

CONDITIONAL USE PERMIT (CUP) APPLICATION – Burnett County, WI

FEE: \$300.00 CONDITIONAL USE #: CUP-19-____ ZONING DISTRICT: _____

PARCEL # (24 digits): _____

TAX ID #: _____



LAND SERVICES STAFF ONLY ABOVE THIS LINE

Applicant Complete All Sections Below This Line

Property Owner's Name: **DANIEL CHELMO TRUST**

Applicant's Name: **DANIEL CHELMO, TRUSTEE**

Applicant's Mailing Address: **P.O. BOX 397, WAUTOMA, WI 54982**

Applicant's Telephone Number: **920-787-4437**

Applicant's Email: **daniel.chelmo@enturytel.net**

If staff has a question about this application, how do you prefer to be contacted? Check one below:

☐ Letter ☐ Phone ☒ Email

Legal Description: **SEE ATTACHED BURNETT COUNTY PROPERTY LISTING FOR TAX BILLS 11184 AND 11185**

Lot #: _____ CSM Vol. _____ Pg. _____ OR

Lot #: _____ Block #: _____ Subdivision Name: _____ OR

Gov't Lot #: _____ OR _____ 1/4 _____ 1/4

Section #: _____ Town #: _____ N Range #: _____ W Town of: _____

** Attach additional page if needed for lengthy description OR attach a copy of the deed OR attach tax system property page. **

Parcel # (24 digits): **07-018-2-39-16-04-2 03-000-011000 AND 07-018-2-39-16-04-2 04-000-011000**

Tax ID # (1-5 digits): **TAX BILLS 11184 AND 11185**

Lot Area: _____ ft² and **50 ACRES +/-** acres

Property Site Address #: **27060 STATE RD. '35'**

Anticipated Start Date: **AUGUST, 2021**

Section # of the Ordinance this CUP is referencing: **SEC. 30-634**

Real Estate Burnett County Property Listing

Today's Date: 2/22/2021

Property Status: Current

Created On: 3/28/2006 6:26:53 PM



Description

Updated: 11/2/2016

Tax ID:	11184
PIN:	07-018-2-39-16-04-2 03-000-011000
Legacy PIN:	018330404500
Map ID:	
Municipality:	(018) TOWN OF MEENON
STR:	S04 T39N R16W
Description:	SW NW LYG S OF CTH A EX V 388 P 641 & EX #381000 FOR HWY
Recorded Acres:	36.000
Calculated Acres:	0.000
Lottery Claims:	0
First Dollar:	No
ESN:	



Tax Districts

Updated: 3/28/2006

1	STATE
07	COUNTY
018	TOWN OF MEENON
076293	SCHL-WEBSTER
001700	TECH COLLEGE
079070	WEBSTER FIRE



Recorded Documents

Updated: 3/28/2006

CONVERSION

Date Recorded: ME 4-26 504/286 598/260

WARRANTY DEED

Date Recorded: 1/13/2006 381000



Ownership

Updated: 3/28/2006

DANIEL E CHELMO WAUTOMA WI

Billing Address:

DANIEL E CHELMO
PO BOX 397
WAUTOMA WI 54982

Mailing Address:

DANIEL E CHELMO
PO BOX 397
WAUTOMA WI 54982



Site Address * indicates Private Road

27060 STATE RD 35 WEBSTER 54893



Property Assessment

Updated: 6/21/2017

2021 Assessment Detail

Code	Acres	Land	Imp.
G5-UNDEVELOPED	29.000	13,000	0
G6-PRODUCTIVE FOREST	7.000	11,900	0

2-Year Comparison

	2020	2021	Change
Land:	24,900	24,900	0.0%
Improved:	0	0	0.0%
Total:	24,900	24,900	0.0%



Property History

N/A

Real Estate Burnett County Property Listing

Today's Date: 2/22/2021

Property Status: Current

Created On: 3/28/2006 6:26:53 PM



Description

Updated: 11/2/2016

Tax ID:	11185
PIN:	07-018-2-39-16-04-2 04-000-011000
Legacy PIN:	018330404600
Map ID:	
Municipality:	(018) TOWN OF MEENON
STR:	S04 T39N R16W
Description:	SE NW
Recorded Acres:	34.300
Calculated Acres:	0.000
Lottery Claims:	0
First Dollar:	No
ESN:	



Tax Districts

Updated: 3/28/2006

1	STATE
07	COUNTY
018	TOWN OF MEENON
076293	SCHL-WEBSTER
001700	TECH COLLEGE
079070	WEBSTER FIRE



Recorded Documents

Updated: 3/28/2006

WARRANTY DEED	
Date Recorded: 1/3/2012	<u>417412</u>
QUIT CLAIM DEED	
Date Recorded: 7/28/2011	<u>414876</u>
TERMINATION OF DECEDENT'S PROPERTY INTEREST	
Date Recorded: 7/28/2008	<u>398600</u>
CONVERSION	
Date Recorded:	<u>368848</u> , ME 4-27 475/135 506/23
QUIT CLAIM DEED	
Date Recorded: 9/17/1999	<u>284042</u>
TERMINATION OF DECEDENT'S PROPERTY INTEREST	
Date Recorded: 11/12/1991	<u>272892</u>



Ownership

Updated: 2/14/2012

DANIEL CHELMO TRUST DTD 1/3/2002 WAUTOMA WI

Billing Address:

DANIEL CHELMO
P O BOX 397
WAUTOMA WI 54982

Mailing Address:

DANIEL CHELMO TRUST DTD
1/3/2002
PO BOX 397
WAUTOMA WI 54892



Site Address * indicates Private Road

N/A



Property Assessment

Updated: 4/14/2020

2021 Assessment Detail

Code	Acres	Land	Imp.
G5-UNDEVELOPED	23.200	17,800	0
G6-PRODUCTIVE FOREST	11.100	17,800	0

2-Year Comparison

	2020	2021	Change
Land:	35,600	35,600	0.0%
Improved:	0	0	0.0%
Total:	35,600	35,600	0.0%



Property History

N/A

I (applicant) hereby make application to the Land Use and Information Committee for a Conditional Use Permit (CUP) for the following:

CONSTRUCT 90 RV AND CAMPING SITES ON APPROXIMATELY 50 ACRES IN THE TOWN OF MEENON. IMPROVEMENTS INCLUDE THE FOLLOWING: PRIMARY ACCESS ROAD AND SERVICE ROADS; ELECTRIC SERVICE; SEPTIC SYSTEMS; PUBLIC WATER SYSTEM; SWIMMING POOL, 2 BATHROOMS WITH SHOWERS, 2 - WALKING ACCESS TO YELLOW RIVER; HIKING AND NATURE TRAILS; VISITOR CENTER WITH LAUNDRY; PRIVATE PARK.
THE EXISTING DRIVEWAY ENTRANCE ON STATE RD. '35' WILL BE IMPROVED TO A COMMERCIAL WIDTH DRIVEWAY. NOTE THAT THE SHOULDER OF STATE RD. '35' HAS EXTRA WIDTH AT THAT LOCATION, THE SPEED LIMIT IS REDUCED TO 45 MPH, AND THIS DRIVEWAY IS ACROSS STATE RD. '35' FROM THE YELLOW RIVER SALOON, AN EXISTING COMMERCIAL BUSINESS.
ALSO NOTE THAT THE HIGHWAY '35' CORRIDOR NORTH OF THE VILLAGE OF WEBSTER IS RECOGNIZED AS A BUSINESS DEVELOPMENT AREA. NOTE THAT THIS SITE IS LOCATED ADJACENT AND NORTH OF THE VILLAGE OF WEBSTER.
CURRENT ZONING IS AG-2.

NO BOAT LAUNCH IS PLANNED AS THERE IS A PUBLIC BOAT LAUNCH LOCATED ON STATE RD. '35' JUST 200 FEET FROM THIS SITE.

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'. 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):*

- ☐ 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 be used for the proposed Conditional Use
- ☐ 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
- ☐ Ordinary High Water Mark (OHWM) and distances to it from all existing and proposed structures; must show all within 200 ft of structures
- ☐ Floodplain and wetland boundaries and distances to them from all existing and proposed structures; must show all within 200 ft of structures
- ☐ Dimensions, locations and setbacks of all existing and proposed structures including all decks porches/walkways etc; must show dimensions for ALL items
- ☐ 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
- ☐ Any other construction related to your project
- ☐ North arrow

CHELMO FARM
TOWN OF MEENON

COUNTY ROAD 'A'

STATE
ROAD
'35'

CHELMO YELLOW RIVER
CAMPGROUND
27060 STATE RD. '35
90 SITES

NORTH

SCALE:
1"=250'

UPLAND
WOODS

CHELMO FRM
34.3 ACRES
TOWN OF MEENON

CROPLAND

'40' LINE

39-16-04-2 03-000-011000
Deed Doc # 154867
36.0 AC

BLACK SQUARES
ARE RV SITES

SERVICE
AREA

DRIVEWAY TO 27060
STATE RD. '35'

27060 STATE
RD. '35'

MAIN CAMPGROUND
SERVICE ROAD
SEPTIC
SYSTEM AREA

THIS AREA
IS WETLAND

THIS AREA
IS WETLAND

CAMPSITE
BOUNDARY

CHELMO FARM
TOWN OF MEENON

SEPTIC
SYSTEM AREA

CHELMO
FARM
WOODS

PRIVATE PARK

CAMPSITE
BOUNDARY

YELLOW
RIVER

CHELMO FARM
TOWN OF MEENON

CHELMO FARM
TOWN OF MEENON
UPLAND WOODS

MAIN CAMPGROUND
SERVICE ROADS

CHELMO FARM
TOWN OF MEENON
CROP LAND AND
WILDLIFE LAND

SEPTIC SYSTEM AREA

Rest Room
Shower

Rest Room
Shower

CHELMO FARM 1.3 ACRE
VILLAGE OF
WEBSTER

VILLAGE OF
WEBSTER

CHELMO FARM
VILLAGE OF WEBSTER
10.7 ACRES

VILLAGE OF WEBSTER

YELLOW
RIVER

Provide names and addresses of all adjoining property owners.

**Adjoiners are all parcels (including vacant parcels) that touch the applicants parcel, including those across the road and those that only touch at a common property corner. Address for the owner would be their mailing address (where they get their mail) in many cases, this may not be the site address. Attach additional sheets if necessary.*

Daniel Chelmo Trust, P.O. Box 397, Wautoma, WI 54982.
Daniel Chelmo Trust, P.O. Box 397, Wautoma, WI 54982.
Daniel Chelmo Trust, P.O. Box 397, Wautoma, WI 54982.
Yellow River Saloon LLC, 27043 State Rd. '35', Webster, WI 54893.
Kelly R. Rand, 27059 State Rd. '35', Webster, WI 54893.
Keith A. & Patricia A. Beyer, 26980 Lakeland Ave. N., Webster, WI 54893.
Keith A. & Patricia A. Beyer, 26980 Lakeland Ave. N., Webster, WI 54893.
Keith A. & Patricia A. Beyer, 26980 Lakeland Ave. N., Webster, WI 54893.
Jay E. Link, P.O. Box 210, Minong, WI 54859.
Anne Lunsman, 7364 Willow St. E., Webster, WI 54893.
Travis J. Delzer, 7358 Willow St. E., Webster, WI 54893.
Thomas & Jennifer Ketcham, 326 15th Ave. North, Hopkins, MN 55343.
Daniel G. Macaulay & Katherine M. Schrautemyer, 3944 Arlington Dr., Woodbury, MN 55129.

-
- Proposed building/structure locations must be staked prior to submitting this application to the Land Services Department. County staff will do an onsite visit to verify site conditions. If site is not staked upon County staff visit this application will be returned to the applicant. Returned application will result in the item being removed from the hearing agenda, and the submittal deadlines will restart.
 - If all existing structures are not shown and dimensioned on the plot plan drawing the application will be returned to the applicant. Returned application will result in the item being removed from the hearing agenda and the submittal deadlines will restart.
 - THIS APPLICATION CONSTITUTES NOTICE THAT ALL IMPROVEMENTS ARE SUBJECT TO ACCESS AND/OR REVIEW BY THE LOCAL MUNICIPALITY'S TAX ASSESSOR FOR THE PURPOSE OF TAX ASSESSMENT
-

I hereby make application to the Burnett County Land Use and Information Committee for a Conditional Use Permit (CUP). I certify that the information I have provided in this application (including any accompanying drawings and plans) is true and accurate. I agree to permit County officials charged with administering county ordinances or other authorized persons to have access to the above-described premises at any reasonable time for the purpose of inspection. I understand that the application fee is non-refundable regardless if the Conditional Use Permit (CUP) is approved or denied. I understand that the fee for this application is only for the Conditional Use Permit (CUP) application and if permits are required for the project that those will require separate fees. I understand that partial or incomplete applications will be returned to the applicant resulting in the application being removed from the hearing agenda, and the submittal deadlines will restart.

Signed DANIEL CHELMO, TRUSTEE
(Applicant)

Daniel Chelmo

02-22-2021
(Date)

Signed DANIEL CHELMO TRUST, DANIEL CHELMO, TRUSTEE
(Owner)

Daniel Chelmo

02-22-2021
(Date)

(If applicant and owner are different, then both need to sign the application.)

Towne, Jason

From: Towne, Jason
Sent: Thursday, February 25, 2021 1:14 PM
To: 'daniel.chelmo@centurytel.net'
Subject: Burnett County

Hello Mr. Chelmo,

We received your CUP applications yesterday 2/24/2021, however I have a few questions/comments.

- 1- For the site south of County Rd A, you used an application from 2019. Please submit an application on a 2021 application. Normally wouldn't be an issue, however these CUP's will likely end up in litigation so let's get it on the current application form. I am in no way predetermining it will be either approved or denied, however I suspect no matter the outcome it will be appealed, seems to be the trend lately with campgrounds. Here is a link to the current application form:
<https://www.burnettcounty.com/DocumentCenter/View/941/CONDITIONAL-USE-APPLICATION?bidId=>
- 2- For the site north of County Rd A, did you notice the language on Page 4 of the application about projects in the Town of Oakland? The Land Use Committee will likely delay the decision until there is input from the Town of Oakland. Have you approached the Town of Oakland yet to get that process started with this request?

Thanks,

Jason

Jason Towne
Land Services Director
County Surveyor/Zoning Administrator/LIO
Burnett County, WI
7410 County Rd K #120
Siren, WI 54872
715.349.2109 x2611
jtowne@burnettcounty.org
Mapping Site: <http://burnettcowi.wgxtreme.com/>
County Site: <http://www.burnettcounty.com/>

Towne, Jason

From: Daniel Chelmo <daniel.chelmo@centurytel.net>
Sent: Thursday, February 25, 2021 2:09 PM
To: Towne, Jason
Cc: Lee D. Turonie
Subject: CAMPGROUND RULES FOR CHELMO DEVILS LAKE CAMPGROUND AND CHELMO YELLOW RIVER CAMPGROUND
Attachments: DEVILS LAKE CAMPGROUND RULES.docx; YELLOW RIVER CAMPGROUND RULES.docx

Jason,

You should have received by USPS my CUP applications for these 2 campgrounds.

It is my understanding that you also require campground rules, and so these are attached for each campground.

If you have any questions or need more information please contact me.

Daniel Chelmo
920-787-4437

CHELMO YELLOW RIVER CAMPGROUND RULES HAVE FUN BUT BE COURTEOUS TO NEIGHBORS

- 1) IN THE EVENT OF EMERGENCY DIAL 911, KNOW YOUR BURNETT COUNTY ADDRESS.
- 2) ABSOLUTELY NO TRESPASSING.
- 3) ABSOLUTELY NO VANDALISM. IF YOU BREAK IT, YOU FIX IT.
- 4) LAW AND ORDER FIRST AND ALWAYS. REWARDS OFFERED FOR REPORTING VIOLATIONS.
- 5) QUIET HOURS ARE 30 MINUTES AFTER SUNSET TO 30 MINUTES BEFORE SUNRISE.
- 6) QUIET HOURS MEANS LIGHTS OUT:
CAMPER 12 VOLT SAFETY LIGHTS ONLY ARE PERMITTED DURING QUIET HOURS.
CAMPGROUND DUSK TO DAWN SAFETY LIGHTING REMAINS IN EFFECT.
- 7) WATERFRONT RULES: RIVER ACCESS IS STRICTLY ENFORCED. LIMITED RIVER ACCESS BY
WRISTBAND PERMIT ONLY, USE ESTABLISHED TRAILS OR STAIRWAY.
SEVERAL SCENIC OVERLOOKS WITHOUT RIVER ACCESS.
- 8) DNR REGULATIONS POSTED AT THE WATERFRONT ARE STRICTLY ENFORCED.
- 9) NO WOOD FIRES WITHIN 350 FEET OF NEARBY RESIDENCES. GAS FIREPLACE AND CHARCOAL
GRILLS ARE PROVIDED AT PRIVATE PARK.
- 10) WOOD FIRES ONLY AT DESIGNATED FIRE PITS, DNR AND 'SMOKEY THE BEAR' RULES ARE
STRICTLY ENFORCED.
- 11) RV'S AND CAMPERS MORE THAN 10 YEARS OLD REQUIRE ANNUAL INSPECTION
FOR AESTHETICS AND CURRENT CODE. WE RESERVE THE RIGHT TO ORDER
COMPLIANCE. NON-COMPLIANCE CAMPERS MUST BE REMOVED WITHIN 30 DAYS.
- 12) DECKS AND OUT BUILDING REQUIRE CAMPGROUND PERMIT IN ADDITION TO POSSIBLE
COUNTY PERMIT.
- 13) ONLY ONE PARKING SPACE IS PERMITTED PER SITE. ADDITIONAL VEHICLES AND ALL VISITORS
MUST REGISTER. OFF-SITE PARKING IS REQUIRED.
- 14) UTV'S AND ATV'S ARE NOT PERMITTED ON CAMPGROUND AND MUST REMAIN ON TRAILERS.
OFF-SITE PARKING IS REQUIRED.
- 15) SHORT TERM BOAT TRAILERS PARKED AT SITES REQUIRE PERMIT AND DAILY DNR
INSPECTION. REMOTE PARKING IS AVAILABLE FOR LONG TERM BOAT PARKING.
- 16) CAMPGROUND REGISTRATION REQUIRES CURRENT VEHICLE REGISTRATION AND PROOF
OF INSURANCE FOR ALL VEHICLES. ALL VEHICLES SUBJECT TO INDUSTRY AND STATE
CODE SAFETY INSPECTION.