

ORDINANCE 10-6-20

Amendment to Part III
LAND USE LEGISLATION

AN ORDINANCE TO CREATE CHAPTER 542 OF PART III OF THE CODE OF ORDINANCES OF THE VILLAGE OF PLOVER RELATING TO SHORT-TERM RENTALS

The Village Board of the Village of Plover DO ORDAIN AS FOLLOWS:

1. That Chapter 542 of the Village of Plover Municipal Code, Short-Term Rentals, be created as follows:

§ 542-1. Short-Term Rental / Rooming Houses / Lodging Rooms.

A short-term rental / rooming house / lodging room is defined as a residential unit offered for rent for a fee for less than 29 consecutive days.

§ 542-2. Permitted Use in All Zoning Districts.

- A. Permitted Use: Short-term rentals shall be considered a permitted use in all zoning districts, provided they meet the following conditions.
- B. Residency: The residence or residential unit is owner occupied, meaning the owner permanently resides in the residence of residential unit.
- C. Duration: No person(s) shall maintain, operate, or offer a short-term rental for less than seven (7) days per stay.
- D. Frequency: No person shall maintain, operate, or offer a short-term rental for more than 180 consecutive days in calendar year.
- E. Occupancy: Total occupancy of a short-term rental shall be determined by the Village Building Inspector, pursuant to applicable federal, state, or local regulations.
- F. Parking: All vehicles associated with a stay at a short-term rental shall be parked on a hard surface, pursuant to Village standards, onsite. No street parking shall be permitted.
- G. Recreational Vehicles: No recreational vehicles, campers, tents, or other temporary lodging arrangement shall be permitted in conjunction with a short-term rental. Any ancillary recreational vehicles associated with a short-term rental stay (e.g. ATV/UTV, boat, snowmobile) shall remained trailered and parked on a hard surface pursuant to Subsection F of this Chapter.

- H. Nuisance: There shall be no excessive noise, fumes, glare, light or vibrations generated as a result of short-term rental. Village quiet hours are from 10:00 PM to 6:00 AM.
- I. Signage: Signage associated with a short-term rental shall be limited to four (4) square feet in area. Sign measurements shall be consistent with Chapter 447 of this Code.

§ 542-3. Conditional Use in All Multifamily and Commercial Zoning Districts.

- A. Conditional Use: Short-term rentals shall be considered a conditional use in all multifamily and commercial zoning districts, provided they meet the following conditions.
- B. Residency: The residence or residential unit is not owner occupied, meaning the owner does not permanently reside in the residence or residential unit.
- C. Duration: No person(s) shall maintain, operate, or offer a short-term rental for less than seven (7) days per stay.
- D. Frequency: No person shall maintain, operate, or offer a short-term rental for more than 180 consecutive days in calendar year.
- E. Occupancy: Total occupancy of a short-term rental shall be determined by the Village Building Inspector, pursuant to applicable federal, state, or local regulations.
- F. Parking: All vehicles associated with a stay at a short-term rental shall be parked on a hard surface, pursuant to Village standards, onsite. No street parking shall be permitted.
- G. Recreational Vehicles: No recreational vehicles, campers, tents, or other temporary lodging arrangement shall be permitted in conjunction with a short-term rental. Any ancillary recreational vehicles associated with a short-term rental stay (e.g. ATV/UTV, boat, snowmobile) shall remained trailered and parked on a hard surface pursuant to Subsection F of this Chapter.
- H. Nuisance: There shall be no excessive noise, fumes, glare, light or vibrations generated as a result of short-term rental. Village quiet hours are from 10:00 PM to 6:00 AM.
- I. Signage: Signage associated with a short-term rental shall be limited to four (4) square feet in area. Sign measurements shall be consistent with Chapter 447 of this Code.

§ 542-4. Licensing.

- A. State License: No person(s) shall maintain, operate, or offer a short-term rental until receiving a tourist rooming house license from the Wisconsin Department of Agriculture, Trade, and Consumer Protection.
- B. Portage County License: No person(s) shall maintain, operate, or offer a short-term rental until receiving a lodging license from the Portage County Health and Human Services Department.
- C. Local Permit: No person(s) shall maintain, operate, or offer a short-term rental until receiving a short-term rental permit from the Village of Plover. This includes an initial permit, along with annual renewals.

§ 542-5. Fees.

- A. Initial Permit Fee: As part of the local permit, a onetime fee shall be required, pursuant to Chapter A600.
- B. Annual Renewal: Short-term rentals shall be required to renew their Village permit on an annual basis. The annual renewal fee is established in Chapter A600.

§ 542-6. Enforcement, Violations, and Penalties.

- A. It shall be the duty of the Community Development Manager, with the aid of the Police Department and the Village Attorney, to enforce the provisions of this Chapter.
 - B. Any person(s) owning or operating a permitted short-term rental found in violation of any provisions of this Chapter may be subject to revocation of their local short-term rental permit.
 - C. Any person who violates, disobeys, omits or refuses to comply with or who resists the enforcement of any of the provisions of this chapter may also be required, upon conviction, to forfeit not less than \$10 nor more than \$500 for each offense, together with the cost of prosecution, and may be imprisoned in the county jail until such forfeiture and costs are paid, but not to exceed 30 days. Each day that a violation continues to exist shall constitute a separate offense.
2. This amendment to Part III, Land Use Legislation, shall take effect upon passage and publication.

Adopted by the Village Board of the Village of Plover this 7th day of October, 2020.

Tom Davies, Village President

ATTEST: _____
Karen M. Swanson, Village Clerk

Published: _____