

From: Scott Divine

Sent: Monday, February 10, 2020 9:57 AM

To: Stouder, Heather <HStouder@cityofmadison.com>

Cc: Martin, Arvina <district11@cityofmadison.com>

Subject: 58895 // Create an annual permit for tourist rooming houses and amended the supplemental zoning regulations applicable to tourist room houses

I would like to come out in support of permitting for Airbnb / Tourist rooming houses. I think it gives the city more control over disruptive neighborhood rentals while still allowing people the freedom to make some money on the side.

In addition, I'm not totally opposed to overall slowing the growth of Airbnb type rentals, any short term stays that can be directed into hotels which are zoned properly & generate both construction and long term operations jobs.

I think it's better that we orient the city's economy on creating local jobs, rather than making it as easy as possible for those who already have significant property wealth to make even more money without creating more jobs.

Thanks!

Scott

Scott Divine

From: Gabriella DeLuca <gabriella.deluca608@gmail.com>

Date: February 10, 2020 at 9:49:07 AM CST

To: ajstatz2@madison.k12.wi.us, bacantrell@charter.net, erics@cow.s.org,
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district11@cityofmadison.com

Subject: Opposition to TRH ordinance 180 day rule

Dear Plan Commission:

I am writing to express my opposition to the Tourist Rooming House (TRH) ordinance changes. Specifically, I have concerns about the 180 day / 6 month period cap in the latest draft ordinance. While I care very much about this topic and prefer to testify in person, unfortunately I'm working this evening so my written comments will have to suffice.

I travel at least 1-2 weeks per month for work and have been able to make ends meet by renting out my home, while I'm gone, for a week or two at a time. I can earn about \$800 per week I rent it, and I do this about once a month, which totals about \$10,000 per year. While I'm not getting rich doing this, it does help me pay my property taxes and do maintenance/improvements on my home, keeping it pristine for myself and my guests.

The State of Wisconsin has a "Right to Rent" law which does allow local zoning authorities to impose a 180 day cap on short-term rentals however it does not require the 180 days to be continuous. I have no problem with the 180 day cap however I think it should be simply 180 days per calendar (or licensing) year. This would allow people like me to continue renting out my home once a month for a week at a time (which totals only 84 days per year) and still remain well below your cap. Imposing the cap on a continuous basis would dramatically impact me financially, forcing me to choose one 6-month period and leaving me vacant the other 6-month period. Who does that help?

I feel like there have been a few bad actors in Madison that these ordinance changes are directed at. Unfortunately the rest of us are being adversely impacted. While Air BB may be a large company, the local hosts are, for the most part, mom & pop operators. We are Madison locals, earning money that we are then infusing back in to our local economy. It feels like these ordinance changes are crippling our ability to do that.

The argument that the TRH are impacting affordable housing is really only one piece of a complicated puzzle and I feel the City needs to take a stronger look at their own role in this issue. Why people would turn to short-term rentals instead of long-term rentals in the first place? Property taxes are a huge factor. In response, the City doles out tax credits to large developers but there is no assistance for the mom/pop landlords, no incentive to keep their rental rates low. When property taxes rise 10% in a year those costs have to be directly passed on to tenants. How about if the City works on some innovative small-scale programs to offer tax credits to mom/pop landlords in exchange for affordable rents? This would be a much more productive way for Madison to lead the way as opposed to TRH regulations.

Finally, while there may be a few bad actors, for the most part the TRH are extremely well-kept properties. The only way to get good reviews and repeat guests is to provide exemplary service and fine accommodations. I would much prefer to live next door to a well-kept TRH than a long-term rental where students party and the landlord is absent and doing minimal maintenance. So much effort is being directed at regulating these few TRH while many more citizens in our community are adversely affected by poorly cared for long-term rentals.

Lastly, I think residents often get cast as "NIMBYs" when they object to change or developments. However, in this case, it actually seems like the City itself is being NIMBY with the ordinance changes, completely missing all the positives TRHs offer. When many of us travel we probably enjoy renting a lake house with our family for a week or staying at an apartment near a City Center, yet we don't want to offer guests to Madison the same options we ourselves enjoy in other places. I have met wonderful people, as a host, from around the world. I feel like an ambassador of Madison, offering them tips on neighborhood parks, where to find the best coffee, and how to walk to the nearby grocery store. The City seems to completely miss this role, which many hosts take tremendous pride in, instead casting us as villains.

In conclusion, I have no problem, in general, with some level of oversight. However, I would ask you to reconsider the 180 period being continuous, as that seems to do more harm than good.

Thank you,

Gabriella DeLuca
Madison, WI.

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

Sent: Monday, February 10, 2020 2:11:08 PM

To: Stouder, Heather; Rummel, Marsha

Subject: tourist rooming house ordinance

To Members of the Planning Commission, cc Ald. M. Rummel:

I was heartened to learn that the City of Madison and our elected representatives were exploring changes to the Tourist Rooming House Ordinance and policies. I do not have the legal operations or the lobbying resources enjoyed by the Airbnb operators in my neighborhood. I do, however, wish to comment on the deliberations because I live with the daily consequences of having our residential neighborhood turned into a commercial zone through the activities of one neighbor who has converted a third floor apartment to a year-round Airbnb.

For at least two years I, and other neighbors, have attempted to get Public Health and Zoning officials to enforce the existing codes. This proved impossible due to the disconnect between the rules and the responsibilities of the multiple agencies involved. In short, no one was responsible for making sure that operators follow the rules. As a result, we have lived with the intrusive, ongoing, noise and traffic associated with multiple cars and guests coming and going the

majority of days of the year. That wonderful civic project to host guests from all over the world that was proclaimed in the identical letters from Airbnb operators looks less wonderful to those of us whose privacy and quiet have been undermined by the individual quest for profit at the expense of residential neighborhoods.

More recently, I have learned that even if the new rules go through we are still screwed. The Airbnb owner in our midst has convinced city staff to allow him to claim his third floor apartment as part of his primary residence based on the existence of a set of (zoning required) internal steps that are accessible to his second floor residence and the third floor apartment. All this despite that the three apartments in this three-flat have separate street addresses and entrances.

I raise this last point because it is easy to imagine the popularity of Airbnb as lucrative income (much more lucrative than renting apartments through half-year, year, or even summer leases) will eventually undermine the work that was done to restore family and stable rental properties on the isthmus. If people are permitted to claim completely separate apartments as their primary residences for the purposes of this ordinance, there is no defense left against the property owners whose lust for profit receives priority over existing residential zoning in our city.

This is discouraging. Those of us who moved into our neighborhoods before gentrification, invested time and sweat to improve our properties, and faithfully pay property taxes, deserve better than what is happening through the blurring of lines between commercial and residential zoning.

Please protect the interests of home owners and long term renters by enacting and enforcing codes that prohibit the conversion of long-term rental properties to "tourist rooming houses."

Sincerely,
Lucy J. Mathiak
716 Orton Court
Madison WI 53703

From: Helene <lawzinberg@charter.net>
Sent: Monday, February 10, 2020 5:35:07 PM
To: Stouder, Heather
Cc: Rummel, Marsha
Subject: Airbnb Ordinance

Members of the Planning Commission and Ald. Rummel,

I and neighbors in the Orton Park neighborhood agree with the comments by Lucy Mathiak in support of the proposed ordinance changes.

The proposed ordinance for Tourist Rooming House is needed to deal with the changed use of residentially zoned neighborhood property into commercial operation. The operation of a separate apartment in a house listed on airbnb and rented to up to 6 people on a regular basis changes the character of our neighborhood. (One person previously leased the apartment on an annual basis.) Having an ordinance with consistent application serves all Madison neighborhoods as it applies to new and existing short term rental units.

The provision that guests register on a guest log with name, address and license plate # is expected for anyone visiting a bed and breakfast or motel. The obligation of the guest is minimal. It is necessary for the compliance and enforcement of the ordinance.

Thank you for your consideration.
Yours,
Helene Zinberg

From: Jared Pelski <jaredpelski@gmail.com>
Sent: Monday, February 10, 2020 6:08:40 PM
Subject: Fwd: Tourist rooming houses

Members of the Plan Commission, Mayor and Alders:

My wife and I have lived in the the Monona Bay Neighborhood for over 10 years. I've also been an active member within the community, as Vice-Chair of the Triangle and Monona Bay Planning Commission and I'm the Past President of the Monona Bay Neighborhood Association, among over opportunities to serve the community. As a Salesman who travels Globally and stayed away from home over 100 nights last year, I believe I have a different perspective on the positive and negative impacts that AirBNB or Tourist Rooming Houses have on Madison or other communities around the world. I am concerned that the proposed legislation was Poorly Researched, too narrowly focused and will only lead to a negative impact on Madison.

Most of the complaints that I've read about or heard, sound like Bad Renters in adjacent properties, however, the proposed legislation doesn't even address yearly rentals, just short-term rentals. For anyone in Madison that has had a Party House next door or a drug-house in the neighborhood for an Entire Year, it would make sense to be addressing legislation that would help curtail or address these problems first, but No. I don't know why the City Council is trying to push through bad policy without even interviewing any TRH operators, zero guests of Madison that have stayed in these homes, or surveying the actual neighborhoods for feedback. The Monona Bay Neighborhood Association has solicited feedback from the neighborhood and it has failed to get a mention from the City.

I have personally worked out in more than 30 different CrossFit Gyms around the world. When I tell people that live in Madison, WI, the most common response from people that didn't make the trip to any of the CrossFit Games has been, "I had to give away my tickets because I couldn't find a place to stay", followed by, "everyone I talked to said they had a great time in Madison."

I would ask that the Council consider rejecting this current legislation and "looking for reasons and ways to support AirBNB".

Please consider the following information:

We recently bought our adjacent neighbor's house after helping them for many years deal with chronic health issues and difficulty taking care of their property. This house is a two-flat and it was neglected for many decades due to our former neighbor's age and deteriorating ability to care for the house and it would have likely been a tear-down. Instead, we have spent untold hours and a lot of money to clean it out and return it to a livable condition and save the character of a well-built old house. We just learned that no property owner can host guests in a unit that they do not live in which means that my wife and I can never host guests in either of the units that are next-door to where we live. From our experience, those restrictions will make it harder for people like us to buy and maintain old houses in our neighborhood and easier for outside investors to buy up these houses, tear them down and build a new house and further drive up

property values. Other cities provide flexibility for homeowners to rent properties on or adjacent to where they live. Our neighborhood has many problems with absentee landlords but not with the owner-occupants of two and three-unit houses or neighbors who have purchased another house in our neighborhood to restore and maintain.

Regards,

Jared Pelski
735 West Main Street
Madison

From: Dustin Ludke <dludke@wisc.edu>
Sent: Monday, February 10, 2020 8:02 AM
To: Stouder, Heather <HStouder@cityofmadison.com>
Cc: Martin, Arvina <district11@cityofmadison.com>
Subject: new short term rental legislation

To whom it may concern,
While I cannot make it to the meeting tonight I wanted to voice my thoughts on the new proposed regulations.

First I want it known that NOT all of the Hill Farms Neighborhood supports this and any such notion or recommendation from the Hill Farms Board was made by them and they did not seek out what the rest of the neighborhood thought on the matter. They do not speak for me in these matters and they do not speak for the whole neighborhood. It is their opinions alone.

Second. While I know that there have been issues with some short term rentals (air BnB) in the past there are plenty of short term rentals that work well and no one even know they exist. I agree with what the Monona Bay Neighborhood, Peter Taglia, Scott Pavelec, Joe Martino, and many others have said. The proposed regulations make it considerable harder and more financially burdensome to operate a short term rental. While I agree that something needs to be done to help those affected by problem some operators such as the one on Marathon drive, we should not penalize all the good owners for one problem issue.

I think more conversation that include those affected and those who operate a successful, problem free air BnB need to be had to make sure we are making laws that everyone can agree with

Thank You
Dustin Ludke
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