



Sawyer County Wisconsin



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Short Term Rental 08/02/2016

Short Term Rental AD-HOC Committee Minutes

August 2, 2016; 8:30 AM; Assembly Room; Sawyer County Courthouse

Members Present: Phil Nies, Laura Rusk, Mic Isham, Bruce Paulsen, Matt Dale, Lee Skelly, Jim Miller, Cheryl Treland

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

Opening Statement by Phil Nies – introduction of Mic Isham and Jim Miller to committee, calls meeting to order.

Motion to approve agenda Cheryl Treland, 2nd by Lee Skelly, all approve.

Preliminaries by Dale Olson.

Motion to approve minutes Cheryl Treland, 2nd by Laura Rusk, all approve.

Phil Nies opened discussion regarding Bayfield – Vilas County comparison for Short-term rentals. Should we use Special Use (town approval) or Conditional Use (town and Zoning Committee approval, public hearing) application. Jim Miller question on Public hearing for applications – Special use would have town public hearing and Conditional use is public hearing for town and zoning committee. Phil Nies found case law – past bad acts do not preclude you from getting a permit. Past bad acts cannot deny application for permit. Application forms to be designed by Zoning Department.

Phil Nies – Read Goal Statement

Tourist Rooming House: 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 more than 4 consecutive days and less than 30 days to any person(s) who occupies the property on a rental basis.

Bruce Paulsen question regarding: Who regulates over 30 day rentals? Answered: Those are long term rentals that are not subject to local tax.

Ben Poppe representing Birkie and area event concerns: When motels and resorts get full we need safe venues to house people. Needs to be okay by neighbors, simple guidelines and seems like a good idea to have a process in place.

Committee discussion – How many consecutive days? Ben Poppe – average stay for Birkie is 3 nights, some are longer.

Correct Goal Statement:

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.

Committee discussion resumes.

Audience comments.

Cheryl Treland: We should have a permit for less than 4 consecutive days, because you will still have the same problems of law enforcement, safety concerns, lack of respect.

Committee discussion resumes.

Cheryl Treland motion to delete 4 consecutive days, Matt Dale 2nd, all in favor. Will read for a period of less than 30 days to any person(s) who occupies the property on a rental basis. All in favor.

Mic Isham – How long will it take to get a permit? Phil Nies - Application to Zoning office, then goes to Town for approval, once approved permit will be able to be issued. Special use would be faster and easier to apply for over conditional use.

Audience comments – Peter Czarnecki - Would places be able to be Grandfathered in? Committee discussion – not in favor of Grandfathering.

Audience - Kim Dale – How are you going to find people who do not follow permit rules? Committee discussion – Townships, neighbor complaints.

Audience - Mike Feldner – Neighbor complaints work.

Committee discussion with audience input. Broker's license discussed, not needed for home owners. Discussion continues throughout meeting.

Special Use Permit (SUP)

1. Short Term Rental – Change to **Tourist Rooming House.**
 - a. Obtaining a lodging license – Change to **Tourist Rooming House. (TRH)**
 - b. No change
 - c. All contact information and operational – Change to **All current information as “F.” 1-5 below.** Date of the town's review – Change to **date of the town's renewal.**
 - d. Short term rental – Change to **TRH.**

Matt Dale motion to change (e), 2nd by Bruce Paulsen. All in favor.
 - e. Managing the property and have the property owner's – **Delete managing and add current property owner's contact information.**
 - f. Contact information – Change to **Current contact information.** Residence with a minimum display – Change to **residence only when occupied by renter.**
 - g. Add **at the driveway entrance when occupied by renter(s).**
 - h. No change
 - i. Revocation of the Conditional Use Permit – Change to **Special Use Permit.**
 - j. The fee for a Condition Use Permit – Change to **Special Use Permit.**
 - k. Short Term Rental – Change to **Tourist Rooming House. (TRH)**

Motion by Cheryl Treland add “Goal” to top of first page and to send to Zoning Committee for approval, 2nd by Matt Dale, All in favor.

Recommended Criteria

1. Obtain necessary permits (Zoning, Health Dept., etc.)
2. All Applicable tax must be paid (Room, etc.)
3. Adequate Sanitary System
4. No RV's pop-up campers, tents or other means of overnight stays allowed
5. All vehicle & utility trailer parking must be contained on the property (not allowed to park on roads)
6. Quiet hours from 11:00 pm to 7:00 pm
7. Campfires must be attended
8. Pets must be restricted to the property
9. Property lines must be identified or designated
10. Contact number(s) must be available for current local owner/agent and owner/agent must be available 24 hours a day
11. Property must remain free from citations, nuisance, disorderly conduct, or any other type of illegal activity
12. Land Use and DNR lake regulations are included in rental information (for lake shore property)
13. Occupancy limits (per structure overnight)
14. Trespass laws must be abided by at all times
15. No fireworks allowed
16. Other recommendations as deemed necessary for public health, safety and local ordinances

17. All State of Wisconsin fire requirements must be met
18. Proof of Certificate of insurance (rental/commercial, liability, etc.)
19. Homeowners may want to address ADA compliant codes

Bruce Paulsen to look into State Statutes.

Motion to send to Zoning Committee recommendation to go forward with Short Term Rental Criteria by Cheryl Treland, 2nd by Bruce Paulsen, All in favor.

Committee and Audience discussion.

Motion to adjourn by Lee Skelly, 2nd by Matt Dale, All in favor.