

Minutes of Zoning Ad-Hoc Committee Meeting October 24, 2018 at 7:00PM

Call to Order - Gil Gerdman called the meeting of the Commission to order at 7:00 PM.

Roll Call – Present were Gil Gerdman, Tom Kolb, Michael Zolper, Mike Carbonara, Kelsey McDermott, Melanie Platt-Gibson (arrived at 7:10 pm)

Absent – Nanci Caflisch

Also in attendance was City Attorney Emily Truman

1. **Call to Order**

- a. Roll Call of Membership.
- b. Note compliance with the Open Meeting Law. Gerdman noted compliance with the Open Meeting Law.
- c. Agenda Approval. It was moved by Kolb, seconded by Zolper to approve the agenda as posted, with action items a) and b) being taken in reverse order. Motion carried unanimously.
- d. Minutes Approval. It was moved by Kolb, seconded by Zolper to approve the minutes of October 10, 2018. Motion carried unanimously.

2. **Appearances/Presentations** – None

3. **Action Items**

- a. Review and possible recommendation to the Plan Commission for edits to the Baraboo Municipal Code, Sections 17.20 – 17.65. Gerdman suggests striking “Sauk building products” and “soldering” under Section 17.32A. Suggestion is supported by other members, along with other redlined suggestions previously made by Zoning Admin. Tom Pinion. Kolb suggests changing wording for “sanitarium” under Section 17.33 and instead use a term such as “in patient mental health center.” Carbonara says mental health centers are a positive. Truman asks for clarification from members about whether to strike sanitarium or change the term to something else. Members say they want to strike sanitarium from conditional uses. Discussion of fairgrounds and the best location for fairgrounds. Platt-Gibson says there is opportunity for fairgrounds in other parts of the City. Additional discussion of accepting proposed changes previously made in redline by Pinion. Kolb moves, second by Zolper to recommend to the Plan Commission the changes to the Conditional Uses discussed at this meeting and the last meeting. Motion carried unanimously.
- b. Discussion and possible recommendation to the Plan Commission for the definition of Short-Term Rental Dwelling, Section 17.08(89L), Baraboo Municipal Code. Gerdman asks Truman to explain short term rental dwelling. Truman explains it is becoming a more popular practice, where homeowners rent out rooms and entire houses on a short term basis, with one example being AirBNBs. Truman states the law recently changed at the State level, making it so a municipality has to allow short term rentals of between 7 to 29 days, but municipalities can still regulate some aspects of short term rentals. Gerdman discussed what Caflisch had shared with him regarding short term rentals and the length of stays. Kolb does not like the idea of short term rentals because of our housing shortage. Zolper says short term rentals are the best use of large houses downtown. Platt-Gibson discusses concerns of millennials not wanting to buy large houses because of the upkeep, not wanting to maintain them. Truman discusses alternative ways to regulate short term rentals, such as a separate ordinance. Platt-Gibson says strike short term rentals as a conditional use and to instead make it an ordinance for better accountability and ability to track room tax. Kolb mentions having an annual fee for short term rentals. Members discuss liking Ashwaubenon’s ordinance and would like to have something similar to it. Kolb mentions having a draft/model ordinance brought to the Committee to review, drafted by Truman, Pinion and Schauf. Kolb says he is not in favor of the 180 day rule that Ashwaubenon’s ordinance has, and wants to know if we could regulate

the number of parking spots each short term rental would need to have. Kolb motions to remove short term rentals as a conditional use in the Code when the Committee's suggestions go to Plan Commission, so they can take more time as a Committee to look into a separate ordinance. Second by Platt-Gibson. Motion carried unanimously.

4. **Information Items**

a. Next Meeting – Wednesday, November 14, 2018 at 6:00PM

5. **Adjournment** - It was moved by Kolb, seconded by Zolper to adjourn at 8:09 p.m. The motion carried unanimously.