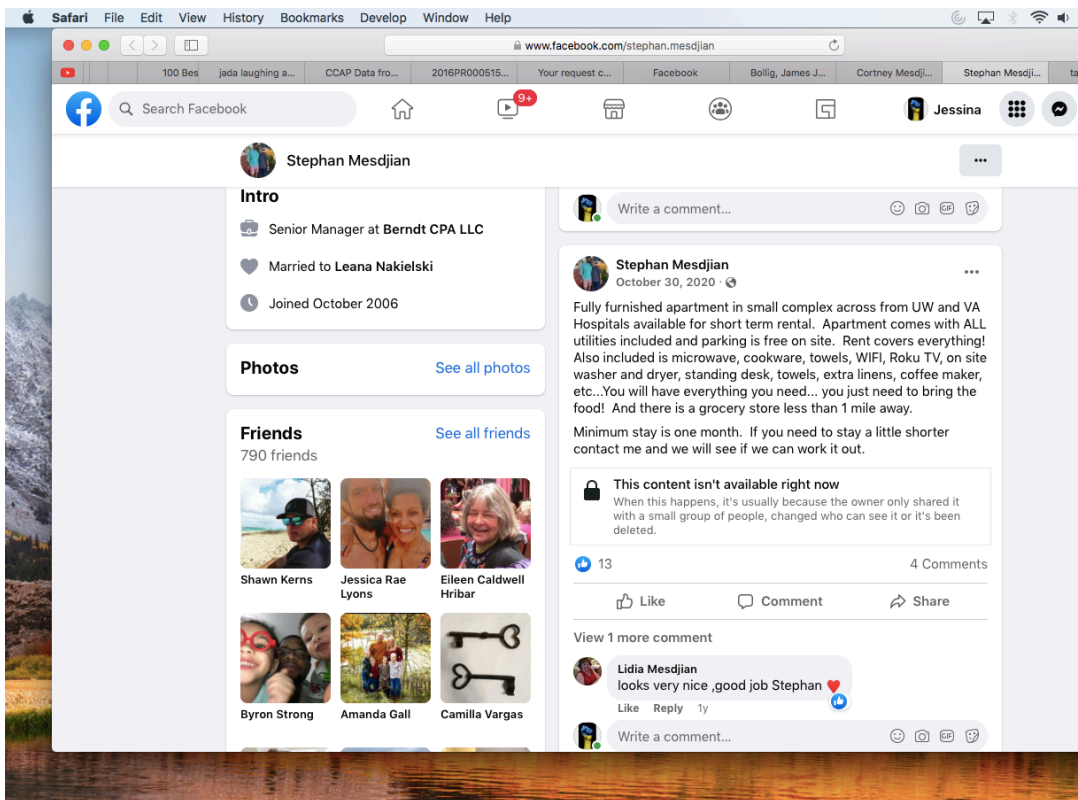
1. September 2020

Great location with amazing lake views and lake access! Wildlife abounds and it's extremely quiet and relaxing! Super clean!

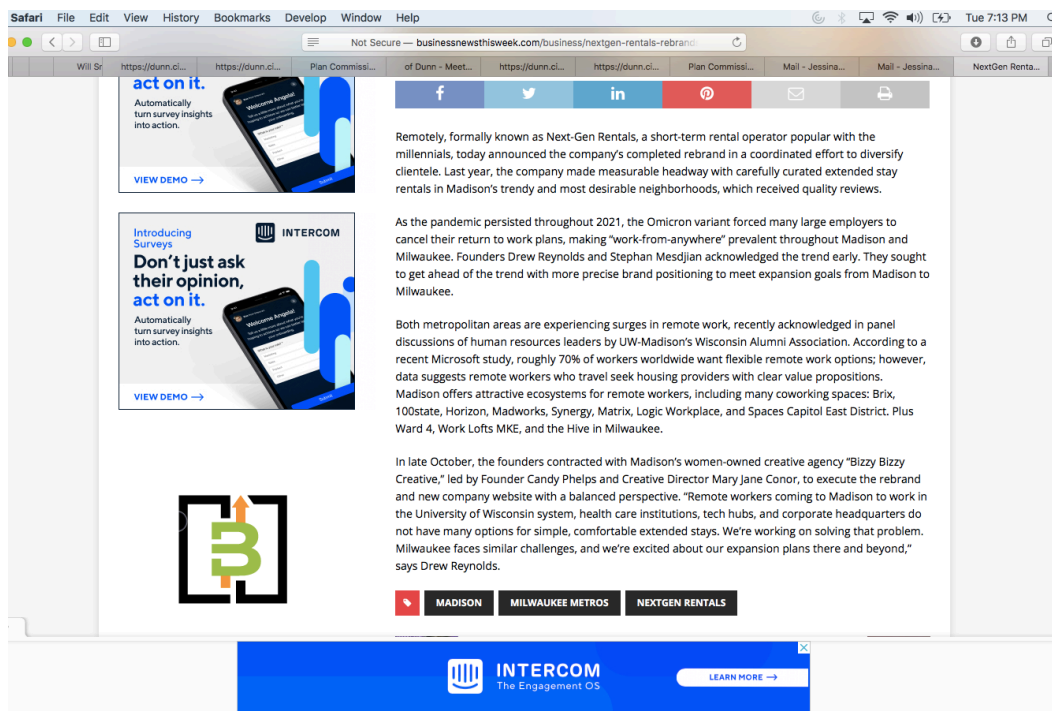




**MR MESDJIAN OTHER RENTAL BUSINESS REMOTELY**



ANOTHER STR MR. MESDJIAN SEEMS TO BE LINKED TO



MR. MESDJIAN DISCUSSING REMOTELY