



# Sawyer County

## Agenda

**Tourist Rooming House Committee Meeting  
Tuesday, June 20, 2023 @ 10:00 AM  
Sawyer County Board Room**

Page

### **1. ZOOM DIRECTIONS**

- a. To view or participate in the **virtual meeting** from a computer, iPad, or Android device please go to: <https://us06web.zoom.us/j/87403034030>. You can also use the dial in at 1-312-626-6799 with the Meeting ID: 874 0303 4030. Use \*9 to Raise/lower hand and \*6 to Unmute/mute. If additional assistance is needed please contact the County Clerk's Office at 715-634-4866 prior to the meeting. If you are on a computer, click the "Raise Hand" button and wait to be recognized. If you are on a telephone, dial \*9 and wait to be recognized.

### **2. PRELIMINARY MATTERS**

- a. Call to Order and Roll Call
- b. Pledge of Allegiance
- c. Certification of compliance with the open meetings law
- d. Introductions
- e. Election of Officers
- f. Public Comments

### **3. WCCA IDENTIFIED TALKING POINTS OF TRH'S**

- a. [TRH Talking Points](#)

3 - 4

### **4. TRH SLIDESHOW PRESENTATION - MATT MCKAY**

### **5. OTHER IDENTIFIED PROS & CONS**

### **6. INTRODUCTION INTO SEWER SYSTEM SIZING**

### **7. FUTURE AGENDA ITEMS AND FUTURE MEETING DATES**

## **8. ADJOURNMENT**

### **DISCLAIMER:**

*A quorum of the County Board of Supervisors or of any of its committees may be present at this meeting to listen and observe. Neither the Board nor any of the committees have established attendance at this meeting as an official function of the Board or committee(s) or otherwise made a determination that attendance at the meeting is necessary to carry out the Board or committee's function. The only purpose for other supervisors attending the meeting is to listen to the information presented. Neither the Board nor any committee (other than the committee providing this notice and agenda) will take any official action with respect to this noticed meeting.*

*Copy sent via email to: County Clerk and News Media. Note: Any person wishing to attend whom, because of a disability, requires accommodation should call the Sawyer County Clerk's Office (715.634.4866) at least 24 hours before the scheduled meeting so appropriate arrangements can be made.*

*Mission Statement: The Sawyer County Board of Supervisors will strive to provide excellent services and responsible leadership to protect and enhance Sawyer County citizens, businesses, and resources, while preserving our unique heritage.*

# Wisconsin County Code Administrators (WCCA) Talking Points for Tourist Rooming Houses / Short-Term Rental

Several northern Wisconsin counties are starting to see some impacts of having large amounts of short-term rentals. Wisconsin County Code Administrators (WCCA) formed a short-term rental ad hoc committee to be a part of the ATCP 72 lodging code rewrite and to pursue other options for regulating this type of land use. Some unforeseen impacts of unregulated short-term rentals include the following:

- **Workforce housing-** Several employers are seeking workers and are having a tough time filling vacancies. Some of this is due to increased retirements and a lack of young people entering the workforce. However, some of the recruitment difficulties is partly due to limited long-term housing rentals on the market because people can make more money operating as a short-term rental. If workers don't have housing close to the workplace, it will be difficult to fill vacancies especially lower paying entry level jobs.
- **Affordable housing-** Commercial businesses are buying up the affordable houses and converting them to short-term rentals. These entry level homes, and lower priced properties are vital for younger families and people in the workplace. Long-term rental rates have increased dramatically partly because of the income potential in operating a similar use as short-term rental. Affordable housing is considered 30% of your household income and in many areas most of the housing and rentals are considered not "affordable."
- **Infrastructure-** Short-term rental properties were built as single-family dwellings, lacking commercial sanitary and building plans. Many of these rentals were built prior to 2005 so the Uniform Dwelling Code didn't even apply when they were constructed. Several short-term rental properties are also accessed by shared driveways, easements, or private roads. Some of these accesses are limited to the amount of use, type of use, and who can use them. Consequently, a permit review process allows a county/municipality the ability to consider infrastructure concerns like proper access, delineated property lines, parking, sanitary etc.
- **Impact on lodging-** Short-term stays are critical across Wisconsin whether it's for work, family gatherings, travel, or recreation. Motels, Hotels, and resorts all have to follow commercial building codes and obtain state approved plans. A single-family dwelling operated in a similar fashion doesn't have to, which puts licensed commercial lodging facilities at a disadvantage and the cost of entry is much higher.
- **Availability of properties-** The real estate market has been really hot the last few years, as most properties were only listed a few days and often sold for more than the asking price. This is great for our local economy, realtors, and sellers. As more properties are being converted into short-term rentals, people may be less likely to sell their property because the properties generate a revenue stream to cover the cost of ownership plus some additional income. Consequently, the number of available properties on the market available to purchase/sell could remain lower in years to come.
- **Recreation-** Wisconsin is very fortunate to have diverse natural resources and an abundance of recreation opportunities. Being good stewards of these resources is vital to their health and quality of recreation they provide. Often short-term rentals are situated in locations to take advantage of these recreational opportunities. A short-term rental may not have a negative impact on the resource and other recreators if handled appropriately. However, if not regulated, careless renters can increase the risk of negative impacts like transfer of invasive species and greater erosion, at the cost of the locals and other users.
- **Diversity-** Everyone would say that an incorporated city has substantial differences from unincorporated rural areas. One could also say there are substantial differences between regions of Wisconsin, from south to north or east to west. Furthermore, there are often significant differences between properties located in the same county or area. (Waterfront vs. non-waterfront, public sewer/private sewer, public road/private easement, small parcel/large parcel) These differences can greatly affect the appropriateness of a particular land use in an

area. For example, a short-term rental near an existing resort would be a similar and compatible use to the surrounding land use. The diversity in land use in each municipality is typically provided in their comprehensive plan which is intended to allow for planned and orderly development.

The overall goal of the WCCA short-term rental committee is to increase awareness of these potential impacts, and to provide regulation opportunities for counties and local municipalities for this type of land use if they desire.