

AGENDA
CITY OF STURGEON BAY
CITY PLAN COMMISSION
Wednesday, February 20, 2019
6:00 p.m.
Council Chambers, City Hall
421 Michigan Street

1. Roll call.
2. Adoption of agenda.
3. Approval of minutes from January 16, 2019.
4. Consideration of: Zoning text amendments regarding accessory building setbacks.
5. Consideration of: Zoning text amendments regarding height of accessory buildings.
6. Consideration of: Memorial Drive zoning restrictions and pedestrian access.
7. Consideration of: Tourist rooming houses.
8. Public comment on non-agenda Plan Commission related items.
9. Adjourn.

NOTE: DEVIATION FROM THE AGENDA ORDER SHOWN MAY OCCUR.

Notice is hereby given that a majority of the Common Council may be present at this meeting to gather information about a subject over which they have decision-making responsibility. If a quorum of the Common Council does attend, this may constitute a meeting of the Common Council and is noticed as such, although the Common Council will not take any formal action at this meeting.

Plan Commission Members:

Dennis Statz
Steven Hurley
Jeff Norland
Laurel Hauser
Mike Gilson

CITY PLAN COMMISSION
Wednesday, January 16, 2019

A meeting of the City Plan Commission was called to order at 6:00 p.m. by Acting Chairperson Dennis Statz in the Council Chambers, City Hall, 421 Michigan Street.

Roll Call: Members Steven Hurley, Dennis Statz, Mike Gilson, and Laurel Hauser were present. Excused: Member Jeff Norland. Also present were Community Development Director Marty Olejniczak, Planner/Zoning Administrator Chris Sullivan-Robinson, and Community Development Secretary Cheryl Nault.

Adoption of the Agenda: Moved by Ms. Hauser, seconded by Mr. Hurley to adopt the following amended agenda:

1. Roll call.
2. Adoption of agenda.
3. Approval of minutes from December 19, 2018.
4. Consideration of: Conceptual Planned Unit Development (PUD) for Aaron Hilpipe, for property located at 709 Jefferson Street.
5. Consideration of: Zoning text amendments regarding accessory building setbacks.
6. ~~Consideration of: Memorial Drive zoning restrictions and pedestrian access.~~
7. Public comment on non-agenda Plan Commission related items.
8. Adjourn.

Carried.

Approval of minutes from December 19, 2018: Moved by Mr. Gilson, seconded by Ms. Hauser to approve the minutes from December 19, 2018. All ayes. Carried.

Consideration of: Conceptual Planned Unit Development (PUD) for Aaron Hilpipe, for property located at 709 Jefferson Street: Mr. Sullivan-Robinson stated that this property is located on the corner of Jefferson Street and 7th Avenue. It was recently rezoned to C-5. Mr. Hilpipe purchased the property in 2018 and has converted the commercial space into two residential units. His desired use is long and short term residential. There are two buildings on the lot. The smaller building contains two single-family residential units and the larger building contains four single-family residential units. Currently, zoning allows multiple-family residential as a conditional use, but density rules would not allow more than three units. So, the only option for Mr. Hilpipe is to apply for a variance or a planned unit development.

Mr. Sullivan-Robinson added that the conceptual PUD allows for feedback from the Commission. No recommendations are made at this time. However, Mr. Hilpipe is requesting a combined preliminary/final PUD, which requires a decision at the conceptual review.

Mr. Hilpipe stated that he lives in De Pere and had purchased the property at 709 Jefferson Street, with four residential units. The lower area had been commercial space. He started renovating the building and after speaking with the City, he discovered that his initial plan would be too difficult to complete with the building/zoning code requirements.

Based on review by City staff, it was concluded that reverting back to Multi-Family Residential would be the most feasible option. He currently has apartments in use and would be permitted for short-term rentals in the rest of the building. He stated that he currently plans for 3 of the 6 total units to be short-term rentals.

Ms. Hauser asked about the ability to restrict the number of short-term rentals.

Mr. Olejniczak stated that the City likely couldn't prohibit short-term rentals, but it could restrict them to rental periods of at least 7 days for half the year, with the other half of year as long-term rentals at least 30 days in length.. He will verify this with the City Attorney.

Mr. Olejniczak pointed out that Mr. Hilpipe shares a driveway with the neighboring property owner,

Mr. Hurley suggested looking into obtaining an easement with the driveway. The neighbors may someday want a fence installed.

Mr. Olejniczak will check into the number of on-street parking spaces available.

After further discussion, it was moved by Ms. Hauser, seconded by Mr. Statz to approve the combined preliminary/final PUD and direct staff to consult with the City Attorney for options restricting short-term rentals and use of the commercial area. All ayes. Carried.

Consideration of: Zoning text amendment regarding accessory building setbacks: Mr. Sullivan-Robinson stated that this was a follow-up from the last meeting. He figured out lot width number for setbacks using a 135 foot median. Thirty-five non-conforming properties were found.

Mr. Gilson said it makes no sense for a 1000 square-foot accessory building to be 5 feet from the lot line when a house is required to be 10 feet. A shed under 100 square-feet only has to be three feet from the lot line. All accessory buildings should be 10 feet from the lot line.

Mr. Hurley stated the setback is for the Fire Department. He thought that the Fire Chief should be contacted regarding any safety concerns with setbacks and accessory buildings. Staff will check with the Fire Chief. A setback penalizes people for having larger lots.

Mr. Olejniczak stated that staff checked into other communities. The current 5-foot setback is not out of the ordinary.

Mr. Gilson stressed that a setback for a garage should be 10 feet. The City has a variance process that can be used if someone wanted a setback closer than 10 feet. It was moved by Mr. Gilson, seconded by Mr. Hurley to require a 10-foot setback for accessory buildings and if anyone wanted to build an accessory building closer than 10 feet to the lot line they should go through the variance process.

Mr. Olejniczak recalled that in older neighborhoods with detached garages there were variances granted. The houses were so close to the lot line.

Ms. Hauser thought that this should be left alone. There is no one coming in asking for this.

A vote was taken on the motion. Motion failed, with Mr. Gilson and Mr. Hurley voting aye and Mr. Statz and Ms. Hauser voting no.

Public comment on non-agenda Plan Commission related items: No one spoke during public comment.

Adjourn: Moved by Ms. Hauser, seconded by Mr. Hurley to adjourn. All ayes. Carried. Meeting adjourned at 6:40 p.m.

Respectfully Submitted,



Cheryl Nault
Community Development/Building Inspection Secretary



MEMO

To: Plan Commission
From: Christopher Sullivan-Robinson
Date: February 11, 2019
Subject: Accessory Building Setbacks Code Text Amendment

At the last Council meeting, it was referred to Plan Commission to review accessory building setbacks in relation to the new accessory dwelling unit code. Hence, this is why we are reviewing this item again.

To recap what occurred during the last review of this item, staff provide several options for modifying the accessory building setbacks code. Those options are included in your packet. The Commission narrowed down chose a setback based on lot widths greater than or equal to 100 feet having. Those lots would have an increase setback of 10 foot side yard and 10 foot rear yard. Additionally, a review was conducted to understand what kind of issues would be created if the code were enacted. The width threshold was increased to 135 feet. No motions were passed at that time, so the Chairman believed there was no need for further review.

Staff is looking for direction and guidance.

Option 1- Status Quo (5-foot side setback and 6-foot rear setback)

Option 2- Increased setbacks for larger buildings above an established threshold

Accessory Building Setbacks		
Square Footage	Side	Rear
≤800	5	6
>800	10	10

The second option would increase the setback to ten feet for buildings larger than 800 sq. ft.. Please note that 800 square feet was chosen as the threshold for the larger setback because that is the minimum size of a dwelling in R-2/R-3. Hence, if an accessory building meets minimum dimensional requirement of a dwelling then it theoretically should have increased or similar setbacks. But this threshold size can be increased or decreased if desired.

Option 3- Setbacks Based on Lot Width

Accessory Building Setbacks		
Lot Width	Side Yard Setback	Rear Yard Setback
<135'	5	6
≥135'	10	10

This option assumes that wider lots have more room for placement of accessory structures so the increased setback is applied.

Option 4- Setback based on percentage of building square footage. The minimum setback would be 5 feet or 1% of floor area of the building, whichever is larger. Under this option the required setback would increase for buildings above 500 square feet. If the building was 800 square feet in floor area, the minimum setback would be 8 feet and so on. Please note the percentage used could be increased or decreased if desired. An advantage is that the minimum setback is proportional to the size of the building, but a disadvantage is that it is more complicated to administer.

Option 5 – Setbacks Based on Zoning Classification

Accessory Building Setbacks		
Zoning Classification	Side Yard Setback	Rear Yard Setback
R-1 & A	10	10
Other districts	5	6

This option was requested at the last Plan Commission meeting. Since the R-1 and Agricultural districts have the larger lots, they often qualify for the larger accessory buildings, since the code bases the max size of accessory building on 3% of the lot area. With the larger lot size, there is more room for placement of the buildings.



MEMO

To: Plan Commission
From: Christopher Sullivan-Robinson
Date: February 11, 2019
Subject: Accessory Building Height Code Text Amendment

It was requested by staff that the Plan Commission re-affirm the motion made approximately six months ago regarding the accessory building height code text amendment. This item was never brought to Council because staff was told to wait until the Commission finished reviewing accessory building setbacks.

ORDINANCE NO. _____

SECTION 1 Section 20.29 of Municipal Code (Zoning Code) is hereby repealed and recreated as follows:

Accessory building regulations, for single-family dwellings and two-family dwellings, shall be as follows:

- (1) Height. The height of an accessory building shall not exceed ~~14~~ 16 feet, measured from the finished grade to the highest point of the roof, unless all of the following conditions are met:
 - (a) In cases where the construction of the accessory building's roof pitch ~~and side walls match that of the principal building and the sidewalls do not exceed that of that of the principal dwelling~~, then the maximum building height shall not exceed 24 feet and the eave side walls shall not exceed 14 feet.
 - (b) The overall building height ~~shall may equal but~~ not exceed the height of the principal building.
 - (c) ~~The maximum height of the eave sidewall shall not exceed ten feet on structures 1000 square feet or less and structures more than 1000 square feet shall be limited to 16 feet.~~
- (2) Street yard. There shall be a minimum setback from the street right-of-way line of 25 feet. In addition, except on waterfront lots abutting the waters of Sturgeon Bay, an accessory building shall be located no closer than the principal building to the street at its nearest point, except when the principal building is more than 60 feet from the street, the accessory building minimum setback shall be 60 feet.
- (3) Side yard. There shall be a minimum side yard of five feet, except on the street side of a corner lot the minimum side yard shall be the same as required for the principal building.
- (4) Rear yard. There shall be a minimum rear yard of six feet, except that, when the rear yard abuts a street, the minimum rear yard shall be the same as required for the principal building.
- (5) Total area. Accessory buildings shall not occupy more than one-third of the required area for the rear yard.
- (6) Floor area. The total floor area of all accessory buildings shall not exceed 1,000 square feet for single-family dwellings or 1,200 square feet for two-family dwellings or three percent of the land area, whichever is greater, to a

maximum of 2,000 square feet. If upper floors are constructed within the accessory building, the floor area of the upper floors shall be included in the calculation of square footage of floor area.

(7) Number permitted. There shall be a maximum of two accessory buildings permitted on the same lot.

(8) Separation. An accessory building shall be located no closer than five feet to the principal building.

SECTION 2: This ordinance shall take effect the day after publication.

Approved:

Thad Birmingham
Mayor

Attest:

Stephanie L. Reinhardt
City Clerk

Christopher Sullivan-Robinson
Planner/Zoning Administrator
421 Michigan Street
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MEMO

To: Plan Commission
From: Christopher Sullivan-Robinson & Martin Olejniczak
Date: January 11, 2019
Subject: Memorial Drive Zoning Restrictions & Pedestrian Access

Alderwoman Catarozoli requested that an agenda item relating to Memorial Drive be added to a Plan Commission meeting. It is our understanding that she specifically wants the Plan Commission to consider whether the zoning code restrictions pertaining to the stretch of Memorial Drive from 8th Ave to 15th Ave should be looked at again; and also whether a pedestrian or multi-modal path along the water-side of Memorial Drive should be planned.

Attached is a site map showing the subject area, which is the section of land roughly between 8th Ave and Utopia Circle. The site is approximately 3000ft running along the water-side of Memorial Drive.

These properties are privately owned and restricted by section 20.33 of zoning code. The property owners aren't allowed to construct buildings and there are limits on landscaping. Currently, the use of the property is for scenic purposes only, with physical use restricted to property owners and guests. In addition to the zoning restrictions there are recorded easements from the 1930's governing this strip of land. The zoning restrictions were last considered in 2007. At that time, a group of property owners met with City Staff and some potential changes were drafted. But ultimately, the consensus at that time was to make no changes to the code and the matter was dropped.

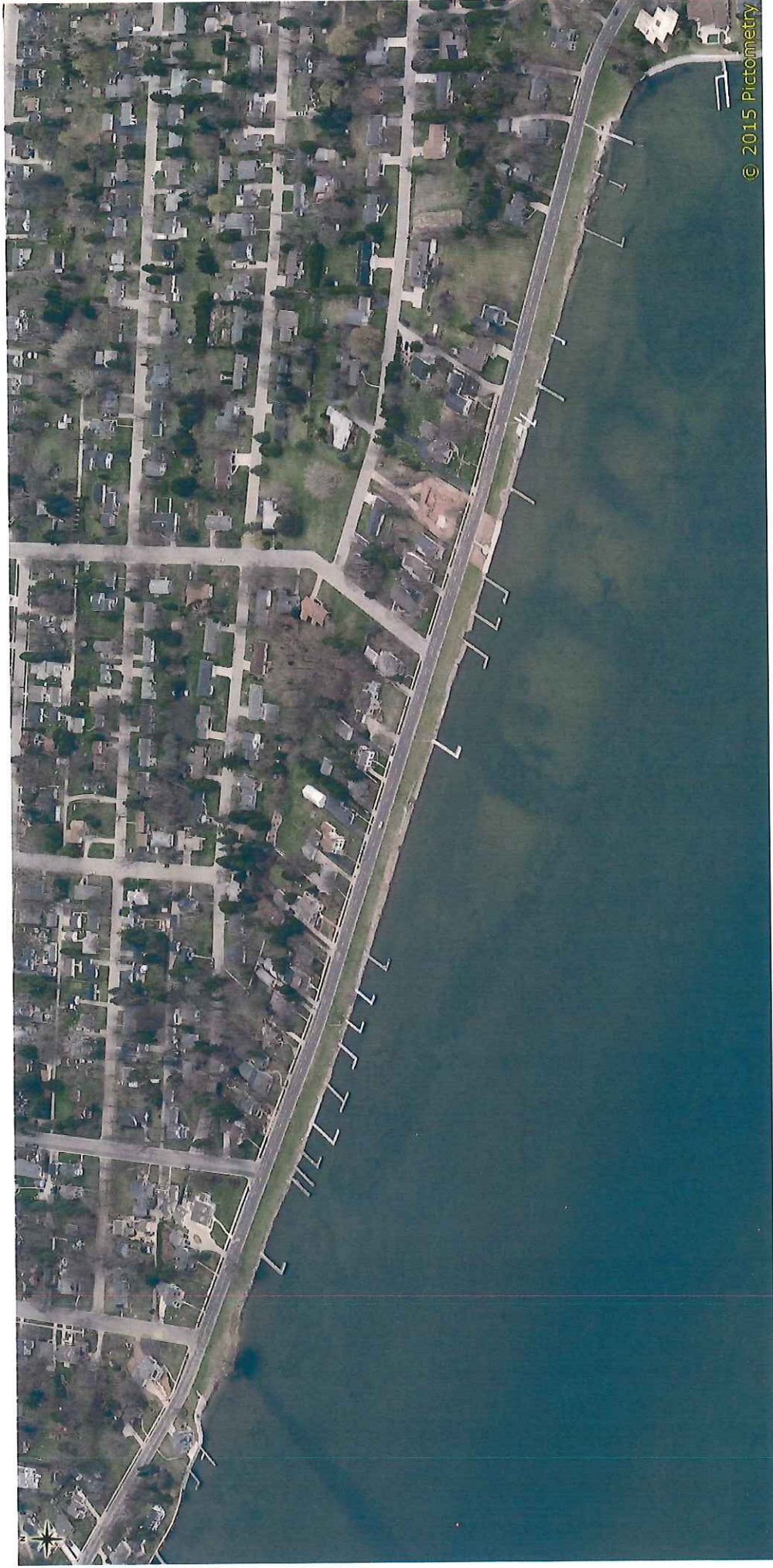
The potential specific type of pedestrian access requested to be considered would be a multi-modal path, which allows walking and biking ideally. But other means of improving walking or biking along Memorial Drive could be looked at as well. A sidewalk already exists on the north side of Memorial Drive, which connects to downtown, but ends a short distance east of 12th Avenue. Thus, there are a few properties that aren't connected to the existing sidewalk system.

Due to the easements being recorded long ago, it is somewhat unclear what rights and responsibilities the City has in regard to this land. Based upon initial review by the city attorney, it appears that the City could construct a path on the waterside. If the City decides to pursue such path, additional legal review would be undertaken.

Therefore, this item is on the agenda to see if the Plan Commission wants to pursue either aspect of this issue.

Memorial Drive Pedestrian Access





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04/25/2015



MEMO

To: Plan Commission
From: Christopher Sullivan-Robinson and Marty Olejniczak
Date: February 15, 2019
Subject: Tourist Rooming House Ordinance Review

Tourist Rooming Houses (TRH) are dwelling units, which offer sleeping accommodations to transient guests for periods less than 30 days, not including boarding houses or bed and breakfast establishments. These are allowed within all the residential, commercial and agricultural districts. This ordinance has been in effect since March 1, 2016 and staff has seen continued growth over the last 3 years. Prior to that such short-term rentals were only allowed in the commercial and multi-family residential district, and a license from the city was not required. Property owners that wish to be permitted for this use must submit the following items for review.

1. City of Sturgeon Bay Tourist Rooming House Application
2. State Tax Identification Certificate
3. Department of Agriculture, Trade, and Consumer Protection (Health Inspection Certification)
4. Door County Tourism Zone Permit
5. \$50.00 Permit Fee / \$25.00 2-Year Renewal

Over the last couple of months, there has been a bit of pressure to take another look at this ordinance to better understand how the ordinance is affecting our City. Some of the comments made are as follows: This use has a negative impact on other lodging facilities such as hotels, motels, inns, and etc. These are facilities that are required to meet higher standards based on state building and health codes. This use has a negative impact on the declining year-round population of Sturgeon Bay. This takes away from the long-term residential homes and rentals. This use is practically unrestricted with no insurance requirements. Based on these topics and other concerns brought to our attention it would be a good idea to take a second look at this ordinance now that it has been active for a while.

Recently, the state has further complicated this issue by limiting municipalities from restricting property owners from conducting short term rentals activity from 7-28 days with the ability to restrict the use to 180 days out of the year. Right now, the City ordinance meets state statute, but the Commission could tighten the ordinance up to the current maximum restrictions under the state statute. However, the City cannot go back to outright prohibiting tourist rooming houses.

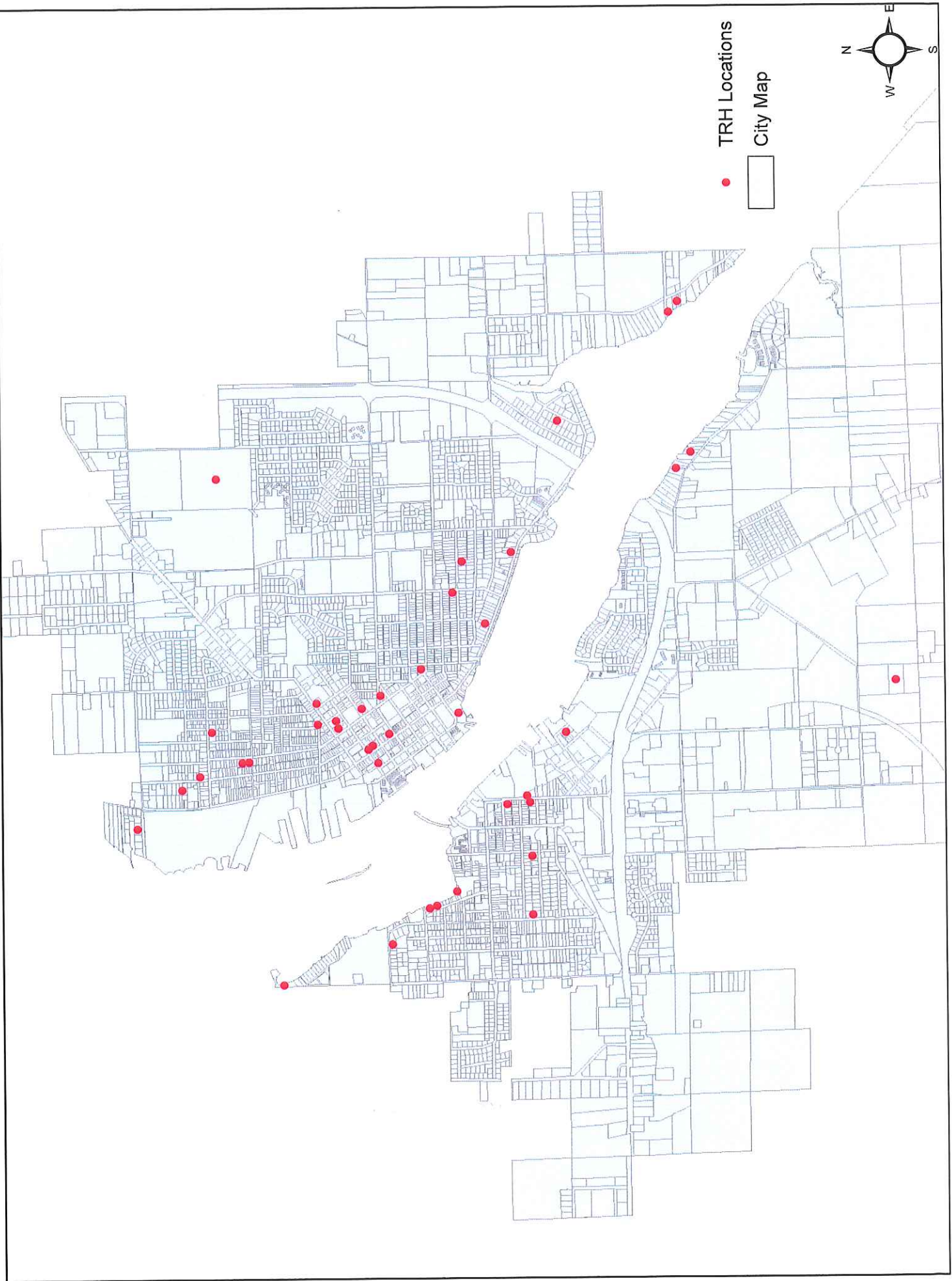
I've included in your packet a basic map showing current properties with an active TRH use. In addition, staff reviewed these properties to see what the previous use was and reviewed when these properties were last sold. This was to understand the extent of the change in use

and to understand if properties are being purchased with the intent of short term rental usage. Based on the information gathered this is what we know. There is a total of 41 active tourist rooming houses permitted within the City. 34 are used year round while the rest are used a few months out of the year. Of the permitted properties, 38 were most likely previously used for long term residential uses. Based upon the date of sale and the date of the permit, staff believes that 18 properties were potentially purchased with the intent to pursue tourist rooming house uses. 32 of the tourist rooming houses would not have been allowed prior to the 2016 ordinance amendment, while 9 would have been used that way regardless due to being commercial zoned. The map in your packets shows that there aren't any dense areas of this use. In addition, most of the permits are granted within the older house stock (R-2) and along the waterfront.

There are things the City can do to further regulate this use. Based on the state statute, the City has the ability to require the minimum of seven rental days. The City can limit TRH's to operate no more than 180 days out of the year. The City can require proof of insurance. The license fee can be increased or decreased. The Community Protection & Services committee reviewed this issue on February 14th. The committee recommended increasing the permit fee.

If the City believes the ordinance should be revised then give staff some direction.

City of Sturgeon Bay Permitted Tourist Rooming Houses



Sullivan-Robinson, Christopher

From: melaniejane <mj@melaniejane.com>
Sent: Wednesday, December 26, 2018 3:16 PM
To: Olejniczak, Marty; Sullivan-Robinson, Christopher; VanLieshout, Josh; Shefchik, Chad; Birmingham, Thad; SBDistrict1; SBDistrict2; SBDistrict3; SBDistrict4; SBDistrict5; SBDistrict6; SBDistrict7; Reinhardt, Stephanie; Jon Jarosh; Jim Schuessler
Subject: regulations for consideration for "AirBnB"/Short-Term-Rentals / accessory dwellings / follow-up concerns & questions for consideration

Follow Up Flag: Follow up
Flag Status: Completed

(please forward to City Plan Commission. I do not have all of their email addresses. Thank you.)

Thank you to those that responded to my concerns over the issues of the exploding AirBnB/Short Term Rental (STR) market here in Sturgeon Bay.

I appreciate that this is an issue that is currently being discussed and re-considered.

Here is some information I have gathered regarding how other communities are addressing issues with AirBnB/STR rental issues as well as some further considerations and a few questions and concerns to mull over.

A couple of very important factors regarding our situation here:

1) We do not have consistent tourist traffic. Door County does not have the "pass through" numbers of travelers as are found in other areas. We are essentially in a cul de sac. Unlike other communities that are on the way to another destination, people are coming here to come *here*. We basically have an "on" season and an "off" season with the "off" months far outweighing the "on" ones.

2) Our year-round population is declining. Removing affordable long-term rentals and homes from the market from those that want to commit to (or even try out) living here will only make it that much harder for anyone to even consider making Sturgeon Bay their home.

There must be a better way to do this where it can be more in line with the special circumstances of our community. This issue should not be taken lightly and I strongly implore you all to carefully consider all aspects of this issue before moving forward on any decisions. The longer this is allowed to explode the harder it will be to reel it back in.

I still wish to request an immediate moratorium on issuing any further permits until there can be a more extensive review and consideration of this matter.

Regulations:

What some other communities are doing:

- **limit total number of days units can be rented in a year** (60, 90, 120 days...)
- **require minimum night stay**
 - for example, 7 days minimum stay (though I think that people would find a way to work around this but at least it could be a regulation that could suffer a fine if it were found to be abusing the regulation.)

- 7 day stay would at least would help to not compete *as much* with the hotels HOWEVER it still encourages property owners to remove their units from long-term renters)
- **Limit # of permits issued to each property owner**
 - **limit to two short-term rental units:** Their primary residence (where they live - see definition below) and one other unit.
 - some do allow up to three short-term rentals (one as primary residence, two for transient rentals) again, proving **primary residence** is key. In Seattle, for example, they introduced the addition of a 3rd rental after one-year
 - **Per property/property owner: the name on the license must be the same as the name on the deed for the property** otherwise, for example, a family of 5 could have 5 outside units each under a different name OR a couple co-owning a property could each get permits adding to the total # of permits in that household.
- **Primary Residence requirement** defined as the dwelling unit in which a person resides for more than one half of the year.
- **Accessory Dwelling Units** are not allowed as STRs in many cities. Some that do allow it require that there is **proof of primary residence** and **limit number of days** it can be rented.
 - I would also argue that they should have to comply with the same codes others would have to comply with. For example, when we wanted to convert rooms at The Tambourine into temporary housing--basically just a place for a visiting artist to sleep, or temporary summer help to stay--we were told that in order to do so we had to install fire-suppression system, fire doors, etc. so I'm not sure why these other places converting their spaces would not be required to do the same especially when they'd be operating it essentially as a business for profit.
- **limit the number of permits allowed per block**
- **not allowable in apartment complexes or rent controlled areas** (condos should be advised to add to lease agreements if not already).
- **complaints (noise, trash, vandalism, etc.) lead to revocation/non-renewal of permits**
- **moratoriums on issuing additional licenses** to allow time for further study (New Orleans city council, for example, passed creating an interim zoning district prohibiting new STRs and license renewals for some types of rentals, another to prohibit some new commercial STRs, and another to redirect the New Orleans City Planning Commission (CPC) to issue a broader study of the city's STR laws)
- **limiting maximum occupancy** (ie # of people) that can occupy a short-term rental unit. Many have maximum capacity of 6-8 with no more than 2 persons per available bed (so a 2 bedroom apartment would have max capacity of 4; 3 beds max capacity at 6, etc.)
- **permit application/permits that require annual renewals and fees...** I would add if operated primarily as a business then also require same health and safety requirements as other transient lodging facilities

Considerations:

- STRs encourage property owners to rent housing for short-term instead of taking on long-term rentals
- It is argued that it's a good way for home owners to make a extra money to support their families but when it's done during times when hotels are already struggling I believe that this additional revenue for property owners negatively impacts lodging businesses who are trying support a work force who are also trying to provide for *their* families (an equal and opposite result adding to one but taking away from another). In the meantime, the hotel industry faces much more stringent requirements and higher expenses which puts them exponentially at a disadvantage over the loose and practically non-existent requirements imposed on STRs.
- For the city/county though there's the immediate gratification of collecting a new source of room tax dollars. However, in the long run it drives up property tax, rental prices, housing costs which discourages those who want to settle here. Whole home rentals end up being owned by out of town

investors who are not investing in the community. This puts Sturgeon Bay at a disadvantage for attracting more people to the community to live and work. Without available affordable housing it's very difficult to attract and keep people in the area who can contribute to the workforce. **Our population is already declining. We do not need to throw further fuel on this fire.**

- Sense of community is eroded. Those that purchased to invest in a community are now faced with transient neighbors who are not invested in caring for or maintaining property or relationships in the community.
- AirBnB/STR "creates jobs" is not as accurate as it immediately seems.
 - I believe it may be more accurate to say that it creates "different jobs." Seems there may be a trade-off where hotels that are impacted negatively by the increase of AirBnB/STRs are not able to provide hours to their employees and staff cuts need to be made (another possible equal and opposite result where there's an increase in jobs in one area while there's also a loss of jobs in another).
 - When hotels lose business it also prevents those existing lodging businesses from investing further in their employees.
 - many businesses are working hard to offer better pay and benefits but as their businesses take a hit this becomes harder to do.
 - In the meantime we are all competing for the same much needed help while the hotels incur much higher expenses.
- As the hotels continue to suffer (and their workforce suffers) so does the ability to provide quality services. As that erodes it hurts our overall image as a city as well.
- Lack of supervision of renters is unfair to those that live nearby who have invested in the community.

Questions:

- **definition of "transient lodging"** has hotels and private homes in same definition. **Why then are hotels subject to more regulations than a private home if they fall under the same definition?** For example, hotels must have:
 - 2 annual fire inspections
 - fire suppression systems (if new business), alarms, lit exit signs, emergency lights, extension chords not allowed, flame retardant materials, points of egress, monthly fire system testing, etc.
 - 1 annual health inspection
 - restaurant licenses and commercial grade appliances
 - if an AirBnB/STR has a kitchen where food may be prepared, why not required to get a restaurant permit (for example, hotels serving basic continental breakfast are required to have a Moderate Complexity permit to basically serve cereal, donuts and hardboiled eggs. Also required to have commercial fridge, ice machine and dishwasher. Why wouldn't other transient lodging facilities necessitate these same requirements?
 - ADA compliant bathrooms, ramps, etc. (all other new businesses would be required to have, why not new AirBnB/STR businesses?)
- **Is there a way to protect current renters from eviction for the purpose of re-purposing their apt as an AirBnB/STR?**
- **If the city is going to allow over saturation of an existing market then would the city then be willing to subsidize the existing businesses it's hurting?** (this is a stretch, I know. But it's good food for thought. Think of the soy bean farmers who were just compensated for their crops due to the hit that they took because of the imposed tariffs on their product)
- **Are they required to show proof of insurance/minimum coverage?** Enforcing insurance minimum coverage should be a must and part of their annual application/renewal. If something were to happen to

happen to a guest on site, property owners should prove to have enough insurance coverage to take responsibility to care of them.

- **New apartment building being built on Egg Harbor Rd, for example, are there safeguards in place to protect that they will not be allowed to AirBnB/STR?** I would add that if any taxpayer money or any government subsidies were used to build complex that this is required in lease agreements and be strictly enforced.
- **Is there a way to limit *when* people are allowed to rent their properties?** For example, could rentals less than 7 days (if allowed at all) be prohibited in the off season when hotels are struggling to survive? Perhaps only allow them during peak season when the occupancy rates traditionally are above 85%? This way they would be supplementing the market when it's needed and not adding to the further competition when it's not. More food for thought.
- **Is there a way to limit the number of licenses that are allowed in each area just like liquor licenses have limits?** Especially in an area such as ours where there are ample hotel rooms and limited downtown housing.
- **What are the fines for someone who does not have a permit or operates more than 1 rental with only 1 permit?**

Not sure what the answers are for our community but welcome the discussion and appreciate your careful consideration before continuing to move forward on something that could potentially have a long-lasting negative impact on our community if not handled correctly.

Thank you for your time,

melaniejane

414-254-2299



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