

**Minutes**  
**Forest County Public Hearing**  
**(High Waters Lodge LLC – Short-term Rental)**  
**Thursday, January 5, 2023**  
**Forest County Board Room, Room 107**

1. **Call to Order:** The hearing was called to order by Chairperson Ron Karl at 4:30 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 Mike Hullar, Ryan Lang, Art Seidl, Curt Haga, Brad Kupfer, Kathy Kupfer, Brian King, and Tina Schulist.
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. Neighbors within 300 feet from High Waters Lodge 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 Scott Goode. All present voting (AYE). Motion carried.
7. **Reading of the Application:** The application and notice were read by Sandy Beauchaine.
8. **Applicants Presentation:** Applicant Mike Hullar, and Ryan Lang, were both present.
9. **Counties Presentation:** Sandy Beauchaine informed the Committee and public that the property is zoned Shoreland Residential Recreation, is 0.639 acres, and the septic system is sized for 3-bedrooms.
10. **Comments from the public:** Brad Kupfer address concerns about the following: number of renters, parking overflow, garbage, noise issues, and most of all the septic system. Kathy Kupfer address concerns about the following: number of renters on Bartz Bay Road (total of 9), number of renters, fishing on the lake, and most concerning of all, the septic system. Art Seidl address his concerns about the following: the number of VRBOs' on Bart Bay Road. Fannin informed the everyone at the Public Hearing that the committee cannot set conditions on any VRBO prior to 2018. Brad Kupfer asked if he could email a list of the current VRBOs on Bartz Bay Road. Fannin said he can, but to make sure they are after 2018, since that is when it came into Zoning. Sandra Beauchaine (Zoning Administrative Assistant) read out loud a letter that was received from Howard Martin and his concerns about the following: size of the septic system, size of the dumpster. Beauchaine read another letter that was received from Noah and Melinda Peterson and their concerns about the following: number of guests, large parties, trespassing, unsafe boating, an

attempted break in to their home, and the size of the septic system. Beauchaine informed everyone at the Public Hearing that all correspondences, and emails were given to the Committee for review prior to the Public Hearing.

11. **Comments from the Town:** None

12. **Final questions from the Committee:** Miller asked the owners of High Waters Lodge LLC if they police the property or individuals that will be renting out the property. Hullar informed committee that they have not had any issues, and that they address everything immediately. Hullar handed out to the committee the High Waters Lodge Visitors Guide that is placed throughout the residence for renters. Within the visitors guide there are several contact numbers, garage rules, fire-pit rules, lake rules for boating & kayaking. Hullar also informed the committee that they do not allow pets or fireworks.

Hullar did inform the committee that at one point and time he is going to add onto the septic system so that it will accommodate 12 people. Fannin said that when this process starts, Hullar will need to amend the conditional use permit (CUP), and to contact the office so the changes can be made to the CUP.

13. **Entertain a Motion to Close the Public Hearing:** Motion by Mike Miller to close the public hearing, second by Scott Goode. All present voting (AYE). Motion carried.

14. **Deliberation and Decision:** Motion by Mike Miller to approve the request for a Conditional Use permit for High Waters Lodge LLC – short-term rental for 9304 Bartz Bay Road, in the Town of Nashville, with the following conditions:

- No parking on street
- Garbage must be kept in container away from animals.
- Quiet 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
- Occupancy is limited to 6 people, due to the size of the septic system

second by Lloyd Fulcer. All present voting (AYE). Motion carried.

15. **Adjourn:** Motion to take a 5-minute break by Ron Karl, and then open up the next public hearing for Breakaway Bay Properties LLC.

Submitted by: \_\_\_\_\_