

**PIERCE COUNTY WISCONSIN**  
**DEPARTMENT OF LAND MANAGEMENT & RECORDS**  
PLANNING, ZONING, SURVEYING & GIS  
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MINUTES - Pierce County Land Management Committee Meeting, February 16, 2022, in-person meeting for committee/staff, remote meeting for applicants/public.

Present: Jon Aubart, Joe Fetzer, Neil Gulbranson, Jeff Holst, and Eric Sanden

Others: Andy Pichotta, Brad Roy, and Shari Koehler

Chairperson Joe Fetzer called the Pierce County Land Management Committee meeting to order at 6:00pm in the County Boardroom.

Next meeting dates: March 2<sup>nd</sup> & 16<sup>th</sup>, April 6<sup>th</sup> & 20<sup>th</sup>, 2022.

Approve Minutes from the January 5, 2022 Land Management Committee meeting: **Gulbranson moved to approve the Land Management Committee minutes from January 5, 2022/Sanden seconded. All in favor. Passed.**

**Discuss take action on a request for renewal of a conditional use permit for a Resort in the General Rural Flexible and Commercial Districts, pursuant to Pierce county Code §240-39G, for Big Dog Daddy's Roadhouse LLC, John Grabrick, owner, on property located in part of Government Lot 3, in Section 7, T24N, R17W, Town of Isabelle, Pierce County, WI.**

**Staff Report – Brad Roy:** The applicant is requesting to renew a CUP for a Resort. The resort will operate year-round and include 42 campsites, 24 cabins, a support structure with bathrooms and showers, and infrastructure (new roads, septic, electrical and water services). No cabins or campsites have been constructed at this time. The applicant has removed vegetation and prepared the site for utility installation. Campsite utilities are planned to be installed this spring and the applicant intends to open this summer. There was an issue with the lot line and the applicant bought some property from the DNR. That addressed any issues there. A Bar and Grill and mobile home (applicant's residence) are located on the property. The Bar and Grill was destroyed in a fire. The applicant is in the process of building a new Bar and Grill on the site. The portion of the property containing the Bar and Grill was recently rezoned to Commercial. The definition of Resort is listed in the staff report. Surrounding land uses are the Red Wing Airport to the north, railroad right-of-way to the south, vacant DNR property to the east and residential to the west. The proposed design is for camping cabins to line the exterior west, south and east borders of the property. The 42 campsites will be in the interior area. Interior roads will have a minimum width of 26 feet. The applicant is proposing two styles of cabin. One style of cabin will have full bathroom and kitchenette. The other style will be a sleeping cabin. The applicant received a Land Use Permit to construct a shed in 2016. The structure was permitted to only be used for storage. The applicant intends to use this structure for the resort bathrooms and showers. He will need to get commercial plan approval. Pierce County Code 184 regulates campground under the Public Health Department. The applicant is working with the Public Health Department to receive all necessary permits prior to beginning operations. Brad spoke with the Environmental Officer in Public Health and he believes everything is in on their end. They are just waiting for the campground to open to receive final approval. There is an existing sanitary system and holding tank; the applicant intends to update the systems to satisfy current state codes and use it for the resort. Phase 1 of the plan includes construction of 17 campsites. Further development of campsites and cabins will occur based on demand. Staff contacted the Town of Isabelle Chairperson regarding the renewal, he had no concerns. A screening plan will need to be completed as required by Condition #4. The existing conditions are listed in the staff report #1 - #9.

**Staff Recommendation:** Staff recommends the Land Management Committee consider whether any additional conditions are necessary to protect public health and safety, or the character of the area. If not, staff

recommends the Land Management Committee renew this conditional use permit for a Resort with the following conditions with no recommended changes:

1. The resort shall be conducted as described in the application, unless modified by a condition of this permit.
2. A survey of all property lines, existing structures, and setbacks for cabins and campsites shall be completed. Land Management Department staff shall verify side yard setbacks and minimum campsite dimension requirements prior to campground operation.
3. State Plan approval for the required improvements to the sanitary dump station, holding tank, and sewer services, as well as associated service contracts and contact information, shall be submitted to the Land Management Department prior to construction.
4. If the applicant does not own the neighboring property to the west, a Screening Plan shall be submitted to the LMC for approval. Any required screening shall be established prior to resort operation.
5. Internal roads, camping pads, and water and sanitary improvements shall be constructed or implemented prior to operation of the resort. Staff shall be contacted to verify prior to operation.
6. All advertising signage shall comply with the Pierce County Zoning Code.
7. The applicant shall comply with the following conditions, numbers 4, 6, 7, 10, 11, and 12, as modified, as recommended conditions of Town of Isabelle dated December 18, 2017 unless specifically modified by another condition of this CUP.
  4. Fires are allowed in fire rings and grill only. All fires shall not be left unattended and all fires shall be extinguished before being left unattended.
  6. Excessive noise is inconsiderate to fellow campers and of the general residences of the areas near the campground and bar area. Noise levels shall not exceed 80 decibels, DBs, at the property lines of Parcel #014-01019-0700 (applicant parcel) at any time. Additionally, the noise level shall not exceed 55 DBs, 200 feet west of the West property line of parcel #014-01019-0700 which is the west property line of parcel #014-01018-0910 (neighboring residential parcel). In addition, noise levels shall not exceed 70DBs (with the exception of air conditioners) at the property lines of Parcel #-14-01019-0700 for a time duration of eight (8) hours commencing at 10pm each day of the week except Friday and Saturday. The start time of the 70DB limitation on Friday and Saturday shall be no later than 11pm.
  7. Fireworks shall not be permitted at any time on Parcel #014-01019-0700.
  10. The warm weather camping season shall run from May 1<sup>st</sup> through October 31<sup>st</sup>. Approved electric, sewer and water hookups shall be provided during the warm weather camping season for each campsite as shown in Exhibit B. Cold weather camping shall be permitted if and only if permanent restrooms as defined by applicable Wisconsin Codes are operational. Year round residences shall not be permitted at the designated campsites and cabin sites.
  11. The maximum number of campsites including cabin sites as shown in Exhibit A shall be limited to 66.
  12. Applicant shall provide an annual status report to the Town of Isabelle.
8. Applicant understands that expansion or intensification of this use will require issuance of a new conditional use permit. If the applicant has questions as to what constitutes an expansion or intensification, Land Management Staff should be contacted.
9. This permit shall expire in one year.

John Grabrick stated we actually were going to open the campground last year but unfortunately, we had the incident on June 13<sup>th</sup> that took the bar. Actually, the building right now, we got a good start on it. The pavilion was our last anchor building for utilities. Now that that is in and almost finished, the utilities are ready to go in as soon as the frost permits. We have a contract with Hoyer Well Drilling to do the water line and the new well. We have a contractor to do the main feed for the electrical wiring. That portion will take place as soon as the Bar & Grill opens. We want to do one Grand Opening this spring. We are putting up a facility that he thinks will knock everybody's socks off. We want to make sure this thing comes on line the way it should. The screening plan, he did have Brad out here one time and they discussed where he would be putting a fence and they are going to augment that with some vegetation. Not so much to screen the campground from the neighbors to the west but to quiet our campground from the neighbors on the west because they have young children who spend all day outside, screaming and yelling and he wants to block that off from the peace and quiet of their campground. Chairperson Fetzer stated it sounds like you are well on your way, John. Mr.

Grabrick stated they are, they have put a lot of time and effort, a lot of planning, a lot of resources in to it. The plan had always been to rebuild the front part of the bar. Unfortunately, nature and the good lord had a little different plan for us so we are putting a whole new facility up.

**Holst moved to approve the renewal of the conditional use permit for a Resort for Big Dog Daddy's Roadhouse LLC, John Grabrick, with conditions #1 - #9/Sanden seconded. All in favor. Passed.**

**Discuss take action on Travel/Training Requests.** Pichotta stated he has no travel/training request this evening.

#### **Departmental Update and Future Agenda Items**

Pichotta stated we have two things coming up. We have to do an update to the Farmland Preservation Plan which we last did in 2013 so we need to have a new plan adopted by the end of 2023. He will be bringing forth a request to authorize staff to apply for a grant to offset the costs of staff doing that. There really is no timeframe associated with that as there is no deadline on applying for funds.

Then the other thing is we have the Outdoor Recreation Plan, we have a draft of it, that was done by Mississippi River Regional Planning Commission. He anticipates we will probably be ready to adopt that within the next few months. He doesn't anticipate that we will be meeting too many times in the next month or two.

**Motion to adjourn at 6:10pm by Aubart/Sanden seconded. Motion passed.**

Respectfully submitted by S. Koehler