



## Third Ward Neighborhood Association

March 8, 2023

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UWEC Welcome Center/Zoom

**Call to order:** Meeting was called to Order by Chair Susan Miller at 7:00 PM February minutes were approved

**Steering Present:** Susan Miller, Sharon Hildebrand(z), Kevin Rosenberg (z), Eileen Immerman, Jim Erickson, Ryan Pleski, Joanne Mellema, Laura Buchholz, Bob Schwartz, Roger Gravrok (z), Dick Solberg, TWNA residents: Nina Brobst, Jackie Tollefson, Marian Ritland, Doug Dobson, Laurie Norstedt, Kathy Buchholz, Mat Larson, Peter Hable, Brian and Linda Dunham, Lissa Siedow, Sandy Gobler, Debbie Gough, Glory Adams, Caleb Weeks, Katherine Schneider,  
Guests: Scott Allen, City of EC, Sgt. Ryan Dahlgren, ECPD, Jake Wrasse, UWEC Liaison

**Chair's report:** Susan gave an update on the Regional Housing Study and scheduled public forums. Members in attendance introduced themselves.

**Treasurer's report:** Sharon gave an update on current funds. February 9, 2023: \$3687.16 An administrative grant from the city of Eau Claire has also granted us \$200.

**City Council report:** Jeremy was absent, Chair read notes from Jeremy regarding street construction in the 100/200 blocks of Roosevelt and McKinley and the Bicycle Pedestrian committee appointment of a neighborhood resident.

**UWEC report-** Jake Wrasse gave an update of campus events:

- Election primaries were recently held at Davies center; he would appreciate any feedback from resident on how the process was for your voting experience if there are any concerns related to access, etc.
- April 13-15 Large international Undergraduate Research Conference will be taking place on campus; regular classes are cancelled for students and campus will be hosting over 4,000 guests. Staff will be required to bus in from Carson Park to allow visitors easier parking. Please offer any assistance to the visitors in our neighborhood.
- Joint Finance Committee will be at UWEC on April 11 to go over the 2024-2025 Budget for the State of WI in the Davies Center. This is an open session to the public and comments/questions will be accepted.

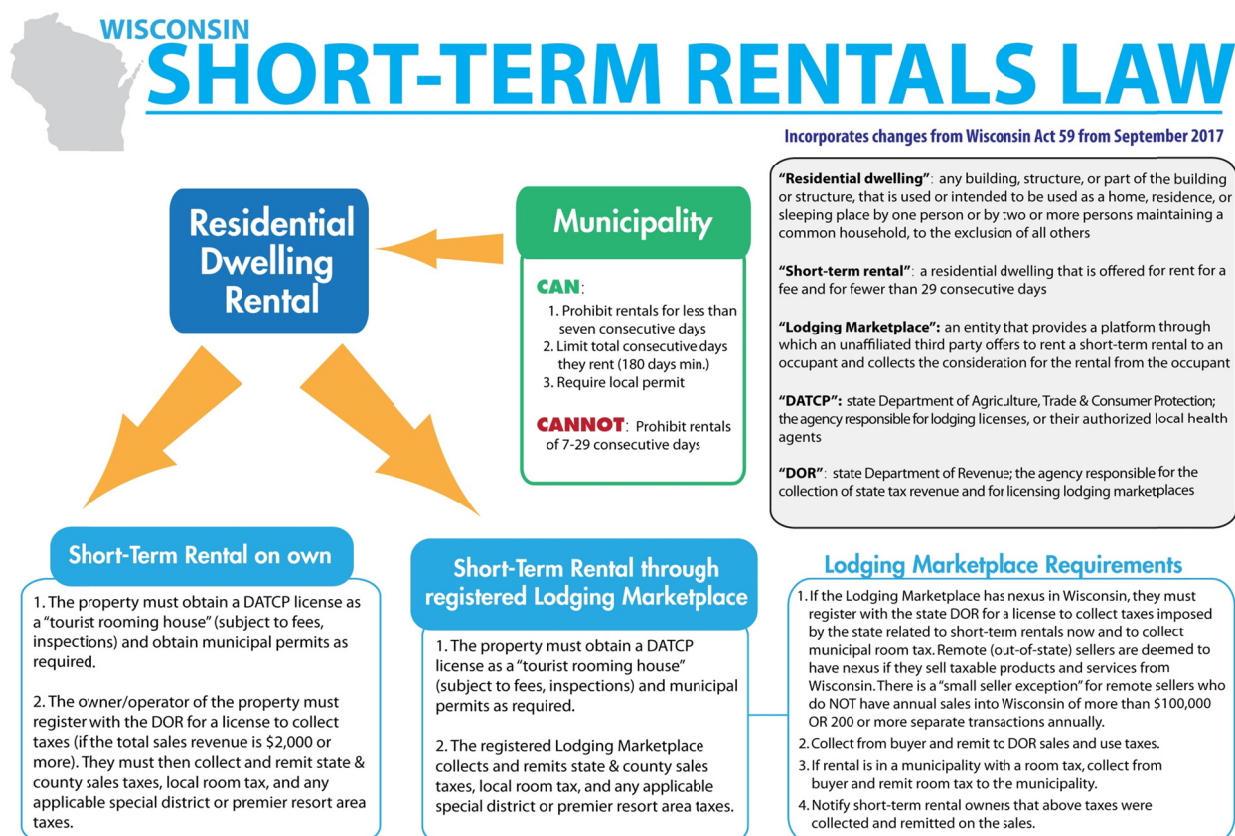
### Committee Reports

- **ECNA** – Jackie Roelant states we are waiting on insurance vote and meeting will be held at the end of March 2023 to get a final decision made. Kevin Rosenberg clarified that a policy had been secured and the ECNA will be voting on acceptance of this policy in the near future.
- **ECPD-** We welcome Lt. Ryan Dahlgren, as our police department liaison officer to our neighborhood community. Lt. Dahlgren left his business card. Residents can ask him questions or send concerns to him at: [ryan.dahlgren@eauclairewi.gov](mailto:ryan.dahlgren@eauclairewi.gov)
- **Communications-** Eileen Immerman gave update on the housing presentations Susan spoke of, all residents on our MailChimp list also received an email today regarding the sessions. There will be more in future.
- **Bylaws Taskforce** – Susan no update as meeting was postponed
- **100-year-Old Home Tour Committee Report-** Eileen Immerman gave an update on the ten homes that will be featured on the walking tour, we received a verbal ok from Jake to use the Hibbard parking lot if

needed for cars or vendors supporting the event. A tentative date would be August 6<sup>th</sup>, 2023, in the afternoon. This is a Sunday, and hopefully will be an activity that residents are interested in. In addition, we'll have ice cream, a sign up table to join TWNA, and tickets will be required for the event with proceeds going towards our association. This is intentionally an outside tour. This is our first attempt at a home tour, so we will see how this goes! If you can help that Sunday, please send us an [email](#).

Guest Speaker: **Scott Allen, Community Development Director, City of Eau Claire: Short Term Rental Ordinance:** With the increase in Short Term Rentals, cities across the nation have found themselves struggling to monitor and regulate the propagation of this start up industry. Eau Claire has been working on developing an ordinance to assure public safety and minimize its impact on neighborhoods.

Scott went through the timeline on how STR's have grown in number since 2017 bringing the issue to the cities attention. The city has been challenged with writing this ordinance on how to handle this type of business as well as how to monitor these types of properties. Further, ordinances must be in compliance with state statutes. Here is a shot of the latest, which we have to be in compliance with:



Scott presented on-screen the Granicus Host Compliance software purchased by City of Eau Claire that assists in the monitoring of STR properties. It provides

- Address Identification
- Compliance
- Rental Activity

Scott gave a few address examples on how the software "crawls" multiple websites and utilizes artificial intelligence to match real estate ads and other website pictures to verify rentals are legitimate. This will save city workers time and "zoom in" on compliance issues including properties that aren't zoned for the STR use, or haven't done the proper permitting.

**Q&A Session:** multiple questions from neighborhood members were asked.

Some questions were submitted ahead of time and they are below from Mr. Allen's presentation:

- 1. What economic impact on property values will STR's have if more than one STR is in a neighborhood?**
  - We'll conduct some additional STR outcomes research and discuss further with Assessing Dept.
- 2. Are there guidelines for STR properties to measure fire safety, egress, and the number of people per unit?**
  - Yes: Lodging code does require a limited number of people by sleeping room:  
(b) Size of sleeping rooms. Every sleeping room shall be of sufficient size to afford at least 400 cubic feet (12 cu m) of air space for each occupant over 12 years of age and 200 cubic feet (6 cu m) for each occupant 12 years and under. Every sleeping room shall have a minimum ceiling height of 7 feet (2.13 m). No greater number of sleeping occupants than the number established by application of these standards is permitted in any sleeping room.
  - Fire safety/egress would fall under WI Building code which we could likely use with our EC Housing Code to assess properties.

- 3. Do STR's pay room taxes similar to hotels, and does the city have the resources to monitor and collect these funds?**

*2019 Wisconsin Act 10 (effective January 2020):*

- Required marketplace providers to collect and remit room tax on bookings completed on their platforms.
- Required local hotels and motels to not collect and remit room tax on bookings collected through a marketplace provider.

*2021 Wisconsin Act 55 (effective June 2021):*

- Established a State room tax form to assist with consistent reporting requirements for marketplace providers.
- Provided a requirement for marketplace providers to report, at a minimum, quarterly with an option to establish an agreement for monthly remittance and reporting.
- Provided updated wording to include marketplace providers for penalties and delinquent charges.

Individual information reported on the monthly and quarterly room tax forms is considered confidential, but City Treasury confirms we are receiving quarterly forms and payments from major marketplace providers. I

- 4. The owner doesn't live in the home nor do the guests. How does that affect the funding that comes into a community? What other public entities (e.g. schools and school enrollment, federal and state dollars to municipalities) are affected by eliminating permanent citizens/residents in a community?**
  - Utilizing a residence for an STR removes it from the inventory for long-term residents. However, the same holds true with other absentee landlord rental situations, especially student rentals. Property taxes fund ECASD and therefore funding is generally not impacted by tenant transiency. We'll conduct some additional STR outcomes research and discuss further with Health Dept., ECASD, and others.



Why isn't the zoning committee going to wait until the housing study is done?

Scott answered that they will overlap at the beginning the zoning committee getting started but one of their first meetings will be looking at the zoning recommendations. He didn't feel any policy would be created until the study was done.

A resident worried about enforcement, as his experience is too many students are jammed into homes that are not zoned for >3 persons. Scott admitted this is a struggle and are hoping their new software makes it easier to pinpoint who the landlords.

**The density problem:** some streets show a disproportionate # of STR's and student rentals. Scott Allen responded that that was one variable that may make sense to study more, and build into the STR policy.

Some of the questions will need follow up to provide accurate answers. Mr. Allen was very complimentary on Matt Larson's rough draft of the STR Policy which is the basis for the current draft the city is looking at, but no vote is pending at this point. Below is a list of the points coming out of the draft policy:

1. Operator training
  - Background checks for operators
  - Online training for operators
2. Rental arbitrage prevention
3. One owner, one permit
4. Limits on STR placement/spread
  - 1/1000 residents
  - Aldermanic district caps
  - 1/block face
5. Nearby residence update
  - Notify residence w/in ¼ mile of STR existence
6. Noise monitoring of rentals
7. Proof of owner liability
8. Cap on booking out STR
9. Taxes on STR
10. Guest confirmation
  - Verified ID
  - Background checks on renters

Debrief of 10  
proposed  
policies from  
Neighborhood  
Associations

Currently 63 properties are listed as STR's in the Eau Claire city proper although the number in the area is over 250, but he explained that some are outside of city limits, some are homes that only go on the market once a year, eg; during festival time. He showed us two examples: one in compliance, one where there are concerns. It is also worth mentioning that many city depts. must be involved in this, including: zoning, city planning, health dept., etc. The final policy will include input not only from those departments but neighborhoods. Jim Erickson commented that there appears to be a recent trend that the STR market is slowing down and isn't as lucrative as once thought.

Eileen Immerman requested the city invite all chairs through neighborhood associations as they continue to work through the STR regulations, which Scott Allen agreed to. Mr. Allen may return at a later meeting this year to update us.

**Putnam Park bridge maintenance plea** – A private bridge used by neighborhood members in Putnam Park is in need of maintenance. A request for funds has been posted on the bridge if interested in contributing.

Sharon Hildebrandt is looking for volunteers for staffing the EC Marathon. If you are interested in helping the dates are April 29-30. This is our largest money-making event for our neighborhood. Please reach out to Sharon if you'd like to participate under the Third Ward, or send an email to [3rdwardeaucclair@gmail.com](mailto:3rdwardeaucclair@gmail.com).

Adjournment: Motion to end meeting at 8:25. Next meeting will be held on April 12<sup>th</sup>, 2023, at 7:00pm at the Welcome Center.