

STAFF REPORT LAND MANAGEMENT COMMITTEE

Land Management Committee Meeting, February 16, 2022

Agenda Item 4

Applicant: John Grabrick, Big Dog Daddy's Roadhouse LLC

Request: CUP Renewal - Resort

Background:

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.

In 2019, a survey of the site was completed and it was determined that there was a discrepancy with the existing fence line and east property line. In 2020, the applicant purchased a thirty-foot strip of land from the neighboring property owner to the east (WDNR).

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.

Issues Pertaining to the Request:

- The property is located in the NE ¼ of Section 7, T24N, R17W in the Town of Isabelle. Parcel is five acres and has two zoning districts. The northern portion containing the volleyball courts and the bar and grill is zoned Commercial and the remaining property is zoned General Rural.
- Resort is defined as: A facility for transient guests where the primary attraction is generally on-site recreational features or activities and may include multiple related uses managed as one operation.
- 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 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'. 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.
- 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.
- 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.
- The applicant is constructing a pavilion near the volleyball courts.

Applicant: Grabrick
Resort Renewal
February 16, 2022

- Staff contacted the Town of Isabelle Chairperson regarding this request, he had no concerns about renewing this permit.
- A screening plan will need to be completed as required by Condition #4.
- The existing conditions are:
 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. The burning of garbage, plastic, glass, cans or other recyclable items shall not be permitted. To minimize the spread of diseases, firewood shall be purchased locally. Locally is defined as within a 25 mile radius of the site not including the State of Minnesota.
 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 55DBs 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 #014-01019-0700 for a time duration of eight (8) hours commencing at 10 pm each day of the week except Friday and Saturday. The start time of the 70 DB limitation on Friday and Saturday shall be no later than 11 pm.
 7. Fireworks shall not be permitted at any time on Parcel #014-01019-0700.
 10. The warm weather camping season shall run from May 1st through October 31st. 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

Applicant: Grabrick
Resort Renewal
February 16, 2022

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 in one year.

Staff Recommendation:

Staff recommends that 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:

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. The burning of garbage, plastic, glass, cans or other recyclable items shall not be permitted. To minimize the spread of diseases, firewood shall be purchased locally. Locally is defined as within a 25 mile radius of the site not including the State of Minnesota.
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 55DBs200 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

Applicant: Grabrick
Resort Renewal
February 16, 2022

of Parcel #014-01019-0700 for a time duration of eight (8) hours commencing at 10 pm each day of the week except Friday and Saturday. The start time of the 70 DB limitation on Friday and Saturday shall be no later than 11 pm.

7. Fireworks shall not be permitted at any time on Parcel #014-01019-0700.
 10. The warm weather camping season shall run from May 1st through October 31st. 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.







Submitted By: Brad Roy, Zoning Administrator

Land Management Committee

BIG DOG DADDY'S ROADHOUSE LLC
(February 16, 2022)

CUP RENEWAL - RESORT

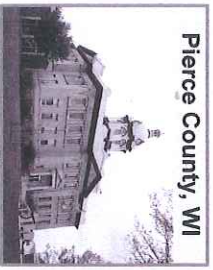
Legend

-  Dwellings
-  Resort CUP
-  Parcels
-  Contours (10ft)
-  100 Yr Floodway/ No Base Elev. Det
-  Red Wing Airport

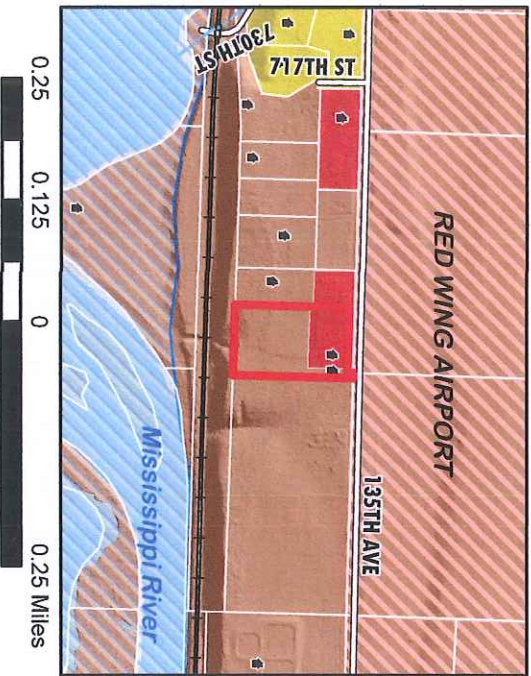
Zoning

-  Commercial
-  General Rural
-  Rural Residential - 20

Orthophotography - 2021 Pierce County



Prepared by the Department of Land Management



Site Location
W7037 135TH AVE
TOWN OF ISABELLE

