

**TOWN OF BURKE
RESOLUTION NO. 09172025B**

**RESOLUTION BY THE TOWN OF BURKE TO
DENY THE CONDITIONAL USE PERMIT (CUP) SUBMITTED BY
CRYSTAL HAGEDORN DBA CRATTMAN, LLC TO OPEN A TRANSIENT OR TOURIST
LODGING AT 6090 RATTMANN RD, TOWN OF BURKE, WI.**

WHEREAS, an application for a Conditional Use Permit for Transient or Tourist Lodging on the property located at 6090 Rattmann Rd parcel number 0810-034-7012-5 was submitted to the Town of Burke for review and action by Crystal Hagedorn dba Crattman, LLC for the purpose of a short-term rental; and

WHEREAS, the Plan Commission has reviewed the application; and

WHEREAS, a Public Input Meeting was held on August 25, 2025; and

WHEREAS, the Town Board of Supervisors found the proposed CUP does not pass *Standard #1, Standard #2, or Standard #3 for the following reasons.*

Standard #1 The Proposal will not be detrimental to public health, safety, comfort, and general welfare.

- Increased crime/weakening of neighborhood bonds - Airbnb and neighborhood crime: The incursion of tourists or the erosion of local social dynamics? (Boston, MA) (2021)
<https://journals.plos.org/plosone/article?id=10.1371/journal.pone.0253315>
- A community of neighbors who all know and look out for each other is a strong crime deterrent. This was noticed by the informational meeting attendance and written comments of longtime residents living in the area that have experienced the impact of this specific short-term rental over the past year.
- Airbnb rentals linked to increased crime rates in London neighborhoods (London, UK) (2024)
<https://www.cam.ac.uk/research/news/airbnb-rentals-linked-to-increased-crime-rates-in-london-neighbourhoods>. Note: We still find an increase in crime despite Airbnb's efforts to curtail it reveals the severity of the predicament.
- Northeastern University: [Why Does Crime Increase in a Neighborhood When Airbnbs Increase?](#)
- Over 100 articles, and many studies on Short-Term Rental properties are cited here:
<https://pmc.ncbi.nlm.nih.gov/articles/PMC8561316/>

Standard #2 Neighboring properties will not be substantially impaired or impacted.

- Housing shortage/Property Values - Economic Policy Institute, a non-profit, non-partisan American think tank, found that the economic costs of Airbnb likely outweigh the benefits. (2019)
<https://www.epi.org/files/pdf/157766.pdf>
- As more and more homes are converted from owner-occupied units to Short Term Rentals, the available housing on the home ownership market becomes lower, driving up prices and preventing first home buyers from being able to afford starter homes. Dane County has a severe housing shortage right now, taking homes off the market squeezes that market further, affecting rents as well, forcing many people to become homeless.

Standard #3 The establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.

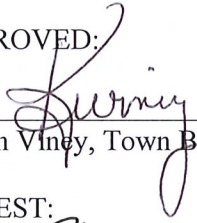
- Housing shortage/Property Values - Economic Policy Institute, a non-profit, non-partisan American think tank, found that the economic costs of Airbnb likely outweigh the benefits. (2019)
<https://www.epi.org/files/pdf/157766.pdf>
- The Town of Burke, City of Sun Prairie, Village of DeForest, and the City of Madison signed an Intergovernmental agreement intended to protect residents' neighborhoods.

NOW, THEREFORE, the Town of Burke Board of Supervisors denies the conditional use permit for these reasons.

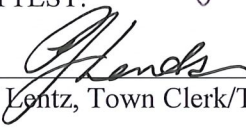
The above Resolution was duly adopted by the Town of Burke Board of Supervisors, Dane County, Wisconsin, at a meeting on September 17, 2025.

APPROVED:

By


Kevin Viney, Town Board Chair

ATTEST:


PJ Lentz, Town Clerk/Treasurer

**CUP CONDITIONS NOTED BY THE TOWN OF BURKE PLAN COMMISSION
SHOULD DANE COUNTY APPROVE THE CUP FOR CRYSTAL HAGEDORN, CRATTMAN LLC,
6090 RATTMANN RD, IN THE TOWN OF BURKE.**

Conditions Unique to CUP 02672. Potential conditions of approval specific to CUP 02672 (note that the CUP was denied by the Town Board on 9.17.2025. These are *DRAFT* conditions suggested by the Town of Burke Plan Commission should the County choose to approve):

- 1) This conditional use is strictly for Crystal Hagedorn, doing business as Crattman, LLC located at 6090 Rattmann Road in the Town of Burke.
- 2) Property must be screened with privacy fencing or similar barrier for sound and safety with a minimum height of 6 feet.
- 3) Property must contain lighting.
- 4) The rental shall be limited to 8 overnight guests.
- 5) Quiet hours shall be 10:00pm to 8:00am, all days of the week.
- 6) No more than 4 overnight vehicles shall be on the premises at any one time. All vehicles must be parked on driveway surfaces or inside a garage and must maintain adequate access for emergency vehicles. No vehicles shall be parked on Rattmann Road.
- 7) If the transient or tourist lodging operation is abandoned for one year or more, this CUP shall be terminated. Future re-establishment of an abandoned conditional use shall require approval of a new CUP.
- 8) The operation of all-terrain vehicles, ATVs, and snowmobiles by occupants of the transient or tourist lodging operation shall be prohibited on the property.
- 9) Outdoor signage is prohibited.
- 10) Fireworks are prohibited.
- 11) The owner, or their designated emergency contact person, must be available within one (1) hour to address any problems.
- 12) Emergency contact information shall be provided to the neighbors within 300 feet of the property lines, the Town of Burke, and Dane County Zoning Division.
- 13) Landowner will conduct a background check on any prospective renter.
- 14) This conditional use permit shall be reviewed or reconsidered by the Town of Burke at 6 months of the re-opening of the short-term rental home. Should the Town find no concerns, the CUP will remain as stated above and be subject to review and reconsideration annually until the property is sold or transferred to another owner.
- 15) This conditional use permit shall expire in the event the property is sold or transferred to another owner. Continuation or extension of an expired conditional use requires reapplication and approval by the Town Board and Dane County.

TOWN OF BURKE PLAN COMMISSION AGENDA
5365 REINER ROAD MADISON, WI 53718
5:30 pm
WEDNESDAY, AUGUST 25, 2025

In attendance:

Plan Commission: Skip Krause, Garrick Palay, Chris Jones, Pam Lano

Absent: Steve Berg and Ron Dorsch

Town Board: Jodi Nachtwey to listen to discussion only and PJ Lentz, Town Clerk

- 1) Skip called the meeting to order at 5:33 pm and opened the Public Informational Meeting.
- 2) Open Public Input Session regarding Conditional Use Permit Application submitted to Dane County to allow for Transient or Tourist Lodging in SFR-08 zoning at 6090 Rattmann Rd
 - Crystal Hagedorn spoke as owner of the property. She feels, as a realtor, that she has increased the value of the area with the improvements done to the property. After the purchase and upgrades she decided to keep and rent vs selling. The location is very nice with sufficient onsite parking. She does have rules that guests need to follow as listed on the Air B&B site.
 - Steve J – Hagen Hill Circle – Not happy with unknown people in the subdivision. Concerns: evening hot tub use, pets unleashed, safety of walkers on Hagen Hill Cir. He is against the CUP.
 - Phyllis S – home is 16 yards from lot line. Concerned about existing/prior noise on the deck and hot tub. Online website states that up to 16+ guests are allowed and the hot tub is open 24 hrs year-round. Guests are parking on Rattmann. There is no fence to help with noise or view. She has contacted Tim, who did not respond favorably. Guests are walking through her yard. She contacted Dane County and Air B&B.
 - Tim V – stated that, as taxpayers, owners should be able to do whatever they want on their property.
 - Stefanie M – Lives across from the property. Is directly affected by the guests. They are concerned about security and their 13-year-old child. They added more cameras. Is very concerned that it has been run illegally. Air B&B states that they can park on the street. There were 6 cars on the street at one time. There have been loud parties during the week as well. Should have given out contact info prior to renting it on Air B&B. Great remodel done on the property.
 - Chris M – Lives across from the property (w Stefanie) – Installed cameras for safety reasons. Should have talked to the neighbors before. Great job on remodel.
 - Dale V – Lives left of the property. There has been too much noise with guests. Guests have come to them to buy firewood or to steal it. They have a shared well with electricity costs that Crystal has not contacted them about.
 - Javier – Submitted an email against. Spoke to state he also has safety concerns and has cameras.
 - Crystal spoke to state that she does do background checks on guests.

Pam asked Crystal if she would consider types of mitigation to address the concerns raised. Crystal responded yes – possible fence. Implement hot tub hours. She will provide contact information. She currently has 20 rental properties, but not all are short term.

Skip asked if there is a Guest Rating system on Air B&B – yes there is and there are guests that have been kicked off the site.

PJ asked if there is a way to retain deposit funds for infractions of the rules. Crystal is unsure how that would work.

- 3) Skip closed the Public Input Session at 6:05 pm
- 4) Recommendation regarding Conditional Use Permit and possible Conditions to Town Board for Transient or Tourist Lodging in SFR-08 zoning at 6090 Rattmann Rd

PJ explained that at this time the PC members should compile conditions to be brought back at the next meeting for further recommendation to the Town Board.

PC members suggested the conditions to include:

1. Quiet Hours 10pm-8am
2. Parking – 4 vehicles and no Rattmann parking
3. 8 guests – 4 bedrooms
4. Fence or barrier for sound and safety – 6 ft minimum
5. Initial CUP term of 6 months
6. Contact information to all property owners within 300 ft
7. Plus, the highlighted conditions on the Town of Middleton CUP

- 5) Town Board Update

The Town Board took action to make no changes to the Comprehensive Plan

- 6) Approve Prior 2025 Minutes

Motion by Chris, second Pam to approve the 2.19, 5.7, 5.28, 7.2 PH, 7.2, 2025 minutes. Motion carried.

- 7) Adjourn

Motion by Garrick, second Pam to adjourn the meeting (7:10 pm). Motion carried.