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Sent: Monday, February 3, 2020 2:09 PM
To: Stouder, Heather <HStouder@cityofmadison.com>
Cc: Martin, Arvina <district11@cityofmadison.com>; Heck, Patrick <district2@cityofmadison.com>; Rummel, Marsha <district6@cityofmadison.com>; Bidar, Shiva <district5@cityofmadison.com>
Subject: airbnb ordinance

February 3, 2020

To: Madison Plan Commission members

My husband and I live in Madison's Hill Farms neighborhood.

We believe the city needs to step up, and if not outright ban Airbnb-type activity, at least regulate it a lot more strictly. So, yes, we support the tighter rules and enforcement for "tourist rooming houses" currently under consideration by the Plan Commission.

We bought our house here 25 years ago because we like the quiet residential neighborhood of single-family homes. We like knowing who our neighbors are.

Hill Farms is zoned SR-C1, or "suburban residential-consistent district," and we'd like to see it stay that way. We purposely did not buy a house in a commercial or mixed-use district. Of course, when we moved to Madison, Airbnb didn't exist. It's a relatively new commercial enterprise that needs new rules and regulations.

Allowing home owners, or absentee landlords in some cases, to rent multiple rooms in their homes throughout the year, would seem to subvert Madison's zoning laws. Surely, short-term home-rentals that create unregulated motels within neighborhoods destroy the integrity of the zoning process.

Having an Airbnb in our neighborhood has not been a good experience. It has brought nonstop parking, trespassing and property-management problems to our good friends and neighbors.

We urge you to use the strength of Madison's zoning laws and planning policies to strictly regulate, enforce and hold accountable Airbnb and other home-rental enterprises.

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