

Patrick R. Hansen
11465 North Shore Dr.
Grantsburg, WI 54840

March 30, 2021

To: Burnett County Land Use & Information Committee
c/o Jason Towne
7410 County Road K #120
Siren, WI 54872
RE: CONDITIONAL USE PERMIT #CUP-21-09

To the Members of the Burnett County Land Use & Information Committee:

I am writing on behalf of Concerned Citizens of Big Wood Lake (CCoBWL) to oppose this conditional use permit. We oppose any conditional use permits or changes in zoning that would convert a large tract of land adjacent to Devil's Lake and the Yellow River into a private campground and RV park.

In May of 2019, I wrote on behalf of the CCoBWL board to oppose #CUP-19-12, which would have placed a 120-unit campground on land just north of the parcels in the current application. After failing to provide materials requested by the Land Use & Information Committee in support of #CUP-19-12, the same applicant is now here before you again with a similarly inadequate “napkin” sketch proposing another massive RV park.

The applicant seems determined to waste the Committee’s time and taxpayer’s money with frivolous applications and related lawsuits.

Act 67. Wis. Stat. § 59.69(5e)(b)(2), the state statute regulating CUPs, mandates that:

“The applicant must demonstrate that the application and all requirements and conditions established by the county relating to the conditional use are or shall be satisfied, both of which must be supported by substantial evidence.”

The state law defines “substantial evidence” as follows: *“substantial evidence means facts and information.”*

The applicant has failed to provide the basic facts and information required for the public and this committee to evaluate their proposal. Specifically, the application does not show:

- Road centerlines including distances to property lines, road right-of-ways and road centerlines for all existing and proposed structures on the parcel
- All existing uses on parcels adjacent to the parcel for this request
- All existing zoning districts on parcels adjacent to the parcel for this request
- Vegetation proposed to be removed or disturbed
- Existing and proposed utilities and utility easements
- Sanitary system, drainfield and well with distances to property lines, OHWM, wetlands, floodplains, existing and proposed buildings
- Location and extent of filling/grading
- Location and type of erosion control measures

This application proposes 90 seasonal RV sites while providing no details on potable wells, sanitation systems and erosion control measures.

I have stood before this committee in support of CUP applications that are a model for how projects should be presented to the County and the public. Please hold Mr. Chelmo to this same standard.

Please vote to deny this conditional use permit application.

Sincerely,

A handwritten signature in black ink, appearing to read "Patrick R. Hansen".

Patrick R. Hansen
Chair, Concerned Citizens of Big Wood Lake, UA
Cc: Board of Directors of Concerned Citizens of Big Wood Lake
Cc: Nick Vivian, Joe Cincotta