



Sawyer County Wisconsin



(<http://www.sawyercountygov.org>)

Short Term Rental 07/19/2016

Short Term Rental AD-HOC Committee Meeting

July 19, 2016; 8:30 AM; Assembly Room; Sawyer County Courthouse

Members present: Matt Dale, Laura Rusk, Phil Nies, Cheryl Treland, Lee Skelly, Bruce Paulsen

From Zoning Office: Dale Olson – Zoning & Conservation Administrator & Kathy Marks Deputy Zoning & Conservation Administrator

From County Clerk Office: Carol Williamson - County Clerk

From Administration Office: Tom Hoff – County Administrator

Opening Statement and Preliminaries by Dale Olson

Election of Officers: Laura Rusk nominates to elect Phil Nies as Chairman, all in favor; Phil Nies nominates to elect Bruce Paulsen as Vice Chairman, all in favor.

Committee recognition: Phil Nies, Laura Rusk, Bruce Paulsen, Matt Dale, Lee Skelly and Cheryl Treland.

Phil Nies Opening Statement and Preliminaries. Stated Goal: To regulate short term rentals to allow the owners to generate revenue while protecting the rights of neighbors and the broader community. Motion to accept Stated Goal by Cheryl Treland, 2nd by Laura Rusk.

Phil Nies opens discussion regarding the Pros and Cons of Short Term Rentals:

Pros

Provides Revenue & Taxes Provides necessary housing that is needed

Provides employment Supports local Businesses in area

Maintains Property overhead & profit Attracts New Customers to area

Phil Nies suggests audience participation.

Continued Pros

Advertising dollars to area Safety & Regulation for rentals

Provides a level of accommodation that perhaps is not available in other area

Keeps the area competitive Improved Real Estate Sales

Cons with audience participation

Non-controlled fireworks Pet control

Lack of respect for neighbors & property Noise

No regulations or not enforced - licenses Lack of local contact – unresponsive owners

Negative impact on neighbors that have Real Estate for sale

Occupancy for septic system – 3 bedroom rated for 6 people & 18-20 that are renting

Lack of safety - needs inspections Lack of Sales & Room Tax being collected

Breach of social contact – needs peace & quiet Over development
Trespassing Public safety – wells, septic, traffic &
parking
Lack of Law Enforcement Conflicts with development
Impact on Conservation, unpermitted use – town regulations & ordinances

All short term rentals should have same rules, regulations, licenses, taxes – needs enforcement.

Sustainable development practices. Conservation, Land use, Zoning RR-1 Residential/Recreational One and using it as C-1
Commercial One, No Transient policy, Local ordinances are not enforced by property owner.

Suggested having a Conditional Use Permit taken out with conditions of Three (3) complaints and you are done, periodic inspections needed.

Dale Olson to take suggestions – supplied email on whiteboard.

Committee to go over Barron County Short Term Rental Ordinance as a guide line.

Short Term Rental definition: The use of a single or two family dwelling for the purpose of providing or furnishing overnight lodging accommodations to the public for a period of less than 30 Days to any person(s) who occupies the property on a rental basis. No more than 4 consecutive days per calendar year.

The following conditions shall be required by the Zoning Committee with approval of a Short Term Rental:

- A) Approval: The approval by the Zoning Committee shall be for a period of 1 year of operation. The one year period of operation shall commence from the date a Sawyer County Conditional Use Permit is issued; however, a Conditional Use Permit shall not be issued prior to the property owner obtaining a tourist rooming house license from the State of Wisconsin.
- B) Renewal: The Conditional Use Permit shall remain in effect provided that annual fee is paid and reviews by the Zoning Administrator discloses that a lodging license has been obtained and is current and the conditions attached to the decision of the Zoning Committee and all requirements of this chapter are adhered to. Reapplication to the Zoning Committee for renewal shall be required with a change in ownership, alternations to the operational rules, non-compliance with the standards of this chapter or documented violations.
- C) Operational Rules: All contact information and Operational rules shall be provided that establish guidelines that the tenants must comply with regarding, but not limited to, off street parking, garbage collection, occupancy limits, fireworks and excessive noise. Owner must provide a copy of the operational and contact information, short term rental license #, and rules, contact information to adjoining property owners within 300'.
- D) Occupancy Limits: The maximum number of tenants allowed to reside in the Short Term Rental for overnight accommodations shall not exceed two (2) persons per bedroom, plus two (2) persons. Only the primary dwelling may be used for overnight lodging.
- E) Local Contact: A local contact person shall be identified that will be responsible for managing the property and have the property owner's contact information.
- F) Contact Information: Contact information shall be posted on an exterior wall near the main entrance of the residence with a minimum display area of 5'x7'. The following must be provided:
 - 1) Address of the property
 - 2) Emergency contact information; 911(police, fire & ambulance)
 - 3) Owner's and local contact person's telephone number
 - 4) Maximum number of occupants allowed
 - 5) Permit and license #
- G) Signage: One business sign may be placed on the property with a maximum display area of 3 sq. ft.
- H) Recreational Vehicles and Camping Equipment: The parking of a recreational vehicle or other camping equipment during the stay is permitted without the use of it.
- I) Fines/Revocation: Upon the occurrence of two (2) documented violations of the operation rules within a calendar year, the owner shall be subject to a fine and/or revocation of the Conditional Use Permit approval.
- J) Fees: The fee for a Conditional Use Permit is \$250.00 with an annual renewal fee of \$200.00.

Discussion by Committee:

Laura Rusk proposes, with Cheryl Treland input, to have a County License and a renewal every year, instead of a Conditional Use or a Special Use permit. You would have your State license and County license along with criteria that goes along with the licensing. Matt Dale input on lodging code, proposes county becoming an agent for the State. Dale Olson has handout in committee packets regarding State agent counties and County agent counties. Dale Olson regarding county to be agent with input from committee, will collect information for County becoming the agent and what licensing fees and requirements are needed, cost of State licensing. Matt Dale – We (County) can be more restrictive.

Discussion with input from audience:

Consider violations how many before license is taken away, 400-500 rentals, how many are really a problem, is the problem worse than the benefits, cannot regulate joyful noise. Phil Nies- Documenting violations and complaints in writing would be required. Is this going to be budget neutral, can we see if the people that benefit from the rentals pay for it? Let's not set ourselves up for failure. Phil Nies- Budget it so it is self-funded. Committee agrees. Needs to have local contact for complaints. How to find out if rental is State licensed.

We are here for the public interest not the profit of the home owner or company. Laura Rusk – We are addressing the home in a residential neighborhood being rented out by the home owner or property management company adhering to State licensing and local licensing.

Showing that the property with signage that it is a rental could advertise for criminal trespassing. Too many signs? Committee will discuss signage at a later date.

Committee will discuss how many documented violations per calendar year before fines or revocations are imposed.

Permits would be renewed every year. If County becomes agent licensing we need to be self-funded. Bruce Paulsen added that with the annual inspection there should be proof of septic inspections, sellers permit #, licensing fees are up to date. Request this from owner.

Phil Nies : Thanks everyone for coming.” Next meeting will be August 2, 2016. 8:30AM Assembly Room, Sawyer County Courthouse.

Dale Olson to have information for next meeting :

Licensing as a County agent – necessities needed, Cost on signage, Bayfield & Vilas County ordinances, will confirm date, bring folders back for future use.

Anything on Public forum? One more meeting for discussion before this will be sent to the Zoning Committee. Public comment will be held at the Zoning Committee meeting.

Request for an outline regarding process of permits/licensing that would be taken. Phil Nies – First we will get through these meetings to have things figured out and then the process.

Treland Motion to adjourn, 2nd by Lee Skelly