

TOWN OF SWISS
7551 Main Street, P.O. Box 157
Danbury, WI 54830-0157
(715) 656-3030 • fax (715) 656-7911
townofswiss@yahoo.com

December 8, 2020

Land Services Director Jason Towne and
Burnett County Land Use and Information Committee
7410 County Road K, 120
Siren, WI 54872

Re: Conditional Use Permit #CUP-20-47 – North Camp Properties I, LLC

Dear Director and Committee Members:

At the December 8, 2020, Swiss Town Board meeting, the board again reviewed Conditional Use Permit #CUP-20-47 – North Camp Properties I, LLC.

Our review of this application has been guided by the same standards that steer the Land Use & Information Committee decision-making process – Chapter 30, Article 8., Sec 30-633, (b) Impact and Compatibility; and, (b)(2) Basis of Approval – to consider the impact and compatibility that a new commercial district will have on the agriculture/open space areas in northern Swiss Township, as a basis to approve or deny.

We looked at the Town of Swiss Land Use Plan to determine the effects that a high-density commercial operation will have on the health, general welfare, safety, and economic prosperity of the Town of Swiss, its residents, and the neighboring lands and waters.

Impact and Compatibility (Ref: Chp 30, Art. 8, Sec 30-633, (b)) We compared the CUP application to the Burnett County and Town of Swiss Land Use Plans. The Town of Swiss has had a Comprehensive Plan since 2007 and our Plan shares many of the same land use goals and recommendations contained in the Burnett County Plan. For this CUP application, we analyzed whether the proposed commercial use is compatible with the recommendations and goals contained in our Comprehensive Plan to determine its impact on neighbors and nearby lands and waters.

Town of Swiss Comprehensive Plan – General Guidelines

The North Camp Properties I, LLC CUP application:

- Does not comply with the Plan recommendation to preserve the unique rural character of the Township (pg 8-10). This CUP application is requesting a high-density commercial use in a rural area that is mainly zoned agriculture/open space. “Density” and “intensity” are the two biggest factors involved in preserving our rural character. A development that has the potential to house 600 people on one relatively small parcel is in complete conflict with “rural” and “Northwoods character.”
- Does not comply with the Plan recommendation to minimize land use conflicts by avoiding high-density development in rural areas (pg 8-14). Most residents in Swiss Township want restrictions on the location of new, high-density commercial operations. Residents also want restrictions on the size and number of campgrounds. This development will be located next to the Wild Rivers Saddle Club; a group strongly opposed to the CUP application due to the conflict that it presents to current zoning and land usage, and its interference with the use of their property.

- Does not comply with the Plan recommendation to protect the intricate and complex hydrologic system in Swiss Township (pg 8-6). The proposed development is near 3 lakes, 2 of which have a public access. There are grave concerns about how the additional pressure from increased recreational activity on these relatively small lakes will negatively impact water quality, associated wildlife, and property owners on the lakes.

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 Land Use Committee denied that CUP application.

Swiss Township Comprehensive Plan for Commercial Expansion

The North Camp Properties I, LLC CUP application:

- Does not comply with the Plan recommendation that new commercial development be near existing commercial sites located in the Village of Danbury or along the highway 35/77 corridor, near the Village (pg 8-14). These areas are zoned and designed for commercial land use. Creating a new, high-density commercial district in the middle of agricultural land in northern Swiss Township does not support the "smart growth areas" strategy of the Township.
- Does not comply with Plan recommendation to promote the creation of commercial zones rather than leapfrog development (pg 8-16). This high-density commercial development is proposing to be located outside of the commercial zones identified by the Township, in the middle of agriculture/open space land.

Swiss Township Comprehensive Plan for Farmland Preservation

The North Camp Properties I, LLC CUP application:

- Does not comply with the Plan recommendation for agriculture/open space land. (pg 8-5). A portion of the property in this CUP application is zoned A (exclusive agricultural district). A high-density campground with a bar/restaurant and event center would present a land use conflict, and remove the ability for anyone to farm the parcel zoned A.

Burnett County Comprehensive Plan for Farmland Preservation

- During the September 22, 2016 Burnett County Board of Supervisors Meeting, Chairman Taylor presented the resolution sponsored by the Land Use and Information Committee. Motion to approve Resolution 2016-28 Adopting Farmland Preservation Plan for inclusion in the Burnett County Year 2030 Comprehensive Plan was made by Supervisor Lund, seconded by Supervisor Conroy.
- This district is intended to preserve productive agricultural land for food and fiber production, preserve productive farms by preventing land use conflicts between incompatible uses and controlling public service costs, maintain a viable agricultural base to support agricultural processing and service industries, prevent conflicts between incompatible uses, reduce costs of providing services to scattered nonfarm uses, space and shape urban growth, implement the provisions of the county agricultural plan.

Basis of Approval (Ref: Chp 30, Art. 8, Sec 30-633, (b) (2): To determine if a new commercial district in an agricultural area rises to the level of "approval," we looked at its impact to the health, general welfare, safety, economic prosperity of the neighbors, and neighboring lands and waters. These are the "Basis of Approval" items required by Chapter 30.

- Health: Submitted with no environmental study to identify and/or mitigate the negative impacts this commercial use will create with septic needs, storm-water runoff, erosion, noise and light pollution, the health of the neighbors and land is a major concern. The health of Town roads will also be adversely impacted if there is a large and irreversible increase in traffic converging onto one property. A portion of this property has been a disposal site for human waste for years. This in itself should require an environmental study.
- General Welfare: Submitted with no detailed development plan, no operational plan, no security nor safety surveillance plan to enforce campground rules, the campground will likely have a negative impact on the general welfare of the adjacent neighbors, and wildlife. The campground, including a bar/restaurant and event center, will be in the middle of agricultural zoned land. Approval of this CUP will likely result in future conflicts between residents and campers.
- Safety: Submitted with no traffic management plan, no emergency response plan, and no security plan, the campground will likely have a negative impact on the safety of the neighbors and neighboring lands. The campground's main access road is a gravel township road, designed for light usage.
- Economic Prosperity: Swiss Township supports agricultural preservation in agriculture/open space zoned areas because farming is a key component of Burnett County's economy. If a commercial district is created in the middle of agricultural land, that agricultural land is lost forever, losing a valuable commodity for the Township and the County.

The rural town roads and limited budget in Swiss Township cannot afford hundreds of new "residents" who use the same resources, services, and infrastructure as our residents, but pay little or no taxes. County services - roads, refuse, recycling, fire, EMS, law enforcement, public facilities, schools, and tech colleges are funded primarily by property taxes collected from cabins and homes. The assessed value and resale opportunities of these properties has a direct impact on the Township budget. The approval of a 180-unit campground in this area will have a negative impact on nearby properties, including homes on Bass, Staples, & Tabor lakes.

The Town of Swiss Board has reviewed this CUP application, guided by the same standards utilized by the Land Use Committee. (Chapter 30, Article 8., Sec 30-633, (b) Impact and Compatibility; and, (b)(2) Basis of Approval.) After reviewing the Township and County Comprehensive Plans, the Town of Swiss Board believes that this commercial development is incompatible and will negatively impact the neighbors and neighboring lands and waters.

Our constituency in the Town of Swiss is strongly opposed to this CUP application; no one has expressed support for it at this time.

The Town of Swiss Board opposes the North Camp Properties I, LLC CUP application, along with any changes in zoning that would allow a high-density commercial operation in any Agricultural, Rural Residential, or Shoreland Residential zoned lands in our Township.

Sincerely,
 Terrance Nelson, Chair
 Gerald Pardun, Supervisor
 George Costello, Supervisor

Towne, Jason

From: Johnson, Tammy
Sent: Monday, December 28, 2020 10:54 AM
To: Towne, Jason
Cc: Lane, Ann
Subject: FW: CUP 20-47 Johnson Enterprise

-----Original Message-----

From: Pamela Willie <abbysembroidery@aol.com>
Sent: Monday, December 28, 2020 10:53 AM
To: Johnson, Tammy <tJohnson@burnettcounty.org>; Lane, Ann <alane@burnettcounty.org>
Subject: CUP 20-47 Johnson Enterprise

Anyone can see that the high density campground purposed is not consistent with the Agricultural Farming residential neighborhood. . Burnett county website boasts 19 people per square mile. This could potentially raise the population to 180x4 (average family of 4 to equal 780 people is less than a square mile. Our wonderful peaceful neighborhood will forever be gone.

1. A large concern is our existing ambulance service. Taxpayers are assessed for these services, the inhabitants of the campground will not contribute. As we all know the closest ambulance are located in Webster and Webb Lake. How much is this going to cost and how are tax paying residents going to suffer when services are tied up with increased 4 wheeler accidents etc.
2. With High density CUPs proposed all over Burnett county these campgrounds are not going to increase the tax base. It took 50 years for Bass Lake road to be resurfaced. I was here in the 1970's when it was done. Many neighbors walk and bike the road enjoying nature with exercise. This will become impossible with increased traffic and 4 wheelers screaming up and down the road. My grandkids will never be safe riding their bikes again . We treasure not dodging potholes and loose blacktop, 50 years is a long time to wait.
3. The stress on the surrounding small lakes will be detrimental. These lakes have no washing stations and Milfoil is a great concern. Increased boat traffic will disrupt the taxpayers enjoyment and quiet. Soil erosion is of great concern, due to high water levels. It will disturb the nesting loons that prefer the quiet of the small lake. Bass lake is a very clean lake we have fresh water jelly fish, they live in clean freshwater lakes. If this CUP is approved what does the board offer to protect our natural resource?
4. The CUP is vague to me, how many wells do they purpose and what will that do to the groundwater supply, and surrounding agricultural lands. Has there been any studies? You would think this should be looked into.
- 5.) What is the sewage proposal, How many holding tanks, where will the sewage be dumped. No one wants a cesspool in their backyard.
- 6). The power grid as it stands is not built to handle the influx of the high density campground. Residents depend on power for their medical devices, how many more outages will the taxpayer suffer that can be life threatening for some. Our internet services are poor to begin with, with very few choices in the rural area. School age children depend on the internet far more due to COVID, These services have long needed upgrades but it is very slow to nil of happening.
- 7). This campground is proposed as seasonal, all they propose is turning off the water. How do we know this won't become another year round trailer park. What will happen to the sewage in the winter and who will be monitoring that situation. Will they be dumping along roadsides? In Douglas country campgrounds are not accessed during the winter months, We need to care for our environment.
- 8). The storage sheds exceed the size in Sec30-543 The structure shall not exceed 100 square feet and shall not exceed 12 feet in height. Storage sheds shall not be used for humane habitation. This is the Municipal code law of Burnett County.

8). Does Burnett county really need another Bar and restaurant? The campground will not contribute to the local establishments. How much stress will this put on our law enforcement. The Event Center is vague, what will the venues be? Dances, weddings, concerts, is it going to become an attraction with hundreds of people attending. This concept requires guidelines and possibly permits. It's plopped in the middle of a quiet neighborhood. When the casino hosts outdoor concerts being 5 miles away it sounds like it is in my backyard.

Bass lake has been my family's haven for 60 years. There were 4 cabins on Bass Lake when our family arrived. It has become very apparent that Mr Austin is dismissing the very taxpayers he is supposed to represent as we are all very much opposed to this campground. It seems he is more interested in business adventure than the taxpayers he is supposed to represent. I hope the zoning board acts on behalf of the taxpayers of Burnett County. You may reach me at 715-791-0856 if you have questions.

sincerely Thomas and Pamela Willie
31151 Bass Lake Landing Road
Danbury, WI 54830

Sent from my iPad

Date: December 25, 2020

To: Burnett County Land Use Supervisors, Swiss County Town Board, and Jason Towne
From: Kim Niederluecke, Property Owner Bass Lake
Re: Opposition to Northcamp Campground LLC/Nelson Road Campground Development

Long ago, poet Percy Bysshe Shelley wrote, "Away, away from the men and towns, to the wild wood and the downs, to the silent wilderness, where the soul need not suppress its music." These words ring true to me and the beautiful slice of "up north" heaven on Bass Lake that I am privileged to escape to every chance I can. This proposed campground is stone's throw from our property. My concerns are many. They are listed below in no particular order or rank:

1) The campground CUP application lacks most important details and plans. It appears to be hastily filled out without regard to application expectations/regulations. Doesn't the Land Use Board need to know these details to make sure that the project has integrity? Are the necessary conditions specified in the CUP? Is the Board satisfied that all ordinances will be followed or **WILL THIS CUP BE OBTAINED THROUGH MISREPRESENTATION?**

2) It is the developer's responsibility to establish that the CUP application has met the conditions of the recorded ordinances. Has that occurred? I don't see that the current CUP application is thorough or answers many functional detail questions. My specific concerns not addressed in the CUP application include specifications for water supply, operational controls (times of operation, quiet times), liquid and solid waste disposal, garbage disposal and collection, air-water-light pollution, erosion prevention, campground intention (permanent living spaces or seasonal), unlimited or restricted lengths of stay, renters vs. owners. Pet rules and restrictions. Will the campground managers have the best interest of the "permanent" and surrounding communities in mind?

3) This potential campsite places an enormous and unreasonable burden on local government to provide ANY law enforcement (there is currently none except for Tribal security locally), ANY fire (volunteer), safety and ANY EMS and ambulance service (Danbury lost its ambulance service in 2018 and it can currently take up to 45 minutes or more for a response). The current community of locals (full and/or parttime) can overwhelm the above services on its own. As it is now, can Nelson road handle the traffic? Does it meet a minimum clearance of 20 feet for vehicle traffic? Can it accommodate a fire truck/emergency vehicle at 30 feet? This road is currently unpaved and very narrow. Currently, there is NO 20 foot set back or buffer from adjacent farms and farm land. Is it a private road or a county owned road?

4) Danbury is an unincorporated town. Does this matter in your decision to place this proposed campground under its direction? What ordinances must be considered?

5) While reading the definition of a campground in Chapter 30 of the BC Land Use Code of ordinances, I read that, "A camping unit may be no more than 400 square feet." It is also my understanding that each of these proposed camper sites will be allowed a 12x14 shed (168 square feet) and 12 x 14 deck (168 square feet). If this is the standard being proposed, who will insure that all the campers that are allowed into the proposed campground will be less than 9 x 7 (63 square feet) in length? Campers less than 9 feet will be in ordinance compliance. All others including Class A, B, C, 5th Wheels and most Travel Trailers will be out of compliance based solely on their length.

6) Campsite owners do not pay taxes. The burden will be placed on the local land and home owners. Is this fair? Is this necessary? Rural townships such as Swiss do not have roadways, bridges, signage, utilities (electricity, cable/wifi) capabilities to handle a large influx of people, autos and recreational vehicles.

7) Is this campground needed in this area? Isn't it Northland Campground LLC's responsibility to prove a NEED for the proposed development? Currently, there are 24 campgrounds in Burnett County. Since 2015, there have been 4 new/expanded/reconstructed campgrounds and RV parks. In 2015, there were 1100 camper/camping sites. Currently, there are at least 1700 camper/camping sites. What is the percentage of these 1700 sites being used? Do we really need an additional 180 sites developed on farm land? I believe that there is potential conflict with the remaining zoned agriculture land. Is this use of agricultural land, consistent with the land use ordinance, section 30-6 and The Adoption of Farmland Preservation Plan? Is this campground compatible with local land use plans and policies? Should this area really be considered an urban development area? Is this campground really necessary as part of a future expansion away from a culture of agriculture? There are close neighbors whose farms have been active for more than 100 years and have very real concerns about their livelihood, negative effects on their livestock, wear and tear on equipment, and their ability to safely do their jobs due to increased density in people, automobiles and recreation vehicles.

8) Also, in Section 30-170 of the BC land use ordinances, it is expressed that change in agriculture zone A is intended to primarily provide for the continuation of general farming. It also mentions that there should be LIMITED residential development. 180 camp sites with the potential increase of 180-700 additional people is NOT limited residential development. This proposed campsite is potentially larger than the population of Swiss Township which currently sits at 794 people.

9) One other question that has not been answered is whether this proposed campground will be host to seasonal or year round campers. As the seasons change so do the unique problems with the different groups of people, recreational vehicles and maintenance of the proposed campground. Do any of you believe that this transient population will bring in its own set of problems and concerns? Many of us who own property locally are worried about an increase in crime (and even the worry of potential crime), unmonitored bad behavior, trespassing on private properties - many of which are closed up during the winter months, and lack of security. Does the developer have a plan to ease the real (and perceptive) concerns of adjacent property owners?

Additionally, I have spoken to most of my neighbors who have owned their homes and properties for many, many years. They came to the north Danbury area, choosing to live on these small lakes, to escape the big lake atmosphere (many people and many recreational vehicles) and to enjoy the quiet of being "up north." It is my humble opinion that building this proposed campground will adversely affect my sense of security, my personal health, my welfare, my safety, and my economic prosperity. I am confident that many others feel exactly the same way. An increase in people and recreational vehicles will absolutely adversely affect the water quality and ecological balance of lakes and wilderness. The shorelines on Bass, Staples and Tabor Lake will take a beating. The destruction of wildlife areas will be unrecoverable. The natural and scenic qualities of lakes and wildlife areas will be forever changed. Most importantly, the quiet, northwoods quality of life will be destroyed and lost forever.

Finally, I am imploring you to deny the Northland Camp LLC/Nelson Road Campground CUP application based on its incompatibility with adjacent agriculture zone A land ordinances, lack of updated and current infrastructure information, and missing application detail. Also, the developer has not proven a need for this campground or indicated a respect of local land use ordinances. The community people of Bass, Staples and Tabor Lake do not want this proposed campground to change their small slice of "upnorth" heaven. Thank you for considering the concerns of your friends, neighbors, and fellow humans. Leo Tolstoy once wrote, "One of the first conditions of happiness is that the link between man and nature shall not be broken." Please say NO to this proposal and ultimately to this proposed project. Burnett County does not need it. Swiss Township does not need it. The town of Danbury does not need it.

Towne, Jason

From: Johnson, Tammy
Sent: Monday, December 28, 2020 2:34 PM
To: Towne, Jason
Subject: FW: Conditional Use Permit #CUP-2047, Town of Swiss

-----Original Message-----

From: Hinrichs, Wanda <whinrichs@burnettcounty.org>
Sent: Monday, December 28, 2020 2:30 PM
To: LandServices <landservices@burnettcounty.org>
Subject: FW: Conditional Use Permit #CUP-2047, Town of Swiss

Hi Tammy.....can you put this with the correspondence for CUP-2047 to go in the pack for all the committee members please. Thank you.

Wanda

-----Original Message-----

From: Sue Smedegard <suesmed@gmail.com>
Sent: Monday, December 28, 2020 1:57 PM
To: Hinrichs, Wanda <whinrichs@burnettcounty.org>
Subject: Conditional Use Permit #CUP-2047, Town of Swiss

I have attempted to send this to the Land Services email, and it tells me it's not a valid email. Would you be so kind to forward this to the members of the appropriate committee?

Thank you so much!!

To Whom it May Concern:

We are writing to express our extreme opposition to the permit that would allow a 180 unit campground, restaurant, bar, event center that is being proposed just 3 mailboxes away from our own mailbox. This is a very rural, quiet area, which is why we live here.

The Town of Swiss Town Board followed the wishes of the township residents by unanimously voting no to this request. We support that decision completely.

There are constant complaints by this town board about the use of UTV's and ATV's on town dirt roads, and yet this request will certainly add to that problem exponentially. This proposed campground is located on a dirt road. There is a serious shortage of law enforcement as it is. This amount of increased traffic will result in additional maintenance of paved roads, gravel roads, and recreational trails, with no additional income. We are also concerned about the water table, can that sustain 180 additional "homes"? We already have poor internet and cell service with all the people that have moved into the area or are staying long-term at their cabins. This township does not have the infrastructure to support more people than the Village of Webster moving in very quickly. There will be no additional tax income from this for our township to cover these expenses or issues. We fear our property values will drop considerably, and yet our taxes would almost certainly increase to pay for services related to this campground. There is no ambulance service in Danbury any longer. Law enforcement, DNR wardens and fire services are stretched very thin.

On either side of this proposed development are a farm, with several horses and cattle and a 52 year old saddle club. The farm and the saddle club are good neighbors. Is a campground full of people that probably know nothing about horses or cattle going to be a good fit? Should agriculture be mixed that closely with a high density campground? We do not believe it should.

Can the relatively small lakes in this area handle this many people putting boats in and out at the public landings? Who will maintain those boat landings? Who will provide additional law enforcement for the purpose of public safety on those lakes?

There are several other campgrounds within 10 miles of this proposed area (several recently obtained by Northcamp LLC, which includes Mr. Steve Austin), many of which have expanded in the past months and years, and have many vacancies. A short trip past Oak Ridge, owned for many years by Mr. Austin, will show what an eyesore it is. Do we want that in our township? There is a campground just to the north of this property that's only been there for a year. That campground certainly has space for many additional campers at this time.

There are 3 other bars and a casino within 6 miles - a additional bar is certainly not needed.

Approving this would fill up our township with more people that have absolutely no "ownership" in our beautiful rural area. 180 campers, a yard light at every one, along with a storage unit. That much additional traffic on our narrow dirt roads would lead to more dust and noise, whether car, truck or ATV/UTV.

In closing, it is very disappointing that our township officials appropriately voted against this, and that Mr. Steve Austin, the very county board member that is supposed to represent us, is still continuing with this request.

Sincerely,

Jim and Sue Smedegard
31668 Staples Lake Road
Danbury WI 54830
715-656-3855

Sent from my iPad

Towne, Jason

From: Johnson, Tammy
Sent: Tuesday, December 29, 2020 8:33 AM
To: Towne, Jason
Cc: Lane, Ann
Subject: FW: Town of Swiss CUP application

From: Rick Estridge <rickestridge1@gmail.com>
Sent: Tuesday, December 29, 2020 8:32 AM
To: LandServices <landservices@burnettcounty.org>
Subject: Town of Swiss CUP application

Hello All,

RE: January 5th CUP Meeting

Our comments and items of concern:

How does this meet the requirement of the open meeting law ?

We've lived in Burnett County / Town of Swiss for 45 plus years.

As local business owners we would certainly enjoy a positive impact on our business with the approval of this CUP...but yes we're against this type of growth. .

This campground would see 700 plus people being injected into our small rural community...that's more than the town of Danbury at any given time. This would put a HUGE responsibility on the local town board to safely provide basic needs & services to these visitors at the expense of the local citizens they already serve.

How would this affect the local farms and families who call this home with the safety issues caused from congested traffic on our local roads.

Cattle and horses live on these farms so noise is of big concern.

We've raised a family in this area because of the natural beauty and peace it brings .Unchecked growth of this kind would surely have a negative impact on future families to provide the same experience for their families.

Terri & I truly enjoy being in the business of providing families with food and jobs...but our way of life isn't for sale at any price.

The overwhelming size of this proposed campground in a small area where none has existed before is very concerning.

We appreciate your listening and respectfully request that you deny this CUP application.

Thank You !

Rick & Terri Estridge

Wayne's Foods Plus

Danbury, Webster, Luck WI

715-866-7335 / fax 715-866-7272

rickestridge1@gmail.com

7217 North Hayden Lake Drive
Danbury WI 54830
December 22, 2020

Burnett County Land Services Department
7410 County Road K #120
Siren, WI 54872

Committee Members/ Stewards:


Regarding: #CUP-20-47-Johnson Enterprises



I am not in favor of this development.

- As a committee of the County, I hope that you are taking seriously the values of "Vision and Stewardship" in your conversations and decision-making. This development may be an economic advantage for the developer, it is short-sighted in long-range advantages for the area and county.
- Considering the County Comprehensive Plan, some of the development will take agricultural land out of production. One of the goals of the Plan is "balancing the protection of farmland with the exercise of future development." I don't think this CUP takes this into consideration. Also, I believe it will affect the "neighbors" who raise livestock—I am imagining future issues as campers and livestock-odor are not compatible.
- Another goal of the Comprehensive Plan includes "protecting and improving the quality and quantity of county's ground and surface water." While the development is not adjacent to three area lakes, the lakes will be affected through increased use. I also question the plan for providing water (wells?) and what about waste-water from 180 camping units? Also, run-off from 180 campsites will surely impact ground water. What is the plan?
- I understand the placement of the development is to be near ATV and snowmobile trails. What about increased costs for maintaining the trails?
- While there will be taxes incurred by the developers, increased costs for road and law enforcement will be needed for this number of non-residents. Plus, campers are not "invested" with preserving our quality of life and our natural resources.

I realize that change is inevitable and necessary. However, your committee is entrusted with the stewardship of our natural resources. This proposed development will only profit the developers in the short-term and is not in the interest of the long-term interests and values of the township and county.

Sincerely,

Arnold R. Enslin

Towne, Jason

From: Johnson, Tammy
Sent: Tuesday, December 29, 2020 1:53 PM
To: Towne, Jason
Cc: Lane, Ann
Subject: FW: Kamper letter

From: Kim Niederluecke <kim.niederluecke@gmail.com>
Sent: Tuesday, December 29, 2020 1:49 PM
To: LandServices <landservices@burnettcounty.org>; george_costello@hotmail.com; Bickford, Norm <cbdistrict11@burnettcounty.org>; James Pearson <cbdistrict15@burnettcounty.org>; Conroy, Craig <cbdistrict19@burnettcounty.org>; Blomberg, Brent <cbdistrict1@burnettcounty.org>; Awe, Charles <cbdistrict8@burnettcounty.org>; Paden, Jim <cbdistrict2@burnettcounty.org>; Anderson, Chuck <cbdistrict9@burnettcounty.org>
Subject: Fwd: Kamper letter

To: Burnett County Land Use and Information Committee
From: Mary Jo and Dennis Kamper, Bass Lake property owners and residents
Re: Opposition to Nelson Campground/Northcamp Properties proposal

****OUR OPINION AND RESPONSE TO CAMPGROUND PROPOSAL FOR NELSON ROAD/BASS LAKE CAMPGROUND:**

1. We are TOTALLY OPPOSED TO ANY SUCH PROJECT!!
2. Bob Pardun is listed as an ASSESSOR in our "2017 Notice of Assessment Bill" and Jerry Pardun is listed as a "Review Board Member" on this recent mailing. Is this not a Conflict of Interest??
3. There already IS an existing new campground outside of town and another one just south of the casino.
4. We have paid Property Taxes annually \$1380-\$1579 for 24 yrs. to preserve our rights & duties to preserve the quality and environmental impact of Bass Lake. In our opinion, this is THE WORST way to "preserve that quality" & will have a negative impact on the whole area.
5. Bass Lake is a small lake and to add 180 campsites seriously will have a HUGE impact on water quality, the environment & wildlife, new road construction and maintenance, sanitation issues, additional necessary fire, police, garbage collections,

& additional plowing in the winter Who will pay for that? It certainly is not fair to assess all of us current homeowners for all of

these additional necessary services - especially when there already is the new existing campground on the other side of town

6. Folks using temporary campsites are usually not aware of the safety rules of lakes, campgrounds, etc and the
neighboring forests have HUGE FIRE potentials..HUGE SAFETY RISK FOR ALL!

7. The additional campsites would attract bears and other animals which would be a serious SAFETY ISSUE FOR ALL

8. Where will we get the necessary fire & police? We cannot count on "temporary" or seasonal workers for those positions.

9. Where will we get the necessary equipment, drivers, for this routine servicing? What about sanitation and storm shelters?

9. In all of this current pandemic & current economics, we cannot "count on" budding tourism to "fix" Danbury or will it be
more boarded up housing & failed businesses

10. There ALREADY IS A HUGE NEW CAMPGROUND ON THE OUTSKIRTS OF DANBURY & one just south of the Casino.!!