

Monday, February 2, 2026

6:30 PM

McFarland Municipal Center  
5915 Milwaukee St, McFarland  
Community Room

## AGENDA

The public may attend in-person or remotely through the Zoom webinar or telephone options listed below. *Please Note: Virtual attendance is offered as a convenience, but technical difficulties beyond the Village's control may prevent or limit its availability at any meeting. The public is encouraged to attend the meeting in person to assure full access to the proceedings.*

PLEASE CLICK THE LINK BELOW TO JOIN THE ZOOM WEBINAR:

<https://us02web.zoom.us/j/89535514212>

Or by Telephone: +1 (312) 626-6799

Webinar ID: 895 3551 4212

Press \*9 to raise/lower hand. Press \*6 to mute/unmute.

1. CALL TO ORDER, ROLL CALL.
2. PUBLIC APPEARANCES.
  - a. This is an opportunity for attendees to provide public comment on matters that are not on the agenda. Attendees desiring to provide public comment on specific items on the agenda may do so at the time that agenda item is brought up. Zoom attendees wishing to speak should type their name, address, and the relevant agenda item in the Q&A feature within the online meeting platform. Zoom attendees may also register in support or opposition of an item through the Q&A feature. In person attendees should fill out a public comment form and turn into the meeting chairperson. When you are called upon to speak, state your name, address, and provide your public comment. Please adhere to the 3-minute time limit. Written comments will not be read into the record during the meeting but may be sent to [public.safety@mcfarland.wi.us](mailto:public.safety@mcfarland.wi.us) to be included with the agenda materials.
3. APPROVAL OF MINUTES.
  - a. Motion to approve the minutes of the 12-1-2025 meeting.
4. BUSINESS.
  - a. Discussion on review of the Village's Tourist Rooming House(AKA short term rental) Ordinance.
  - b. Discussion and recommendation on an ordinance to impound vehicles operated by reckless drivers.
  - c. Discussion and recommendation on an ordinance related to the regulation of hemp related products.
  - d. Discussion and recommendation of removal or modification of ordinance 35-283 Registration of Bicycles.
5. SCHEDULE NEXT MEETING DATE.
  - a. March 2, 2026
6. ADJOURNMENT.

Any person who has a qualifying disability as defined by the Americans with Disabilities Act that requires the meeting or materials at the meeting to be in an accessible location or format should contact the McFarland Municipal Center at (608)838-3153, 5915 Milwaukee Street, McFarland, Wisconsin, or [village.clerk@mcfarland.wi.us](mailto:village.clerk@mcfarland.wi.us) by 2:00 p.m. at least 5 business days prior to the meeting so that any necessary arrangements can be made to accommodate each request. If the meeting or request is less than 5 business days from the meeting, requests for accommodations may still be made and reasonable efforts will be made to accommodate each request.

VILLAGE OF MCFARLAND

**Public Safety Committee Minutes**

*Monday, December 1, 2025 - 6:30 PM*

**1. CALL TO ORDER, ROLL CALL.**

Village Trustee Ken Boyd called the regular meeting of the Public Safety Committee to order at 6:34 PM in Community Room.

Members present: Miguel Peña, Ken Boyd, Dottie Olson, Lori Peterson, Pat Shellenberger

Members not present: Rick Behnke, Shannon Morrison

Staff Present: Interim Police Chief Brian Redman, Fire Chief Chris Dennis, Police Lieutenant Nate Jacobsen.

**2. PUBLIC APPEARANCES.**

*a. This is an opportunity for members of the public to address the Public Safety Committee for items that are not on the agenda. Please remember this is a hybrid meeting conducted in person and through the Zoom online meeting platform. Meeting attendees wishing to address the Committee about items not on the agenda may do so at this time. Zoom attendees should type their name and address in the Question and Answer feature within the Zoom online meeting platform at this time. Members of the public who are present in person and wish to address the Committee should fill out a public comment form and turn into the meeting chairperson. When you are called upon to speak, state your name, address, and provide your comments to the Committee for their consideration. Please adhere to the 3-minute time limit. Additionally, you may send your public comments to public.safety@mcfarland.wi.us to be included as part of the meeting.*

*Members of the public may also speak during their selected agenda item as they designate on the public comment form or in the Question and Answer feature on Zoom.*

There were no public appearances.

**3. APPROVAL OF MINUTES.**

*a. Motion to approve the minutes of the October 9, 2025, meeting.*

Motion by Village Trustee Ken Boyd, second by Village Trustee Miguel Peña, to approve the minutes of the October 9, 2025, meeting. Motion carries 5 - 0 - 0 by acclamation.

**4. BUSINESS.**

*a. Discussion and recommendation to the Village Board regarding Ordinance 2025-17: an ordinance regulating the usage of E-scooters in the Village.*

Village Trustee Ken Boyd introduced the item. Interim Police Chief Brian Redman gave an overview of the changes to the E-scooter ordinance. Interim Chief Brian Redman addressed the committee's questions and concerns. Motion by Village Trustee Ken Boyd, second by Village Trustee Miguel Peña, to recommend approval to the Village Board regarding Ordinance 2025-17: an ordinance regulating the usage of E-scooters in the Village. Motion carries 5 - 0 - 0 by acclamation.

*b. Discussion and recommendation to Village Board on updates to appendix A as it relates*

to parking citations and towing of vehicles for snow emergencies.

Village trustee Ken Boyd introduced the item. Interim Chief Redman gives an overview of parking citation prices and the reasons why he recommends increasing the fine amount. Additionally, adding a tow fee that covers the tow costs during snow emergencies. Interim Chief Redman also answered the committee's questions. Motion by Village Trustee Ken Boyd, second by Village Trustee Miguel Peña, to recommend approval to the Village Board that they approve the changes in the appendix A as it relates to parking citations and towing of vehicles in snow emergencies. Motion carries 5 - 0 - 0 by acclamation.

c. Discussion and recommendation on the Automated License Plate Readers(ALPR) policy.

Village Trustee Ken Boyd introduced the item. Committee member Miguel Pena commented on his meeting with Interim Chief Redman regarding privacy and concerns. Interim Chief Redman went over the policy and answered the committee's questions. Interim Chief Redman also answered questions about how the system works. Motion by Village Trustee Ken Boyd, second by Village Trustee Miguel Peña, to recommend approval on the Automated License Plate Readers(ALPR) policy. Motion carries 5 - 0 - 0 by acclamation.

**5. SCHEDULE NEXT MEETING DATE.**

a. January 5, 2026

**6. ADJOURNMENT.**

Motion by Village Trustee Miguel Peña, second by Village Trustee Ken Boyd, to adjourn at 7:39p.m.

Pursuant to law, written notice of this meeting was given to the public and posted on the public bulletin board in accordance with Open Meetings Law.

Respectfully submitted,  
Erin Brennan  
Office Assistant

MEMORANDUM

To: Public Safety Committee

From: Cassandra Suettinger, Deputy Administrator Clerk

Date: March 2, 2023

*UPDATED – January 29, 2026*

RE: Tourist Rooming House Ordinance

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**Background**

On March 13, 2017, the Village adopted an ordinance to regulate Tourist Rooming Houses. In the preceding years, the Village had begun to experience issues with nuisances associated with TRH's and adopted the ordinance to allow a process to manage those nuisances.

In November of 2017, the Wisconsin Legislature passed the Right to Rent law which provided a new law to protect the ability of the homeowners to rent out their homes on a short term basis.

In April of 2021, in response to the right to rent law, the Village removed several provisions of the original TRH ordinance found to be unlawful in light of the Right to Rent Law including removal of the one TRH per 1000 feet density requirement and removal of the requirement that a person shall only be allowed to own or operate one TRH in the Village at one time.

In 2023, the Village undertook a comprehensive review of the Village's Tourist Rooming House Ordinance. The review was conducted over multiple meetings and spanned a couple of different public hearings. Changes included:

1. Updating Maximum occupancy to be 2 per legal bedroom.
2. Updating Parking regulations to mirror parking requirements of zoning code.
3. Provide a minimum stay of 7 days for TRHs except Village Residents and Village Business. Village Residents and Village Businesses can rent for 1-6 days and do not have a minimum stay requirement.

Changes were approved on July 11, 2023. The changes became effective immediately thereafter for new applications. For current TRH permit holders at the time of the ordinance change, the changes did not go into effect until the July 1, 2024, through June 30, 2025 Tourist Rooming House Permit Period.

**Permit/Room Tax Data**

In 2017, the Village adopted a room tax ordinance. All TRHs are required to collect the 8% Room Tax for all rentals. 70% of the room tax collected go to the Village's Tourist Entity which is currently comprised of members of the McFarland Chamber of Commerce. The Village retains the remaining 30% of these revenues for administration purposes as allowed by state law. Adoption of the tax has allowed the Village to track annual sales associated with TRHs within the Village. Below is data since creation of the room tax became effective:

Year	Total Room Tax Revenues	Gross TRH Sales	Total TRH Applications	Total TRH Application Approvals
2018	\$1,615.58	\$20,194.75	2	2
2019	\$7,075.99	\$88,449.88	3	3
2020	\$8,289.11	\$103,613.88	2	2
2021	\$8,434.23	\$105,427.88	4	4
2022	\$12,438.49	\$155,481.13	9	9
2023	\$28,086.58	\$351,082.25	9	9
2024	\$41,162.24	\$514,528.00	10	10
2025	\$52,330.73	\$654,134.13	12	12

### Tourist Rooming House Complaints/Incidents

Only one complaint/incident has been recorded to date at an active TRH permitted residence. In 2022 a TRH violated the maximum occupancy requirement by taking a group photo of a wedding party. The Police Department does not have any other incidents/violations that have been reported to date.

### Referral

On January 13, 2026. Trustee Alisa Leamy referred review of the Tourist Rooming House ordinance to the Public Safety Committee(Attached to this memo as Appendix A). The Village Board approved referral and review of the ordinance to the Public Safety Committee. The recommended referral requests the Public Safety Committee review the current Tourist Rooming House ordinance to consider the changes. The Village Board noted all possible regulatory changes can be explored through the review, but specifically requested the following revisions be considered for change within the current ordinance:

1. Require a 7-day minimum stay for all Tourist Rooming House operators.
2. Require TRHs to limit their operators to one 180-day period every 365 days.
3. Explore adding zoning/density limits to neighborhoods to prevent clusters of short-term rentals.

(Trustee Leamy’s full referral is attached with additional data)

### Recommendation on Review/Engagement Plan Process:

#### Review schedule:

1. *February 2, 2026 – Public Safety Committee* – Discuss referral from Trustee Leamy. Village Attorney Dan Evans has written a memo(attached as Appendix B) which background on the Right-to-Rent law, and information on the requested changes from Trustee Leamy, and information on additional regulations the Village could explore. The goal of the initial meeting would be for the Committee to familiarize itself with the issue, current parameters/limitations for regulation, and agree to a review process to carry out the review.

2. *March 2, 2026 – Public Hearing at Public Safety Committee* – The Public Safety Committee would plan to hold a public hearing on the matter and accept feedback from the community. This feedback would likely include both the public, current TRH owners/operators, and neighbors of current properties permitted to operate a Tourist Rooming House. As it did in 2023, the Village would mail notices to all TRH operators and properties within 500 feet of an active Tourist Rooming House. In addition to the mailing, the Village would utilize its additional standard communication methods such as website, newsflash, social media and electronic newsletter to provide wider notification of the public hearing.

Based on the amount of testimony, the Committee could begin discussions on the ordinance and formulate a recommendation on the referral from the Village Board. The Committee could also choose to defer discussion to the April meeting depending on the amount of testimony and need for research on items identified in the public hearing.

3. *April 9, 2026 – (Current scheduled April Public Safety Committee meeting is April 6, 2026, which is the day before the April election. Staff recommend moving the meeting to Thursday April 9, 2026).* Additional discussion by the Public Safety Committee and possibly providing a recommendation to the Village Board regarding the Village’s current TRH Ordinance.
4. *April 14, 2026* – The Village Board would receive the recommendation from the Public Safety Committee and make a possible decision on the recommendation. It is of note, this is also the last meeting of the current seated Village Board.

**Optional if needed**

5. (If additional discussion and review is needed by the Public Safety Committee) –  
*May 4, 2026 – Public Safety Committee Meeting* - Additional discussion by the Public Safety Committee and possibly providing a recommendation to the Village Board regarding the Village’s current TRH Ordinance.
6. *May 12, 2026 – Village Board Meeting* - The Village Board would receive the recommendation from the Public Safety Committee and make a possible decision on the recommendation. It is of note, this is also the last meeting of the current seated Village Board.

## Village Board Trustee Referral Form

**Requested By**

Trustee Leamy

**Item/Issue Referral**

Since Jan 1 2024 (new tourist rooming house ordinance went into place July 11 2023), there have been 5 new tourist rooming house permits submitted (2 in process?). Out of those 5 new permits, 4 are water-front properties. This would bring the total to 12 tourist rooming houses in the village, with 75% of the properties clustered on McFarland's waterfront.

**Action/Referral Request**

I request that the Public Safety Committee review the current tourist rooming house ordinance and consider adding additional criteria to our ordinance including a 7 day minimum stay for all operators, operation of TRH only 180 days of the year, and the potential to add zoning /density limits to neighborhoods to prevent clusters of short term rentals in certain areas.

**Request Referral to (Please select all that apply)**

- Public Safety Committee

**Background Information**

2023 Ordinance updates approved by Village board July 11 2023:  
<https://mcfarlandwi.portal.civicclerk.com/event/1517/files/attachment/14809>  
Please see attached document with screenshot of McFarland map which includes active tourist rooming house locations

**Attachments**

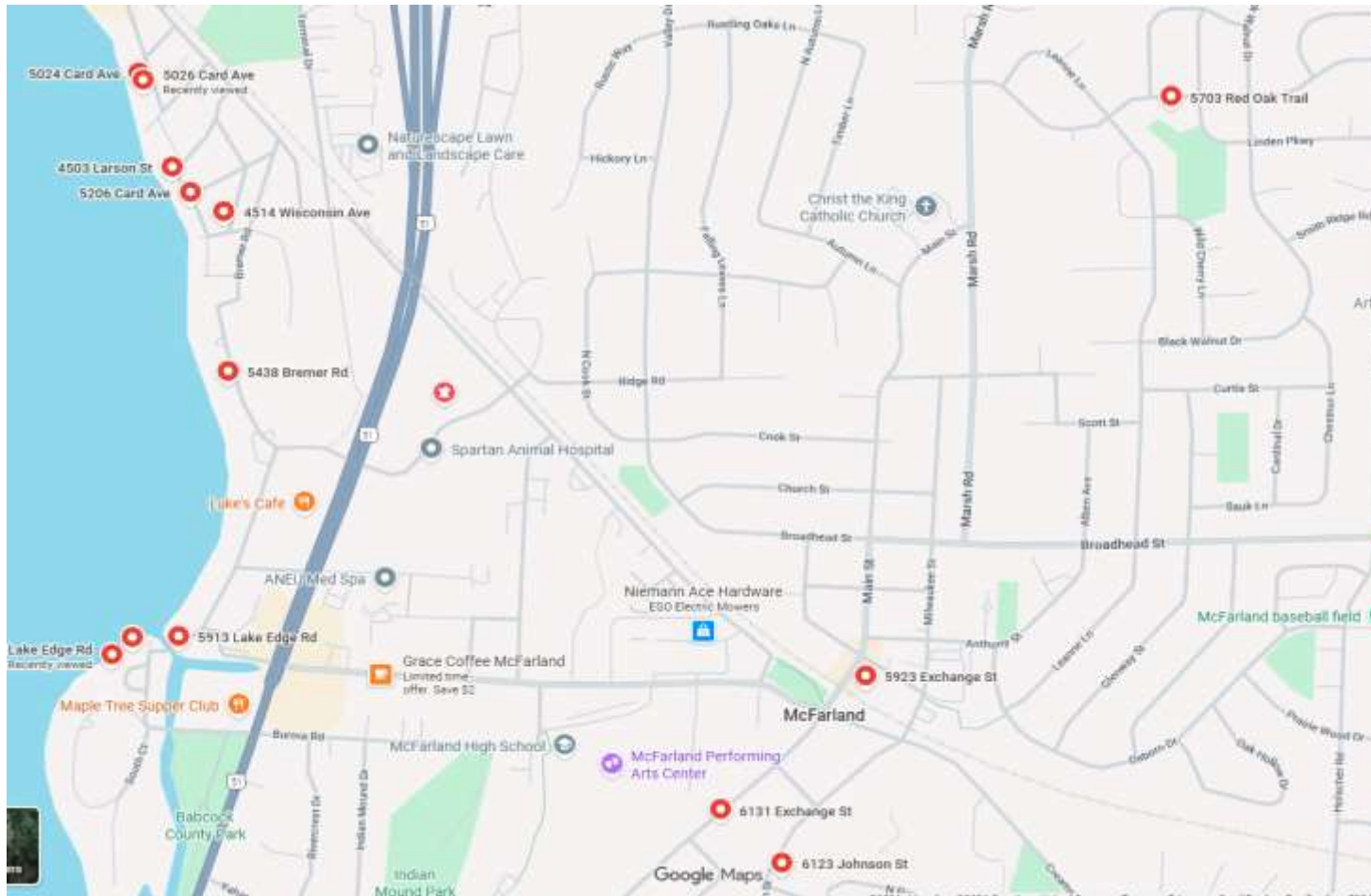
TRH Listing - w map 11.11.2025.xlsx

Permit Holder	Property Address	On Water	Residency	Permit Start Date	Permit End Date	2022 - 2023	2023-2024	2024-2025	2025-2026
Matthew Duffy/Qwest Sustainabilities LLC	5703 Red Oak Trl	No	Resident	July 1, 2022	N/A	Yes	Yes	Yes	Yes
Nora Bird/Nick Hougas/Team Bird Training LLC	4514 Wisconsin Ave	Yes	Resident	Prior to 2022	N/A	Yes	Yes	Yes	Yes
Wendy Unke	5438 Bremer Rd	Yes	Resident	Prior to 2022	N/A	Yes	Yes	Yes	Yes
McFarland House Café Inc/Ohearn Ventures LLC	5923 Exchange St	No	Resident	May 13, 2022	N/A	Yes	Yes	Yes	Yes
TSM Rentals/Todd MacDonald	5024 Card Ave	Yes	Resident	Prior to 2022	N/A	Yes	Yes	Yes	Yes
6131 Exchange LLC	6131 Exchange St	No	Resident	December 15, 2022	N/A	Partial	Yes	Yes	Yes
Waubesa Performance Property Management LLC	6008 Lake Edge Rd	Yes	Resident	July 1, 2023	N/A	No	Yes	Yes	Yes
Vinatype Waubesa LLC	4503 Larson St	Yes	Non-Resident	August 19, 2024	N/A	No	No	Partial	Yes
Sarah Nelson	6123 Johnson St	No	Resident	January 16, 2025	N/A	No	No	Partial	Yes
Dawn Cherek	5913 Lake Edge Rd	Yes	Non-Resident	May 1, 2025	N/A	No	No	Partial	Yes
Axis Holdings LLC	5026 Card Road	Yes		TBD?					
Axis Holdings LLC	6016 Lake Edge	Yes		TBD?					

Applications over the years sometimes vary in the actual name of the permit holder - I have attempted to list the varying names that licenses have been held under over the years

Did not apply during the time that residency was part of the application process - I made assumptions based on the permit holder's address in the prior applications

75% on Water



# APPENDIX B

## REUTER, WHITISH & EVANS, S.C.

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4600 American Parkway, Suite 104  
Madison, Wisconsin 53718

ALLEN D. REUTER  
BARBARA O. WHITISH (1953-2013)  
DANIEL J. EVANS  
DAVID D. RELLES (Of Counsel)  
KEVIN F. MILLIKEN (Of Counsel)

TELEPHONE  
(608) 250-9053

FACSIMILE  
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## MEMORANDUM

To: Cassandra Suettinger  
From: Attorney Daniel Evans  
Date: January 28, 2026  
Re: Regulation of Short-Term Rentals

Short-term rentals, also known as Tourist Rooming Houses (TRHs), are residential dwellings rented for less than 30 consecutive nights, often through third-party platforms like VRBO and Airbnb. The Village currently regulates TRHs and requires a permit to operate the same. This memorandum addresses current state law regarding TRHs and options the Village has in regulating TRHs further.

### **I. Wisconsin's Right to Rent Law.**

The Village's regulatory options over TRHs are governed by Wisconsin's Right to Rent law. In 2017, the Wisconsin State Legislature enacted the Right to Rent law, Wis. Stat. § 66.1014, to provide owners the right to rent their residential properties as short-term rentals. That law is attached at the end of this memorandum for reference. At the time the law was passed, some communities had enacted restrictions on the operation of short-term rentals, and the law was intended to limit municipal authority to ban short-term rentals outright. Under the Right to Rent law, municipalities may not prohibit short-term rentals of between 7 and 29 days, but municipalities may prohibit short-term rentals of 6 days or less. A municipality may also limit the use of short-term rental to a block of 180 days every 365 days but cannot limit the start date of that rental period. Under the Right to Rent law, a municipality may also require a license or permit for short-term rentals operated more than 10 nights per year. Furthermore, a municipality may enforce other ordinances that do not conflict with the Right to Rent law, such as health and safety regulations.

### **II. Available Options for the Village.**

The Village's current TRH ordinance generally covers health and safety issues along with other common problems associated with short-term rentals. The Village may consider amending the ordinance to provide for additional regulations. Please note that any proposed changes should be considered in context of any additional administrative work and enforcement requirements. Regulations such as the Village's TRH ordinance require time and resources to administer and enforce. This time and expense should also be factored into any contemplated changes to the

ordinance. By its very nature, this type of ordinance is difficult to enforce unless there is a complaint and evidence of the violation is found to either revoke a license or impose a forfeiture through a municipal citation.

1. **The Village may prohibit all TRH rentals of fewer than 7 days.** Currently, the Village limits 1-6 day rentals to those properties owned by Village residents or Village businesses. This restriction does not conflict with the Right to Rent law. The Village may decide to amend the TRH ordinance to prohibit all short-term rentals of fewer than 7 days. As a matter of enforcement, a prohibition on all rentals of 6 days or less is easier to enforce than providing other restrictions (such as requiring the homeowner to be present). For enforcement purposes, it will be easier to monitor VRBO or Airbnb for advertised rentals in McFarland for periods of time less than 7 days.

2. **The Village may limit TRH rentals to one 180-day block per 365-day period.** Additionally, the Village may restrict the operation of a short-term rental to one 180-day block, determined by the property owner. For some communities, this limitation may preserve the use of a short-term rental to seasonal use, but this may not be a concern in the Village as it may be for other communities where vacation rentals are prevalent, such as Door County. Still, the Village has the authority to impose these additional restrictions, but whether to do so is a policy decision. Given that the Village is a lake community, it is likely that most TRH owners will elect to have a 180-day period run during the summer and fall seasons.

3. **The Village may impose additional health and safety restrictions, if appropriate.** Although the Right to Rent law prohibits a municipality from banning short-term rentals of 7 to 29 days outright, a municipality may regulate the operation of TRHs through general police powers, so long as those regulations are not inconsistent with the Right to Rent law. In general, *police powers* are defined as those powers to protect the health, safety and welfare of a community. As stated by the Wisconsin Supreme Court, the exercise of police powers, by means of an ordinance or other regulation, must have a reasonable and rational relationship to the purpose of the ordinance or regulation. *See State v. Jackson*, 60 Wis. 2d 700, 1973. Regulations already in place under the Village's TRH ordinance are a valid exercise of municipal police powers, as they provide protections for the renters, neighbors, and the community in general. For example, the TRH ordinance provides for an inspection by the fire inspector, and the requirement of a nuisance response plan.

Under the Village's current TRH ordinance, there are significant health and safety related restrictions already in place. The Village may consider additional restrictions over issues that may have been reported as a problem for short-term rentals. Please note that Village ordinances of general application also apply to short-term rentals. For example, under the Village's property maintenance code, residential properties must be maintained to a certain standard, and there are limits to parking of vehicles outside residential properties. Zoning regulations also apply. For example, a TRH in a residential district that is used for purposes of holding exercise classes or a commercial product demonstration may violate a zoning regulation, and citations could be issued against the violator and property owner. Any additional restrictions considered under the TRH ordinance should first be reviewed in context of the current code (to confirm that another regulation does not already cover the area of concern) as well as how the new regulation will be enforced.

Any additional restrictions should be based on real concerns that would be a basis for further regulation.

Additional questions are addressed as follows:

1. **May the Village impose a density limit on TRHs?** No. A Village regulation that imposes a limit on the density of TRHs is inconsistent with the Right to Rent law. A density regulation would be, for example, prohibiting TRHs from operating next to one another, or limiting the number of TRHs in a neighborhood. Such a restriction is unenforceable because the Right to Rent law generally prohibits municipalities from prohibiting the rental of any residential dwelling.
2. **May the Village require all TRHs be owner occupied?** No. The Village can restrict rentals of 1-6 days as owner occupied, but under the Right to Rent law municipalities cannot prohibit the rental of residential dwellings for periods of 7-29 days.
3. **May the Village limit areas where TRHs may operate through zoning regulations?** Not directly. Zoning regulations limit the location of residential dwellings in the Village (in residential districts). However, the Village could not limit where TRHs occur in these residential districts because that restriction would clearly conflict with the Right to Rent law. For example, the Village cannot create an overlay district thereby prohibiting certain dwellings in that district from being used as a TRH.
4. **May the Village prohibit rentals of less than 7 days.** Yes, clearly under the Right to Rent law, a municipality may prohibit rentals of 6 days or less.
5. **May the Village require rentals of less than 7 days be owner occupied residences?** Yes. The Right to Rent law does not prohibit restrictions on rentals of 1-6 days, such as requiring owner occupancy. But enforcement of a restriction could be difficult, as it would be the Village's burden to show in any enforcement process that the property is not owner occupied.
6. **May the Village limit the number of 1-6 day rentals to fewer than 30 days a year?** Yes. Like the answer above, the Right to Rent law does not prohibit restrictions on rentals of 1-6 days, including a restriction limiting the number of 1-6 day rentals permitted per year. However, it would be difficult to prove when a property is rented for more than 30 days of 1-6 day rentals though unless a permittee provides regular reports to the Village of the number days the property is rented.
7. **May the Village limit short-term rentals of 7-29 days to only 30 days per year, if not owner occupied?** No. Some municipalities have attempted to limit non-owner occupied short-term rentals to 30 days per year, even those rentals of 7 days or longer. Such a restriction conflicts with the Right to Rent law.
8. **May the Village limit TRH's to only owner-occupied residences?** No, except those rentals of 1-6 days.

9. **May the Village limit short-term rentals to a consecutive 180-day block every 365 days?** Yes. That restriction is clearly permitted under the Right to Rent law. Please note that the Village's TRH annual permit begins every July 1, but the permit start date cannot prohibit a 180 day block that overlaps the permit start date. For example, we cannot say that the 180 day block can only begin July 1, thereby prohibiting rentals in June. In other words, a TRH operator would be allowed to have a start date say May 1<sup>st</sup> and run 180 consecutive days thereafter, even though the permit would be renewed July 1<sup>st</sup>.

### **III. Effective Date of Amendments.**

If the Village intends to implement changes to the TRH ordinance (such as limiting or prohibiting 1-6-day rentals), the effective date should be considered in context of current TRH permits. Under section 11-355 of the TRH ordinance, a permit is effective from July 1<sup>st</sup> through June 30<sup>th</sup> the following year. For non-permit holders, a new ordinance can be effective immediately, but for existing permit holders, I recommend any changes to the TRH ordinance be made effective the date of a new licensing period, that is July 1, 2026. This way, existing rights under an active permit are not impacted by a new ordinance, but would be effective when the permit is renewed for the new licensing period.

### **IV. Conclusion.**

The Village may consider making changes to the current TRH ordinance, and I recommend that any proposed changes be reviewed by legal counsel to ascertain compliance with the Right to Rent law, as well as to confirm that no other current ordinances provide the similar regulations.

## Wisconsin's Right to Rent law:

### 66.1014 Limits on residential dwelling rental prohibited.

(1) In this section:

- (a) "Political subdivision" means any city, village, town, or county.
- (b) "Residential dwelling" means any building, structure, or part of the building or structure, that is used or intended to be used as a home, residence, or sleeping place by one person or by 2 or more persons maintaining a common household, to the exclusion of all others.

(2)

- (a) Subject to par. (d), a political subdivision may not enact or enforce an ordinance that prohibits the rental of a residential dwelling for 7 consecutive days or longer.
- (b) If a political subdivision has in effect on September 23, 2017, an ordinance that is inconsistent with par. (a) or (d), the ordinance does not apply and may not be enforced.
- (c) Nothing in this subsection limits the authority of a political subdivision to enact an ordinance regulating the rental of a residential dwelling in a manner that is not inconsistent with the provisions of pars. (a) and (d).

(d)

1. If a residential dwelling is rented for periods of more than 6 but fewer than 30 consecutive days, a political subdivision may limit the total number of days within any consecutive 365-day period that the dwelling may be rented to no fewer than 180 days. The political subdivision may not specify the period of time during which the residential dwelling may be rented, but the political subdivision may require that the maximum number of allowable rental days within a 365-day period must run consecutively. A person who rents the person's residential dwelling shall notify the clerk of the political subdivision in writing when the first rental within a 365-day period begins.

2. Any person who maintains, manages, or operates a short-term rental, as defined in s. [66.0615 \(1\) \(dk\)](#), for more than 10 nights each year, shall do all of the following:

- a. Obtain from the department of agriculture, trade and consumer protection a license as a tourist rooming house, as defined in s. [97.01 \(15k\)](#).
- b. Obtain from a political subdivision a license for conducting such activities, if a political subdivision enacts an ordinance requiring such a person to obtain a license.

## *Analysis of neighboring and comparable communities*

### Town of Dunn

#### *1-6 day stays*

- Allowed if the property is the owner's primary residence and no more than two bedrooms are offered for rent.
- Restricted to 30 days per year if the owner is not present during the rental.
- No restriction on days per year if the owner is present during the rental.

#### *Stays of 7 to 29 days*

- May not operate more than 180 in any consecutive 365-day period.

### Madison

#### *Stays of 1-6 Days*

- must be the host's primary dwelling while operating a TRH and for the 12 consecutive months prior to the beginning operation of a TRH.
- If the owner does not occupy the dwelling during the rental, the TRH may not operate more than 30 days per licensing year.

#### *Stays of 7 to 29 days*

- requires a Zoning Tourist Rooming House Permit.
- May not operate more than 180 in any consecutive 365-day period.

### Monona – Passed two years

#### *Stays of 1-6 Days*

- Only allowed for owner occupied properties.
- If the owner occupies the property at the time of the rental, there is no limit on the number of days a year they can stay.
- If the owner does not occupy the property at the time of the rental, they can only operate 30 days per permitting year (this prohibition is specific to the 1-6 day rentals). Additionally, if it is not owner occupied at the time of the rental, it cannot be rented to multiple people
- *Stays of 7 to 29 days*

#### *Stays of 7 to 29 days*

- Allowed for non-owner occupied properties and

- May not operate more than 180 in any consecutive 365-day period.

### City of Verona

#### *Stays of 1-6 Days*

- Not allowed

#### *Stays of 7 to 29 days*

- No additional restrictions

### Sun Prairie

No Ordinance.

### Oregon

No Ordinance.

### Deforest

No Ordinance

### Shorewood Hills

#### *Stays of 1-6 Days*

- Not allowed

#### *Stays of 7 to 29 days*

- Regulated through zoning permit.

## Cassandra Suettinger

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**From:** Lisa Dillman <lisa.dillman@charter.net>  
**Sent:** Tuesday, January 20, 2026 4:30 PM  
**To:** Village Clerk  
**Subject:** Feedback on Current TRH rules and suggestions to update the rules to help protect our neighborhoods

Cassandra,

I wanted to provide feedback regarding the possible changes to the village's TRH rules to make them more robust and similar to our neighboring communities. I would like this feedback to be included in the Public Safety Committee packet.

My husband and I are fully in favor of new regulations for Temporary Rooming Houses in the village of McFarland. **The rules serve to protect the community's public health, safety, and general welfare and to protect the stability of its neighborhoods.** We were shocked when we learned that the village had basically abandoned all of the rules it had previously adopted for TRHs. We understand that some of the rules conflicted with state law, but other rules would have helped to preserve neighborhoods that are now being infiltrated with nonowner-occupied short term rentals.

In our neighborhood, we now have 3 nonowner-occupied AirBnBs within 1000 feet of us, with one directly next door. We all have 40 x 100-foot lots and our houses sit mere feet from each other. We are also on a one-way alley with no street parking. To put in a short-term rental with only a 2-night minimum frequently introduces strangers into this congested space. In the small time that the property has rented, we've already had to have 3 different renters turn down the volume (mostly from basically yelling at each other in the hot tub, making it that we can hear their conversation even with all of our doors and windows closed). Recent renters with 2 huge dogs let one of their dogs get loose and my security cameras tracked it in our driveway, and then down the opposite side of our house, ending up in the backyard. I can't even imagine what would have happened if my young grandson was in the backyard. The last renters were 3 eastern European men, one with tattoos over his entire upper body (again, noisy hot tub). Nothing bad happened besides noise, but it's unsettling to have strangers constantly rotating through the next-door property. We are on Lake Waubesa, a privilege that we worked for for years, along with multiple years of looking for a house. We pay very high property taxes for this privilege. Now, as our neighbor who is next door to the AirBnB on the other side said to us, "this summer is going to be a nightmare."

### **Minimum Rules We Would Like to See Enacted:**

- Must be owner occupied for any stays less than 7 days. But if the host is not actually at the home during those stays, then only a total of 30 days of rentals are allowed per year.
- For stays between 7-28 days, no more than 180 days concurrently starting with first stay

### **City of Madison Rules We Would Love to See Enacted:**

- Must be owner occupied, period
- Short-term rental operations are limited to 30 days per licensing year when the Host is off-site. There is no rental day limit when the host is on-site during the rental.

### **Stricter Rules to be Issued or to Retain the Host License:**

- Frequent noise complaints

- Hosts violate local rules (e.g. the host of several airbnbs in McFarland listed and rented the property before he had even applied for a license. This is an AirBnB super host, so he knew exactly what he was doing. Did not take the listing down immediately when contacted by the village. The village still issued him a license). AirBnB was contacted and basically claim they are just a listing service so no enforcement there.
- Hosts ignore zoning rules (e.g. building a retaining wall mere feet from the lake without a permit)

**Suggestion: uncouple the funding for the chamber of commerce and the rooming taxes**

- This seems highly irregular to fund a non-government entity with tax money that is earned by degrading the village's neighborhoods. It is a conflict of interest to fund a business group with funds derived from the negative impact to your residents.

Thank you for your time and consideration. I know many of our neighbors share the same concerns. We are extremely happy that McFarland will be implementing more regulations to help keep our neighborhoods safe and to preserve our tight-knit community. I look forward to joining the public meeting in February.

Lisa and Doug Dillman

January 21, 2026

Dear Public Safety Committee members,

Thank you for taking the time to review the Village's Tourist Rooming House (TRH) ordinance. I appreciate the work that goes into balancing property rights, state law, and the responsibility to protect our neighborhoods, public safety, and community character.

I am writing to formally share my input as part of this review. I apologize in advance for the length of this letter, but I believe these components are needed to preserve our neighborhoods and comply with the law. I have included details describing and defending these changes.

I am recommending that the Village fully exercise its lawful regulatory authority under state law to adopt the strongest protections available. Over the past several years, McFarland has experienced a noticeable increase in Tourist Rooming Houses, particularly in residential and lakefront neighborhoods where homes are close together and impacts are felt immediately and intensely.

I respectfully request that, to the extent feasible, these changes be implemented prior to the July 1 annual TRH renewal process so that all Tourist Rooming Houses are subject to the same enhanced protections.

If there is uncertainty about community support for adopting these protections to the fullest extent allowed by law, I respectfully suggest that this issue could be considered for a referendum to allow residents to vote directly.

I hope we can agree that the growing presence of TRHs has measurable negative impacts on our community. As more dwellings transition from long-term family homes to transient lodging, residents experience:

- Loss of neighborhood stability and community cohesion, including fewer long-term relationships among neighbors. Children growing up near TRHs often lack consistent playmates, classmates, and lifelong friends.
- Increased noise, parking congestion, and nuisance activity, particularly during evenings, weekends, and peak tourist seasons.
- Public safety concerns related to over-occupancy, unvetted occupants, fire risk, and limited emergency access in densely developed areas.
- Environmental and property damage risks along the lakefront, including shoreline degradation, litter, unauthorized shoreline modifications, and improper or excessive use of waterfront infrastructure.
- Reduced availability of long-term housing, as homes are removed from the residential market and repurposed for transient use.

- A growing sense that residential neighborhoods are being converted into de facto hotel districts, altering their intended character and function.
- Increased enforcement and administrative burden on Village staff, police, and emergency services, as transient uses generate a disproportionate number of complaints and service calls relative to permanent residences.
- Strain on local infrastructure, including parking, road access, and public shoreline facilities, that were designed for residential - not commercial - use.

For the first time in over 30 years of living here, many long-term residents - including myself - have begun discussing whether we want to remain in our homes due to the number and proximity of TRHs. That is not a position any community should put its residents in.

Wisconsin's "right-to-rent" statute (Wis. Stat. § 66.1014) limits municipalities in certain ways, but it does not eliminate local control, making my suggestions legal. Municipalities may not impose a total ban on Tourist Rooming Houses but they can:

- Regulate TRHs through zoning, licensing, density, location, and operational standards
- Distinguish between owner-occupied and non-owner-occupied rentals
- Impose Conditional Use Permit (CUP) requirements
- Regulate intensity, concentration, and duration of use
- Retain police powers to protect public health, safety, and welfare

The ordinance protections I am recommending:

- Align our ordinance to the requirements of the law and not more.
- Add regulations to manage TRHs that limit the impact to our community.
  - Limit lakefront TRHs to owner-occupied properties
  - Implement restrictions for non-owner-occupied
  - Implement density requirements
  - Implement additional restrictions for waterfront properties
- Specifies zero-tolerance violations that result in immediate suspension or revocation
- Places our Village residents and community needs above all others.

I believe these are legal because they:

- Permits rentals of 7 or more consecutive days
- Allows at least 180 rental days per year, as required by statute
- Do not impose a municipal-wide ban
- Leaves lawful locations available for TRHs
- Regulates the location and intensity, not the mere act of renting

This approach is consistent with Wisconsin case law and with how other lakefront and residential communities across the State have successfully regulated TRHs.

I believe the goal of our ordinance should be to allow Tourist Rooming Houses only to the extent required by law, while using every lawful tool available to ensure they remain a limited, regulated use and not a substitute for hotels or long-term housing.

My Proposed Ordinance Protections:

#### 1. Definitions & Core Requirements

- Short-Term Rental Definition: Rental of a dwelling for 7–29 consecutive days
- Absolute Minimum Stay: No rental for fewer than 7 consecutive nights
- Annual Rental Day Cap: Maximum of 180 days per consecutive 365-day period  
For purposes of calculating the annual rental day cap, a ‘rental day’ shall mean any calendar day during which the dwelling is occupied overnight by a person other than the owner or the owner’s immediate family, and the owner is not physically present overnight, regardless of whether rental payment is made.

#### 2. Owner-Occupied vs. Non-Owner-Occupied TRHs

- Owner-Occupied TRH: owner maintains their primary residence on-site
- Non-Owner-Occupied TRH: any TRH not meeting the above definition.  
Non-owner-occupied TRHs function more like commercial lodging and warrant stricter regulation.

#### 3. Zoning & Location Controls

- Non-owner-occupied Tourist Rooming Houses shall be prohibited in all residential zoning districts and permitted only within:
  - Mixed-use zoning districts
  - Commercial zoning districts
  - Specifically designated overlay districts expressly established by ordinance
- As a zoning matter, non-owner-occupied Tourist Rooming Houses shall be prohibited on lakefront properties due to heightened public safety, environmental, and neighborhood compatibility concerns.
- The Village may also wish to consider establishing a Lakefront Residential Overlay District to provide additional clarity and enforceability for lakefront regulations. The purpose of such an overlay would be to protect residential character, public safety, environmental resources, and quiet enjoyment in lakefront neighborhoods where lot sizes are small, development is dense, and the impacts of transient occupancy are amplified.

While the recommendations in this letter do not require the creation of an overlay district, adopting one would provide the Village with greater consistency, transparency, and enforcement flexibility.

#### 4. Conditional Use Permit (CUP) Requirement

CUPs provide the Village with flexibility to impose property-specific conditions - such as parking, occupancy, and noise controls - and make enforcement easier, because conditions are formally written into the permit rather than relying solely on general

ordinance provisions. This approach ensures that TRHs operate safely and responsibly, while protecting neighborhood character, lakefront access, and public welfare.

- CUP Required for All TRHs: A Conditional Use Permit shall be required for all TRHs, both owner-occupied and non-owner-occupied.
- Additional Conditions for Non-Owner-Occupied TRHs: The Village may impose more restrictive limits on occupancy, rental days, or operational standards for non-owner-occupied TRHs as allowed under state law.
  - For example, some neighboring communities limit non-owner-occupied TRHs to as few as 30 rental days per year.
- Approval Criteria: A CUP shall be approved only if the applicant demonstrates compliance with all applicable standards, including:
  - Compatibility with surrounding uses
  - Adequate parking
  - Proper spacing from other TRHs
  - Public safety and emergency access
  - History of nuisance or code violations
  - Consistency with the Comprehensive Plan

#### 5. Density, Spacing, and License Caps

- Minimum spacing requirements between TRHs shall not be less than 500 feet
- No more than 5% TRH's allowed per block or zone
- Limit non-owner-occupied TRHs to 3 across the Village
- Special clustering limits for lakefront properties
  - 1 TRH per 1000 linear feet of shoreline
  - No more than 2 TRH's allowed in 10 consecutive homes along the lake or waterfront channels

#### 6. Licensing, Attrition & Non-Transferability

- Annual license expiration and reauthorization
- Licenses do not run with the land
- Automatic termination upon sale or transfer
- Waiting lists when caps are reached
- No permanent grandfathering

#### 7. Occupancy, Parking & Event Limits

- Maximum Occupancy: - 2 persons per lawful bedroom, plus 2 additional persons, not to exceed the maximum occupancy approved in the TRH license or Conditional Use Permit.
- All required parking shall be off-street and located entirely on the licensed premises, except as provided below.
- One (1) on-street parking space may be permitted only if all of the following conditions are met:
  - The street allows legal parking on both sides
  - Adequate on-street capacity exists to serve residents and emergency access

- The allowance is expressly approved as part of the TRH license or CUP.
- Events, parties, weddings, reunions, retreats, or any gathering exceeding the approved occupancy limit are prohibited, whether indoors or outdoors.
- Only registered overnight occupants and their invitees, within the approved occupancy limit, may be present on the premises at any time.
- No TRH shall host events involving paid admission, ticketing, or promotion on social media or rental platforms.
- No portion of a TRH may be used for commercial, instructional, or group activities.

## 8. Lakefront Tourist Rooming House Standards

These additional lakefront-specific standards apply whether or not a Lakefront Residential Overlay District is created, provided they are applied uniformly and objectively to all qualifying lakefront properties. These additional restrictions are needed for lakefront property because:

- Lakefront properties present unique and heightened public safety risks, including drowning hazards, boating accidents, fire risks, and limited emergency access due to narrow lots and shoreline setbacks.
- Noise, light, and activity impacts are amplified over water, traveling farther and affecting a greater number of neighboring properties than in inland residential areas.
- Lakefront lots are typically smaller and homes are located closer together, increasing the likelihood that overcrowding, outdoor gatherings, and unmanaged use will adversely affect neighboring residents.
- Tourist occupancy patterns differ materially from residential occupancy, particularly with respect to late-night activity, alcohol consumption, water access, and group size.
- Lakefront Property Defined  
For purposes of this ordinance, a Lakefront Tourist Rooming House is any Tourist Rooming House that meets one or more of the following criteria:
  1. The property abuts a navigable lake, river, or channel
  2. The property is located within three hundred (300) feet of the ordinary high-water mark of a navigable waterway
  3. The property contains or has access to a pier, dock, boat lift, shoreline access point, or mooring location
  4. The property is subject to shoreland zoning or shoreland setback requirements.
- Enhanced Standards for Lakefront Tourist Rooming Houses  
The following enhanced standards shall apply in addition to all other requirements of this chapter.
  1. Occupancy Limits
    - No Lakefront Tourist Rooming House shall be occupied by more than:
      - Two persons per lawful bedroom, plus 1 additional person,
      - Not to exceed 8 total occupants, regardless of bedroom count.
  2. Quiet Hours & Noise Propagation

- Quiet Hours for Lakefront Tourist Rooming Houses shall be 9:00 p.m. to 8:00 a.m. Central Time.
- No use of outdoor hot tubs allowed during quiet hours.
- Because sound travels farther over water, any noise originating from the property that is audible beyond its boundaries during quiet hours constitutes a violation, regardless of decibel level.
- Noise originating from watercraft, including engines, stereos, shouting, or amplified sound, that is associated with the rental shall be deemed noise occurring on the licensed premises.
- No amplified sound is permitted outdoors, such as on decks, piers, docks, or shoreline areas at any time.

### 3. Waterfront Use Restrictions

- Use of docks, piers, boat lifts, or shoreline areas shall be limited to registered overnight occupants only.
- No gatherings, loitering, or social events may occur on docks or shoreline areas during quiet hours.
- No more than 2 watercraft may be moored, docked, or attached to the property at any time (day use only)
- No commercial watercraft, party barges, or rented pontoon boats may be docked overnight at the property, unless secured in a permanent boat lift.
- Rafts, floating platforms, temporary docks, or other devices intended for group gatherings are prohibited.
- Animals shall not enter the water or shoreline areas of neighboring properties

### 4. Fire & Safety Restrictions

Due to increased fire risk and limited emergency access:

- Bonfires, beach fires, and open shoreline fires are prohibited.
- Fire pits are prohibited where located within forty (40) feet of any shoreline or neighboring lot line.
- Any permitted fire must be actively supervised by a responsible adult at all times and fully extinguished immediately upon completion of use.
- Fires shall not be permitted under conditions where smoke, ash, or embers are likely to enter neighboring properties or structures, including when wind conditions would blow smoke into neighboring windows or living spaces.
- Fireworks, sky lanterns, or airborne ignition devices are prohibited.
- Any violation of this section shall constitute a zero-tolerance safety violation and shall be grounds for immediate license suspension or revocation.

### 5. Environmental & Shoreline Protection

- No litter, refuse, pet waste, or other materials may enter the water or shoreline area.
- Exterior lighting shall be shielded and directed away from the water and neighboring properties.

### 6. Parking, Access & Emergency Clearance

- All required parking shall be off-street and located entirely on the licensed premises.
- Boat trailers must fit fully on-site and shall not encroach on public rights-of-way.
- Driveways, access lanes, and shoreline approaches shall remain unobstructed for emergency access at all times.
- Access to TRH must be available through public access and not cross private neighbor property unless granted and documented as part of the TRH license.

#### 7. Enforcement

- For enforcement purposes, the licensed premises shall include:
  - The dwelling;
  - All yards, decks, patios, shoreline areas;
  - Piers, docks, boat lifts; and
  - Any watercraft associated with the rental while docked or moored.
- Owner Responsibility: The license holder shall be responsible for all conduct of guests, invitees, and animals occurring within the licensed premises, regardless of the license holder's physical presence.

#### 9. Pet Regulations

Pets are allowed in TRHs, but they must be controlled so they do not endanger people, wildlife, or neighboring properties. All pets on a short-term rental property shall be kept under the physical control of a responsible person at all times and shall comply with all municipal leash and animal control ordinances.

- No more than 2 domesticated animals shall be permitted unless otherwise approved by the licensing authority.
- All dogs shall be kept on a physical leash not exceeding 6 feet when outdoors, unless within a fully enclosed fenced area.
- Animals shall not be allowed to roam off the licensed premises.
- Repeated or continuous animal noise, including barking or howling audible beyond the property boundary for more than 10 minutes, shall constitute a noise violation under this ordinance.
- No short-term rental shall allow the presence of any animal that has been designated as dangerous or aggressive by animal control or that poses an immediate threat to persons or other animals.
- The presence of pets shall be disclosed as part of the short-term rental license application. The license holder shall be responsible for ensuring all guests comply with animal control and nuisance regulations.

#### 10. Noise & Neighborhood Impact Regulations

The license holder shall be responsible for all noise and nuisance violations attributable to guests, invitees, or pets, regardless of the license holder's physical presence at the property.

- General Noise: no short-term rental shall create or allow noise, vibration, or disturbance that is audible beyond the property boundary or that unreasonably interferes with the quiet enjoyment of neighboring properties.
- Quiet Hours: 10:00 p.m. to 8:00 a.m. CT, during which any noise audible beyond the property boundary shall constitute a violation.
  - Noise associated with vehicles, including excessive idling, car stereos, slamming doors, revving engines, or boat trailer loading and unloading, that is audible beyond the property boundary during quiet hours shall constitute a violation.
  - Guests shall conduct arrivals and departures in a manner that minimizes noise, including limiting group arrivals, late-night check-ins, early-morning departures, and excessive activity during quiet hours.
  - Excessive noise caused by repeated running, jumping, or heavy foot traffic on decks, docks, stairways, balconies, or similar structures that is audible beyond the property boundary during quiet hours shall constitute a violation.
  - Hot Tubs, Pools, and Fire Pits: Use of hot tubs, pools, fire pits, and similar outdoor amenities shall comply with quiet hours and shall not generate noise audible beyond the property boundary.
- Amplified Sound: The use of amplified sound, including but not limited to speakers, sound systems, televisions, or musical instruments, is prohibited outdoors at all times and indoors during quiet hours if audible beyond the property boundary.
- Outdoor Gatherings: Outdoor gatherings, including but not limited to decks, patios, yards, hot tubs, fire pits, and similar areas, shall not generate noise audible beyond the property boundary during quiet hours.

## 11. Violation Enforcement and Tolerance

### Enforcement

- Certain violations present immediate risks to public safety and therefore warrant immediate suspension or revocation. Zero tolerance safety violations shall be immediately suspended or revoked upon the occurrence of any single violation.
- Escalation Structure of other Violations - 1<sup>st</sup> violation warning, 2<sup>nd</sup> violation fine & potential license suspension and revocation depending on violation severity, 3<sup>rd</sup> violation license suspension or revocation.
- Suspension shall remain in effect pending resolution of any appeal.

### Zero-Tolerance Safety Violations

- Exceeding occupancy by 25% or hosting unauthorized gathering or events beyond licensed limits.
- Violent or Dangerous Conduct on the Premises - Fights requiring police intervention. Use or discharge of firearms. Dangerous drug activity. Violence, Weapons, Drug trafficking
- Aggressive animals - any incident involving an aggressive animal requiring law enforcement or animal control response, such as dog bites or attacks on a human or other animal.

- Using fireworks or sky lanterns
- Alcohol-related incidents involving water access
- Any emergency response related to drowning, fire, or boating incident.
- Interference with emergency response - Blocking fire lanes or hydrants. Failure to provide access codes or keys to emergency responders. Interfering with police, fire, or medical personnel
- Property damage caused by negligent, reckless, or intentional conduct.
- Fire and life-safety violations - Disabled, missing, or non-functional smoke alarms or carbon monoxide detectors and required fire extinguishers. Use of grills, fire pits, or open flames in prohibited areas.
- Operating without a license - owner will not be allowed to apply for a license for 2 full calendar year.
- Fraud or misrepresentation - Fraudulent by providing false or misleading information on a license application, renewal, or inspection. Owner will not be allowed to apply for a license for 2 full calendar years.

## 12. TRH Owner and License Holder Requirements

- Owner Responsibility for Safety and Liability for Guest Conduct  
The license holder is responsible for ensuring that the use of the tourist rooming house does not create a threat to the health, safety, or welfare of neighboring residents or the general public.  
The license holder shall be liable for all conduct occurring on the premises during any rental period, including conduct and violations committed by guests or invitees and animals present on the premises during any rental period.
- License Holder Recordkeeping & Transparency
  - Mandatory logs documenting - the TRH license holder shall maintain accurate and complete records sufficient to demonstrate compliance with this ordinance
    - Dates of occupancy
    - Whether the owner was physically present overnight
    - Number of guests
    - Copies or screenshots of all advertisements, listings, or online postings for the short-term rental
    - A record of any complaints, violations, enforcement actions, and corrective measures taken
    - Records retained for three years
  - Records produced to Village officials within 48 hours upon request.  
Failure to produce records within the required time shall constitute a violation only if the failure is willful or repeated.
- Local Contact Requirement  
A designated local contact shall be available 24 hours per day and shall respond to a verified noise complaint within thirty (30) minutes by phone or in person.

In closing ...

I understand that Tourist Rooming Houses generate some economic activity and may provide funding to organizations such as the Chamber of Commerce. However, tourism funding should not come at the expense of residents' safety, housing stability, or quality of life. If the Village wishes to expand tourism, investment in appropriately located commercial lodging - such as hotels - offers a more sustainable solution than increasing transient occupancy in residential neighborhoods

If there is uncertainty about whether the community supports adopting the most restrictive ordinance allowed under the law, I respectfully request that the Village consider placing this issue on a referendum and allowing residents to vote.

I believe the residents of McFarland want strong protections, clear rules, and enforcement that prioritizes safety and neighborhood livability.

Thank you sincerely for your time, consideration, and service to our community.

Respectfully,

Kathy Carl  
6014 Lake Edge Rd  
McFarland, WI 53558  
[k.carl@charter.net](mailto:k.carl@charter.net)  
608.235.3648

**Dave and Katie Cappozzo**

6018 Lake Edge Rd  
McFarland, WI 53558

February 2, 2026

Dear Members of the Public Safety Committee and Village Board,

We are writing to express our support for the recommendations outlined in the letter submitted by our neighbor, Kathy Carl, regarding revisions to the Village of McFarland's Tourist Rooming House (TRH) ordinance.

We have lived at 6018 Lake Edge Road for the past 12 years and have always valued the stability, safety, and residential character of our lakefront neighborhood. Recently, that character has begun to change. One neighboring property has already incorporated as a short-term rental, and the property on the other side of us is in the process of doing so. Both are expected to be fully operational by this summer, which is when we anticipate the greatest level of disruption.

The prospect of having short-term rentals on both sides of our home is deeply concerning. Lakefront properties are uniquely sensitive to noise, crowding, and safety issues, and these impacts are amplified during peak summer months when rental activity is highest. Increased turnover of occupants, parking congestion, late-night noise, and heavier use of shoreline areas directly affect our ability to enjoy our home and feel secure in our neighborhood.

We believe the Village should use every lawful tool available to regulate Tourist Rooming Houses in a way that prioritizes full-time residents and protects lakefront neighborhoods. We strongly support measures that limit the concentration of TRHs, distinguish between owner-occupied and non-owner-occupied rentals, and establish clear, enforceable standards specific to waterfront properties.

This is not about eliminating short-term rentals entirely. It is about ensuring they remain limited, compatible with residential neighborhoods, and do not overwhelm areas never intended to function as commercial lodging zones. Without stronger protections, the cumulative impact of multiple TRHs in close proximity will fundamentally alter the character and livability of our neighborhood.

We appreciate the Village's thoughtful review of the TRH ordinance and urge you to adopt the strongest protections allowed under state law to safeguard residents, public safety, and the long-term health of our community.

Respectfully,

Dave and Katie Cappozzo

Steven and Shannon Alf

6114 Overlook Drive

McFarland, WI 53558

February 2, 2026

Dear Members of the Public Safety Committee and  
Village Board,

I am writing to provide input in advance of the  
Committee's discussion regarding the review of the  
Village's Tourist Rooming House (short-term rental)  
ordinance.

As the Village evaluates whether the current ordinance  
continues to meet McFarland's needs, I encourage a  
thoughtful and proactive review that considers how short-  
term rentals affect residential neighborhoods across the  
entire community. In recent years, many nearby  
municipalities have adopted clearer and more  
comprehensive local standards governing short-term  
rentals, particularly around location, concentration, and  
day-to-day operations. McFarland's ordinance is  
comparatively less defined, which can unintentionally

make the Village more attractive to outside investors seeking fewer limitations.

Over time, this dynamic has the potential to impact neighborhood stability, housing availability, public safety resources, and enforcement demands throughout McFarland. These considerations are not limited to any one neighborhood or housing type, but affect residential areas Village-wide.

As part of this initial review, I support the Village exploring whether updates or clarifications are warranted and using every lawful tool available under state law to ensure short-term rentals remain compatible with residential neighborhoods and aligned with McFarland's long-term community goals. This discussion does not need to presume a particular outcome, but it is an important opportunity to evaluate whether the ordinance continues to serve residents effectively.

Thank you for your time, consideration, and service to the Village of McFarland. I appreciate the Committee's willingness to engage in this discussion and consider resident input.

Respectfully,

Steven and Shannon Alf

## Cassandra Suettinger

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**From:** k.carl@charter.net  
**Sent:** Sunday, February 1, 2026 7:09 AM  
**To:** Village Clerk; Ken Boyd; Miguel Pena; Alisa Leamy  
**Cc:** Rick Carl  
**Subject:** Re: Input and Recommendations to McFarland Tourist Rooming House Ordinance

Me again - sorry!!! I can't sleep thinking about what is happening to my little quiet street and worrying about the TRH's pushing me out of the house and neighborhood that I love.

From reading the lawyers notes in the packet for Monday's meeting, it sounds like density caps may not be possible 😞 so sadly we will need to address the issues that will come from all the TRH's on my little street with complaints and regulation. (And hopefully with the banned 1–6 day rentals and 180-day consecutive block rental!)

With that, I hope you will consider increasing our violation section to include zero tolerance violations, lake specific requirements and violations, and a fine structure to match the level of severity and reoccurrence of the violation. I've included an example below for lake property TRH's that I believe is legal for your consideration. (Cassandra - can you include this list in the packet plz. 😊)

Thank you again. I can't tell you how much I appreciate you and your efforts to update our ordinance!!! 😊😊😊 THANK YOU from the bottom of my heart....

Kathy

### Example: Lakefront Tourist Rooming House Violations & Penalties

#### A. Applicability

These provisions apply to any Lakefront Tourist Rooming House, defined as a Tourist Rooming House located on or within \_\_\_ feet of the ordinary high-water mark of a navigable waterway or having shoreline access, docks, piers, or watercraft facilities.

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#### B. Lakefront-Specific Violations

##### 1. Occupancy & Gathering Violations

Violation	Fine	License Action
Exceeding approved occupancy	\$500–\$1,000	Citation
Exceeding occupancy by $\geq 25\%$ or hosting an unauthorized gathering on shoreline, dock, or pier	\$1,000–\$2,500	Immediate suspension pending hearing

## 2. Dock, Pier & Shoreline Use Violations

<b>Violation</b>	<b>Fine</b>	<b>License Action</b>
Unauthorized gathering on dock or shoreline	\$500–\$1,000	Citation
Use of rafts, floating platforms, or temporary docks	\$750–\$1,500	Citation
More than permitted watercraft moored or docked	\$500–\$1,000	Citation
Commercial or party watercraft docked overnight	\$1,000–\$2,500	Immediate suspension pending hearing

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## 3. Noise & Quiet Hour Violations (Lakefront)

<b>Violation</b>	<b>Fine</b>	<b>License Action</b>
Audible noise beyond property boundary during quiet hours	\$500–\$1,000	Citation
Amplified outdoor sound at any time	\$750–\$1,500	Citation
Repeated or egregious lakefront noise violation	\$1,000–\$2,500	Suspension or revocation

*Note:* Noise originating from watercraft associated with the rental shall be deemed noise occurring on the licensed premises.

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## 4. Fire, Alcohol & Water Safety Violations (Zero-Tolerance)

<b>Violation</b>	<b>Fine</b>	<b>License Action</b>
Fireworks, sky lanterns, shoreline fires	\$1,000–\$2,500	Immediate suspension
Bonfires or prohibited fire pits	\$750–\$1,500	Immediate suspension
Alcohol-related conduct involving water access	\$1,000–\$2,500	Immediate suspension
Drowning, boating, or water rescue incident tied to rental	\$2,500	Immediate suspension; revocation review

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## 5. Emergency Access & Parking Violations

<b>Violation</b>	<b>Fine</b>	<b>License Action</b>
Blocking fire lanes or shoreline emergency access	\$750–\$1,500	Immediate suspension

Boat trailers or vehicles encroaching ROW	\$500–\$1,000	Citation
Failure to provide access to emergency responders	\$1,000–\$2,500	Immediate suspension

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## 6. Environmental & Shoreline Protection Violations

Violation	Fine	License Action
Litter, refuse, or pet waste entering water	\$500–\$1,000	Citation
Unshielded or excessive shoreline lighting	\$250–\$500	Citation
Animals entering neighboring shoreline	\$250–\$500	Citation

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## C. Escalation & Repeat Violations

- Each day a violation continues constitutes a separate offense.
  - A second violation of the same category within 24 months may result in double fines.
  - Three violations of any kind within a 12-month period may result in license revocation.
- 

## D. Due Process Safeguard (Important)

“Any suspension or revocation imposed under this section shall be subject to written notice and opportunity for hearing in accordance with Village procedures.”

This sentence is critical for legal defensibility.

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## Why this structure works

- ✓ Property-based (lakefront risks)
- ✓ Objective and measurable
- ✓ Proportional penalties
- ✓ Clear escalation
- ✓ Preserves due process
- ✓ Not a zoning ban or density cap

Kathy Carl  
6014 Lake Edge Rd  
McFarland WI 53558

608-235-3648

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**From:** k.carl@charter.net <k.carl@charter.net>

**Sent:** Saturday, January 31, 2026 12:40 PM

**To:** village.clerk@mcfarland.wi.gov <village.clerk@mcfarland.wi.gov>; ken.boyd@mcfarland.wi.gov <ken.boyd@mcfarland.wi.gov>; Miguel.pena@mcfarland.wi.gov <Miguel.pena@mcfarland.wi.gov>; Alisa Leamy <alisa.leamy@mcfarland.wi.gov>

**Cc:** Rick Carl <r.carl@charter.net>

**Subject:** Re: Input and Recommendations to McFarland Tourist Rooming House Ordinance

Hi!

I was just reviewing the packet for Monday's Public Safety Committee meeting and wanted to make you aware of two more neighboring communities with TRH ordinances that include some of the aspects being explored (ex. 180 day limit, 30 day limit for non-owner occupied...) which supports these changes.



Without the same limitations as our neighbors I think we're inadvertently attracting more short-term rentals to our Village - something I think we can agree we want to avoid.

- Middleton: Short-term Residential Rental [Short-term Residential Rental](#)
- Waunakee: Waunakee-Short-Term-Rental-Ordinance [Waunakee-Short-Term-Rental-Ordinance](#)

Thank you again for taking the time to review this!!! My neighbors and I are dreading this summer with all the short-term rentals near our homes... anything you can do to help minimize the impact will be greatly appreciated.

Kathy

Kathy Carl  
6014 Lake Edge Rd  
McFarland WI 53558  
608-235-3648

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**From:** k.carl@charter.net <k.carl@charter.net>

**Sent:** Wednesday, January 21, 2026 10:36 AM

**To:** village.clerk@mcfarland.wi.gov <village.clerk@mcfarland.wi.gov>; ken.boyd@mcfarland.wi.gov <ken.boyd@mcfarland.wi.gov>; Miguel.pena@mcfarland.wi.gov <Miguel.pena@mcfarland.wi.gov>; Alisa Leamy <alisa.leamy@mcfarland.wi.gov>

**Cc:** Rick Carl <r.carl@charter.net>

**Subject:** Input and Recommendations to McFarland Tourist Rooming House Ordinance

Cassandra,

Please find my input and recommendations to our TRH ordinance to include in the Public Safety Committee packet for their next meeting.

Thank you!!! 😊

Ken, Miguel and Alisa,  
As committee chair and Village members on the committee, I am also copying you as my comments are lengthy. 😊  
Thank you for considering!

Sincerely,  
Kathy

Kathy Carl  
6014 Lake Edge Rd  
McFarland WI 53558  
608-235-3648

TO: Cassandra Suettinger, village.clerk@mcfarland.wi.gov

FROM: Christine Olgren, 4518 Bellevue Court, McFarland, WI 53558

SUBJECT: Review of TRH Ordinance, Public Safety Committee Meeting, Feb.2, 2026

DATE: February 2, 2026

I am writing to the McFarland Village Board as a village resident who is concerned about the lack of regulations governing the operation of TRHs (Tourist Rooming Houses) in our community. In my view, regulations serve a critical function in assuring that all parties know the basic rules that apply to the operation of TRHs so they are implemented and maintained appropriately. I live within 500 feet of at least two TRHs, and it currently appears that once a TRH is approved by the Village, local residents have little or no recourse if one creates problems of noise, congestion, safety, maintenance, health, or general operation. In addition, there are no guidelines or ordinances related to the density, or number, of TRHs within a neighborhood. It seems the Village Board can approve as many structures as it wishes, putting at risk a neighborhood's stability, safety, property value, sense of community, and future viability.

It is very important to me to live in a friendly and safe community, and I am happy to have found that in McFarland. I worry that a weak or no ordinance will draw more TRHs to McFarland, upsetting the housing balance. To that end, I urge the committee to review TRH regulations with an eye toward enacting the following:

1. Must be owner occupied for any stays less than 7 days. If the host is not at the home during those stays, then only a total of 30 days of rental are allowed per year.
2. For stays between 7-28 days, no more than 180 days can be operated concurrently as a non-owner occupied dwelling.
3. A TRH density ruling should be developed to protect neighborhoods from being overrun with short-term rentals that endanger stability, safety, public health, and community.

Would you please give the Public Safety Committee members a copy of this memo for their meeting on February 2, 2026 at 6:30. I would appreciate their consideration of my TRH ordinance suggestions.

Thank you,  
Christine Olgren

  
**VILLAGE OF**  
**McFarland**  
**SUMMARY SHEET**

**MEETING DATE:** Monday, February 2, 2026

**SECTION:** Business

**DEPARTMENT:** Police

**CONTACT:** Brian Redman, Police Chief

**AGENDA ITEM:** Discussion and recommendation on an ordinance to impound vehicles operated by reckless drivers.

**PREVIOUS ACTION:**

**ISSUE SUMMARY:**

The Wisconsin Legislature has authorized local governments to allow the impoundment of vehicles operated by reckless drivers. Part of the law requires the local government to have an ordinance granting authority to impound the vehicle.

**FINANCIAL/BUDGET IMPACT:**

None

**VILLAGE PLAN REFERENCE:**

**ORDINANCE REFERENCE:**

**BOARD, COMMISSION OR COMMITTEE RECOMMENDATION:**

**ATTACHMENTS:**

1. 25-xx Reckless Driving

**ORDINANCE 2025-**

**AN ORDINANCE AUTHORIZING THE IMPOUNDMENT OF VEHICLES OPERATED BY RECKLESS DRIVERS.**

Purpose: To permit the impoundment of vehicles operated by reckless drivers.

Sponsor: Brian Redman, Police Chief

Recommended Referral: None

Public Hearing: Not required

**WHEREAS**, reckless driving creates an unnecessary and unacceptable risk to the public; and

**WHEREAS**, the Wisconsin Legislature has authorized local governments to allow the impoundment of vehicles operated by reckless drivers;

**WHEREAS**, the Village Board finds it in the public interest to allow law enforcement to seize and impound vehicles operated by reckless drivers.

**NOW, THEREFORE**, the Village Board of the Village of McFarland, does ordain as follows:

**Section 1.** Article 35 section 11 of the McFarland Municipal Code is created to read as follows:

**35-11 Authority to Impound Vehicles Operated by Reckless Drivers.**

- (a) Law enforcement may impound any vehicle used in the commission of a violation of Wis. Stat. § 346.62 (Reckless Driving), or ordinance adopting the same, at the time of issuing a citation or making an arrest for the offense.
- (b) If a vehicle is impounded pursuant to this section, the vehicle shall remain impounded until the reasonable costs of impounding the vehicle, including towing or other transportation costs, storage costs, and any outstanding fine or forfeiture owed by the owner of the vehicle are paid in full. Upon payment in full, the vehicle will be returned to the owner.
- (c) Upon impounding a vehicle pursuant to this section, a law enforcement officer shall make a reasonable effort to determine if the vehicle has been reported stolen. If the officer determines that the vehicle has been reported stolen, the officer or Police Department shall make a reasonable attempt to contact the owner. If the vehicle was reported stolen, then the vehicle owner may take possession of the vehicle without payment of a fee or charge.
- (d) If a vehicle reported stolen remains unclaimed for more than 60 days after impoundment, the Village may dispose of the vehicle as provided by law.
- (e) If an impounded vehicle was not reported stolen, then the Village may dispose of the vehicle as provided by law if the vehicle remains unclaimed for more than 90 days after the disposition of the charge for which the vehicle was impounded.

**Section 2.** This Ordinance shall take effect upon passage and publication.

The above and foregoing Ordinance was duly adopted at a regular meeting of the McFarland Village Board on the \_\_\_\_ day of \_\_\_\_\_, 2025.

APPROVED:

\_\_\_\_\_  
Stephanie Brassington, Village President

ATTEST:

\_\_\_\_\_  
Cassandra Suettinger  
Deputy Administrator/Clerk

ORDINANCE 2025 –	
MOTION	SECOND
ACTION	DATE
Adopted	
Referred	
Tabled	
Withdrawn	
Defeated	
Published	
INDIVIDUAL VOTING RECORD	
Annen –	Leamy -
Brassington –	Fessler –
Boyd–	Peña –
Prill -	
VOTING RESULTS	
Motion Carried	
Motion Defeated:	

  
VILLAGE OF  
**McFarland**  
**SUMMARY SHEET**

**MEETING DATE:** Monday, February 2, 2026

**SECTION:** Business

**DEPARTMENT:** Police

**CONTACT:** Brian Redman, Police Chief

**AGENDA ITEM:** Discussion and recommendation on an ordinance related to the regulation of hemp related products.

**PREVIOUS ACTION:**

**ISSUE SUMMARY:**

The Police Department would like to enact an ordinance to prohibit the sale of hemp-derived THC products to persons under the age of 21.

**FINANCIAL/BUDGET IMPACT:**

None

**VILLAGE PLAN REFERENCE:**

**ORDINANCE REFERENCE:**

**BOARD, COMMISSION OR COMMITTEE RECOMMENDATION:**

**ATTACHMENTS:**

1. 25-xx Sale of Hemp Products to 21 and under

**ORDINANCE 2025-**

**AN ORDINANCE TO PROHIBIT THE SALE OF HEMP-DERIVED THC PRODUCTS TO PERSONS UNDER AGE 21.**

Purpose: To prohibit the sale of hemp-derived THC products to persons under the age of 21.

Sponsor: Brian Redman, Police Chief

Recommended Referral: None

Public Hearing: Not required

**WHEREAS**, THC products derived from hemp are sold in the Village, including THC infused beverages and food products; and

**WHEREAS**, currently these products are available for minors and young adults to purchase, in part because the state and federal governments do not currently restrict these sales;

**WHEREAS**, many of the THC products derived from hemp are not regulated for safety purposes, and there is a public health and safety concern regarding the safety and regulation of these products and the potential harmful impact they may have on children and young adults.

**NOW, THEREFORE**, the Village Board of the Village of McFarland, does ordain as follows:

**Section 1.** Article 11-XIII of the McFarland Municipal Code is created to read as follows:

**11-500. Definitions**

As used in this Article:

“Hemp Product” means any ingestible product, including, but not limited to, beverages, beverage additives, gummies, candies, other edible food items, along with products that that may be smoked or vaped, that contain any measurable amount of any of the following:

- a. Delta-9 THC (Tetrahydrocannabinol);
- b. Delta-8 THC (Tetrahydrocannabinol);
- c. Delta-10 THC (Tetrahydrocannabinol);
- d. CBD (Cannabidiol);
- e. Any isomer derived from THC (Tetrahydrocannabinol);
- f. HHC (Hexahydrocannabinol);
- g. HHC-O (Hexahydrocannabinol acetate);
- h. THCA (Tetrahydrocannabinolic acid);
- i. THC-O (Tetrahydrocannabinol-O-acetate);
- j. THCP (Tetrahydrocannabiphorol);
- k. THCV (Tetrahydrocannabivarin);
- l. Any product in which the packaging for said product states that the product contains any of the compounds listed above in paragraphs a. through k.

- m. Any other cannabinoid or cannabinoid derivative that produces intoxication when consumed.

**11-501. Sale of Hemp Products to Persons Under 21 Prohibited.**

- (a) No person, business or other entity may sell or give any Hemp Product to any person under the age of 21 unless the Hemp Product is prescribed by a licensed medical provider and proof of the prescription is made available to the seller or provider prior to sale.
- (b) A retailer shall perform an identification check of any person who appears to be under the age of 21 attempting to purchase any Hemp Product. Acceptable forms of identification are an official identification card issued by the State of Wisconsin or any of the identifications acceptable for proof of age under Wis. Stat. § 125.08, including a U.S. Passport or military identification.

**11-502. Possession of Hemp Products by Minors Prohibited.**

- (a) No person under the age of 21 may possess any Hemp Product unless prescribed by a licensed medical provider, except as provided in paragraph (b).
- (b) A person under the age of 21 may temporarily possess a Hemp Product as part of the individual's duties as an employee of any retail establishment that sells Hemp Products.
- (c) No person under the age of 21 may falsely represent his or her age for purposes of receiving any Hemp Product.

**11-503. Display of Hemp Products.**

- (a) A retailer of Hemp Products shall conspicuously post a sign in each area within their premises where any Hemp Products are sold stating that the sale of any such product to any person under the age of 21 is unlawful by Village of McFarland Ordinance.
- (b) All Hemp Products displayed for sale shall be displayed from behind a service counter or glass counter so that no person may access the Hemp Product without assistance of an employee of the business.

**11-504. Retailer Liability.**

A retailer of Hemp Products is liable for violations of section 11-501 of this Article that occur in the retailer's business establishment, in addition to the liability of the employee or other staff member who physically sells the Hemp Product to a minor.

**11-505. Penalties.**

- (a) A forfeiture of between \$200 to \$500 shall be imposed on any person, business or other entity violating section 11-501 of this Article.
- (b) A forfeiture of between \$50 to \$100 shall be imposed on any person violating section 11-502 of this Article.
- (c) A forfeiture of between \$200 to \$500 shall be imposed on any person, business or other entity violating section 11-503 of this Article.

**Section 2.** This Ordinance shall take effect February 1, 2026 and upon publication.

The above and foregoing Ordinance was duly adopted at a regular meeting of the McFarland Village Board on the \_\_\_\_ day of \_\_\_\_\_, 2025.

APPROVED:

\_\_\_\_\_  
Stephanie Brassington, Village President

ATTEST:

\_\_\_\_\_  
Cassandra Suettinger  
Deputy Administrator/Clerk

ORDINANCE 2025 –	
MOTION	SECOND
ACTION	DATE
Adopted	
Referred	
Tabled	
Withdrawn	
Defeated	
Published	
INDIVIDUAL VOTING RECORD	
Annen –	Leamy -
Brassington –	Fessler –
Boyd–	Peña –
Prill -	
VOTING RESULTS	
Motion Carried	
Motion Defeated:	

  
VILLAGE OF  
**McFarland**  
**SUMMARY SHEET**

**MEETING DATE:** Monday, February 2, 2026

**SECTION:** Business

**DEPARTMENT:** Police

**CONTACT:** Brian Redman, Police Chief

**AGENDA ITEM:** Discussion and recommendation of removal or modification of ordinance 35-283 Registration of Bicycles.

**PREVIOUS ACTION:**

**ISSUE SUMMARY:**

The Police Department has changed its procedure for the registration of bicycles. The new system is online and there is no charge for the service and no sticker issued that would be affixed to the bicycle. The ordinance is outdated and would need to be modified or deleted as it is no longer applicable.

**FINANCIAL/BUDGET IMPACT:**

None

**VILLAGE PLAN REFERENCE:**

**ORDINANCE REFERENCE:**

35-283 Registration of Bicycles

**BOARD, COMMISSION OR COMMITTEE RECOMMENDATION:**

**ATTACHMENTS:**

1. Ordinance 35 283 Registration of Bicycles

### **35-283 Registration Of Bicycles**

1. *Required.* No Village resident shall operate a bicycle upon any street within the Village unless such bicycle shall have been properly registered as hereinafter provided.
2. *Registration forms.* Every Village resident owning or operating any bicycle within the Village shall, within ten days of the acquisition of such bicycle, file with the Village Police Department, or the agent designated by the Village Board, a complete description of such bicycle upon a form to be provided for this purpose. Such filing shall constitute a registration of such bicycle for the purposes of this Chapter. Such registration shall be serially numbered and be kept on file by the Village Police Department in its office as a public record.
3. *Identification tag.* Immediately upon registration of a bicycle by the Police Department, the Police Department shall issue to the owner of such bicycle an identification tag serially numbered to correspond with the registration of such bicycle. Such tag shall be affixed to the side of such bicycle's downpost so that it is visible from the side and shall be kept reasonably clean at all times. It shall thereafter remain affixed to such bicycle unless the owner transfers such bicycle to another person. The fee established by the Village Board from time to time and provided in Appendix A to this Code for the registration of a bicycle shall be charged. No person shall willfully remove, deface or destroy any such identification tag.
4. *Term of registration.* The registration of a bicycle shall continue for an indefinite term unless the owner of the bicycle transfers the bicycle's ownership to another person. Upon transfer, the provisions of Subsection (b) of this Section shall apply to the transferee.
5. *Bicycles to be in safe mechanical condition.* The owner of each registered bicycle shall maintain such bicycle in a reasonably safe mechanical condition.

(Code 1998, § 10-2-9; Ord. No. 99-02, § 9, 1-11-1999; Ord. No. 2006-01, § 4, 2-23-2006)