

ORDINANCE OF THE COMMON COUNCIL

An ordinance adding sub-sub-sub-subsection xiii to sub-sub-subsection 1c, Property Management Requirements, and amending sub-sub-sub-subsections i, ii, and iii of sub-sub-subsection 1e, Access and Inspections of sub-sub-section (Y), Tourist Rooming House, of subsection (8) Accessory Land Uses, of Section 98-206, Detailed Land Use Descriptions and Regulations of Chapter 98: Zoning Ordinance, of the City of Lake Geneva Zoning Ordinance to amend provisions of the Short Term Rental Ordinance regarding making business records available, inspection of premises and the installation of knock boxes

Committee	N/A		
Fiscal Impact:	N/A		
File Number:	20-04	First Reading :	May 26, 2020
		Second Reading :	June 8, 2020

The Common Council of the City of Lake Geneva, Wisconsin, does hereby ordain as follows:

1. Sub-Sub-Sub Sub-subsection xiii is added to Sub-Sub-Subsection 1c, Property Management Requirements of Sub-Subsection (y) Short-Term Rental, of Subsection (8) **Accessory Land Uses** of Section 98-206 Detailed Land Use Descriptions and Regulations of Chapter 98: Zoning Ordinance of the City of Lake Geneva Zoning Ordinance is to read as follows:

“xiii. To ensure compliance with section 1 b and c above, or pursuant to an audit as authorized under Sec. 66.0615(2)(a), Wis. Stats., the Designated Operator hereunder shall upon written request by the City, which must specify the reason for the request and provide at least seven days to comply, provide a copy of the Business Record described above.”

2. Sub-Sub-Sub Subsections i, ii, and iii of Sub-Sub-Subsection 1 e, Access and Inspections, of Sub-Subsection (y), Short-Term Rental, of Subsection (8) Accessory Land Uses of Section 98-206 Detailed Land Use Descriptions and Regulations of Chapter 98: Zoning Ordinance of the City of Lake Geneva Zoning Ordinance are amended to read as follows:

- i. **The City shall be authorized at all reasonable times upon reasonable notice to the owner, and with either the owner’s consent or a special inspection warrant under Wis. Stat. Sec. 66.0119, except in cases of emergency where no special inspection warrant is required, and as provided in Sec. 66.0119(2), Wis. Stats., to enter and examine any building, structure, or premises, for the purpose of ensuring compliance with this ordinance. If the owner declines to consent to an inspection without a warrant, the City may not conduct an inspection under this section without first obtaining a special inspection warrant under Wis. Stat. Sec. 66.0119 except in cases of emergency where no special inspection warrant is required, and as provided in Sec. 66.0119(2), Wis. Stats. The owner, agent or occupant of any such premises who refuses to permit, or prevents or interferes with any entry into or upon the premises by any such inspector with a special inspection warrant or in cases of emergency where no inspection warrant is required and as provided in Sec. 66.0119(2), Wis. Stats., shall be in violation of this section. It is not a violation of this section to refuse to grant voluntary consent to an inspection. without a special inspection warrant.**

- ii. The City has adopted the Knox Box key box system ~~requiring~~ **providing for** the installation of miniature vaults ~~be~~ **that are** placed upon the exterior buildings, gateposts or other applicable locations. Contained ~~within~~ the vault are the keys that will allow access to the Short-Term Rental in emergency situations.
- iii. ~~Knox boxes shall be placed on the building for emergency entry into the building. The City may require more boxes dependent on the size of the structure or facility.~~ **Designated Operators and owners are encouraged, but not required to install the Knox Box Systems on their short term rentals. Designated Operators and Owners of short term rentals acknowledge that the City shall not be obligated for damages occurring to short term rentals in the event emergency access to a short term rentals is required and there is no Knox Box System installed on the property.**

2. That this ordinance shall take effect upon passage and publication, as provided by law.

Approved by the City of Lake Geneva Common Council on this 26th day of May, 2020.

Council Action: Adopted Failed Vote _____

Mayoral Action: Accept Veto

Charlene Klein, Mayor Date

Attest:

Lana Kropf, City Clerk Date