

ORDINANCE NO. 2016-04

AN ORDINANCE TO AMEND SPECIFIED SECTIONS OF THE ZONING CODE OF ORDINANCES OF THE VILLAGE OF UNION GROVE, RACINE COUNTY, WISCONSIN, RELATING TO TOURIST ROOMING HOUSES

The Village Board of the Village of Union Grove, Racine County, Wisconsin, do ordain as follows:

1. That section 118-1 of the Code of Ordinances for the Village of Union Grove be, and hereby is, amended to add the following definitions:

“Sleeping accommodations offered for pay. All sleeping rooms on the premises including quarters occupied by permanent guests but excluding sleeping rooms occupied by the operator or owner or his or her immediate family.

Tourist or transient. A person who travels to a location away from his or her permanent address for a short period of time for vacation, pleasure, recreation, culture, business or employment.

Tourist rooming house. All lodging places and tourist cabins and cottages, other than hotels and motels, in which sleeping accommodations are offered for pay to tourists or transients. “Tourist rooming house” does not include private boarding or rooming houses not accommodating tourists or transients, nor bed and breakfast establishments regulated under state law, but does include, without limitation, all short-term rentals of homes or apartments, or parts thereof, via “Airbnb,” “VRBO,” and similar websites, apps, and other services that facilitate individuals renting space in their residences to tourists or transients.”

2. That subsection 118-856 of the Code of Ordinances for the Village of Union Grove be, and hereby is, created to read as follows:

“Sec. 118-856. Tourist Rooming Houses.

Tourist rooming houses may be allowed as annually-permitted conditional uses in any existing conforming dwelling or dwelling unit, other than a watchman’s quarters. It is the intent of this section to allow for the operation of tourist rooming houses if such a use can be undertaken without changing the residential character of the proposed location and also such that, from the perspective of neighboring residents, the tourist rooming house operation is no different than if the operator were hosting out-of-town guests for a limited period of time. In addition to any other conditions that may be imposed by an approved conditional use permit, all tourist rooming houses shall comply with the following:

- a) The operator shall obtain and maintain a current tourist rooming house license issued by the state of Wisconsin or the Village health department and shall pay all fees required by the Village, by the health department, and/or by state law.

- b) All tourist rooming houses shall be the operator's primary residence.
- c) Only the owner of the property may operate a tourist rooming house.
- d) A tourist rooming house, or any part thereof, may not be rented out for more than a total of 30 days per license year (July 1 to June 30).
- e) The tourist rooming house operator must, at all times, keep the Village apprised of the operator's current address, phone number and/or email contact information, and must agree to respond within 24 hours of any contact by any representative of the Village.
- f) The tourist rooming house operator must provide all renters with written information containing the operator's 24/7 contact information, local emergency and non-emergency numbers, and a listing of any special restrictions, limitation or considerations with respect to the property and/or the neighboring properties so as to minimize the likelihood of any conflict between renters and neighboring residents.
- g) The maximum number of renters at time may not exceed twice the number of bedrooms being rented, plus 1. For example, a rental of one bedroom would allow a maximum of three renters and a rental of two bedrooms would allow a maximum of five renters.
- h) A tourist rooming house must have adequate off-street parking sufficient to accommodate at least one car per bedroom being rented.
- i) Each tourist rooming house shall have a renter registry available for inspection, indicating the identity of all guests, dates of stay, whether operator also stayed at the tourist rooming house during the stay, and lengths of stay. The registry shall include information from the current license year and the prior license year."

3. That a duly-noticed public hearing on the proposed ordinance was held on July 11, 2016, and a recommendation as to the proposed ordinance was made by the Village plan commission on August 1, 2016.

4. That this ordinance shall become effective upon adoption and publication as provided by law.

Adopted by the Village Board of the Union Grove, Racine County, Wisconsin, this 8th day of August, 2016.

VILLAGE OF UNION GROVE

By: Michael Aimone
Michael Aimone, Village President

Attest: Jill M Kopp
Jill Kopp, Village Clerk