



DANE COUNTY PLANNING & DEVELOPMENT

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Zoning
(608)266-4266, Rm. 116

May 27, 2025

CRATTMAN LLC
C/O CRYSTAL HAGEDORN
425 W MAIN ST STE 103
SUN PRAIRIE WI 53590

RE: Violations occurring at 6090 Rattmann Road
Parcel # 081003470125

Dear Crystal Hagedorn,

On May 27, 2025, the Dane County Zoning Department received a complaint on your property located at 6090 Rattmann Road, parcel 081003470125. The complaint stated that the property is being advertised on Airbnb as being available for short term rental. The following link to the Airbnb website has photos that match the property located at 6090 Rattmann Road: [HOT TUB - 20 min to Capitol - KING Bed - Fireplace - Houses for Rent in Madison, Wisconsin, United States - Airbnb](#). The advertisement lists a minimum required stay of 2 nights. The listing indicates that there are 4 bedrooms with 4 beds for 16+ guests.

Upon further review, the property located at 6090 Rattmann Road is zoned SFR-08 Single Family Residential. Short term rental is considered "transient or tourist lodging" under the Dane County Zoning Ordinance. Transient or tourist lodging is not a permitted use in the SFR-08 zoning district. Transient or tourist lodging is a conditional use in the SFR-08 zoning district, and conditional uses require an approved conditional use permit.

The Dane County Code of Ordinances (DCCO) is available at the following: [Chapter-10-Revised.pdf](#).

Section 10.004(160) Definitions. Transient or tourist lodging. A residence that rents more than two, but not more than eight, bedrooms, or the entire residence to transient guests or tourists, where all of the following apply: 1. Rooms are rented to no more than a total of 20 individuals who are not members of the landowner's family. 2. Length of stay does not exceed twenty-nine (29) consecutive days for each registered guest.

Section 10.200(2) (b) 2. Zoning districts. In each zoning district, land uses are divided into permitted and conditional uses. No land use listed as a conditional use in the applicable zoning district may take place until the town board and zoning committee approve a conditional use permit under s. 10.101(7).

This letter serves as notice that your property located at 6090 Rattmann Road is in violation of Dane County Code of Ordinances Section 10.200(2)(b)2. The Airbnb website photos match this property, and

short term rental is advertised on the website with a minimum stay of 2 nights. Transient or tourist lodging is not allowed on this property zoned SFR-08 unless a conditional use permit is approved by the zoning committee for said use. A conditional use permit has not been approved to allow for transient or tourist lodging to occur on this property.

You are hereby instructed to cease transient/tourist lodging use of the property located at 6090 Rattmann Rd within 14 days of the date of this letter. You are instructed to remove the Airbnb advertisement listing short term rental use of the property from the Airbnb website within 14 days of the date of this letter (and from any other websites that are being used to advertise short term rental of the property). When corrected, please contact the Zoning Department at (608) 267-3960 so that the corrections can be verified.


If the violation is not corrected within the 14-day time period, the matter will be referred to the Dane County Corporation Counsel for enforcement. This could result in daily forfeitures and significant court costs.

If you are interested in applying for a conditional use permit to allow for future use of the property for transient/tourist lodging, information on the conditional use permit process can be found on Dane County Planning & Development Department's website, danecountyplanning.com.

Also, please be aware that Public Health Madison & Dane County requires a license for short term rentals.

Your cooperation is appreciated in this matter.

Sincerely,



Sarah Johnson, Johnson.Sarah@danecounty.gov, 608-267-3960, Zoning Inspector, County of Dane

CC: PJ Lentz, Town Clerk (email)
Roger Lane, Zoning Administrator (email)
Rachel Holloway, Assistant Zoning Administrator (email)
Nathan Harms, Sanitarian (email)