Members Present: David Willingham, Phil Schneider, Karl Fisher and Kathy Mai. Staff Present: CeCe Tesky and Yvonne Johnson.

Vice-Chair Mai called the public hearing to order at 3:07 P.M. The purpose of the public hearing was a conditional use request to allow a short term rental cabin on the following described real estate:

A parcel in Gov’t lot 1, Section 31, T33N, R6W. W9363 Silver Spring Road.

Property owner: Dale and Cheryl Dixon
27258 273rd Ave.
Holcombe, WI 54745

Tesky read the notice of public hearing which was posted per the requirements of a Class (2) notice. The town clerk, DNR and owner were notified by Certified Mail and neighboring property owners within 500’ were notified by First Class Mail. Tesky explained that we have the application which was signed by the township.

Chairman Willingham asked for anyone in favor of the request. Dale Dixon was present. He explained that it is an existing 3 bedroom cabin which he plans to rent out weekly. He would get the license from the Department of Health. He felt it would rent approximately 6-15 weeks out of the year based on comparable uses in the area. He wanted to have a quieter place that a family could rent instead of having to stay at a resort with a bar.

Chairman Willingham asked for anyone present to speak in opposition. Kay Radlinger was present against. She explained that she lives 2 houses from this property. Radlinger said she pays the property tax that she does because she likes the quiet. She was concerned that renters would not care about the neighborhood and that they would be shooting fireworks and having a campfire until 2 or 3 in the morning. She stated she lives at this property and she needs to be able to sleep because she has to work.

Willingham asked for anyone else in favor to speak. There was no one present to speak.

Willingham asked for anyone else in opposition. Harry Hibben spoke. He stated he owns the adjacent property and it has been in the family since 1960. The previous owner would let people use the property and they didn’t know who would be next door. The house is very close to the lot line. People would cross his property to get to the lake. Hibben’s experience is that not all people take care of their animals. He is opposed to the short term renting.
NOT COMMITTEE APPROVED

Dale Dixon stated there would no be pets allowed with the rental.

Jean Sieg has a home in the area. She is worried about who would be there and what kind of people they are.

Donna Hibben stated that the woman who sold the property told her that this property would just be used on the weekends. They have had problems with people on the property in the past. Hibben stated they can’t monitor their property 24-7 when they are renting and they can’t control other people’s children.

Harry Hibben stated he is concerned about people using his dock. He also wondered if anyone could rent their place out like this.

Jane Chisek owns property on Silver Spring Road. She listed her concerns as turning around, noise, drunks, drugs and sex offenders. She said they have neighbors they trust.

Tesky read a letter from Jeff & Karen Powell in opposition.

Kay Radlinger stated she was concerned about how many people would be staying at the house.

There being no further testimony, Chairman Willingham closed the public hearing at 3:30 P.M. to reopen the zoning meeting.

ZONING MEETING

The committee reviewed the staff recommendations that were prepared by Tesky. Additional conditions were discussed regarding pets, fencing, quiet times, requiring a deposit, installing an individual dock, parking, and fireworks. Motion by Schneider/Fisher to approve the short term rental request with the 13 conditions discussed and agreed upon by the committee and listed in the staff recommendations. Motion carried.

Yvonne Johnson
Assistant Zoning Administrator