

Craig, Sondra

From: Leinfelder_Joe_J <JJLeinfelder@CenturyFoods.com>
Sent: Friday, October 20, 2023 4:32 PM
To: ZZ City Clerk External
Subject: Short Term Rentals

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I hope you are well. I want to connect to discuss the upcoming Judiciary & Administration Committee meeting as short term rentals will be on the agenda. Short term rentals are taking families out of neighborhoods. I have attending several neighborhood meetings to discuss STRs and the overall viewpoint is clear, people do not want them in their neighborhoods. When I review the recently passed Comprehensive Plan which gives outstanding direction, I see that a focus on growing neighborhoods. The conversion of a home to a STR stunts the growth of available family homes.

I would like to better understand how an R1 home can be converted to a rental with no change in the status.

I would ask for J&A to continue to review the ordinance as well as the application process before moving to next steps. Anything we can do to stop the growth of STRs in La Crosse is a great step to growing our population.

Asks for control:

- A public hearing must be held prior to conversion to allow neighbors within 300 feet of the proposed conversion to provide input and raise special concerns.
- No current location be grandfathered in.
- The owner's and property management's contact information must be provided to all properties within 300 feet. Proper management must be located within 30 miles and available at all times to respond to issues.
- Number of occupants shall not exceed limits of Wisconsin Uniform Dwelling Code and must be posted in STR.
- Limit the number permits of STRs in residential areas.
- Placard visible from street right-of-way containing telephone number and name of local property management representative.
- Outdoor activity, and any amplified sound, must be between 10:00AM – 10:00PM, with limits on size of activity based on space.
- No excessive noise, fumes, glare.
- Yards must be maintained to match neighborhood upkeep.
- Garbage pick-up – timely.
- Parking is an issue and must be addressed.
 - Park in driveways and only in front of STR.
 - No vehicle traffic should be greater than normally expected in neighborhood.
- Maximum number of days the dwelling may be rented shall not exceed 180 days per calendar year.
- Minimum property rental period is to be 6 consecutive days.
- Fee: \$1,000 registration with annual \$250.00 renewal and health inspection \$250.00.
- Identify fines for poorly run STRs.
- Fire plan must be given to fire department.
- Parking plans in place
- Proof of proper insurance
- Complaint telephone line created for reporting issues.
- Tax loss
 - Loss of tourism tax if not registered with state:

- How much has been lost over the years? (Ballpark for one STR - \$750/2 night stay – 24 stays = loss of \$1,440)
- Loss of school taxes:
 - It was mentioned in a letter to the NRC that last fall that about 133 are active in La Crosse.
 - \$11,300/ student

I believe Madison, WI has done a great job developing an ordinance. I believe La Crosse can be the leader in developing an ordinance that is right for neighborhoods. Just like the Comprehensive Plan, it takes time to get it right.

Madison

<https://www.cityofmadison.com/dpced/bi/short-term-rentals/3440/>

Ashwaubenon

<https://ashwaubenon.gov/government/departments/building-inspection/short-term-rentals/>

Oconomowoc

https://library.municode.com/wi/oconomowoc/codes/code_of_ordinances?nodeId=CO_CH29SHRMRE_29.02OPSHRMR_ECR22-O1032

Hudson

<https://ecode360.com/37011044>

Let me know if you have time to connect.

Thank you,
Joe Leinfelder
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