

Hey Wes,

I found this rummaging around the internet re:rooming houses, etc. It's from the muni code for Chippewa Falls, WI. A bit more than we may need with the proposed shared space ZTA, but definitely worth a look into a few issues we may need to discuss Monday evening. I'm not necessarily against what is being proposed, but I believe we need to narrow the parameters of how the use is defined in the C-district. Trying to come up with certain ratios of persons to enclosed living space square footage; bathing/toilet facilities per #of persons; kitchen/cooking facilities per # of persons etc, makes more sense to me, but coming up with reasonable numbers to plug in won't be easy. I'm having a hard time imagining how 95 persons could co-exist in the ~7400 sq.ft "Pledger Palace". Hitting the right compromise between helping the seasonal worker housing shortage and maintaining the integrity of our land use plan for our *town's* residents will be the challenge.

Talk to you in the AM.

Andy

----- Forwarded message -----

From: **Andy Ward** <[andyward147@gmail.com](mailto:andyward147@gmail.com)>

Date: Wed, Jul 13, 2022 at 8:39 PM

Subject: Chippewa Falls regs

To: Andy Ward <[andyward147@gmail.com](mailto:andyward147@gmail.com)>

## **21.700 - ROOMING HOUSE, DORMITORY ROOMS, ROOMING UNITS .**

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No person shall operate a rooming house or shall occupy or let to another for occupancy any dormitory room and or rooming unit in any rooming house, which is not in compliance with this Code. No owner or other person shall occupy or let to another person any rooming unit or dormitory room unless it is clean and sanitary and complies with all applicable requirements of the City, including the following:

21.701 No person shall operate a rooming house with more than 2 roomers unless he holds a valid temporary rooming house permit or a rooming house license issued by the Health Officer in the name of the operator and for the specific dwelling or dwelling unit. This permit or license shall be displayed in a conspicuous place within the rooming house at all times. No such permit or license shall be transferable. Every person holding such a permit or license shall give notice in writing to the Health Officer within 48 hrs. after having sold, transferred,

given away or otherwise disposed of ownership of, interest in or control of any rooming house. Such notice shall include the name and address of the person succeeding to the ownership or control of such rooming house.

21.702 Within 60 days after the adoption of this Code anyone renting to more than 2 roomers in a dwelling shall make application to the Health Officer for a temporary permit for the operation of a rooming house. Within 6 months after the time the temporary permit was taken out a license as indicated in [21.1100](#) shall be obtained.

21.703 At least one flush water closet, lavatory basin, and bathtub or shower, properly connected to a water and sewer system approved by the Health Officer and in good working condition, shall be supplied for each 7 persons or fraction thereof residing within a rooming house, including members of the operator's family wherever they share the use of the said facilities provided:

(1)

That in a rooming house where rooms are let only to males, flush urinals may be substituted for not more than one-half the required number of water closets.

(2)

That all such facilities shall be so located within the dwelling as to be reasonably accessible from a common hall or passageway to all persons sharing such facilities.

(3)

That every lavatory basin and bathtub or shower shall be supplied with heated and unheated water under pressure at all times.

21.704 The following provision shall apply in all rooming houses:

(1)

Communal cooking and dining facilities in a rooming house not accommodating transients are prohibited unless some person or persons are responsible for the food service facilities and that the facilities are reasonably in accord with the major provisions of Chapter H 96 of the Wisconsin Administrative Code on Restaurants and that such facilities are approved by the Health Officer in writing. However, all tourist rooming houses serving meals as defined in Chapter H 95 of the Wisconsin Administrative Code on Hotels and Tourist Rooming Houses shall obtain a restaurant license.

(2)

Access doors to rooming unit shall have operating locks to insure privacy.

21.705 Whenever bed linen and towels are furnished by the operator as part of the rental agreement with a room occupant the operator shall change the bed linen and towels at least once a week, and prior to the letting of the room to the occupant, and the operator shall be responsible for the maintenance of all such bedding and towels in a clean and sanitary manner. The occupant or occupants of a room in a rooming house shall be responsible for maintaining the room in a clean and sanitary manner unless it is stated in the lease that the operator is responsible.

21.706 The operator of every rooming house shall be responsible for the sanitary maintenance of all walls, floors and ceilings, and for maintenance of a sanitary condition in every other part of the rooming house and shall be further responsible for the sanitary maintenance of the entire premises where leased or occupied by the operator.

21.707 Every room in a rooming house used for living or sleeping purposes shall comply with all the requirements of this Code pertaining to a habitable room.

21.708 Every room occupied for sleeping purposes by one person shall contain at least 70 square feet of floor space, and every room occupied for sleeping purposes by more than one person shall contain at least 50 square feet of floor space for each occupant thereof; every such room shall also contain at least 4 square feet of floor-to-ceiling height closet space per occupant thereof; or if it is lacking, in whole or in part, an amount of space equal in square footage to the deficiency shall be subtracted from the area of habitable room space used in determining permissible occupancy except that in a dormitory room said closet space may be provided in another portion of the rooming house.

21.709 Every rooming unit shall have access to 2 or more safe, unobstructed means of egress with minimum head room of 6'6", leading to safe and open space at ground level, or as otherwise provided by the law of this state and the City. Rooming units which are above the first story will be permitted to use a secondary exit which utilizes a flat room deck or platform supported by columns or brackets and is provided with a 3'6" high protective rail together with an intermediate rail. This platform shall be of a size which will permit a 90° swing of the door outward. The floor of the platform or roof edge may not exceed an elevation of 10' above the ground level.

21.710 Structurally sound handrails shall be provided on any steps containing 4 risers or more. If steps are not enclosed, handrails and balusters spaced not more than 6 inches apart shall be provided. Porches and/or balconies located more than 3 feet higher than the adjacent areas shall have structurally sound protective handrails 42 inches high and, if unenclosed, balusters spaced no more than 6 inches apart shall also be provided