

AGENDA
SAWYER COUNTY ZONING COMMITTEE
November 18, 2016

PRELIMINARY MATTERS

- 1) Call to Order and Roll Call
- 2) State of Committee and Hearing Procedure
- 3) Statement of Hearing Notice

REZONE APPLICATIONS

- 1) Town of Sand Lake - Sharon Billings Revocable Trust. Part of Government Lot 2; S09, T39N, R09W; Parcel # 026-939-09-5115; 6.50 total acres; Doc #402994; Site address 6790N Fleur De Lane Road. Application is for change for District: Agricultural One (A-1) to Residential/Recreational One (RR-1). Purpose of request is to correct zone district from Agricultural One (A-1) to Residential/Recreational One (RR-1) to match the remaining property that is zoned Residential/Recreational One (RR-1).
- 2) Town of Hayward – Scott Turnbull. Part of the NW ¼ SE ¼; S20, T41N, R09W; Parcel #010-941-20-4205; 29.01 total acres; Doc #401134. Application is for zone change from Residential One (R-1) to Agricultural Two (A-2) for Hobby Farm.

CONDITIONAL USE APPLICATION

None

NEW BUSINESS

- 1) Recall Weldon Hershey Rezone #16-007 from County Board.
- 2) Approval of 2017 Meeting Dates.
- 3) Tourist Rooming House Ordinance.

6.11 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 less than 30 days **per rental and derives an annual income from rental over \$1000** to any person(s) who occupies on a rental basis **no more than 4 consecutive days per calendar year. Does not include hotels, motels, resorts, or any other conditional use holders for lodging.**

1. Tourist Rooming House - The following conditions shall be required by the Zoning Department ~~with approval by the Town Board:~~ **with review by the Town board for any additional criteria they would like the County to consider.**

a. Approval: The approval by the Zoning Department shall be for a period of one year of operation. The one-year period of operation shall commence from the date a Sawyer County **Tourist Rooming House Special Use Permit (R)** is issued; however, a **Tourist Rooming House Special Use Permit** shall not be issued prior to the property owner obtaining a Tourist Rooming House (TRH) license from the State of Wisconsin and meeting all other criteria (K).

b. Renewal: The ~~Special Use Permit (R)~~ **Tourist Rooming House permit** shall remain in effect provided the annual fee is paid and reviews by the Zoning Department confirms that a lodging license has been obtained and is current and the conditions ~~attached to the decision of the Zoning Department~~ set forth in (K) and all requirements of this chapter are adhered to. Reapplication **by April 1 of the following year** to the Zoning Department for renewal shall be required

with a change in ownership, alterations to the operational rules, noncompliance with the standards of this chapter or documented **substantiated** violations **to section** (K).

c. Operational Rules: All current information as **in section** "F" 1-5 below rules shall be provided ~~that~~ **to** 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~~ **The County will** provide a copy of the operational rules to adjoining property owners within 300 ft. ~~and the time and date of the town's renewal of the application.~~

d. Occupancy Limits: The maximum number of tenants allowed to reside in the Tourist Rooming House 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 current property owner's contact information for the property and have the property owner's contact information.

f. Contact Information: Current contact information shall be posted on an exterior wall near the main entrance of the residence only when occupied by renter(s) with a minimum display area of 5" x 7". The following must be provided:

Tourist Rooming House:

1. Address of the property
2. Emergency contact information; 911 (police, fire and ambulance)
3. Owner's and local contact person's telephone number
4. Maximum number of occupants allowed
5. Permit number

g. Signage: **Owner may place** ~~One one~~ business sign ~~may be placed~~ at the driveway entrance when occupied by renter(s) with a maximum display area of 3 sq. ft. **per side.**

h. Recreational Vehicles and Camping Equipment: The use of a recreational vehicle or other camping equipment in conjunction with the rental **to exceed maximum occupancy of the rental dwelling** is prohibited

i. Fines/Revocation: Upon the occurrence of two (2) ~~documented~~ **substantiated** violations of the operation rules within a calendar year, the owner shall be subject to a fine and/or revocation of the Special Use Permit approval **depending on the severity of the violation and corrective action taken.**

j. Fees: The fee for a ~~Special Use~~ **Tourist Rooming House** Permit (R) is \$250.00 with an annual renewal fee of \$200.00. **Fines include up to \$250.00/daily for failure to obtain a permit. Fines for noncompliance with Section K include up to \$150.00/daily. Applicants uncorrected violations of this ordinance in the prior year may lead to loss of Tourist Rooming House license for the upcoming year.**

k. Criteria:

1. Obtain necessary permits (Town/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 **to exceed maximum occupancy of the rental dwelling** allowed
5. All vehicle & utility trailer parking must be contained on the property (not allowed to park on roads)
6. All camp fires must be attended

7. Quiet hours from 11:00 pm to 7:00 am
8. Pets must be restricted to the property
9. Property line 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 per 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)
14. Trespass laws must be abided by at all times
15. No fireworks allowed
16. ~~Other recommendations~~ These criteria may be amended from time to time as deemed necessary for public health and safety
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~~

Citation ordinance update add:

§ 11.3 Action Conducted Without Specified Permit

- 5) ~~Special Use~~ Tourist Rooming House Permit (R) Deposit \$250.00 Ordinance Sections ZO 6.11

§ 11.26 Violation of Tourist Rooming House Permit

- 1) Violation of 6.11 (k) Deposit \$150.00 Ordinance Section 6.11(k)

Definitions update add:

(95) 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 less than 30 days per rental and derives an annual income from rental over \$1000 to any person(s) who occupies on a rental basis ~~no more than 4 consecutive days per calendar year~~. Does not include hotels, motels, resorts, or any other conditional use holders for lodging.

- 4) Any other business that may come before the Committee for discussion.

ADJOURNMENT