

Town of Liberty Grove
Minutes of the Plan Commission meeting on January 13, 2021

(This meeting was correctly posted)

Agenda:

1. Call to order
2. Declaration of quorum
3. Adopt agenda
4. Approve minutes: 12-9-20
5. Public input
6. Discussion and possible action: Short-Term Rental (STRs) Ordinance
7. Consider list of discussion items for transient operations to include, but not limited to the following: food trucks, peddling taverns, etc.
8. Correspondence
9. Future meeting dates
10. Adjourn

Chair Nancy Goss called the meeting to order at 7:02pm. Commissioners Paul Schwengel, Paul Bokelmann, Anne Miller, Lou Covotsos and Bill Surbaugh were present along with Administrator Walter Kalms, Clerk/Treasurer Anastasia Bell and 2 members of the public via teleconference (Zoom). Commissioner Michael Mercier was excused.

Miller moved, Surbaugh second to approve the agenda as posted. Passed 6-0.

Surbaugh moved, Bokelmann second to approve the 12/9/20 minutes as presented. Passed 6-0.

Public Input – None

Short-Term Rentals (STRs) – Goss reported that there have been complaints filed related to noise, traffic, and attitude of renters and the Town Board has tasked the Plan Commission with drafting an ordinance to address the following priorities. 1-water quality preservation, 2-preservation of the intent of residential zoning, and 3-eliminate potential threat related to workforce housing concerns. The Plan Commission has been tasked with creating an ordinance for STRs since these rentals have outpaced current regulatory laws. A draft ordinance from Sevastopol was available for reference and additional ordinances will be provided from Dane County, Wallworth County, and the Town of Holland. The following items were noted during the creation of draft #1 (attached to these minutes):

- Crystal clear intent and language
- Focus on the health, safety, and wellness of citizens.
- Water concerns may be addressed with language referencing “low-flow” and/or “energy efficient” for water-based appliances such as toilets, dishwashers, and washing machines.
- Limiting the number of permits/licenses may ensure housing is available for the workforce.
- Definition section: tourist rooming house, short-term rental, residentially zoned areas
- Remedial section: upgrading to County standards for sanitary systems, compliance with current DNR well standards, public sewer verses private

Transient Operations – Goss asked the Commission if these types of operations are something that the Town should concern themselves with. The consensus was that this item will be revisited later.

Correspondence – None

The next meeting will be January 2, 2021 at 7:00pm.

Bokelmann moved, Goss second to adjourn at 8:44pm. Passed 6-0.

Respectfully submitted,

Anastasia Bell, Clerk/Treasurer

Approved at the 1/27/2021 Plan Commission meeting

TOWN OF LIBERTY GROVE

ORDINANCE __ – __

[TITLE]

The Town Board of the Town of Liberty Grove (hereinafter referred to as “the Town”), in the County of Door, State of Wisconsin, does hereby ordain as follows:

Purpose

The purpose of this ordinance is to ensure that the quality and nature of the Short-term Rentals (“STRs”) operating within the Town of Liberty Grove (“Town”) are adequate for protecting public health, safety, and general welfare and to protect the character and stability of neighborhoods within the Town.

Drawn from the *Town of Liberty Grove Comprehensive Plan 2019 (“The Plan”)*, the following explain the purpose and intent of the ordinance.

Due to the fractured bedrock and karst topography of most of Door County, STRs that are rented for “over capacity” for their private onsite wastewater treatment system (“POWTS”) risk contamination of neighboring wells and ultimately a large portion of the community-wide water system. For example, a dwelling intended for a family of 4 or 5 people and now occupied as an STR with 8 or 9 people has the potential of untreated wastewater leaving the system too soon to accomplish necessary sanitary treatment.

A proliferation of STRs would undermine the strictly residential character of residentially zoned areas, thus undermining The Plan’s goal of maintaining the rural character of the Town.

An [unregulated] proliferation of [unregulated] STRs could compromise the Town’s supply of single-family housing available to workforce at competitive pricing.

An [unregulated] proliferation of [unregulated] STRs could unfairly compete with existing tourist related establishments within the Town. Such as motels, restaurants