

Minutes
Forest County Public Hearing
(Breakaway Bay Properties LLC – Short-term Rental)
Thursday, January 5, 2023
Forest County Boardroom – Room 107

1. **Call to Order:** The hearing was called to order by Chairperson Ron Karl at 5:24 p.m.
2. **Roll Call:** The roll was called, present were Ron Karl, Mike Miller, Scott Goode, and Lloyd Fulcer. Absent: Brian Piasini
Others present: Jeannie Fannin, Zoning Administrator and Sandy Beauchaine, Zoning Administrative Assistant.
Members of the public included Tina Schulist, Curt Haga, Brad Kupfer, Kathy Kupfer, and Brian King.
3. **Approval of Agenda:** Motion to approve the agenda by Scott Goode, second by Lloyd Fulcer. All present voting (AYE). Motion carried.
4. **Confirm Compliance with Open Meeting Requirements:** The confirmation of compliance was given by Sandy Beauchaine (Zoning Administrative Assistant). Neighbors within 300 feet from Breakaway Bay Properties LLC were notified by mail, Public Hearing posted at Courthouse on the east and west side of building, and Public Hearing notice was emailed to the Forest Republican.
5. **Inform the Public of Hearing Procedures (time for each speaker):** Ron Karl informed the public that each speaker would be allowed 5 minutes.
6. **Open the Public Hearing:** Motion to open the public hearing by Mike Miller, second by Lloyd Fulcer. All present voting (AYE). Motion approved.
7. **Reading of the Application:** The application and notice were read by Sandy Beauchaine.
8. **Applicants Presentation:** Applicant Tina Schulist was present. Schulist informed the committee that Breakaway Bay Properties LLC are requesting a conditional use permit to operate a short-term rental on the property located at 540 Flintridge Lane in the Town of Nashville. Schulist informed the committee that Breakaway Properties has been registered with The State of WI Department of Revenue, permitted with the Town of Nashville, and had a Lodging Inspection Report done.
9. **Counties Presentation:** Sandy Beauchaine informed the Committee and public that the property is zoned Shoreland Residential Recreation, is 0.863 acres, and has two (2) cabins on the property. Occupancy in the cabin with the holding tank is limited to 8 people, due to the size of the septic system. Occupancy in the second cabin is limited to the requirements of DATCP, due to the unknown size of the septic system. The system will need to be inspected/pumped yearly.
10. **Comments from the public:** Brad Kupfer asked the committee on the size of the holding tank, and concerns on the number of individuals allowed. Fannin informed the public that the holding tank is 2000 gal, and is sized for a 4-bedroom. Brad Kupfer said he is concerned about the unknown septic system and how often would that need to be

inspected/pumped. Fannin informed Kupfer that Breakaway Bay Properties will have to follow all requirement and conditions through DATCP. Schulist informed committee that the holding tank will be pumped as required by DATCP and the County Zoning office, and that anything after 3 days will be pumped.

11. **Comments from the Town:** None
12. **Final questions from the Committee:** Miller asked Fannin how often is the POWTS requirement needed. Fannin informed Miller it is every 3-years and that the cabin with the HT also has an alarm on it that would alert when the tank is full and needing to be pumped. There were no other questions from the committee.
13. **Entertain a Motion to Close the Public Hearing:** Motion by Mike Miler to close the public hearing, second by Lloyd Fulcer. All present voting (AYE). Motion carried.
14. **Deliberation and Decision:** Motion by Scott Goode to approve the request for a Conditional Use permit for Breakaway Bay Properties LLC – short-term rental for 540 Flintridge Lane, in the Town of Nashville, with the following conditions:
 - No parking on street
 - Garbage must be kept in container away from animals.
 - Quite time: 10 pm – 7 am
 - Maintain DATCP License
 - Pay all rental taxes
 - Follow the Forest County Association of Lake Courtesy Code
 - No signage
 - Pets must be kept on leash, not running freely, or left unattended
 - No fireworks
 - There are two (2) cabins on this property;
 - Occupancy in the cabin with the holding tank is limited to 8 people, due to the size of the septic system.
 - Occupancy in the second cabin is limited to the requirements of DATCP, due to the unknown size of the septic system. The system will need to be inspected/pumped yearly.

second by Mike Miller. All present voting (AYE). Motion carried.
15. **Adjourn:** Motion to adjourn by Lloyd Fulcer, second by Mike Miller. All present voting (AYE). Motion carried. Meeting adjourned at 5:40 p.m.

Submitted by: _____