

**VILLAGE OF ASHWAUBENON  
BROWN COUNTY, WISCONSIN**

**ORDINANCE NO. 07-7-16**

**AN ORDINANCE AMENDING SEC. 17-3-200 DEFINITIONS BY DELETING TRANSITIONAL RESIDENTIAL FACILITIES AND CREATING SHORT-TERM RENTAL (STR), CREATING SEC. 17-3-600(B)2), OVERLY DISTRICTS, AMENDING SEC. 17-4-100(A) TABLE OF ALLOWABLE USES, OVERLAY DISTRICTS TO INCLUDE STADIUM AREA OVERLAY DISTRICT, AMENDING 17-4-200(D)12) USE CLASSIFICATIONS, USE CATEGORIES AND USE TYPES, AND REPEALING AND RECREATING SEC. 17-4-300(D)(11)3) USE-SPECIFIC STANDARDS OF CHAPTER 17, PLANNING AND ZONING OF THE ASHWAUBENON MUNICIPAL CODE**

**THE VILLAGE BOARD OF THE VILLAGE OF ASHWAUBENON DOES ORDAIN THAT SEC. 17-3-200 DEFINITIONS, TRANSIENT RESIDENTIAL FACILITIES BE DELETED AND SHORT-TERM RENTAL (STR) BE CREATED, SEC. 17-3-600(B)2), OVERLAY DISTRICTS BE CREATED, SEC. 17-4-100(A) TABLE OF ALLOWABLE USES BE AMENDED TO INCLUDE OVERLAY DISTRICTS TO INCLUDE STADIUM AREA OVERLAY DISTRICT (SAOD), SEC. 17-4-200(D)12) USE CLASSIFICATIONS, USE CATEGORIES AND USE TYPES BE AMENDED, AND SEC. 17-4-300(D)(11)3), USE-SPECIFIC STANDARDS BE REPEALED AND RECREATED TO READ AS FOLLOWS:**

**CHAPTER 17 PLANNING AND ZONING CODE TO READ AS FOLLOWS:**

**SECTION 1. CHAPTER 17 – PLANNING AND ZONING**

**Sec. 17-3-200 Definitions**

SHORT-TERM RENTAL (STR) A lodging place where sleeping accommodations (rooms or the entire dwelling unit) are offered for pay to tourists, vacationers, business people, or transients. Also known as a Tourist Rooming House. “Short-Term Rental” does not include: a private boarding or rooming house per Wisconsin Statutes, not accommodating tourists or transients; a hotel; bed and breakfast establishments.

**Sec. 17-3-600 Overlay Districts**

(B) Districts

2) Stadium Area Overlay District. The Stadium Area Overlay District is established to preserve and enhance the quality of life, appearance, housing affordability, and character of the neighborhood in proximity to Lambeau Field and the Green Bay Packers Titletown development. This district includes parcels as identified within the official Village Zoning Map.

**Sec. 17-4-100(A) Table of Allowable Uses.**

OVERLAY DISTRICT  
SAOD STADIUM AREA OVERLAY DISTRICT

TABLE 17-4-100(A): TABLE OF ALLOWED USES																		
P = Permitted Use C = Conditional Use C/U = Conditional Use First Floor/Upper Story Permitted Use U = Upper Story Only																		
Blank Cell = Prohibited																		
Applicable Use Specific Standards Listed in Column on Far Right																		
USE CATEGORY	USE TYPE	ZONING DISTRICTS												PUBLIC	OVERLAY	ADDITIONAL REQUIREMENTS		
		RESIDENTIAL				BUSINESS										SAOD	Y / N	SECTIONS
		R-1	R-E	R-2	R-3	B-1	B-2	SB	B-3	SE	VC	H-1	H-2	SM	IP			
Visitor Accommodation	Short-Term Rental															C		17-4-300(D)11)e

**Sec. 17-4-200 USE CLASSIFICATIONS, USE CATEGORIES, AND USE TYPES**

(D) COMMERCIAL USE CLASSIFICATION

12) *Visitor Accommodation*

Characteristics

The Visitor Accommodation Use Category includes lodging places for transients and tourists arranged for short-term stays for rent, lease, or interval occupancy. Accessory uses for hotels and motels may include pools and other recreational facilities, limited storage, restaurants, supporting commercial, bars, meeting facilities, and offices. Accessory uses for visitor accommodation within residentially-zoned districts shall comply with 17-4-400.

Use Types

Includes bed and breakfasts, campgrounds, hotels or motels, apartment hotels, and short-term rentals.

## Sec. 17-4-300 Use-Specific Standards

### (D) COMMERCIAL USE CLASSIFICATION

#### 11) Visitor Accommodations

*e)Short-Term Rental.* Short-Term Rentals (STR) shall comply with the following:

1. No vehicular traffic shall be generated that is greater than normally expected in the residential neighborhood.
2. There shall not be excessive noise, fumes, glare, vibrations generated during the use.
3. Name plates or other signage shall not exceed one square foot. No other signage advertising the STR is permitted on site. Off-site advertising in media channels relating to the availability of the rental may take place only after all village, county and state permits and licenses have been obtained.
4. There shall be one parking stall available per 3 paying guests.
5. The number of occupants in any unit shall not exceed the limits set forth in the State of Wisconsin Uniform Dwelling Code and other applicable county and village housing regulations based upon the number of bedrooms in each unit.
6. A conditional use permit shall terminate when the permit holder sells or transfers the property except when change of ownership occurs as a result of survivorship or transfers on owner's death. A subsequent purchaser may apply for renewal of the conditional use permit.
7. No recreational vehicles (RVs), camper, tent, or other temporary lodging arrangement shall be permitted on site as a means of providing additional accommodations for paying guests or other invitees.
8. Any outdoor event held at the short-term rental shall last no longer than one day occurring between the hours of 8:00 a.m. and 10:00 p.m. Any activities shall be in compliance with other noise regulations of the village.
9. All rentals of the facility shall be subject to payment of the Brown County room tax at the current applicable rate. Permit holders are responsible for complying with all regulations of the room tax.
10. Compliance with all state, county, and local regulations is required.

11. Annual general building inspection is required.
12. A local property management contact must be on file with the village at the time of application for a conditional use permit. The local property manager must be within twenty-five (25) miles of the STR property and must be available 24 hours a day. The owner must notify the village within twenty-four (24) hours of a change in management contact information for the STR.
13. A conditional use permit will not be issued until the following contingencies have been met:
  - a. County health department inspection completed
  - b. License from the County received
  - c. General building inspection completed by the village and no outstanding orders remain
14. Short –term rental permits will not be issued to businesses where there is no primary residence declared.
15. Short-term rentals are issued for one year period and they would have to apply for a permit in subsequent years.
16. The owner of the conditional use permit will have appropriate insurance for the home is used for short-term rental.
17. Basis for revocation of the permit is as follows:
  - a. Failure to make payment on taxes or debt owed to the Village;
  - b. Failure to make payment on the Brown County room tax;
  - c. Three (3) or more calls for police service, building inspection or the health department for nuisance activities or other law violations in a twelve (12) month period as defined in Sec. 11-26, Chronic Nuisance Premises;
  - d. Failure to obtain all necessary county and state permits and licenses within twelve (12) months of obtaining the village permit;
  - e. Failure to comply with annual village building inspection requirements;
  - f. Failure to maintain all required local, county, and state licensing requirements;
  - g. Failure to use the property as a STR within twelve (12) months of obtaining the village permit; or
  - h. Failure to comply with any requirements cited within 17-4-300(D)11)e)1-13, Visitor Accommodations, Short-Term Rentals;
  - i. Any violation of local, county, or state laws that substantially harm or adversely impact the predominantly residential uses and nature of the surrounding neighborhood.

**SECTION 2.** All ordinances or parts of ordinances, in conflict herewith are hereby repealed.

**SECTION 3.** This ordinance shall take effect upon its adoption and publication.

Dated this 23<sup>rd</sup> day of August, 2016.

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Michael W. Aubinger, Village President

ATTEST:

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Patrick W. Moynihan, Jr., Village Clerk-Treasurer

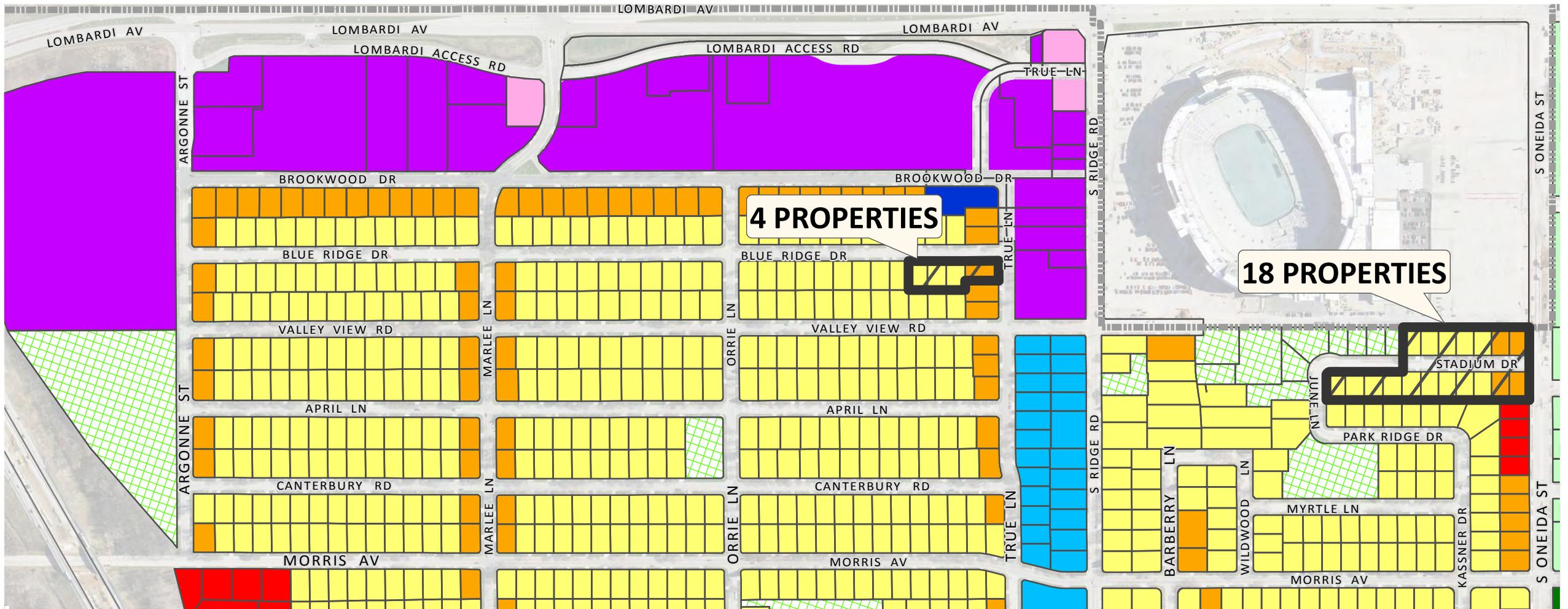
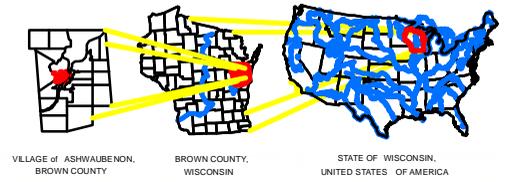
DATE OF PUBLICATION:

August 26, 2016



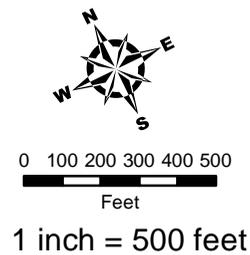
# Village of Ashwaubenon Stadium Area Overlay District

Sept 07, 2016



This map shows the approximate relative location of property boundaries, but was not prepared by a professional land surveyor. This map is provided for informational or reference purposes only and may not be sufficient or appropriate for legal, engineering, or surveying purposes.

This data is only as accurate as to the best of our knowledge at the time of original creation. The Village of Ashwaubenon is not responsible for any inaccuracies.



## Legend

Stadium Area Overlay District Municipal Boundary

### Parcel Zoning

- |                              |                             |
|------------------------------|-----------------------------|
| R1-Single Family Residential | B3-Community Business       |
| R2-Two-Family Residential    | SB-Special Business         |
| R3-Multi-Family Residential  | SE-Sports and Entertainment |
| B1-Local Business            | VC-Village Center           |
| B2-General Business          | P-Public Use                |