

Timm Stoffel  
7154 South Devil's Lake Drive  
Webster, WI 54893

March 30, 2021

To: Burnett County Land Use & Information Committee (LUIC)  
c/o Jason Towne  
7410 County Rd K #120  
Siren, WI 54872  
RE: CUP 21-09

To the Members of LUIC:

My name is Timm Stoffel, and I own a cabin at 7154 South Devils Lake Drive, Webster. I have been coming to Burnett County for over 25 years as my parents own a Shady Oaks Resort on Clam Lake.

I am opposed to the Land Use Committee granting any approval to Chelmo's CUP 21-09. For starters, Mr. Chelmo has failed to file the application on the current and proper form that has been readily available. The LU&IC staff even informed him he should have used the updated form, and it appears as though he continues to ignore the requests of the Committee and the staff. Simply deny it for this reason.

Mr. Chelmo requested a CUP in the spring of 2019 (CUP 19-12) for a commercial campground in this same vicinity, as well on Devils Lake. As you probably recall, he was requested to do a number of items. He never did anything the Committee requested of him to do. Yet, here he is again asking the Committee to approve another CUP; and pretending the prior CUP and requested action items never existed. How can the Committee ignore this blatant disregard for the process and requests made and grant him this or any CUP in this location or the one on Devils Lake? Simply deny it for not performing prior agreed upon requests.

Under Chapter 30, Article 8, Sec30-633(b), the Committee needs to consider the effect of such grant on the health, welfare, safety and economic prosperity of the county and of the immediate area in which such use would be located. This CUP has numerous negative impacts to all of these.

Safety – As mentioned in his application, he states that the speed limit is 45. Rather, it is 55 mph at the location of his entrance, and no turn lanes.

Economic prosperity – The towns of Meenon, Oakland and Webster will all be negatively impacted by this high density commercial operation, if allowed. Based upon a study performed last spring by Solum & Associates, a reputable appraisal firm based in Spooner, WI, it was identified with substantial evidence that the close proximity to

residential lakeshore properties to high density campgrounds has a negative impact on market value of almost 14%. (see the attached document and the conclusion on page 102) This means that the real estate tax base on many of the properties in around Devils Lake and the Village of Webster should be reduced. Thus, the tax collections, that these towns can't afford to lose, should be reduced. Is the county prepared to make this loss up by assessing the proposed campground property high property taxes? Personally, I have spoken to local assessors that work in and around Burnett County, and they agreed that one would expect that surrounding properties should be reduced. This is not fiscally responsible for the county and goes against one of the four cornerstones of Article 8 for the economic prosperity of the existing neighbors and towns.

Additionally, the people who stay at these campgrounds do not pay property taxes in Burnett County for the services the county provides, such as roads, including maintenance, fire, safety, police, libraries, & parks. They pay nothing. And receive these benefits. Again, negative economic impact.

Chelmo CUP 21-09 CUP fails to provide any positive impact to the four cornerstones described in Article 8. Allowing this CUP only has negative consequences to Meenon, Oakland & Webster, as well as Burnett County, as a whole.

I ask you to deny this CUP, as it is not compatible, and there is not substantial evidence that the applicant has demonstrated, or proven that it is compatible.

Thanks for your time.  
Timm Stoffel