

December 31, 2020

To: Burnett County Land Use & Information Committee

Re: Conditional Use Permit 20-47 for 180 Seasonal RV Sites

Dear Burnett County Land Use & Information Committee Members:

I am writing to express my opposition to the application for Conditional Use Permit (CUP) 20-47 submitted by North Camp Properties LLC for a 180-site campground on Nelson Road.

I have serious concerns about the environmental impact and suitability of a 180-site seasonal RV campground being developed in this agricultural district – near Bass, Staples, and Tabor lakes, and the surrounding actively used ag properties.

I request that the Burnett County Land Use & Information Committee deny the CUP application, in consideration of the following factors and reasons:

1. The application does not contain all the information required and necessary to support approval of the CUP for the proposed 180-site development – it is an incomplete application; see checklist below from the application form itself, where I have indicated missing information.

A plot plan drawing is required. Plot plan shall be drawn with a scale preferably at 1"=20' or multiples of 10', scale shall not exceed 1"=50', unless approval from Zoning Administrator for a different scale is allowed. Note the scale used on the drawing. Plot plan drawing shall be on letter or legal size paper with North being at the top of the page. *(Make sure all items below are shown):*

- missing**  Property lines, road right-of-ways, and road centerlines including distances to property lines, road right-of-ways and road centerlines for all existing and proposed structures on the parcel
- Show area to used for the proposed Conditional Use
- missing**  All existing uses on parcels adjacent to the parcel for this request
- missing**  All existing zoning districts on parcels adjacent to the parcel for this request
- missing**  Vegetation proposed to be removed or disturbed
- n/a  Ordinary High Water Mark (OHWM) and distances to it from all existing and proposed structures; must show all within 200 ft of structures
- n/a  Floodplain and wetland boundaries and distances to them from all existing and proposed structures; must show all within 200 ft of structures
- missing**  Dimensions, locations and setbacks of all existing and proposed structures including all decks/porches/walkways/etc; must show dimensions for ALL items
- missing**  Existing and proposed utilities and utility easements
- missing**  Sanitary system, drainfield and well with distances to property lines, OHWM, wetlands, floodplains, existing and proposed buildings
- missing**  Location and extent of filling/grading
- missing**  Location and type of erosion control measures
- missing**  Any other construction related to your project
- North arrow

The CUP application merely states that the plan is for “180 seasonal RV sites” with diagrams showing the location of the camp sites. The plot plan does not show locations of required infrastructure such as any wells, septic tanks, drain fields, or utilities, and any structural amenities or accommodations for the campers. Given the campground’s location in the midst of an agricultural district, it is also important to know if improvements are planned to protect crop lands and animal pastures on adjacent and nearby properties.

The addition of 180 RV sites will dramatically increase traffic on the public roads in the area, notably Nelson Road and Bass Lake Road. Both roads will need improvements; their current specs will not support the increase in traffic. Other questions include: What additional improvements are needed and what additional maintenance costs will be incurred? Will additional roads or access points need to be constructed to accommodate campers? Who will pay for this?

**Given the dearth of evidence provided by the applicant, it is impossible to determine if and how the campground can meet the requirements and conditions that should be satisfied before issuing a permit. Regulators and stakeholders should not be forced or left to speculate about the planned campground proposal.**

2. The location, nature, and the size of the campground will adversely impact Swiss Township's rural/Northwoods environment and harm the nearby property owners.

Section 30-633 of the Burnett County Code of Ordinances sets forth the standards in determining whether to issue a conditional use permit:

*Basis of approval.* The county land use and information committee shall consider the effect of such grant on the health, general welfare, safety and economic prosperity of the county and of the immediate area in which such use would be located considering Wis. Stats. § 59.69(5e). Please reference the opposition letter submitted by the Town of Swiss Board for a complete discussion on this topic.

The number of camp sites far exceeds the typical number of sites at campgrounds in Burnett County. Serious and thorough consideration must be given to how a 180-site campground will impact the rural agricultural environment. A significant portion of the land of this proposed development is zoned A (ag only). With a large campground on most of the property, the ag portion will not be able to be utilized for farming. There is also the issue of years of human waste being dumped nearby, and its impact to ground water, especially in a situation where high demand for water will cause a draw down on the aquifer. What tests have been performed on the current state of the ground water?

The number of units used at the campground could more than double the population of Swiss Township while occupied. This means the campground will add significantly to the amount of sewage discharged into septic systems and the amount of water that runs off from all the hard surfaces. In addition, the removal of trees and vegetation to build the camp sites, other structures, and additional infrastructure will affect drainage. There will also be more contaminants from activities associated with maintenance and use of the campground. It is reasonable to assume that a development of this magnitude will increase water runoff, soil erosion, and pollution, which will migrate to nearby properties. This would in turn affect the health of the farmed agricultural properties in the area.

**Until and unless there are concrete and credible assurances that nearby properties will not be harmed by the development of this large campground, the conditional use permit should be denied.**

3. The location, nature, and size of the campground is not compatible and in harmony with existing properties in northern Swiss Township. The County has the responsibility to ensure that the development and use of this land is in compliance with the Burnett County Comprehensive Plan and the Township of Swiss Comprehensive Plan.

The 180-site campground is not compatible with and will generate conflict with adjacent and nearby properties. The proposed development is in direct conflict with the Burnett County Comprehensive Plan. From the September 1, 2020 Burnett County Land Use & Information Committee Meeting minutes regarding CUP 20-40: "Supervisor Conroy stated this does not meet the comprehensive plan. The ordinance does seek compatibility with surrounding uses and seeks to not harm nearby property owners." The Committee unanimously denied the application for CUP 20-40 for that reason.

In summary, the CUP application is incomplete and does not include all the information required for a permit. The applicant has not provided substantial evidence that this proposal will not harm the surrounding natural environment or the neighboring properties. The application for a campground in an agriculturally zoned district is in direct conflict with the Burnett County Comprehensive Plan and the Swiss Township Comprehensive Plan. The public opposes this CUP application; the Township of Swiss Board opposes this CUP application. The Committee has been provided with an abundance of substantial evidence, which provides the basis to legitimately deny this request. Please deny CUP 20-47.

Sincerely,

Joy Dressel – resident of Swiss Township