

November 19, 2020

Polk County Tourist Rooming House and Transient Lodge Rules

The set of conditions for Tourist Rooming House (TRH) and Transient Lodge are contained within two ordinances under LAND INFORMATION – ZONING: the Comprehensive Land Use Ordinance and the Shoreland Protection Ordinance.

The ordinances can be accessed at this link:

https://www.co.polk.wi.us/index.asp?SEC=B16F7E72-AD36-4CA6-B2E9-0B61A6E7F507&Type=B_BASIC

Property owners considering renting their Bone Lake home and their rental guests must comply with these rules.

The County is near the final stages of codifying all ordinances into an online, searchable tool to be completed during the winter 2020-2021. The TRH rules are a work in progress and may change over time. These TRH conditions are valid until changed.

An .xls file of the Tourist-Transient Permits Prior to 2020 is available at www.bonelakewi.com. For information on 2020 permits contact Polk County Department of Environmental Services.

Polk County Dept. of Environmental Services Guidelines for Tourist Rooming House

Definition: "TOURIST ROOMING HOUSE" means a single family dwelling in which sleeping accommodations are offered for pay to a maximum of 2 tourists or transients per bedroom, based on the sanitary system serving the dwelling, up to a total of 8, from 11:00 pm to 7:00 am. A maximum of 12 occupants are allowed from 7:00 am to 11:00 pm regardless of the number of bedrooms.

1. Purpose and intent

The purpose and intent of the Residential (R-1) District is to promote residential uses and other compatible uses associated with residential neighborhoods.

2. Allowed and permitted uses

- (a) Single family dwelling, Two family dwellings, including manufactured homes
- (b) Accessory structures, clearly incidental to the residential use of the property.
- (c) Gardening including nurseries for the propagation of plants only
- (d) Municipal parks and playgrounds including swimming pools, golf courses, tennis courts and picnic grounds, provided the parking requirements are met
- (e) Home Business, provided the parking requirements are met

3. Changes in use that require a land use permit

- (a) Tourist Rooming House with up to 8 people from 11:00 pm to 7:00 am. A maximum of 12 occupants are allowed from 7:00 am to 11:00 pm regardless of the number of bedrooms, provided they meet the following conditions:
 - (1) Accessory building must not have sleeping accommodations.
 - (2) No RVs or campers allowed for overnight stay.
 - (3) All parking to be on an impervious surface and must be contained on the property.
 - (4) Applicant must obtain all proper licensing.
 - (5) All fires & embers are to be extinguished by 11:00 p.m., with no unattended fires.
 - (6) Applicant must have 24-hour contact number available to the public.
 - (7) Property must remain free from citation and charges for nuisance, disorderly conduct, or any other illegal activity.
 - (8) Quiet hours shall be imposed from 11:00 p.m. to 7:00 a.m.
 - (9) Applicant and renters must comply with ALL applicable laws and regulations:
 - a. Department of Natural Resources lake regulations to be included in rental information.
 - b. Lake association rules to be included in rental information.
 - c. Owner is responsible to state and local jurisdictions for compliance with firework regulations.
 - (10) All pets must be contained on the rental property unless they are on public property.
 - (11) Property lines must be surveyed with boundaries clearly staked by a professional land surveyor.
 - (12) All conditions that apply to renters shall be included in rental information.
 - (13) Existing septic system to be inspected and approved
 - (14) Local uniform building inspector shall be hired by the applicant to determine the number of legal bedrooms in the dwelling.
 - (15) Any advertisement shall include the land use permit number and the health department license number.
 - (16) Max rental of up to 24 weeks or 174 days per year unless a conditional use permit is obtained to rent more days per year.

Prepared by the Bone Lake Management District

Karen Engelbretson, Secretary

December 5, 2020