



COUNTY OF BURNETT

LAND USE AND INFORMATION COMMITTEE

Burnett County Government Center
Room 165 - 9:00 a.m.
March 3, 2020

Burnett County Clerk, 7410 County Road K, #105, Siren, WI 54872 • Phone 715-349-2173 • FAX / TTY 715-349-2169

MEMBERS

County Board Supervisors

Norm Bickford, Chair
Craig Conroy, Vice-Chair
Brent Blomberg, Secretary
Chuck Anderson
Ed Fisher
Duane Johnson
Jim Paden

DEPARTMENTS

- County Surveyor/Land Services
- Zoning/Land Use

AGENDA

1. Call to Order
2. Notice Posted in Accordance to Wis. Stat. 19.84 Open Meeting Law
3. Public Comments – Three Minute Time Limit Per Person
4. Approval of Agenda Order
5. Approval of Minutes of the February 4, 2020, Meeting
6. Public Hearing:
 - a. Conditional Use Permit #CUP-20-06: North Camp Properties II – Divisions, Campground and Storage Units
 - b. Conditional Use Permit #CUP-20-07: North Camp Properties III – Storage Units and Outdoor Storage
 - c. Amendment #MAP-20-01: North Camp Properties III – Rezone a Parcel from RR-1 to C-1
 - d. Amendment #MAP-20-02: Amrhien – Rezone a Parcel from RR-1 to C-1
 - e. Conditional Use Permit #CUP-20-02: Amrhien – Outdoor Storage
 - f. Conditional Use Permit #CUP-20-08: Baglio – Camper for up to Three Years
7. Land Services – Zoning and Property Information Division Reports
8. Future Agenda Items
9. Adjournment

Posted 02/26/2020

Persons requiring an interpreter, materials in alternate format or other accommodations to access this meeting are encouraged to contact the Burnett County Clerk at least 48 hours prior to the meeting.



COUNTY OF BURNETT
LAND USE AND INFORMATION COMMITTEE
Burnett County Government Center

7410 County Road K, #105, Siren, WI 54872 • Phone 715-349-2173 • FAX 715-349-2169

MINUTES

Land Use and Information Committee
February 4, 2020

MEMBERS PRESENT Norm Bickford, Brent Blomberg, Jim Paden, Ed Fisher, Duane Johnson, Craig Conroy and Chuck Anderson.

CALL TO ORDER Chairman Bickford called the meeting of the Land Use and Information Committee to order at 9:00 a.m. in Room 165 of the Burnett County Government Center.

NOTICE POSTED IN ACCORDANCE TO WIS. STAT. 19.84 OPEN MEETING LAW

PUBLIC COMMENTS - THREE MINUTE TIME LIMIT PER PERSON

Daniel Chelmo is the applicant for CUP-19-12 for a campground and is asking for an extension on his application. Mr. Chelmo sent additional information on January 28, 2020. The new site map shows 60 sites instead of the proposed 120 sites and the amount of acreage is now six acres instead of the original proposal of 12 acres.

Attorney Lee Turomie stated he is the attorney for Mr. Chelmo. Mr. Turomie handed out an explanation of the changes for CUP-19-12. He stated Mr. Chelmo submitted a new site plan on January 28, 2020. The proposed campground is adjacent to another campground and resort. Mr. Turomie commented the campground application complies with applicable ordinances.

Bryan Bocht stated he works for LHP Corporation, Natural Resources Unit out of Superior for a Civil Engineer and is here to answer any technical questions.

Nick Dagostina is opposed to the campground. He stated the campers do not go to the local areas to shop or eat at the restaurants. The four-season cabins will spend more money than the campers will.

Donald Henry lives on the southeast corner of the lake and cannot imagine if there are 30-60 sites added.

John Hamilton commented on the 44 campground sites added for Steve Austin. Mr. Hamilton stated the issue with Gull Lake is it is not a recreational lake; it has no shoreline and you cannot use the lake to swim or fish. On July 4, 2019, there were approximately 125 boats on the sand

bar and people were picnicking on his dock. Mr. Hamilton spent \$11,000.00 in Burnett County and the campers will not spend that. The campers will send people home.

Kent Jacobson is a resident on Devils Lake and is president of the Devils Lake Association. He is concerned about runoff. Mr. Jacobson commented there is enough growth on the lake and the campground will cause overexposure.

Sue Hamilton stated there is already a resort and youth camp on the lake. This CUP is asking to build a brand new business in the middle of a residential area. Do you want to do that?

Don Hamilton commented Mr. Chelmo has other options instead of building a business in the middle of a residential area. He suggested he sell or farm the property. He would like the CUP to be dismissed.

Tom Wallace has owned a resort adjacent to Mr. Chelmo for 24 years. The lake has grown with too many people. The lake does not need another campground. He is against the CUP.

Rose Catapano commented, this is a new campground and there are already campgrounds on the lake. Ms. Catapano has not seen the new plans and is wondering if the lake access is still part of the plan and if that information should be public. She stated there are already runoff issues. The campground will affect the lake and the 120 tax-paying residents. The campers do not pay the taxes. Please consider all issues with the campground.

APPROVAL OF AGENDA ORDER Motion to approve the agenda order as presented was made by Supervisor Conroy, seconded by Supervisor Johnson. Motion carried, voice vote.

APPROVAL OF MINUTES OF THE JANUARY 7, 2020, MEETING Motion to approve the minutes of the January 7, 2020, meeting was made by Supervisor Blomberg, seconded by Supervisor Anderson. Motion carried, voice vote.

DECISION ON WHAT TO DO WITH CUP-19-12: CHELMO Supervisor Conroy made it clear they are not making a decision today. The discussion will be to extend or dismiss the CUP. The items to address are runoff, wastewater disposal and access to the lake. Mr. Conroy stated the committee should dismiss the CUP and should start from scratch. Supervisor Blomberg would be willing to extend. Supervisor Conroy commented, it is not being denied just dismissed. Supervisor Johnson asked if the CUP should be dismissed. Corporation Counsel David Grindell stated Mr. Chelmo could modify his plan. Land Services Director Jason Towne commented currently all correspondence he has received is opposed to the CUP. Mr. Grindell stated there would have to be a record of a reason you are dismissing or extending the application for appeal purposes.

Motion to dismiss CUP-19-12 - Chelmo on the basis of having granted two extensions already, not received sufficient information in a timely manner to make a decision on the original request and dismissal does not preclude a new application was made by Supervisor Conroy, seconded by Supervisor Johnson. Motion carried, voice vote.

PUBLIC HEARING County Surveyor/Land Information Director/Zoning Administrator Jason Towne read the Notice of Public Hearing as published in the Burnett County Sentinel on January 8 and 15, 2020.

BURNETT COUNTY LAND USE /SHORELAND PROTECTION ORDINANCES

CONDITIONAL USE PERMIT #CUP-20-05 – MALEC Public notice is hereby given to all persons in the Town of Scott, Burnett County, Wisconsin, that Marilee Malec has made application for a conditional use permit per the terms of the Burnett County Land Use and Shoreland Protection Code of Ordinances to allow a camper year-around for up to three years, located at 1030 County Rd. E, in the RR-3 zoning district, Lot 4 CSM V. 25 Pg. 207, in Government Lot 6, Section 24, T40N R14W.

Marilee Malec is requesting to keep her camper on the property. She does have plans to build a cabin.

Public hearing opened.

Don Hamilton applauded the applicant for sending letters to the neighbors. It is a residential area and not a commercial business area. He is in support of the CUP if they have the appropriate septic system and build a house or cabin for tax base purposes.

Leo Beitz approves of the CUP and could not ask for better neighbors.

Public hearing closed.

Chairman Bickford questioned the three-bedroom home, which was torn down.

Ms. Malec stated the current septic system has been inspected and approved.

Mr. Malec would like to build a home and retire here.

Burnett County Staff Report Item – If considering approval then the following item(s) may be included in the motion; these are part of the guidelines from the staff:

1. Only one camper allowed on the parcel.
2. Septic system evaluation should be done and filed with the county by 06/01/2020.
3. Shoreline will need to be restored to meet the requirements of the shoreline incentive program. Parcel was enrolled in the shoreline incentive program per document #331131, recorded on 06/16/2000.
4. Follow all local, county, state and federal requirements for this activity.

Motion to approve Conditional Use Permit #CUP-20-05 – Malec subject to recommendations of the staff was made by Supervisor Paden, seconded by Supervisor Fisher. Motion carried, voice vote.

LAND SERVICES – ZONING AND PROPERTY INFORMATION DIVISION REPORTS

Land Services Director Jason Towne reviewed submitted department reports and answered committee questions. The department has been doing analysis on town septic violations who are

not doing the required maintenance. Supervisor Johnson suspects the violations are due to pumping cost. Mr. Towne also reported the quantity of Land Use Permits per town.

FUTURE AGENDA ITEMS There are none at this time however, Friday is the deadline for CUPs.

NEXT MEETING March 3, 2020.

ADJOURNMENT Motion to adjourn was made by Supervisor Johnson, seconded by Supervisor Conroy. Motion carried, voice vote. Chairman Bickford adjourned the meeting at 10:16 a.m.

**BURNETT COUNTY ZONING ADMINISTRATION
BURNETT COUNTY GOVERNMENT CENTER**

7410 COUNTY ROAD K, #120
SIREN, WISCONSIN 54872

PHONE (715) 349-2109
EMAIL: landservices@burnettcounty.org

NOTICE OF PUBLIC HEARING

Notice of Public Hearing, State of Wisconsin, County of Burnett, Tuesday, March 3, 2020, at 9:00 a.m., at the Burnett County Government Center in Room 165, Town of Meenon, Siren, Wisconsin, regarding the following:

BURNETT COUNTY LAND USE/SHORELAND PROTECTION ORDINANCES

1. CONDITIONAL USE PERMIT #CUP-20-06 – NORTH CAMP PROPERTIES II

Public notice is hereby given to all persons in the Town of Oakland, Burnett County, Wisconsin, that Mike Hershberger and Steve Austin have made application for a conditional use permit per the terms of the Burnett County Land Use and Shoreland Protection Code of Ordinances to divide the existing parcels into four different parcels consisting of the following; the existing bar/lodge with one existing cabin on approximately 1.1 acres, the existing house on approximately 0.7 acres, the existing cabins on approximately 2.5 acres, and up to 109 camping units on approximately 18.6 acres. One storage shed up to 12 ft x 14 ft in size and one deck up to 12 ft x 14 ft in size per cabin and camping unit. Also adding up to 60 mini storage units. All changes to take place over the next three years, located at 29402 and 29460 CCC Rd, on Gull Lake, in the RR-2 zoning district, parcels in Government Lots 1 and 2, Section 2, T40N R16W.

2. CONDITIONAL USE PERMIT #CUP-20-07 – NORTH CAMP PROPERTIES III

Public notice is hereby given to all persons in the Town of Webb Lake, Burnett County, Wisconsin, that Mike Hershberger and Steve Austin have made application for a conditional use permit per the terms of the Burnett County Land Use and Shoreland Protection Code of Ordinances to build up to 130 storage units and allow outdoor storage of up to 75 watercraft over the next three years, located at State Rd 77 and Deer Lake Rd, on Jones Creek, in the RR-1 zoning district (see next item for proposed rezone of this parcel from RR-1 to C-1), parcel in the S ½ of the S ½ of the NW ¼ of the SE ¼, Section 18, T41N R14W.

3. MAP AMENDMENT #MAP-20-01 – NORTH CAMP PROPERTIES III

To rezone the S ½ of the S ½ of the NW ¼ of the SE ¼, in Section 18, T41N R14W, Town of Webb Lake, from RR-1 (Residential-Recreation) to C-1 (Commercial) zoning district. Zoning change requested by Mike Hershberger and Steve Austin. (See prior item for proposed conditional use of this parcel).

Details of the proposed revision are available at the Burnett County Land Services Department, the Burnett County Clerk's Office, and on the Burnett County website at <http://www.burnettcounty.com/index.aspx?NID=1108>.

(Continued on Page 2)

NOTICE OF PUBLIC HEARING

MARCH 3, 2020

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4. MAP AMENDMENT #MAP-20-02 – AMRHIEN

To rezone the N ½ of the E ½ of the SW ¼ of the SE ¼, in Section 33, T39N R16W, Town of Meenon, from RR-1 (Residential-Recreation) to C-1 (Commercial) zoning district. Zoning change requested by Charles Amrhien. (See next item for proposed conditional use of this parcel).

Details of the proposed revision are available at the Burnett County Land Services Department, the Burnett County Clerk's Office, and on the Burnett County website at <http://www.burnettcounty.com/index.aspx?NID=1108>.

5. CONDITIONAL USE PERMIT #CUP-20-02 – AMRHIEN

Public notice is hereby given to all persons in the Town of Meenon, Burnett County, Wisconsin, that Charles Amrhien has made application for a conditional use permit per the terms of the Burnett County Land Use and Shoreland Protection Code of Ordinances to allow outside storage of recreational equipment and outside storage of semi-trailers, located at 7096 State Rd 70, in the RR-1 zoning district (see prior item for proposed rezone of this parcel from RR-1 to C-1), in the E ½ of the SW ¼ of the SE ¼, Section 33, T39N R16W.

6. CONDITIONAL USE PERMIT #CUP-20-08 – BAGLIO

Public notice is hereby given to all persons in the Town of Swiss, Burnett County, Wisconsin, that Diane Baglio has made application for a conditional use permit per the terms of the Burnett County Land Use and Shoreland Protection Code of Ordinances to allow a camper year around for up to three years, located at 7116 Hill Dr, on Loon Creek, in the RR-3 zoning district, Lot 1 CSM V. 9 Pg. 263, in the SW ¼ of the NE ¼, Section 27, T41N R16W.

Burnett County
Land Use and Information Committee
Siren, WI
Dated this 10th day of February, 2020

NOTICE TO RUN IN SENTINEL FEBRUARY 12TH AND 19TH

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

FEE: \$300.00 CONDITIONAL USE #: CUP-20-06 ZONING DISTRICT: RR-2

PARCEL # (24 digits): 07-020-2-40-16-02-5 05-002-01100
07-020-2-40-16-02-5 05-002-011001
07-020-2-40-16-02-5 05-002-017000

TAX ID #: 35279, 35278, 12845

RECEIVED STAMP (BELOW):



LAND SERVICES STAFF ONLY ABOVE THIS LINE

Applicant Complete All Sections Below This Line

Property Owner's Name: North Camp Properties II DBA North Camp Storage LLC 7 Lakes Camp

Applicant's Name: Mike Hershberger & Steve Austin

Applicant's Mailing Address: 4100 Misty Valley Dr Middleton WI 53562
City State Zip

Applicant's Telephone Number: 608-576-9200 Mike & 715-791-9015 Steve

Applicant's Email: hershgroup@gmail.com bionicguy61@gmail.com

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 tax pages*

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

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

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

Section #: 02 Town #: 40 N Range #: 16 W Town of: Oakland

Attach additional page if needed for lengthy description OR attach a copy of the deed OR attach tax system property page.
07-020-2-40-16-02-5 05-002-011001

Parcel # (24 digits): 07-020-2-40-16-02-5 05-002-011100 - 07-020-2-40-16-02-5 05-002-017000

Tax ID # (1-5 digits): 12845 - 35278 - 35279

Lot Area: 1,263,240 ft² and 29.00 acres

Property Site Address #: 29402 & 29460 CCC Rd, Danbury, WI 54830

Anticipated Start Date: April - May 2020

Section # of the Ordinance this CUP is referencing: 30-85 (1)(3)(5) & ~~30-542~~, 30-543, ~~45-385~~, 45-386

Real Estate Burnett County Property Listing

Today's Date: 2/5/2020

Property Status: Current

Created On: 3/28/2006 6:27:00 PM

Description

Updated: 9/24/2009

Tax ID:	12845
PIN:	07-020-2-40-16-02-5 05-002-017000
Legacy PIN:	020430202400
Map ID:	
Municipality:	(020) TOWN OF OAKLAND
STR:	S02 T40N R16W
Description:	PCL GOV LOT 2 DESC 462/610 EX CSM V 15 P 74 (SUBJ TO ESMT)
Recorded Acres:	5.226
Calculated Acres:	0.000
Lottery Claims:	0
First Dollar:	No
ESN:	

Tax Districts

Updated: 3/28/2006

1	STATE
07	COUNTY
020	TOWN OF OAKLAND
076293	SCHL-WEBSTER
001700	TECH COLLEGE
079070	WEBSTER FIRE

Recorded Documents

Updated: 3/20/2015

TRANSFER ON DEATH DEED

Date Recorded: 3/17/2014 429626

TRANSFER ON DEATH

Date Recorded: 7/23/2010 409697

TRANSFER ON DEATH DEED

Date Recorded: 5/19/2008 397376

CONVERSION

Date Recorded: 3/28/2006 360/482 462/610

Ownership

Updated: 3/28/2006

DUANE P VOSBERG POTOSI WI

Billing Address:

DUANE P VOSBERG
4440 US HWY 61 & 35
POTOSI WI 53820-9511

Mailing Address:

DUANE P VOSBERG
4440 US HWY 61 & 35
POTOSI WI 53820-9511



Site Address * indicates Private Road

N/A

Property Assessment

Updated: 9/24/2009

2020 Assessment Detail

Code	Acres	Land	Imp.
G1-RESIDENTIAL	5.226	22,700	0

2-Year Comparison

	2019	2020	Change
Land:	22,700	22,700	0.0%
Improved:	0	0	0.0%
Total:	22,700	22,700	0.0%



Property History

N/A

Real Estate Burnett County Property Listing

Today's Date: 2/5/2020

Property Status: Current

Created On: 10/24/2019 12:08:04 PM

Description Updated: 1/3/2020

Tax ID:	35278
PIN:	07-020-2-40-16-02-5 05-002-011001
Legacy PIN:	
Map ID:	
Municipality:	(020) TOWN OF OAKLAND
STR:	S02 T40N R16W
Description:	PCL GOV LOT 1 & 2 EX PCL V234 P516 & EX CSM V27 P207
Recorded Acres:	21.800
Calculated Acres:	0.000
Lottery Claims:	0
First Dollar:	No
ESN:	

Tax Districts Updated: 10/24/2019

1	STATE
07	COUNTY
020	TOWN OF OAKLAND
076293	SCHL-WEBSTER
001700	TECH COLLEGE
079070	WEBSTER FIRE

Recorded Documents Updated: 3/28/2006

SPLIT TO NEW PARCELS	
Date Recorded:	10/23/2019
QUIT CLAIM DEED	
Date Recorded:	8/21/2014 <u>431616</u>
CSM	
Date Recorded:	9/20/2019 <u>458356</u> 27/207
CONVERSION	
Date Recorded:	<u>348590</u> 2-9 539/332 626/440
WARRANTY DEED	
Date Recorded:	7/17/2002 <u>348590</u>

Ownership Updated: 1/3/2020

CHARLES W & CONSTANCE L HOUMAN REV DANBURY WI LIVING TRUST

Billing Address: **Mailing Address:**
FIRST NATIONAL BANK CHARLES W & CONSTANCE L
OF AMERICA HOUMAN REV LIVING TRUST
P O BOX 980 29460 CCC RD
241 E SAGINAW HWY DANBURY WI 54830
SUITE 600
EAST LANSING MI
48826-4488

Site Address * indicates Private Road

29460 CCC RD DANBURY 54830

Property Assessment Updated: N/A

2020 Assessment Detail			
Code	Acres	Land	Imp.
N/A			

2-Year Comparison	2019	2020	Change
Land:	0	0	0.0%
Improved:	0	0	0.0%
Total:	0	0	0.0%

Property History

Parent Properties	Tax ID
07-020-2-40-16-02-5 05-002-011000	<u>12842</u>

HISTORY [Expand All History](#) White=Current Parcels Pink=Retired Parcels

Tax ID: 12842 **PIN:** 07-020-2-40-16-02-5 05-002-011000 **Leg. PIN:** 020430202100

35278 This Parcel Parents Children

Real Estate Burnett County Property Listing

Today's Date: 2/5/2020

Property Status: Current

Created On: 10/24/2019 12:08:05 PM

Description Updated: 1/3/2020

Tax ID:	35279
PIN:	07-020-2-40-16-02-5 05-002-011100
Legacy PIN:	
Map ID:	
Municipality:	(020) TOWN OF OAKLAND
STR:	S02 T40N R16W
Description:	LOT 1 CSM#4898 V27 P207 (GL 2)#458356
Recorded Acres:	1.200
Calculated Acres:	0.000
Lottery Claims:	1
First Dollar:	No
ESN:	

Tax Districts Updated: 10/24/2019

1	STATE
07	COUNTY
020	TOWN OF OAKLAND
076293	SCHL-WEBSTER
001700	TECH COLLEGE
079070	WEBSTER FIRE

Recorded Documents Updated: 3/28/2006

SPLIT TO NEW PARCELS	
Date Recorded:	10/23/2019
QUIT CLAIM DEED	
Date Recorded:	8/21/2014 <u>431616</u>
CSM	
Date Recorded:	9/20/2019 <u>458356</u> 27/207
CONVERSION	
Date Recorded:	<u>348590</u> 2-9 539/332 626/440
WARRANTY DEED	
Date Recorded:	7/17/2002 <u>348590</u>

Ownership Updated: 1/3/2020

CHARLES W & CONSTANCE L HOUMAN REV LIVING TRUST DANBURY WI

Billing Address: **Mailing Address:**
FIRST NATIONAL BANK OF AMERICA **CHARLES W & CONSTANCE L HOUMAN REV LIVING TRUST**
P O BOX 980 29460 CCC RD
241 E SAGINAW HWY DANBURY WI 54830
SUITE 600
EAST LANSING MI
48826-4488

Site Address * indicates Private Road
29402 CCC RD DANBURY 54830

Property Assessment Updated: N/A

2020 Assessment Detail			
Code	Acres	Land	Imp.
N/A			

2-Year Comparison	2019	2020	Change
Land:	0	0	0.0%
Improved:	0	0	0.0%
Total:	0	0	0.0%

Property History

Parent Properties	Tax ID
07-020-2-40-16-02-5 05-002-011000	<u>12842</u>

HISTORY [Expand All History](#) White=Current Parcels Pink=Retired Parcels

Tax ID: 12842 **Pin:** 07-020-2-40-16-02-5 05-002-011000 **Leg. Pin:** 020430202100

35279 This Parcel [↑ Parents](#) [↓ Children](#)

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

existing/current buildings - lodge/residence restaurant and bar structure, 13 existing cabins, 29 existing mobile RV campsites (non-sewered), several garages and outbuilding, parking area fish cleaning, pumphouse, docks lakeside bar and boathouse, family residence, mobile home park campground/rv park, consisting of 18 sewer units with permitted expansion of ~~14~~ additional sites (~~54~~ units)

~~14~~ 17 ~~54~~ 64

We are requesting for ~~46~~ additional sewer units for the campground/rv park to be added to existing units replace or move as needed -

Lodge/residence restaurant and bar structure on parcel to be sold separately - approx 1 acre

- for a total of 109 camping units.

Existing house to be sold on 30,000 sq ft lot

Storage sheds 12x14 and decks 12x14 on each finished site (maximum)

50-60 mini storage units sizes to be determined

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):

- ☐ 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
- ☐ 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

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.*

tax ids:
12898 Roberta L Heelan Trust Agree: 901 Coventry PL, Edina, MN 55435 (owns 6310 S Gull Trail, Danbury) tax id# 12898
12902 Michael & Brenda Johnson: 6367 S Gull Trail, Danbury, WI 54830 tax id# 12902
12846 John & Karen Tonsager: 19015 Blaine Ave, Farmington, MN 55024 (owns 29383 CCC RD, Danbury) tax id# 12846
12843 William & Donna Crain Joint Revocable Trust: 29392 CCC Rd, Danbury, WI 54830 tax id# 12848 & 12843
12844 Timothy & Debora Graves: 110 Shoshoni Trail, Apple Valley, MN 55124 (owns 29457 CCC Rd, Danbury) tax id# 12844
12847 Jack & Lois Kieler: PO #27, Dickeyville, WI 53808 (owns 29349 & 29360 CCC Rd, Danbury) tax id# 12847
12906 Henry Michaels Rev Living Trust: 421 Ridgewood Ave, Glen Ridge NJ 07028 (owns 6210 Minnow Lake Rd, Danbury) tax id# 12906
12900 Harley Demarre: 29340 CCC Rd, Danbury WI 54830 tax id# 12900

- Town of Oakland Clerk

- 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 _____
(Applicant)

2-6-20
(Date)

Signed _____
(Owner)

2-6-20
(Date)

WB-15 COMMERCIAL OFFER TO PURCHASE

1 LICENSEE DRAFTING THIS OFFER ON October 21, 2019 [DATE] IS (AGENT OF BUYER)
2 (AGENT OF SELLER/LISTING BROKER) (AGENT OF BUYER AND SELLER) **STRIKE THOSE NOT APPLICABLE**
3 **GENERAL PROVISIONS** The Buyer, Michael Hershberger and/or His Assigns
4 _____, offers to purchase the Property known as [Street Address] 29460 and 29402 CCC Road
5 _____ in the _____ Town
6 of Oakland _____, County of BURNETT _____, Wisconsin
7 (Insert additional description, if any, at lines 109-115 or 277-286 or attach as an addendum per line 479), on the following terms:
8 ■ PURCHASE PRICE: ~~29460 and 29402 CCC Road~~
9 _____ Dollars (\$ 200,000.00).
10 ■ EARNEST MONEY of \$ _____ accompanies this Offer and earnest money of \$ 20,000.00 will be
11 mailed, or commercially or personally delivered within _____ days of acceptance to listing broker or
12 _____
13 ■ THE BALANCE OF PURCHASE PRICE will be paid in cash or equivalent at closing unless otherwise provided below.
14 ■ INCLUDED IN PURCHASE PRICE: Seller is including in the purchase price the Property, all Fixtures on the Property on the date of this Offer
15 not excluded at lines 20-22, and the following additional items: All bar/restaurant furnishings and fixtures, all cabin
16 furnishings, linens, etc.
17 _____
18 All personal property included in purchase price will be transferred by bill of sale or _____
19 _____
20 ■ NOT INCLUDED IN PURCHASE PRICE: Sellers Personal Property
21 _____
22 _____
23 CAUTION: Identify trade fixtures owned by tenant, if applicable, and Fixtures that are on the Property (see lines 303-310) to be excluded
24 by Seller or which are rented and will continue to be owned by the lessor.
25 NOTE: The terms of this Offer, not the listing contract or marketing materials, determine what items are included/excluded.
26 **ACCEPTANCE** Acceptance occurs when all Buyers and Sellers have signed one copy of the Offer, or separate but identical copies of the Offer.
27 CAUTION: Deadlines in the Offer are commonly calculated from acceptance. Consider whether short term deadlines running from
28 acceptance provide adequate time for both binding acceptance and performance.
29 **BINDING ACCEPTANCE** This Offer is binding upon both Parties only if a copy of the accepted Offer is delivered to Buyer on or before
30 October 24, 2019 _____ . Seller may keep the Property on the market and accept
31 secondary offers after binding acceptance of this Offer.
32 CAUTION: This Offer may be withdrawn prior to delivery of the accepted Offer.
33 **OPTIONAL PROVISIONS** TERMS OF THIS OFFER THAT ARE PRECEDED BY AN OPEN BOX (☐) ARE PART OF THIS OFFER ONLY IF
34 THE BOX IS MARKED SUCH AS WITH AN "X." THEY ARE NOT PART OF THIS OFFER IF MARKED "N/A" OR ARE LEFT BLANK.
35 **DELIVERY OF DOCUMENTS AND WRITTEN NOTICES** Unless otherwise stated in this Offer, delivery of documents and written notices to a
36 Party shall be effective only when accomplished by one of the methods specified at lines 37-54.
37 (1) **Personal Delivery**: giving the document or written notice personally to the Party, or the Party's recipient for delivery if named at line 38 or 39.
38 Seller's recipient for delivery (optional): Patrick Duffy - C21 Sand County Services, Inc.
39 Buyer's recipient for delivery (optional): Patrick Duffy - C21 Sand County Services, Inc.
40 ☒ (2) **Fax**: fax transmission of the document or written notice to the following telephone number:
41 Seller: (715) 349-5858 Buyer: (715) 349-5858
42 ☒ (3) **Commercial Delivery**: depositing the document or written notice fees prepaid or charged to an account with a commercial delivery
43 service, addressed either to the Party, or to the Party's recipient for delivery if named at line 38 or 39, for delivery to the Party's delivery address at
44 line 47 or 48.
45 ☒ (4) **U.S. Mail**: depositing the document or written notice postage prepaid in the U.S. Mail, addressed either to the Party, or to the Party's
46 recipient for delivery if named at line 38 or 39, for delivery to the Party's delivery address at line 47 or 48.
47 Delivery address for Seller: 24740 Hwy 35/70 N. Siren, WI 54872
48 Delivery address for Buyer: 24740 Hwy 35/70 N. Siren, WI 54872
49 ☒ (5) **E-Mail**: electronically transmitting the document or written notice to the Party's e-mail address, if given below at line 53 or 54. If this is a
50 consumer transaction where the property being purchased or the sale proceeds are used primarily for personal, family or household purposes,
51 each consumer providing an e-mail address below has first consented electronically to the use of electronic documents, e-mail delivery and
52 electronic signatures in the transaction, as required by federal law.
53 E-Mail address for Seller (optional): pduffy@c21sandcounty.com
54 E-Mail address for Buyer (optional): pduffy@c21sandcounty.com
55 **PERSONAL DELIVERY/ACTUAL RECEIPT** Personal delivery to, or Actual Receipt by, any named Buyer or Seller constitutes personal delivery
56 to, or Actual Receipt by, all Buyers or Sellers.

Property Address: _____

Page 9 of 9, WB-15

INSPECTION CONTINGENCY: This contingency only authorizes inspections, not testing (see lines 437-449). This Offer is contingent upon a qualified independent inspector(s) conducting an inspection(s) of the Property which discloses no Defects. This Offer is further contingent upon a qualified independent inspector or qualified independent third party performing an inspection of _____

(list any Property feature(s) to be separately inspected, e.g., dumpsite, etc.) which discloses no Defects. Buyer shall order the inspection(s) and be responsible for all costs of inspection(s). Buyer may have follow-up inspections recommended in a written report resulting from an authorized inspection performed provided they occur prior to the deadline specified at line 461. Each inspection shall be performed by a qualified independent inspector or qualified independent third party.

CAUTION: Buyer should provide sufficient time for the primary inspection and/or any specialized inspection(s), as well as any follow-up inspection(s).

For the purpose of this contingency, Defects (see lines 223-225) do not include conditions the nature and extent of which Buyer had actual knowledge or written notice before signing the Offer.

CONTINGENCY SATISFACTION: This contingency shall be deemed satisfied unless Buyer, within _____ days of acceptance, delivers to Seller a copy of the inspection report(s) and a written notice listing the Defect(s) identified in the inspection report(s) to which Buyer objects (Notice of Defects).

CAUTION: A proposed amendment is not a Notice of Defects and will not satisfy this notice requirement.

RIGHT TO CURE: Seller (shall)(shall not) ~~STRIKE ONE~~ ("shall" if neither is stricken) have a right to cure the Defects. If Seller has the right to cure, Seller may satisfy this contingency by: (1) delivering written notice to Buyer within 10 days of Buyer's delivery of the Notice of Defects stating Seller's election to cure Defects, (2) curing the Defects in a good and workmanlike manner and (3) delivering to Buyer a written report detailing the work done within 3 days prior to closing. This Offer shall be null and void if Buyer makes timely delivery of the Notice of Defects and written inspection report(s) and: (1) Seller does not have a right to cure or (2) Seller has a right to cure but: (a) Seller delivers written notice that Seller will not cure or (b) Seller does not timely deliver the written notice of election to cure.

CLOSING OF BUYER'S PROPERTY CONTINGENCY: This Offer is contingent upon the closing of the sale of Buyer's property located at _____, no later than _____. If Seller accepts a bona fide secondary offer, Seller may give written notice to Buyer of acceptance. If Buyer does not deliver to Seller a written waiver of the Closing of Buyer's Property Contingency and _____

INSERT OTHER REQUIREMENTS, IF ANY (e.g., PAYMENT OF ADDITIONAL EARNEST MONEY, WAIVER OF ALL CONTINGENCIES, OR PROVIDING EVIDENCE OF SALE OR BRIDGE LOAN, etc.) within _____ hours of Buyer's Actual Receipt of said notice, this Offer shall be null and void.

ADDENDA: The attached _____ is/are made part of this Offer.

This Offer was drafted by [Licensee and Firm] PATRICK DUFFY - C21 SAND COUNTY SERVICES, INC

_____ on _____

Buyer Entity Name (if any): _____

(X) Michael Hershberger 10/21/2019
Buyer's/Authorized Signature ▲ Print Name/Title Here ► Michael Hershberger Date ▲

(X) _____
Buyer's/Authorized Signature ▲ Print Name/Title Here ► Date ▲

EARNEST MONEY RECEIPT Broker acknowledges receipt of earnest money as per line 10 of the above Offer.

Broker (By) _____

SELLER ACCEPTS THIS OFFER. THE WARRANTIES, REPRESENTATIONS AND COVENANTS MADE IN THIS OFFER SURVIVE CLOSING AND THE CONVEYANCE OF THE PROPERTY. SELLER AGREES TO CONVEY THE PROPERTY ON THE TERMS AND CONDITIONS AS SET FORTH HEREIN AND ACKNOWLEDGES RECEIPT OF A COPY OF THIS OFFER.

Seller Entity Name (if any): _____

(X) _____
Seller's/Authorized Signature ▲ Print Name/Title Here ► Date ▲

(X) _____
Seller's/Authorized Signature ▲ Print Name/Title Here ► Date ▲

This Offer was presented to Seller by [Licensee and Firm] _____

_____ on _____ at _____ a.m./p.m.

This Offer is rejected _____ This Offer is countered [See attached counter] _____
Seller Initials ▲ Date ▲ Seller Initials ▲ Date ▲

WB-44 COUNTER-OFFER

Counter-Offer No. 2 by (Buyer/Seller) **STRIKE ONE**

NOTE: Number this Counter-Offer sequentially, e.g. Counter-Offer No. 1 by Seller, Counter-Offer No. 2 by Buyer, etc.

1 The Offer to Purchase dated 10/21/2019 and signed by Buyer Michael Hershberger and/or his assigns
2 for purchase of real estate at 29460 and 29402 CCC Road

3 _____ is rejected and the following Counter-Offer is hereby made.

4 **CAUTION: This Counter-Offer does not include the terms or conditions in any other counter-offer or multiple**
5 **counter-proposal unless incorporated by reference.**

6 All terms and conditions remain the same as stated in the Offer to Purchase except the following: _____

7 1. Purchase price to be \$~~200~~3,000.00

8 _____

9 _____

10 _____

11 _____

12 _____

13 _____

14 _____

15 _____

16 _____

17 _____

18 _____

19 _____

20 _____

21 _____

22 _____

23 _____

24 _____

25 _____

26 _____

27 _____

28 The attached _____ is/are made part of this Counter-Offer.

29 Any warranties, covenants and representations made in this Counter-Offer survive the closing of this transaction.

30 This Counter-Offer is binding upon Seller and Buyer only if a copy of the accepted Counter-Offer is delivered to the

31 Party making the Counter-Offer on or before October 25, 2019

32 (Time is of the Essence). Delivery of the accepted Counter-Offer may be made in any manner specified in the Offer to

33 Purchase, unless otherwise provided in this Counter-Offer.

34 **NOTE: The Party making this Counter-Offer may withdraw the Counter-Offer prior to acceptance and delivery**

35 **as provided at lines 30-33.**

36 This Counter-Offer was drafted by PATRICK DUFFY - C21 SAND COUNTY SERVICES, INC. on 10/23/2019

37 _____ Licensee and Firm 10/23/2019 Date ▲
02:28 PM CDT

38 (x) Michael Hershberger 10-23-19

39 Signature of Party Making Counter-Offer ▲ Date ▲ (x) Charles W. Houtman 10-23-19

40 Print name ▲ Print name ▲ Signature of Party Accepting Counter-Offer ▲ Date ▲

41 (x) _____ (x) Charles W. Houtman 10-23-19

42 Signature of Party Making Counter-Offer ▲ Date ▲ Signature of Party Accepting Counter-Offer ▲ Date ▲

43 Print name ▲ Print name ▲

44 This Counter-Offer was presented by Patrick Duffy - C21 S.C.S. Inc. on 10/23/19

45 _____ Licensee and Firm ▲ Date ▲

46 This Counter-Offer is (rejected) (countered) **STRIKE ONE** (Party's Initials) _____ (Party's Initials) _____

47 **NOTE: Provisions from a previous Counter-Offer may be included by reproduction of the entire provision or**

48 **incorporation by reference. Provisions incorporated by reference may be indicated in the subsequent Counter-**

49 **Offer by specifying the number of the provision or the lines containing the provision. In transactions involving**

50 **more than one Counter-Offer, the Counter-Offer referred to should be clearly specified.**

WB-13 VACANT LAND OFFER TO PURCHASE

1 LICENSEE DRAFTING THIS OFFER ON January 27, 2020 [DATE] IS (AGENT-OF-BUYER)
2 (AGENT-OF-SELLER/LISTING-BROKER) (AGENT-OF-BUYER-AND-SELLER) ~~STRIKE THOSE NOT APPLICABLE~~
3 ~~GENERAL PROVISIONS~~ The Buyer, Michael Horshberger and/or assigns
4 _____, offers to purchase the Property
5 known as [Street Address] XXX CCC Road
6 in the TOWN of OAKLAND, County of Burnett, Wisconsin (Insert
7 additional description, if any, at lines 458-464 or 526-534 or attach as an addendum per line 525), on the following terms:
8 ■ PURCHASE PRICE: Thousand Dollars (\$,000.00).
9
10 ■ EARNEST MONEY of \$ accompanies this Offer and earnest money of \$ 5,000.00
11 will be mailed, or commercially or personally delivered within seven days of acceptance to listing broker or
12 the Benson Law Office Trust Account
13 ■ THE BALANCE OF PURCHASE PRICE will be paid in cash or equivalent at closing unless otherwise provided below.
14 ■ INCLUDED IN PURCHASE PRICE: Seller is including in the purchase price the Property, all Fixtures on the Property on the
15 date of this Offer not excluded at lines 18-19, and the following additional items: none
16
17
18 ■ NOT INCLUDED IN PURCHASE PRICE: Any of Sellers personal property currently located on the Property
19
20 CAUTION: Identify Fixtures that are on the Property (see lines 290-294) to be excluded by Seller or which are rented
21 and will continue to be owned by the lessor.
22 NOTE: The terms of this Offer, not the listing contract or marketing materials, determine what items are
23 included/excluded. Annual crops are not part of the purchase price unless otherwise agreed.
24 ■ ZONING: Seller represents that the Property is zoned: Seller makes no representations as to zoning
25 ~~ACCEPTANCE~~ Acceptance occurs when all Buyers and Sellers have signed one copy of the Offer, or separate but identical
26 copies of the Offer.
27 CAUTION: Deadlines in the Offer are commonly calculated from acceptance. Consider whether short term deadlines
28 running from acceptance provide adequate time for both binding acceptance and performance.
29 ~~BINDING ACCEPTANCE~~ This Offer is binding upon both Parties only if a copy of the accepted Offer is delivered to Buyer on
30 or before February 7, 2020 by 4:00 PM. Seller may keep the Property on the
31 market and accept secondary offers after binding acceptance of this Offer.
32 CAUTION: This Offer may be withdrawn prior to delivery of the accepted Offer.
33 ~~OPTIONAL PROVISIONS~~ TERMS OF THIS OFFER THAT ARE PRECEDED BY AN OPEN BOX (☐) ARE PART OF THIS
34 OFFER ONLY IF THE BOX IS MARKED SUCH AS WITH AN "X." THEY ARE NOT PART OF THIS OFFER IF MARKED "N/A"
35 OR ARE LEFT BLANK.
36 ~~DELIVERY OF DOCUMENTS AND WRITTEN NOTICES~~ Unless otherwise stated in this Offer, delivery of documents and
37 written notices to a Party shall be effective only when accomplished by one of the methods specified at lines 38-56.
38 (1) Personal Delivery: giving the document or written notice personally to the Party, or the Party's recipient for delivery if
39 named at line 40 or 41.
40 Seller's recipient for delivery (optional): Duane P. Vosberg
41 Buyer's recipient for delivery (optional): Michael Horshberger
42 ☐ (2) Fax: fax transmission of the document or written notice to the following telephone number:
43 Seller: () Buyer: ()
44 ☒ (3) Commercial Delivery: depositing the document or written notice fees prepaid or charged to an account with a
45 commercial delivery service, addressed either to the Party, or to the Party's recipient for delivery if named at line 40 or 41, for
46 delivery to the Party's delivery address at line 49 or 50.
47 ☒ (4) U.S. Mail: depositing the document or written notice postage prepaid in the U.S. Mail, addressed either to the Party,
48 or to the Party's recipient for delivery if named at line 40 or 41, for delivery to the Party's delivery address at line 49 or 50.
49 Delivery address for Seller: 4440 US Hwy 61 & 35, Potosi, WI 53820-9511
50 Delivery address for Buyer: 16504 Villetta Du Avila, Tampa, FL 33613
51 ☒ (5) E-Mail: electronically transmitting the document or written notice to the Party's e-mail address, if given below at line
52 55 or 56; If this is a consumer transaction where the property being purchased or the sale proceeds are used primarily for
53 personal, family or household purposes, each consumer providing an e-mail address below has first consented electronically
54 to the use of electronic documents, e-mail delivery and electronic signatures in the transaction, as required by federal law.
55 E-Mail address for Seller (optional): to be provided
56 E-Mail address for Buyer (optional): horshgroup@gmail.com
57 ~~PERSONAL DELIVERY/ACTUAL RECEIPT~~ Personal delivery to, or Actual Receipt by, any named Buyer or Seller
58 constitutes personal delivery to, or Actual Receipt by, all Buyers or Sellers.

603 ☐ **INSPECTION-CONTINGENCY:** This contingency only authorizes inspection, not testing (see lines 408-502). This Offer
 604 is contingent upon a qualified independent inspector(s) conducting an inspection(s) of the Property which discloses no
 605 Defects. This Offer is further contingent upon a qualified independent inspector or independent qualified third party performing
 606 an inspection of _____
 607 (list any Property feature(s) to be separately inspected, e.g., dump pile, etc.) which discloses no Defects. Buyer shall order the
 608 inspection(s) and be responsible for all costs of inspection(s). Buyer may have follow-up inspections recommended in a
 609 written report resulting from an authorized inspection performed provided they occur prior to the deadline specified at line 543.
 610 Inspection(s) shall be performed by a qualified independent inspector or independent qualified third party.
 611 **CAUTION:** Buyer should provide sufficient time for the primary inspection and/or any specialized inspection(s), as
 612 well as any follow-up inspection(s).
 613 This contingency shall be deemed satisfied unless Buyer, within _____ days of acceptance, delivers to Seller a copy of the written
 614 inspection report(s) and a written notice listing the Defect(s) identified in those report(s) to which Buyer objects (Notice of Defects).
 615 **CAUTION:** A proposed amendment is not a Notice of Defects and will not satisfy this notice requirement.
 616 For the purposes of this contingency, Defects (see lines 287-289) do not include conditions the nature and extent of which the
 617 Buyer had actual knowledge or written notice before signing this Offer.
 618 **A RIGHT TO CURE:** Seller (shall)(shall not) ~~STRIKE ONE~~ ("shall" if neither is stricken) have a right to cure the Defects: if
 619 Seller has the right to cure, Seller may satisfy this contingency by: (1) delivering written notice to Buyer within 10 days of
 620 Buyer's delivery of the Notice of Defects stating Seller's election to cure Defects; (2) curing the Defects in a good and
 621 workmanlike manner; and (3) delivering to Buyer a written report detailing the work done within 3 days prior to closing. This
 622 Offer shall be null and void if Buyer makes timely delivery of the Notice of Defects and written inspection report(s) and: (1)
 623 Seller does not have a right to cure or (2) Seller has a right to cure but: (a) Seller delivers written notice that Seller will not cure
 624 or (b) Seller does not timely deliver the written notice of election to cure.

625 ☐ **ADDENDA:** The attached _____ is/are made part of this Offer.

626 **ADDITIONAL PROVISIONS/CONTINGENCIES** 3. This offer is contingent upon a qualified independent environmental
 627 consultant of Buyer's choice conducting an environmental assessment of the Property at Buyer's expense which discloses
 628 no defects. For the purpose of this contingency, a defect is defined to also include a material violation of environmental
 629 laws, a material contingent liability affecting the Property arising from any environmental laws, the presence of an under-
 630 ground storage tank or material levels of hazardous substances either on the Property or presenting a significant risk of
 631 contaminating the Property due to future migration from other Properties. This contingency shall be deemed satisfied
 632 unless Buyer, within ninety (90) days delivers to Seller a copy of the environmental site assessment report and a
 633 written notice listing the defects identified in said report to which Buyer object.

634
 635 This Offer was drafted by (Licensee and Firm) Attorney Ryan M. Benson, Benson Law Office, Ltd., P.O. Box 370,

636 Siren, WI, 54072. State Bar No. 1035463. on January 27, 2020

637 (x)

638 Buyer's Signature ▲ Print Name Here ► Michael Hershberger

Date ▲

639 (x)

640 Buyer's Signature ▲ Print Name Here ►

Date ▲

641 **EARNEST MONEY RECEIPT** Broker acknowledges receipt of earnest money as per line 10 of the above Offer.

642 _____ Broker (by)

643 **SELLER ACCEPTS THIS OFFER. THE WARRANTIES, REPRESENTATIONS AND COVENANTS MADE IN THIS OFFER**
 644 **SURVIVE CLOSING AND THE CONVEYANCE OF THE PROPERTY. SELLER AGREES TO CONVEY THE PROPERTY ON**
 645 **THE TERMS AND CONDITIONS AS SET FORTH HEREIN AND ACKNOWLEDGES RECEIPT OF A COPY OF THIS OFFER.**

646 (x)

647 Seller's Signature ▲ Print Name Here ► Duane P. Vosberg

Date ▲

648 (x)

649 Seller's Signature ▲ Print Name Here ►

Date ▲

650 This Offer was presented to Seller by (Licensee and Firm) _____

651 _____ on _____ at _____ a.m./p.m.

652 This Offer is rejected _____ This Offer is countered (See attached counter) _____

653 Seller Initials ▲ Date ▲

Seller Initials ▲ Date ▲

LEGAL DESCRIPTION

A parcel of land described as follows: Beginning at the Southeast corner of Government Lot Two (2), Section Two (2), Township Forty (40) North, of Range Sixteen (16) West, running from thence North Three Hundred Thirty-two and one-fourth ($332\frac{1}{4}$) feet; thence in a Westerly direction to the shore of Mud Lake to a point approximately Three Hundred Thirty-one (331) feet North of the South line of said Lot 2; thence following the lake shore of said Mud Lake in a Southwesterly direction to the point where the said shore line crosses the West line of said Lot 2; thence South to the Southwest corner of said Lot 2; thence East to the place of beginning. The said parcel being situated in Government Lot Two (2), of Section Two (2), Township Forty (40) North, of Range Sixteen (16) West, Burnett County, Wisconsin.

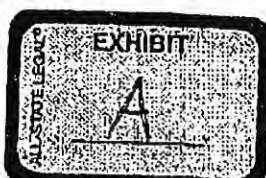
Together with a general roadway easement over and across the presently existing roadway running into the above conveyed lands from "CCC" Road over and across lands of the grantor described as the North Half of the Southwest Quarter of the Southeast Quarter of Section 2-40-16 as an appurtenant easement to the above conveyed lands.

EXCEPTING THEREFROM: Lot 1, Certified Survey Map, Volume 15, pages 74, 75 and 76, as recorded in the office of the Register of Deeds for Burnett County, Wisconsin. Said Certified Survey Map being located in Government Lot 2, Section 2, Township 40 North, of Range 16 West, Burnett County, Wisconsin.

AND ALSO EXCEPTING THEREFROM: Lot Two (2), Certified Survey Map, Volume Fifteen (15), pages 74 to 76, as recorded in the office of the Register of Deeds for Burnett County, Wisconsin. Said Certified Survey Map being located in Government Lot Two (2), Section Two (2), Township Forty (40) North, Range Sixteen (16) West, Burnett County, Wisconsin.

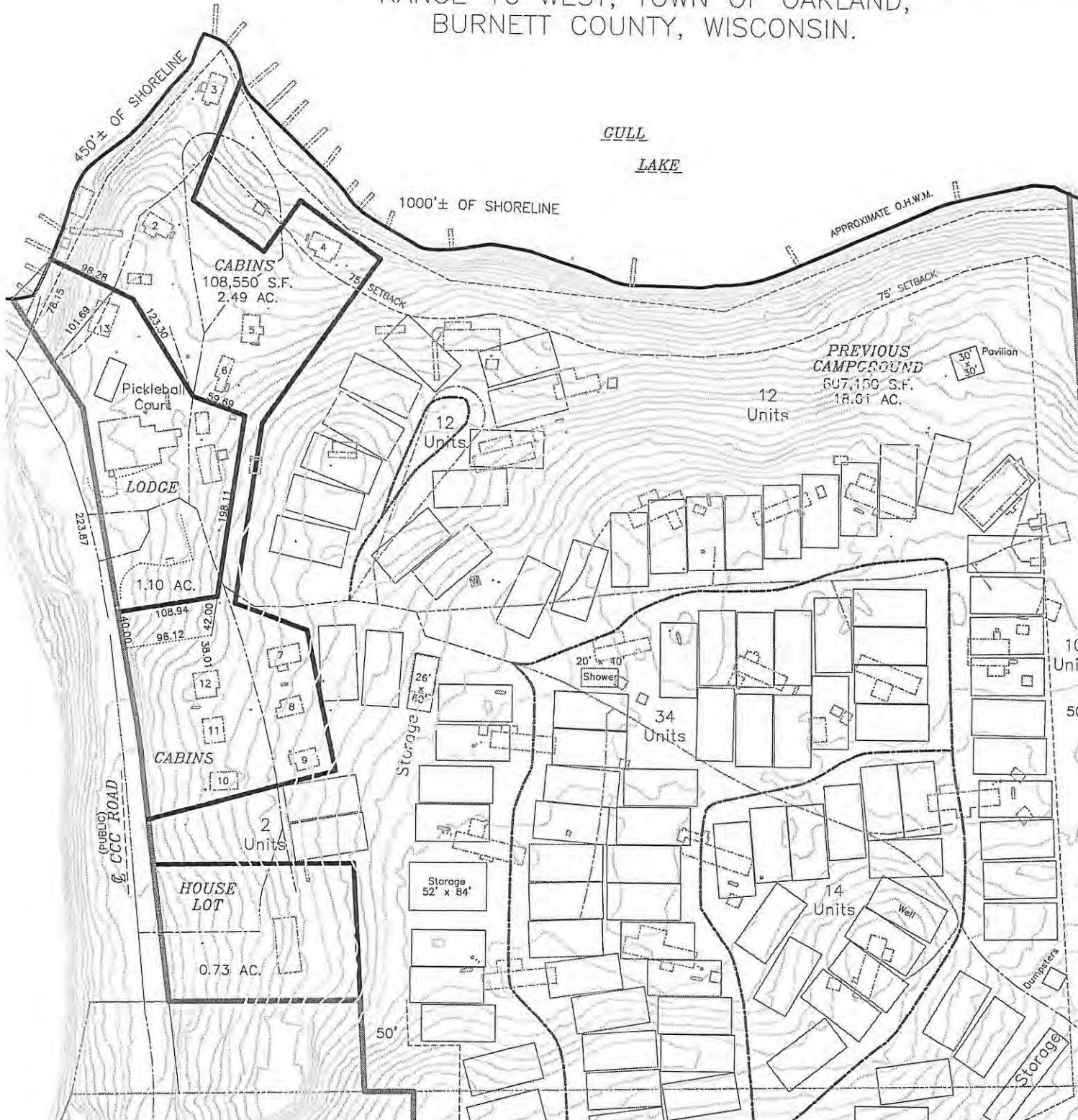
Together with a general roadway easement over and across the presently existing roadway running into the above conveyed lands from "CCC" Road over and across the North Half of the Southwest Quarter of the Southeast Quarter ($N\frac{1}{2} SW\frac{1}{4} SE\frac{1}{4}$) of Section Two (2), Township Forty (40) North, Range Sixteen (16) West, as an appurtenant easement to the above conveyed lands.

Subject to an easement for ingress and egress in favor of Lot 1 of said Certified Survey Map recorded in Volume 584 of records at page 167 in the office of the Burnett County Register of Deeds.



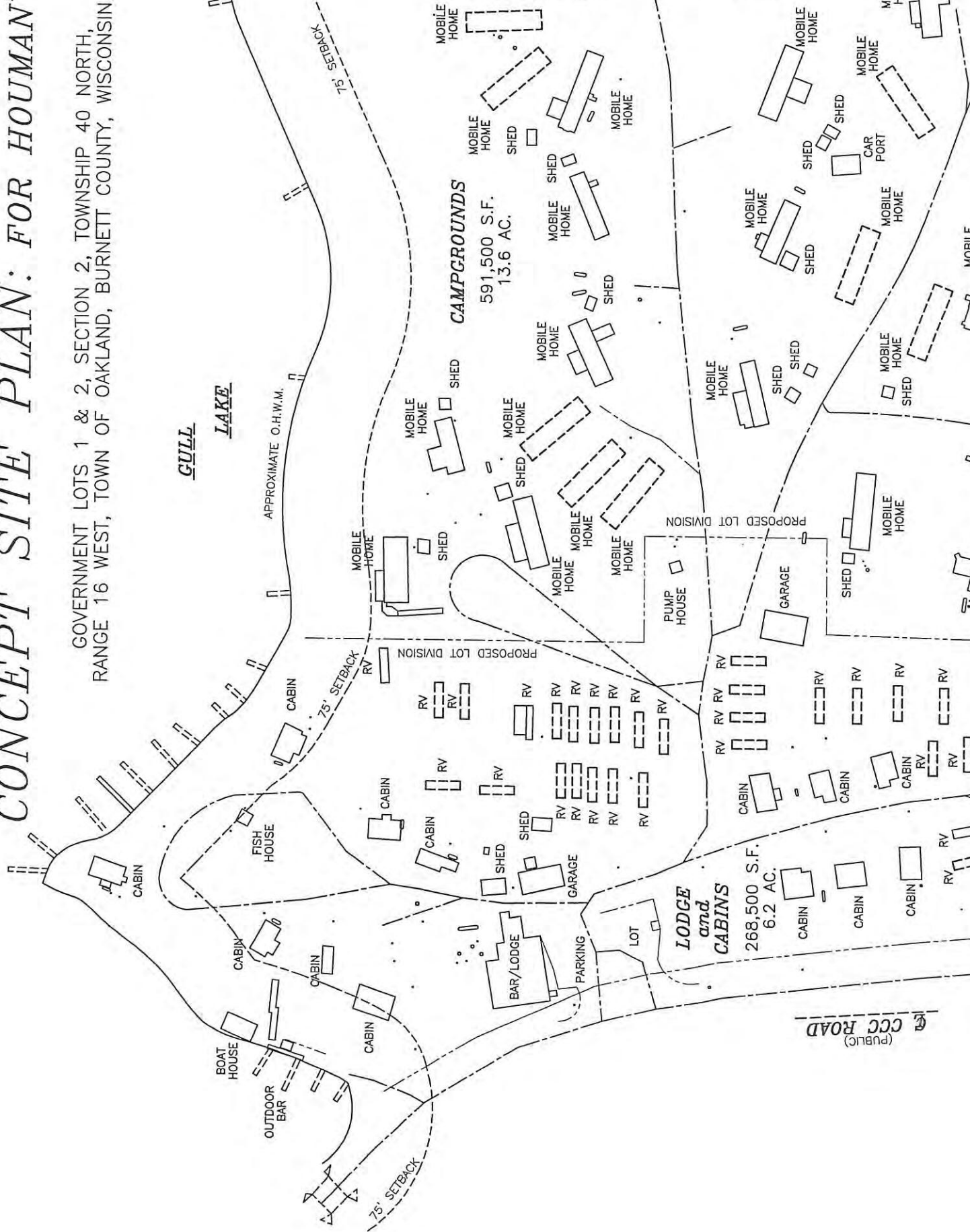
CONCEPT SITE PLAN: FOR NORTH CAMP PRO

GOVERNMENT LOTS 1 & 2, SECTION 2, TOWNSHIP 40 NORTH
RANGE 16 WEST, TOWN OF OAKLAND,
BURNETT COUNTY, WISCONSIN.



CONCEPT SITE PLAN: FOR HOUMAN

GOVERNMENT LOTS 1 & 2, SECTION 2, TOWNSHIP 40 NORTH,
RANGE 16 WEST, TOWN OF OAKLAND, BURNETT COUNTY, WISCONSIN



Burnett County Staff Report**Application Request:**

To divide the parcels into four parcels consisting of the following; the bar/lodge with 1 existing cabin on approximately 1.1 acre, the existing house on approximately 0.7 acres, the existing cabins on approximately 2.5 acres, and up to 109 camping units on approximately 18.6 acres. One storage shed up to 12 ft x 14 ft in size and one deck up to 12 ft x 14 ft in size per cabin and camping unit. Also adding up to 60 mini storage units. All changes to take place over the next three years.

Current facts about the parcels:

- PIN # 07-020-2-40-16-02-5 05-002-011001, PIN # 07-020-2-40-16-02-5 05-002-011100, and PIN # 07-020-2-40-16-02-5 05-002-017000, located in Section 2, T40N, R16W (Town of Oakland).
- Zoned RR-2: 1.5 acre minimum lot size, minimum width 200 ft. 30-413.
- The subject parcels in total are approximately 29 acres, with approximately 1,400 feet of frontage on Gull Lake.
- The parcel is conforming for lot width and lot area.
- The current owner (Houman) purchased the parcels (PIN's ending in 011001 and 011100) via Land Contract Doc # 295615 recorded on 8/4/1995. The current owner (Vosberg) purchased the parcel (PIN ending in 017000) via Warranty Deed Doc # 267915 recorded on 11/13/1990. The applicant has an offer to purchase accepted by the current owner (Houman) on 10/23/2019 and the applicant has an offer to purchase accepted by the current owner (Vosberg) on 2/3/2020.
- According to the FEMA floodplain map there is some floodplain area along the shoreline.
- According to the WI DNR wetland map there are no wetlands on the parcels.

Applicable Conditional Use:

Per 30-85(1), "Manufactured home parks and campgrounds subject to the provisions of article V of this chapter."

Per 30-85(3), "Recreational service oriented uses such as resorts and motels, restaurants and cocktail lounges, marinas, sport shops and bait sales, and other recreational services, which in the opinion of the land use and information committee are of the same general character or clearly incidental to a permitted use, or use authorized by conditional permit."

Per 30-85(5), Mini-storage rental buildings or storage rental buildings for storage of personal property."

Per 30-543, "Camping and camping grounds."

Per 45-386, "Camping and camping grounds."

Permits of Record with updates in Feb 2020:

- Land Use permit # 1020 issued on 4/29/1971 for an addition to cabin # 13. Has note "Expired" on the permit.
- Land Use permit # 1021 issued on 4/29/1971 for an addition to cabin # 1 (near the lake). Has note "Expired" on the permit.
- Sanitary and addition to cabins permit # 1595 issued on 11/1/1971. Sanitary system listed as inactive.
- Sanitary and addition to cabins permit # 1596 issued on 11/1/1971. Sanitary system listed as inactive.
- Sanitary and addition to cabins permit # 1618 issued on 10/10/1971. Sanitary system listed as inactive.
- Sanitary and addition to cabins permit # 1619 issued on 10/10/1971. Sanitary system listed as inactive.
- Sanitary and addition to cabins permit # 1992 issued on 6/26/1972. Has note "Expired" on the permit. Sanitary system listed as inactive.
- Sanitary and addition to cabins permit # 2985 issued on 8/14/1973. Has note "Expired" on the permit. Sanitary system listed as inactive.
- Conditional Use permit # 153 approved on 4/2/1974 to operate a 6 unit trailer park. Applied for a 12 unit trailer park, but approved for 6. Some opposition letters in the file.
- Sanitary and addition to restaurant permit # 3764 approved on 8/5/1974. Sanitary system not listed in our maintenance program, likely replaced by # 15720.
- Sanitary permit # 4072 approved on 11/7/1974. Sanitary system listed as inactive.
- Conditional Use permit # 245 approved on 12/2/1975 to replace an existing mobile home.
- Sanitary permit # 5139 issued on 6/23/1976 to replace the system with permit # 4072. Sanitary system listed as inactive.
- Conditional Use permit # 337 approved on 10/14/1977 to replace an existing mobile home.
- Land Use permit # 6715 issued on 8/15/1978 for a 28x40 pole building.
- Sanitary and dwelling permit # 6841 issued on 9/22/1978. Sanitary system listed as inactive.
- Conditional Use permit # 387 approved on 11/6/1978 to add two additional mobile homes to the existing mobile home park.
- Sanitary permit # 7279 issued on 6/18/1979 for 2 trailers. Sanitary system listed as inactive.
- Sanitary permit # 9382 issued on 4/22/1981 for a 2 bedroom system. Sanitary system listed as inactive.
- Conditional Use permit # 906 approved on 6/4/1991 to create a full restaurant at the resort.
- Sanitary permit # 11529 issued on 7/31/1984 for 2 mobile homes (one 1 bedroom and one 2 bedroom), unknown sites. Sanitary system listed as inactive.
- Land Use permit # 13569 issued on 4/15/1988 for a roof addition at Don Stanek site.
- Land Use permit # 14942 issued on 5/31/1990 for a deck at the restaurant.
- Sanitary permit # 15720 issued on 7/9/1991 for a 1530 GPD system to replace the existing system at the restaurant. Sanitary system last serviced 7/25/2019.
- Land Use permit # 15785 issued on 7/30/1991 for a deck at Bob Gloege site.

- Land Use permit # 16540 issued on 8/24/1992 for an 8x8 addition to the restaurant.
- Land Use permit # 19377 issued on 5/14/1996 for a deck and screen porch at unknown site.
- Land Use permit # 25184 issued on 6/19/2001 for a deck at William Baver trailer.
- Conditional Use permit # 1200 approved on 6/3/2003 to expand by adding 8 additional mobile homes sites and a pump house. Note - at this meeting it was stated that there are 13 existing cabin rentals, 18 existing mobile homes sites and then house/lodge/restaurant/bar (all in the same building) on the site. A total of 43 acres and 1,400 feet of frontage.
- Sanitary Permit # 28232 issued on 10/27/2003 for a 300 GPD system for one (2 bedroom) mobile home; site 7. No history of sanitary system being serviced.
- Sanitary Permit # 28233 issued on 10/27/2003 for a 900 GPD system for three (2 bedroom) mobile homes; sites 1, 2 and 3. No history of sanitary system being serviced.
- Sanitary Permit # 28234 issued on 10/27/2003 for a 900 GPD system for three (2 bedroom) mobile homes; sites 4, 5 and 6. Sanitary system last serviced 8/13/2018.
- Land Use permit # 32136 issued on 5/22/2007 for a three season porch at Gene Moore site.
- Land Use permit # 33198 issued on 7/30/2008 for a screen porch addition at site 15.
- Land Use permit # LUP-14-252 issued on 8/4/2014 to replace a mobile home at Robert Voreis site.
- Conditional Use permit # CUP-19-17 approved on 7/2/2019 to divide the parcel into three parcels and expand the uses to consist of: the bar/lodge with 13 existing cabins and up to 29 camping units on 6.2 acres, the house on 1.0 acre, and 18 existing mobile homes/manufactured homes and up to 17 additional manufactured homes on 13.6
- Subdivision permit # SUB-19-62 issued on 9/20/2019 to split the house parcel off per CUP-19-17.
- Sanitary Permit # SAN-19-209 issued on 10/10/2019 for a 5 bedroom system which is for cabins 1, 2 and 3.
- Sanitary Permit # SAN-19-210 issued on 10/10/2019 for a 5 bedroom system which is for cabins 4, 5 and 6.

Violations of Record from June 2019 site visit with updates in Feb 2020:

- Compost pile with shingles, tar paper, siding, plastics and buckets. The waste needs to be disposed of properly at a land fill. Unknown if corrected, snow cover at site.
- Some sanitary systems past due for servicing, some have no record of being serviced/reported. Feb 2020 status of sanitary systems: lodge/bar is current for maintenance, cabins 1-6 had a new sanitary systems installed in 2019, sanitary system # 28234 for 3 mobile homes is current for maintenance, sanitary system #28233 for 3 mobile homes is past due for maintenance, sanitary system # 28232 for 1 mobile home is past due for maintenance. Unknown sanitary system status for cabins 7-13, the home, and for many of the mobile homes.
- Numerous decks, sheds and additions without permits. Still no permits for these.
- Portable toilet within 25 ft of the lake. This is gone per 2/11/2020 site visit.

Comprehensive Plan:

Burnett County 2030 Comprehensive Plan adopted in 2010 shows this area as shoreland residential district.

- Purpose: Shoreland residential areas are “lands adjacent to lakes, rivers, and streams in Burnett County...historically prone to development pressure”.
- Primary Goal: To establish “appropriate strategies for management of future development of these areas that address: ensuring environmental quality, maintaining views and open space, maintaining community character, and potential recreational activity conflicts”.
- Preferred Use: “Residential uses that are compatible with their immediate surroundings.”

Possible items to resolve/address:

- Other concerns brought before the committee from other parties (neighbors, public, Town of Oakland, state agencies, other county departments, etc).

Correspondence (written) received as of report compilation:

- All correspondence through 4 pm on 2/25/2020 is included in the digital packet provided to the committee members.

Staff concerns:

- Compost pile with shingles, tar paper, siding, plastics and buckets. The waste needs to be disposed of properly at a land fill. **Need to verify after snow is gone.**
- Some sanitary systems past due for servicing, some have no record of being serviced/reported. **Some structures have no record of a sanitary system.**
- Numerous decks, sheds and additions without permits.

If considering approval then the following items may want to be included in the motion:

- 1- All sanitary systems to be serviced and reported to the county by 6/1/2020.
- 2- Sanitary systems for cabins 7-13 need to be evaluated by a WI licensed plumber and appropriate reports filed with the county by 6/1/2020 OR the cabins will need new sanitary systems by 6/1/2020.
- 3- All land use permits to be obtained for all violations by 12/1/2020.
- 4- A complete campground/manufactured home park (including all existing structures and camping units) map needs to be completed for the entire parcel and filed with the land services department (signed by a licensed architect, engineer or surveyor) which shows the entire layout, location of all sites, roads, property lines, setbacks, structures, water supplies, private waste disposal system(s), recreation areas, and any other information the land use and information committee shall deem necessary within 3 years of this approval. Any proposed changes in the approved campground/manufactured home park shall be presented to the land services

department for approval. No implementation of the proposed changes shall take place until written approval is received from the land services department.

- 5- Land Use permits to be obtained for all items before construction/placement of new items. This includes all decks/patios/sheds/etc.
- 6- No recreational vehicle transfer tanks shall be used. All camping units shall be attached to a POWTS (Private Onsite Wastewater Treatment Systems).
- 7- If screening is required then the committee should specify the location, type, height as
[REDACTED]
- 8- A copy of the state campground license must be provided to the county land services department within 9 months of this approval.
- 9- Camping units shall meet WI camping unit requirements.
- 10- All mobile homes/manufactured homes need to be removed from the site by 6/1/2022.
- 11- Follow all local, county, state and federal requirements for this activity.

**BURNETT COUNTY LAND SERVICES
BURNETT COUNTY GOVERNMENT CENTER**

7410 County Road K, #120
Siren, Wisconsin 54872

Phone (715) 349-2109
landservices@burnettcounty.org

February 10, 2020

North Camp Properties II
Mike Hershberger & Steve Austin
4100 Misty Valley Dr
Middleton, WI 53562

RE: CONDITIONAL USE PERMIT #CUP-20-06

Dear Applicant,

Please be advised that a public hearing will be held before the Burnett County Land Use and Information Committee on Tuesday, March 3rd, 2020 at 9:00 a.m., in Room 165 at the Burnett County Government Center, Town of Meenon, Siren, Wisconsin.

This hearing will be held in order to receive comment on your request for a conditional use permit to divide the use into multiple parcel and add additional camping units at 29402/29460 CCC Rd.

It is expected that you, or a representative acting for you, be present at the hearing in order to provide any additional information, which may be necessary for a proper decision in the matter.

Please contact this office if you have any questions or comments.

Thanks,

Jason Towne

Jason Towne
Zoning Administrator

January 28, 2020

Burnett County Board of Supervisors
Land Use Commission

Rec 2/4/2020
at Committee Meeting

RE: Gull Lake Campgrounds Expansion

The Conditional Use Permit for the Gull Lake Campgrounds expansion of 44 additional sites raises some questions for the Lakes Homeowners.

Not trying to tell you something you already know but in order to get us all on the same page, normally a conditional use permit is designed to allow flexibility within the zoning laws. A zoning ordinance cannot account for every situation, and exceptions such as the conditional use permit gives the Land Use Commission discretion to allow uses otherwise prohibited in the specific district for the benefit of the neighborhood. A conditional use permit is commonly granted to add commercial, education, or religious services to residential zones. Churches, schools, and small or home-based businesses in residential neighborhoods are all products of the conditional use permit which allows an exception to the zoning law. The addition of the Campgrounds is an economic engine for the County, not a benefit to the neighborhood. The following paragraphs work to identify the hardship that creates.

Gull Lake, the frontage Lake for the Campgrounds is very shallow, averaging about four feet in depth, weedy and with a several foot deep soft bottom of decomposing water plants. It is a great sieve for the chain of lakes pulling out the organics and filtering the water. But it is neither swimmable or truly navigable. What that means is that the occupants of the campgrounds cannot use their lake frontage for recreation, or for that matter, any part of Gull Lake; they have to migrate to the adjacent chain of lakes, Faulk, Love and Minerva to boat or swim and there are no public beaches on those lakes. Northland College deeded 350 acres and a significant amount of lake frontage on Love Lake to the Wisconsin Wildlife Conservancy. The Conservancy is abundantly clear that their wildlife area is not available for recreational use (or trash disposal or dog relief).

In addition, there is no boat landing identified in the graphic supplied though the Campgrounds is adjacent to a public boat landing on County Road CCC. The difficulty exists because there is NO PARKING already posted on the road adjacent to the boat landing; the road is too narrow for emergency trucks to pass if a vehicle is parked on either side. There is no identified truck and trailer parking in the campgrounds. How does this work; where do they park? On side roads in front of the cabins? A truck and boat trailer rig is 40 feet long.

Historically the cabin renters at Houman's cruised the lakes until they found a quiet spot to park, occasionally my swimming dock or even tying up to my dock and swimming there. That might have been acceptable when there were a few, now that the number has doubled, it will not work.

As an economic benefit to Burnett County, it seems some additional questions might be raised. As home owners around the Lakes, we invest every year in our properties, from docks and boats to house additions and new roofs, from snow plowing to propane gas delivery. There is no question that the presence of a large campgrounds on the lakes reduces our property values...the presence of folks on the lakes with no defined place to enjoy the lakes by definition creates stress on the resource. And it certainly raises the question about our future investment in our properties. If the County is not going to support our investment and help protect it, does it make sense for us to continue to invest? Our property taxes run in the neighborhood of \$3,500 a year and the Campers only pay a vehicle road tax yet they receive exactly the same benefits from the County. We are clearly not pleased with the Land Use Commission's decision to grow the density at the lake which translates to our loss of privacy, peace and quiet as well as the reduction in property value. I cannot imagine the

Commission approving a 44 unit multi-family residential unit in a single family neighborhood without exploring the impact. In this case the playground for the kids and the parking lot for the vehicles (boats) is the lake in front of our cabins because they have no usable recreation space.

The rumor on the street is that your fellow County Board Member and Campground developer, Steve Austin, is expecting to expand on the ideas already approved in the June and July meetings. I am here to request that a more thorough investigation of the circumstances and impact occur before any further expansion is considered and certainly more input from the Minerva Chain of Lakes residents.

Respectfully;

John Hamilton
johnh6125@gmail.com

January 31, 2020



Dear Jason,

I am John March president of the Love Lake Association and a friend of Ed Peterson from whom I got your name. He suggested I write you and let you know of our concerns regarding the sale of the Houman property on Gull Lake.

I have been aware of the sale of that property. But I learned just this week that the buyer's strategy is to move more from cabins to campsites and that 44 additional sites have already been approved. That is unfortunate but since the property was already zoned for that number I guess there is nothing for us to do regarding those sites. I now hear though that the new owner wants to greatly expand on the 44 number and that, very much concerns me and the other members of our association. Simply put Gull and Loon Lakes cannot sustain that number of campsites. The unintended consequence will now be the high probability of introducing unwanted invasive species into our lakes, Minerva and Love Lake, in addition to Gull and Loon. For us the risk of each lake being overused and worse the increased likelihood of unwanted invasive species is just too great to be acceptable and really is one that Burnett County long term should not accept either. Already the Landmark property on the East side of Love lake is overrun on many weekends. On July 4th there have been as many as 70 boats parked along that shore line. That is not healthy for Love Lake so adding more will just make it worse for all involved.

I have informed Landmark Conservancy of this new development and they are alarmed as well. I believe you will be getting a letter from them outlining what they see as the issues that put all those lakes at risk for long term environmental damage.

I have been going up to our cabin for over 50 years while my wife's family, the Saunders, have enjoyed Love Lake since 1922. We have always been strong supporters of the area and truly want to see it prosper. I understand the new owner has rights as well and he should be allowed to develop his property, but I believe there needs to be a balance that needs to be looked at when one is asking for variances that can do much harm both to the environment and to those homeowners who have been supporting Burnett County for many years. I would say 30 or 40 percent of the cabins on Love Lake have been in the same family, like ours, for more than 50 years. I am hoping as long term members and supporters of your community you will seriously look at and weigh our concerns.

Thank you for listening and I remain respectfully yours,

A handwritten signature in black ink that reads "John D. March". The signature is fluid and cursive, with the first name "John" and last name "March" clearly distinguishable.

John D. March, President Love Lake Association



LANDMARK CONSERVANCY

January 31, 2020

Burnett County Land Use and Information Committee
Norm Bickford, Chair
C/o Burnett County Clerk
7410 County Road K, #105
Siren, WI 54872



Re: Former Houmens Resort on Faulk / Gull Lake

Dear Mr. Bickford,

I am contacting you to provide public comments regarding changes or potential changes at the former Houmens Resort property on Faulk / Gull Lake (part of the Love – Minerava Lake chain) in the Town of Oakland.

My understanding is that a Conditional Use Permit may have been granted or could be granted which would allow a significant increase in the number of campsites on that property. This has come to my attention from numerous landowners. I apologize if my understanding of the facts is incorrect, but nonetheless I will provide comments on my concerns in hopes Burnett County will consider all the consequences of increasing pressure on its water resources.

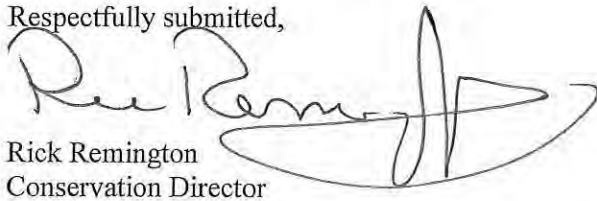
Landmark Conservancy (formerly West Wisconsin Land Trust) currently owns approximately 350 acres on Love Lake, including over 10,000 feet of frontage on the Lake and its springs and headwaters. This acreage provides important wildlife habitat and is critical in maintaining the water quality of the lake. While some of our acreage is open for public use, over 4,000 feet of frontage is closed to public access under a deed restriction held by The Nature Conservancy. Landmark currently pays approximately \$7,000 in annual property taxes.

Over the years, the shallow bay along our Love Lake frontage has become a popular place for large clusters of boats from seasonal residents throughout the chain to gather, socialize, swim and recreate. While most boaters have respected our signage and not accessed our property, there are signs of use and trespass.

We are very concerned that by increasing the number of campsites on the lake, on a property that is without an adequate beach to accommodate those numbers, it will further increase the boat and human traffic on our property. It goes without saying that without adequate restroom facilities near our shallow bay on Love Lake, the water quality of the lake could suffer.

In the event these types of proposals are considered, I trust the County will schedule the appropriate public hearings to obtain public input. Thank you.

Respectfully submitted,


Rick Remington
Conservation Director

Cc: Jason Towne, Burnett County Land Services Director

February 9, 2020

Jason Towne
7410 County R&K #120
Siren, WI 54872



Re: Houman Bar Property and Campground Proposal

Dear Mr. Towne:

I would like my letter read by the entire committee.

First of all everyone should have to come in person and see the "lay of the land" in the summer months instead of relying on blueprints and maps. Right now to get to a proposed campground, you need to drive through the bar parking lot. Graves Family Resort sits directly across the narrow road from the bar. It has 3 cabins and a rental house. So already there is traffic congestion on a very narrow road. A boat landing is next to the Graves property. The boat landing is maintained by the Lake Association and is the only way many people on the chain of lakes can launch their boats in the spring and take them out in the fall. There is very limited parking along side of the road for a car with a boat trailer. Now you have the potential another 100 people from a campground wanting to use the landing? What a nightmare that will be.

We are permanent residents living on Falk Lake. Graves Resort and the boat landing is on Falk Lake. We already have issues with Graves Resort (3 cabins & house) with fireworks every weekend and sometimes every night if they are staying for the week. The Graves Resort could have rules for the guests to not use fireworks, but they don't. Fireworks are terrorizing the wildlife, our pets, and the people living here. What will it be like with 100 more people in this area? Why a large fireworks store was allowed on be built in Danbury is the most stupid use of a building permit to be issued.

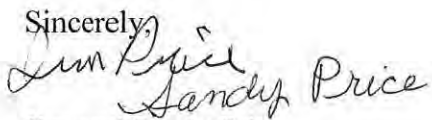
Who is benefiting from encouraging tourism - it is the bars, grocery stores and gas stations. Tourism does not benefit my welfare at all. We live here because we enjoy peaceful living. Why do I, who has lived on Falk Lake for 18 years have to give up my quality of life for a bunch of campers. These campers aren't going to sit in their camper all day. They will be walking down the middle of Hayden Lake Road (a designated Rustic Road), driving their ATVs and bikes and throwing trash on the road.

What a sweetheart of a deal for Steve Austin the new owner of the Houman property - to be on the board that approves this campground. Also Chuck Anderson approves of the campground because his best friend Chuck Houman makes a bundle of money. Steve Austin has a history of buying bars and having a campground nearby. He did it in Webb Lake which is now a nightmare with ATVs, Devils Lake, and now wants to ruin the Minerva Chain.

If Minnesota passes their recreational marijuana bill you can bet those campers will be bringing their drugs with them. Just what Burnett County needs.

We strongly oppose all aspects of the proposed campground. We have plenty of campgrounds already here – we don't need another one.

Sincerely,

A handwritten signature in cursive script that reads "Jim and Sandy Price". The signature is written in dark ink and is positioned above the printed name.

Jim and Sandy Price
6515 Hayden Lake Road
Danbury, WI 54830

Towne, Jason

From: Tom Steinhorst <tomsteinhorst@yahoo.com>
Sent: Wednesday, February 12, 2020 1:15 PM
To: Towne, Jason
Subject: Houmans Resort

Good afternoon, my name is Tom Steinhorst and I have a trailer in the park at Houmans. It has come to my attention a new zoning proposal has been introduced and will run through a county board meeting in March. I have been in the park since 2005 and have no interest in moving my trailer. I see that the owners are requesting zoning for up to 109 more campsites. This would be on 18.5 acres of property, which means the units would be about 3-4 feet apart. I hope Burnett County is more sensible than allowing another high density campground like the ones at Oak Ridge and Yellow Lake Lodge. I will be at the meeting in March to further express my concern.

Sincerely,
Tom Steinhorst

Towne, Jason

From: Gerald Rufenacht <grufenacht561@gmail.com>
Sent: Wednesday, February 12, 2020 1:23 PM
To: Towne, Jason
Subject: Proposed trailer sites at Houmans Resort

For the last 15 yrs. I have had a 14 x 70 mobile home set up at houmans resort and now that the resort has been sold the new owners are proposing a 120 site addition and kicking us out of the park to make room for this. I urge you to vote this down or at least put it on hold until all of us at houmans trailer park have a chance to pursue our options. We are only getting a 3 week notice of this meeting and need more time to look at this.

Towne, Jason

From: Julie Houman <julie_a_houman@yahoo.com>
Sent: Wednesday, February 12, 2020 1:26 PM
To: Towne, Jason
Subject: Houmans Resort

Hello Mr Towne,

I am a mobile home owner in the park at Houmans Resort, 29460 CCC Rd, Danbury WI. I've been informed that the new owner, Steve Austin, is bringing a proposal to the 3/3 meeting, to redo the park adding 120 sites, this would eliminate all the existing tenants. Tenants that have been there for 25+ years. Most of these mobile homes and double wides have additions or attached structures making moving almost impossible.

I oppose the new proposed park.

I know many of the park tenants plan to attend the 3/3 meeting.

Thanks for you time,
Julie

[Sent from Yahoo Mail for iPhone](#)

Towne, Jason

From: Suzie <sgloege@aol.com>
Sent: Wednesday, February 12, 2020 8:20 PM
To: townoakland@yahoo.com; Towne, Jason
Subject: Proposed Houmans Resort Site

Hello

My name is Sue Gloege-Mills. I have a trailer at the current Houmans Resort and been there over 20 years.

Today I discovered about the new proposed plans for the space. I only found out from a near by land owner who was notified and shared with me.

The new owners have not notified me at all. The new plan shows over 100 potential camper sites to be added. In the plans all those new sites sit over the existing mobile home sites. In otherwords, we are being pushed out.

This new proposed idea would cause over crowding of people let alone the amount of persons on the chain of lakes. I cant even image that you would want to see that much more boat traffic, or car traffic.

I am very sad to see this proposal and very against them adding this many sites. I understand that changes will happen, but pushing out the existing owners that have trailers there is just not right.

Thank you for listening.

Sue Gloege-Mills
sgloege@aol.com
612-227-8455

Towne, Jason

From: town oakland <townoakland@yahoo.com>
Sent: Wednesday, February 12, 2020 11:43 PM
To: Suzie; Towne, Jason
Cc: Harm Weber; Tim McIntyre
Subject: Re: Proposed Houmans Resort Site

Sue,

The proposed plan is on the agenda for the Town Board meeting on Thursday. The ultimate decision whether or not to approve the Conditional Use Permit is made at the County level but you are more than welcome to attend the Board meeting to express your concerns.

I will not be at this month's meeting but am copying Supervisors Harm Weber and Tim McIntyre on this e-mail so that they can review it prior to the meeting and share it with Town Chairman Wayne Larrabee at the meeting.

Sherril Anderson
Oakland Town Clerk

Sent from Yahoo Mail for iPhone

On Wednesday, February 12, 2020, 8:20 PM, Suzie <sgloege@aol.com> wrote:

Hello

My name is Sue Gloege-Mills. I have a trailer at the current Houmans Resort and been there over 20 years.

Today I discovered about the new proposed plans for the space. I only found out from a near by land owner who was notified and shared with me.

The new owners have not notified me at all. The new plan shows over 100 potential camper sites to be added. In the plans all those new sites sit over the existing mobile home sites. In otherwords, we are being pushed out.

This new proposed idea would cause over crowding of people let alone the amount of persons on the chain of lakes. I cant even image that you would want to see that much more boat traffic, or car traffic.

I am very sad to see this proposal and very against them adding this many sites. I understand that changes will happen, but pushing out the existing owners that have trailers there is just not right.

Thank you for listening.

Sue Gloege-Mills
sgloege@aol.com
612-227-8455

Towne, Jason

From: Towne, Jason
Sent: Wednesday, February 12, 2020 5:33 PM
To: Kramasz, Kathleen M - DNR
Subject: RE: proposed campground

Yes

Sent from my Verizon, Samsung Galaxy smartphone

----- Original message -----

From: "Kramasz, Kathleen M - DNR" <Kathleen.Kramasz@wisconsin.gov>
Date: 2/12/20 4:22 PM (GMT-06:00)
To: "Towne, Jason" <jtowne@burnettcounty.org>
Subject: RE: proposed campground

All those piers are already out there, correct? Thanks Jason.

We are committed to service excellence.

Visit our survey at <http://dnr.wi.gov/customersurvey> to evaluate how I did.

Kathi Kramasz

Phone: (920) 893-8531

Kathleen.kramasz@wisconsin.gov

From: Towne, Jason <jtowne@burnettcounty.org>
Sent: Wednesday, February 12, 2020 3:00 PM
To: Kramasz, Kathleen M - DNR <Kathleen.Kramasz@wisconsin.gov>
Subject: RE: proposed campground

Here is the application and public hearing notice.

From: Kramasz, Kathleen M - DNR <Kathleen.Kramasz@wisconsin.gov>
Sent: Wednesday, February 12, 2020 12:44 PM
To: Towne, Jason <jtowne@burnettcounty.org>
Subject: proposed campground

Whats going on with a county board member trying to develop a campground that has the neighbors all riled up? I got a call from John Hamilton and tried to explain shoreland zoning vs dnr permitting issues.....

We are committed to service excellence.

Visit our survey at <http://dnr.wi.gov/customersurvey> to evaluate how I did.

Kathi Kramasz

Water Management Specialist

Watershed Bureau, External Services Division

Wisconsin Department of Natural Resources
Phone: (920) 893-8531
1155 Pilgrim Rd., Plymouth, WI

kathleen.kramasz@wisconsin.gov



dnr.wi.gov



Towne, Jason

From: Wagner Surveying <wagnersurveying@centurytel.net>
Sent: Thursday, February 13, 2020 4:20 PM
To: Towne, Jason
Subject: FW: Camp Grounds in Burnett County

For your reading enjoyment

----- Forwarded message -----

From: John Hamilton <johnh6125@gmail.com>
Date: Wed, Feb 5, 2020 at 11:00 AM
Subject: Camp Grounds in Burnett County
To: billymac8029 <billymac8029@gmail.com>, Rick Remington <rick@landmarkwi.org>, Dave Vernon <dvernon@jdbit.com>, JOHN MARCH <jdmarch@me.com>, Jon Day <johnnyboyday@me.com>, Steve Nicol <snicolmail@gmail.com>, <bhofschulte@comcast.net>
Cc: <jlcaswell@lightblast.net>, John Lloyd <j_w_lloyd@yahoo.com>, Adam Jaskolski <adam@adamselectricservice.com>, Ameling <ceameling@gmail.com>, Andy & Marlene Dieterich <amdieterich@msn.com>, Barb & John Nystuen <jnystuen@comcast.net>, Barb & Steve Nicol <barb@barbnicolpr.com>, Bartell, Virgil & Susan <virgsue@lightblast.net>, Bob & Linda Heininger <bobheininger55@gmail.com>, Bob & Sherri Singer <sherrisinger@hotmail.com>, Bruce & Kris Petersen <krispetersen2605@gmail.com>, Bruce Dietzler <bvilledietz@msn.com>, Bryan Ogle <bogle@oglecms.com>, Carol A. Lundberg <clundberghome@gmail.com>, Chad Dielschneider <chad@bruinmfg.com>, Charles & Joan Larson <chucklarson6869@hotmail.com>, Chris & Karen Kane <ckane1630@yahoo.com>, Christa King <cik@dc.rr.com>, Curt & Carol Sendzik <csendz4@charter.net>, Dan & Joy Dressel <jdressel@msn.com>, Daniel Mosier <daniel@warrendaniel.com>, Darryl Bonk <darryllee54@live.com>, Dave Vernon <dvernon@jdbit.com>, Denny & Ronda Parker <drparker518@yahoo.com>, Dewey & Joan Ekert <eckert4@comcast.net>, Donna & Karen Larsen Warner <donna.warner@alerus.com>, Doug & Norma McFarlan <dmcfarlan@comcast.net>, Edward & Barbara Krapfl <edkrapfl@yahoo.com>, Emil & Betty Gratz <eggblg@juno.com>, Gary & Debra Smith <garysmith@kw.com>, Gary Verhasselt <gary@vconstruction.com>, Gene Novak <chris.novak29@gmail.com>, George Costello <george_costello@hotmail.com>, Gregory & Denise Munos <gmfire24@gmail.com>, Holt, John & Margaret <jofholt@aol.com>, Howard & Leone Ledin <hledin@msn.com>, Howard, Terri & Dan <dtckk@comcast.net>, James Bystrzycki <jbystrzycki@loefflerconstruction.com>, James Neubauer <jan.neubauer@comcast.net>, Janic & Chris Kehler <chkebler27@gmail.com>, Jason Carey <jasoncarey@remax.net>, Jeanette & Paul Cleary <jcppcleary@comcast.net>, Jeff & Erin Budin <jeff.budin@comcast.net>, Jerry Becker <beckergeralda@gmail.com>, Jim & Sandy Price <skprice@centurytel.net>, Jim & Shannon Millbauer/Costello <shanjim@usfamily.net>, Jim Bier <jvbier@gmail.com>, Jim Opp <jimopp43@yahoo.com>, John & Eva Boehm <boehmerbooks@gmail.com>, John & Janet Grose <john@jgrose.com>, Joseph & Jeanette Ritacco <jandjritacco@comcast.net>

Where we are now, at least as I see it.

I attended the Burnett County Land Use Commission Meeting on 2/04/2020 at the County Office Building. I'm going to try to list my impressions of what I saw and learned and then list action items that I believe we might undertake.

Take-Aways:

1. I talked to Jason Towne, the Zoning Administrator (715) 349-2109 ext. 2166 both on the phone and before the meeting for about an hour. He was clear in his communication to me that he does NOT make the decisions, the County Supervisors do. He will listen and pass on information but he will not take a position. He was clear that he understands the conflict between Home Owners, renters, and campers, that it is real and has consequences. He is also clear that the Land Use Commission is looking for economic impact in Burnett County of almost any kind and in most instances, that will win out over social conflict or environmental disturbance.
2. At the Land Use meeting the Supervisors gave a pretty good indication of where they stand individually on the immediate economic input vs life style issue. All of them need to be included in your letters to the Supervisors:
 1. Norm Bickford, Chair, (715) 349-7151. cbdistrict11@burnettcounty.org, appears to be open minded, careful of crossing legal issues, and cautious of the State regulations that lean toward accepting *any* CUP that falls under an acceptable use rubric in the code.
 2. Craig Conroy, Vice-Chair, (715) 258-3297 cbdistrict19@burnettcounty.org appears to be more concerned with the bigger picture, thoughtful about his responsibility in shaping the future of the County and probably the most sympathetic ear on the Committee.
 3. Brent Blomberg, Secretary, (715) 463-5400 cbdistrict1@burnettcounty.org appears to be the most conservative of the members...in favor of the fewest rules and regulations, let the market dictate and stay out of the way...probably the last member to understand the issues from our point of view.
 4. Chuck Anderson (715) 791-5360 cbdistrict9@burnettcounty.org.
 5. Ed Fisher (715) 566-3577 cbdistrict8@burnettcounty.org
 6. Duane Johnson, (712) 520-0367 cbdistrict17@burnettcounty.org clearly a supporter of any economic opportunity presented to the County no matter how short term. He wanted to cancel the inspection/maintenance requirement on septic systems because it was costing residents too much. When I addressed him after the meeting, noting the difficulties the Campgrounds bring to lake communities, he suggested perhaps I should move.
 7. Jim Paden (612) 348-1197 cbdistrict2@burnettcounty.org
3. The Committee discussion on the cost and limited locations to spread septic waste and the continuing need for septic system inspection was the longest debate of the meeting...and it was not on the agenda.
4. They discussed at great length the process used on the Devil's Lake Campground permitting and used an error by the applicant to deny the application for now but never addressed the issues between home owners and campers. It appeared that if the paperwork was done right and on time, it would have been approved although the legal ramifications of turning down the CUP may have actually been the reason the decision was worded the way it was. (As an aside, it appears that *perhaps* Camp Hertzell will make an offer on the land and kill the Campground issue there once and for all...but that is a *perhaps* that showed up in a sidebar after the meeting.)
5. The Supervisors and Mr. Towne believe it is the residents responsibility to know what the County is doing...the fact that the Land Use Committee is considering Conditional Use Permits, changes to the zoning code, apparently does not make it the County's responsibility to notify interested parties. If we don't read the notice in the local papers and show up at the meetings in numbers to make our issues known, then they have every right to assume there is NO opposition and they may make any decision they choose...if *You* cared, *You* would be here was a consistent theme driven home especially by Mr. Towne and Supervisors Johnson and Conroy.
6. None of the Supervisors live on a lake. None of them were interested in the fact that *more* people on the lake creates a less desirable lake for the home owners...they said things like "Why don't you make rules for the lake for everyone to live by; you know...no wakes before 10 or after 6, and no fireworks." When asked who exactly might enforce the rules they were quite clear it was not the County and not the Township. Maybe the DNR, but the Lake Community ought to be able to achieve compliance. (Except the Campers are NOT PART of the Lake Community, that's the point!)
7. The fact that a minimum lot size on the lake is a requirement for development in order to protect the shoreline and the Campgrounds has no such effective limitation to density seemed to be of no interest.
8. They are aware that their co-Supervisor, Steve Austin, is the Developer for the Houman site and that in the spring he intends to increase the size of the campgrounds yet again. **Supervisor Conroy said the application may come as early as this Friday.** When asked if we could be notified of upcoming meetings addressing the site, the response was "read the local paper".
9. The Committee had no idea that Gull Lake was not a swimmable lake and that the camp depended on the Wisconsin Wildlife Conservancy shoreline to answer the the recreation demands of the campers. That fact did seem to have some interest.

10. The fact that County Road CCC is of limited width and does not allow parking on either side seemed of some interest but it also highlighted the fact that the Supervisors do not know the lake or the chain; it is one of 500 lakes in the County and they did not have time to research the particulars before a CUP decision was made. If there are issues, it is up to the residents to bring them forward, otherwise whatever a developer wants to do is a good thing because it brings investment into the County. (The approval on the increase in campsites was made in about 10 minutes last summer because there was no opposition per Jason Towne.)

After the meeting adjourned I visited ERA Realtors, Edina Realtors and Burnett Realtors. I asked if they believed the increase in Campgrounds would have an effect on real estate values on the adjacent lakes. They were consistently clear, yes. Anyone, given the option of buying on a lake with campgrounds or one without, would select the latter. They would not hazard a guess on the size of the hit, but were clear that there is one and that with some research they could develop a number. ERA's Marcy Basten, owner, agreed to connect with the Supervisors to help them understand the impact of their decision. The other two offices were resistant to joining into the politics.

Action Items: The action here needs to happen NOW. Write this week!

- Write the Supervisors on the Committee; they *say* it makes a difference. If you actually live in the County clearly your words carry much more weight than out of county carpet baggers.
- Connect with the realtors you bought your home through; ask for their support in addressing the issue with the Supervisors listed above. Ask for their advice.
- Pay attention to the announcement...if you see it be certain to let everyone know about meeting dates and time; if it is going to not pass we need to have folks there by the *hundreds*. Devils Lake had an overflow crowd at their hearing.
- Scan the list of addresses above and see who we missed, please forward.

Towne, Jason

From: Wagner Surveying <wagnersurveying@centurytel.net>
Sent: Thursday, February 13, 2020 4:23 PM
To: Towne, Jason
Subject: FW: Letter to Supervisors Burnett County

I assume this is one your received previously?

----- Forwarded message -----

From: John Hamilton <johnh6125@gmail.com>
Date: Wed, Feb 5, 2020 at 5:51 PM
Subject: Letter to Supervisors Burnett County
To: billymac8029 <billymac8029@gmail.com>, Rick Remington <rick@landmarkwi.org>, Dave Vernon <dvernon@jdbit.com>, JOHN MARCH <jdmarch@me.com>, Jon Day <johnnyboyday@me.com>, Steve Nicol <snicolmail@gmail.com>, <bhofschulte@comcast.net>
Cc: John Caswell <jlcaswell@lightblast.net>, John Lloyd <j_w_lloyd@yahoo.com>, Adam Jaskolski <adam@adamselectricservice.com>, Ameling <ceameling@gmail.com>, Andy & Marlene Dieterich <amdieterich@msn.com>, Barb & John Nystuen <jnystuen@comcast.net>, Barb & Steve Nicol <barb@barbnicolpr.com>, Bartell, Virgil & Susan <virgsue@lightblast.net>, Bob & Linda Heininger <bobheininger55@gmail.com>, Bob & Sherri Singer <sherrisinger@hotmail.com>, Bruce & Kris Petersen <krispetersen2605@gmail.com>, Bruce Dietzler <bvilledietz@msn.com>, Bryan Ogle <bogle@oglecms.com>, Carol A. Lundberg <clundberghome@gmail.com>, Chad Dielschneider <chad@bruinmfg.com>, Charles & Joan Larson <chucklarson6869@hotmail.com>, Chris & Karen Kane <ckanel630@yahoo.com>, Christa King <cik@dc.rr.com>, Curt & Carol Sendzik <csendz4@charter.net>, Dan & Joy Dressel <jdressel@msn.com>, Daniel Mosier <daniel@warrendaniel.com>, Darryl Bonk <darryllee54@live.com>, Denny & Ronda Parker <drparker518@yahoo.com>, Dewey & Joan Ekert <eckert4@comcast.net>, Donna & Karen Larsen Warner <donna.warner@alerus.com>, Doug & Norma McFarlan <dmcfarlan@comcast.net>, Edward & Barbara Krapfl <edkrapfl@yahoo.com>, Emil & Betty Gratz <eggblg@juno.com>, Gary & Debra Smith <garysmith@kw.com>, Gary Verhasselt <gary@vconstruction.com>, Gene Novak <chris.novak29@gmail.com>, George Costello <george_costello@hotmail.com>, Gregory & Denise Munos <gmfire24@gmail.com>, Holt, John & Margaret <jofholt@aol.com>, Howard & Leone Ledin <hledin@msn.com>, Howard, Terri & Dan <dtckk@comcast.net>, James Bystrzycki <jbystrzycki@loefflerconstruction.com>, James Neubauer <jan.neubauer@comcast.net>, Janic & Chris Kehler <chkehler27@gmail.com>, Jason Carey <jasoncarey@remax.net>, Jeanette & Paul Cleary <jcppcleary@comcast.net>, Jeff & Erin Budin <jeff.budin@comcast.net>, Jerry Becker <beckergeralda@gmail.com>, Jim & Sandy Price <skprice@centurytel.net>, Jim & Shannon Millbauer/Costello <shanjim@usfamily.net>, Jim Bier <jvbier@gmail.com>, Jim Opp <jimopp43@yahoo.com>, John & Eva Boehm <boehmerbooks@gmail.com>, John & Janet Grose <john@jgrose.com>, Joseph & Jeanette Ritacco <jandjritacco@comcast.net>

Attached is the letter I wrote to the Land Use Supervisors. Please do not copy and re-send....please write your own.

Dear Chair Bickford;

Thank you for the opportunity to address the Land Use Committee on Tuesday. I talked to you about the added campgrounds at the old Houman Resort on the Minerva Chain.

Clearly we see the world differently. What I see around the Lakes is a continuing investment in the real estate. People who love the area and are willing to commit time, energy and lots of money to enjoy a slice of Wisconsin wonderland. And the wonderland they want to enjoy is idyllic, peaceful and clean. The addition of 44 campsites adds 120 people to the mix and not to cabins but to the lake itself. The campgrounds has NO usable lake frontage, it is a slough at their shoreline and protected by the DNR.

And Steve Austin wants to add even more! The lakes are a small community of people who in general know each other and respect their neighbors; the campers don't know the community and don't know or want to know the accepted conventions of lakeside living; a fact proven out by the behavior of the current campers at the Houman Resort.

I visited three realtors after the meeting on Tuesday, Burnett, Edina and ERA Parkside. All three realtors were of the opinion that the addition of the campgrounds reduced the resale value of the existing homes on the lakes...given a choice between a lake with or without campgrounds, a prospective buyer would choose a lake without campgrounds every time. So what does that mean to a home owner planning to improve or build new? It means not on the Minerva Chain. It means the County is trading the sale of beer and sunscreen for investment in real estate and increased home values/property taxes. It means that instead of capitalizing on the intrinsic value of the lakes to attract investment money from the metro area, the County chooses to reduce the value for everyone in the belief that quantity wins out over quality. The County is making it quite clear by it's actions that it is not interested in our continued investment.

John Hamilton
(612) 889-7193
johnh6125@gmail.com

Towne, Jason

From: Tom Steinhorst <tomsteinhorst@yahoo.com>
Sent: Monday, February 17, 2020 2:53 PM
To: Towne, Jason
Subject: Proposed CUP 20-06

The purpose of this letter is to express concerns we have regarding the Proposed CUP 20-06, North Camp Properties II. The idea of rezoning this property from Residential Recreation to Commercial is unacceptable. The character of the entire surrounding area, including the subject property, is better suited to the current zoning. The change would be detrimental to the area and how people use it.

As a mobile homeowner on the subject property I have a vested interest in this proposal. The new proposed layout with the addition of 109 campsites does not appear to allow our existing trailer homes to remain but will require them to be moved or even eliminated. My home has been in place here for 15 years, and I have been frequenting the property all my life. Three of these homes have been used as year-round full-time residences, and others have been year-round weekend and vacation homes for over 30 years.

I would much rather see a plan devised to allow the existing homes to remain. Indirectly we have contributed for years through lot rent to the payment of property taxes of this resort. If these homes are removed, this would be devastating to my family who have lived there so many years and to those people who are planning retirement there.

Some specific concerns we have with regards to the proposed development are as follows:

- The development would result in increased traffic on what are now low volume roads, specifically, CCC Road and Tower Road.
- There would be a significant increase in truck traffic, particularly during the construction phase of the project. What effect will this increased truck traffic have on the bridge on CCC Road adjacent to the property.
- Increased boat traffic on the lakes will result, as well as further pressure on the existing boat ramp. Added boat traffic to our small chain of lakes would be detrimental and potentially unsafe.
- There is the potential for impact on water quality from the runoff not only during construction but ongoing campground operations. Adding so much impervious surface to this property will surely result in increased runoff from this property, which is currently wooded or grass covered. How will this affect our lakes' water quality?
- An increase in noise and noise complaints is likely to result with this many added people. This increased noise, especially at night, may result in more calls to the County Sheriff.
- It is not clear what the plan is for water supply or wastewater disposal. These are important issues to consider.
- Increased traffic could result in delays for emergency responders. Delays in responding to medical emergencies or fire could be potentially dangerous.

Why do I care? I have been on this resort all my life and have had a trailer here for 15 years. I care about the boat traffic and water quality of our lakes. We also frequently drive to and thru the area and are concerned about traffic congestion, particularly from a pedestrian safety standpoint.

We have seen what this kind of development has done to the Devils Lake Resort and at Oak Ridge. This is NOT what we want for our neighborhood. Adding this extensive development will surely change the area and not in a good way. We love the lifestyle of the north woods and would hate to see that change.

Thank you in advance for considering our concerns, which are shared by all the residents of Houman's Resort.

Sincerely,
Tom Steinhorst
Lot 17 Houman's Resort

Towne, Jason

From: Amy Shannon <ameliashannon@gmail.com>
Sent: Tuesday, February 18, 2020 8:07 AM
To: Amelia Shannon
Subject: Houmans Campground

Dear Committee member,

While I am not a resident of the area, I have been coming to the lakes for the past 10 years. Each year we look forward to the peace and calm at the lakes as well as the biodiversity. I am concerned though that the proposed campground will impact not only the road and lake traffic, but that it will pose safety and environmental risks to the lakes, fundamentally changing the character of the area. We so enjoy frequenting local businesses and supporting their livelihoods, however should the things we enjoy about our time in the area change we would likely seek out a new place to visit.

I appreciate your consideration.

Amy Shannon
Visitor

Towne, Jason

From: Boisvert, Thomas
Sent: Tuesday, February 18, 2020 8:49 AM
To: LeFebvre, Daniel; Towne, Jason; Kornmann, Michael
Subject: FW: Houman's Resort
Attachments: 464FE158A6C0419B94FF578721C2AFAD.jpg;
8D8F9168D4BA46859C9321C04176A222.png;
0FEDB438DEE34E14ABC65302D10EE7FB.png

FYI - What to expect at the variance meeting

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

From: Robert Baker <robert.w.baker@uwrf.edu>
Sent: Monday, February 17, 2020 9:05 AM
To: Diane Noe <dknoe5@gmail.com>; Arne Enslin <arnenslin@gmail.com>; Ferris, Dave <dferris@burnettcounty.org>; Paul K <pjkippling@centurytel.net>; steve j. <srjjohnson@yahoo.com>; Susan W. <swallin@eraparkside.com>; Tim A. <timadair@windstream.net>; barbenslin@gmail.com; Mike Schollmeyer <mps1217@aol.com>; Reid McFarlane <Benson_McFarlane@yahoo.com>; Steve Johnson <Fish.Lake@yahoo.com>; susanwallin1941@gmail.com; ricknvick68@yahoo.com
Cc: Boisvert, Thomas <tboisvert@burnettcounty.org>
Subject: FW: Houman's Resort

BCLRA Board Members,

I'm not sure if this was sent to all of you, so I am forwarding it to make certain you are all aware of the Houman's Resort situation. Perhaps we can discuss the appropriate BCLRA response at our March meeting.

Bob

From: John Michaels [jbrock55409@yahoo.com]
Sent: Sunday, February 16, 2020 9:18 PM
To: Robert Baker
Subject: Houman's Resort

Hi as you may know, Friday we learned the new owners of Houman's have requested a variance to create a large camp ground and we would appreciate any guidance or support we can get from the Burnett County Lakes and Rivers Association.

The following message has been shared with the Minnow Lake Association.

What can you do?

1. Make sure our neighboring cabin owners know
2. Sign the petition below

https://www.change.org/p/burnett-county-zoning-board-houmans-campground?recruiter=22433687&utm_source=share_petition&utm_medium=facebook&utm_campaign=psf_combo_share_initial&utm_term=psf_combo_share_initial&recruited_by_id=72e39a40-74f0-11e5-a083-03e4d3b99df1&utm_content=fht-20257177-en-us%3Av10

1. Show up at the variance meeting

Tuesday March 3rd at 9:00 AM, Burnett county government center, room 165

Background: Changes in Burnett County

- * Recently, Burnett county developers have begun buying old resorts and camps and trying to convert them into high density camp grounds. This has happened on Wood lake and Devils lake.
- * Creating a Campground, I.E. a mobile home park requires a variance
- * To date the Wood lake cabin owners have organized and blocked the proposed variance on their lake

Houman's Sale

- * Recently Houman's resort, ~ 6/10ths of a mile from Minnow lake, was sold to the developers of the Web Lake campground (see map below)
- * Currently Houman's has the bar, 13 "rustic" cabins, and 18 camp sites for mobile homes.
- * The Variance Request asks to:
 - * Create a campground with 109 camp sites for trailers each with their own deck and mini-storage unit
 - * Create an additional 60 storage units

Some Concerns

There are currently ~ 100 cabins on Love, Gull, and Falk lakes combined* the proposed 109 sites would more than double the population the lakes must support

- * The new users of septic systems may impact on water quality
- * The new traffic of large vehicles going down the scenic road and across the narrow bridge may create bottlenecks/congestion
- * The number of new boats putting in at the small public access (next to the bridge) will add to that congestion
- * If experience at the Web Lake campground is a guide there will be an enormous increase in Jet Ski and ATV use on the chain of lakes and adjacent roads destroying the calm we cherish

*Based on a count of Property IDs on the Burnett county website (Gull 54, Falk 22, Love 25)

Variance Request[cid:image001.jpg@01D5E4FD.E52DF1F0]

Impacted Properties

[cid:image002.png@01D5E4FD.E52DF1F0]

The new Highway 70 campground

[cid:image003.png@01D5E4FD.E52DF1F0]

Sent from Mail<<https://go.microsoft.com/fwlink/?LinkId=550986>> for Windows 10

**BURNETT COUNTY ZONING ADMINISTRATION
BURNETT COUNTY GOVERNMENT CENTER**

7410 COUNTY ROAD K, #120
SIREN, WISCONSIN 54872

PHONE (715) 349-2109
EMAIL: landservices@burnettcounty.org

NOTICE OF PUBLIC HEARING

Notice of Public Hearing, State of Wisconsin, County of Burnett, Tuesday, March 3, 2020, at 9:00 a.m., at the Burnett County Government Center in Room 165, Town of Meenon, Siren, Wisconsin, regarding the following:

BURNETT COUNTY LAND USE/SHORELAND PROTECTION ORDINANCES

1. CONDITIONAL USE PERMIT #CUP-20-06 - NORTH CAMP PROPERTIES II

k Acres
the
Public notice is hereby given to all persons in the Town of Oakland, Burnett County, Wisconsin, that Mike Hershberger and Steve Austin have made application for a conditional use permit per the terms of the Burnett County Land Use and Shoreland Protection Code of Ordinances to divide the existing parcels into four different parcels consisting of the following: the existing bar/lodge with one existing cabin on approximately 1.1 acres, the existing house on approximately 0.7 acres, the existing cabins on approximately 2.5 acres, and up to 109 camping units on approximately 18.6 acres. One storage shed up to 12 ft x 14 ft in size and one deck up to 12 ft x 14 ft in size per cabin and camping unit. Also adding up to 60 mini storage units. All changes to take place over the next three years, located at 29402 and 29460 CCC Rd, on Gull Lake, in the RR-2 zoning district, parcels in Government Lots 1 and 2, Section 2, T40N R16W.

2. CONDITIONAL USE PERMIT #CUP-20-07 - NORTH CAMP PROPERTIES III

Public notice is hereby given to all persons in the Town of Webb Lake, Burnett County, Wisconsin, that Mike Hershberger and Steve Austin have made application for a conditional use permit per the terms of the Burnett County Land Use and Shoreland Protection Code of Ordinances to build up to 130 storage units and allow outdoor storage of up to 75 watercraft over the next three years, located at State Rd 77 and Deer Lake Rd, on Jones Creek, in the RR-1 zoning district (see next item for proposed rezone of this parcel from RR-1 to C-1), parcel in the S ½ of the S ½ of the NW ¼ of the SE ¼, Section 18, T41N R14W.

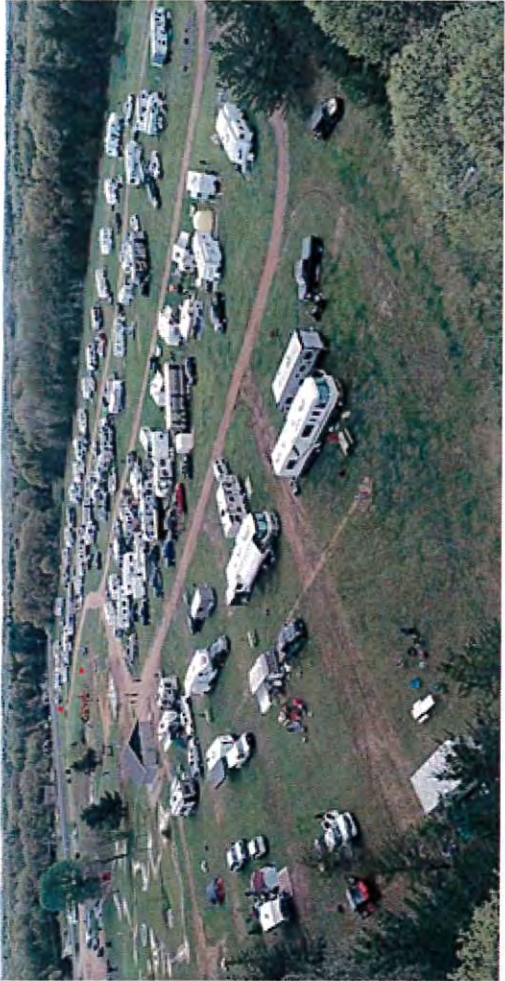
3. MAP AMENDMENT #MAP-20-01 - NORTH CAMP PROPERTIES III

To rezone the S ½ of the S ½ of the NW ¼ of the SE ¼, in Section 18, T41N R14W, Town of Webb Lake, from RR-1 (Residential-Recreation) to C-1 (Commercial) zoning district. Zoning change requested by Mike Hershberger and Steve Austin. (See prior item for proposed conditional use of this parcel).

Details of the proposed revision are available at the Burnett County Land Services Department, the Burnett County Clerk's Office, and on the Burnett County website at <http://www.burnettcounty.com/index.aspx?NID=1108>.

(Continued on Page 2)





Towne, Jason

From: Taylor, Donald
Sent: Tuesday, February 18, 2020 9:15 AM
To: Bickford, Norm
Cc: Towne, Jason
Subject: Fwd: Houman Site Campgrounds Expansion

Sent from my iPad

Begin forwarded message:

From: John Hamilton <johnh6125@gmail.com>
Date: February 16, 2020 at 2:15:06 PM CST
To: "Taylor, Donald" <bcchair@burnettcounty.org>
Subject: Houman Site Campgrounds Expansion

Dear Chair Taylor;

The Land Use Committee is currently scheduled to address the Houman Site Campgrounds next month. I understand the State Statute forces the County to approve the CUP although restrictions and conditions may be imposed if Substantial Evidence is presented. In order for that to happen, it will be necessary to bring in Expert Testimony to address the issues. We have several experts lined up to present at the Board meeting; I fear the three minute time constraint will not allow them to make their case. How might we address that issue, be sure the agenda is firm and that their presentations will be heard?

The Oakland Township Board requested the Applicant revise the application and return; does that mean the County Committee may do the same? If so, how do we successfully schedule our presentations to effect the Committee decision making process? Our experts are professionals, their time is expensive and the effort could be nullified simply by delaying the discussion for a month after our people have arrived.

Thank you for your guidance on this issue.

John Hamilton
(612) 889-7193

On Feb 6, 2020, at 9:38 AM, Taylor, Donald <bcchair@burnettcounty.org> wrote:

Dear Mr. Hamilton,

Thank you for interest and feedback. In cases such as this one the Land Use Committee is somewhat hamstrung by state statute and court rulings. If the plan as presented adequately deals with issues such as septic there is no effective way forward by the committee to deny the permit. It's been done and the courts have ruled that the permit must be issued. To the point where forcing this action becomes at least unethical if not monetarily actionable. Certainly we all understand your position and in many cases support it but we have to follow the law. We have been trying to change state law for a number of years to allow more local control but so far have been mostly unsuccessful. We continue these efforts going forward in hopes that one day we can return to local control of our lakes. Thank you again for reaching out to me.

Sincerely,

Don Taylor
Chair
Burnett County Board of Supervisors

Sent from my iPad

On Feb 5, 2020, at 5:15 PM, John Hamilton
<johnh6125@gmail.com<<mailto:johnh6125@gmail.com>>> wrote:

Dear Chair Taylor;

I had an opportunity to address the Land Use Committee on Tuesday of this week. I talked to them about the added campgrounds at the old Houman Resort on the Minerva Chain. I have sent this letter to you in order to maintain an understanding across the Board of Supervisors in the conflict that is engendered by the introduction of Campgrounds on the recreational lakes in Burnett County.

Clearly I see the world differently than the Land Use Commission. What I see around the Lakes is a continuing investment in the real estate. People who love the area and are willing to commit time, energy and lots of money to enjoy a slice of Wisconsin wonderland. And the wonderland they want to enjoy is idyllic, peaceful and clean. The addition of 44 campsites on Gull Lake adds 120 people to the mix and not to cabins but to the lake itself. The campgrounds has NO usable lake frontage, it is a slough at their shoreline and protected by the DNR.

And Steve Austin, County Supervisor and the Owner/Developer of the Campgrounds wants to add even more. The lakes are a small community of people who in general know each other and respect their neighbors; the campers don't know the community and don't know or want to know the accepted conventions of lakeside living; a fact proven out by the behavior of the current campers at the Houman Resort.

I visited three realtors after the meeting on Tuesday, Burnett, Edina and ERA Parkside. All three realtors were of the opinion that the addition of the campgrounds reduced the resale value of the existing homes on the lakes...given a choice between a lake with or without campgrounds, a prospective buyer would choose a lake without campgrounds every time. So what does that mean to a home owner planning to improve or build new? It means not on the Minerva Chain. It means the County is trading the sale of beer and sunscreen for investment in real estate and increased home values/property taxes. It means that instead of capitalizing on the intrinsic value of the lakes to attract investment money from the metro area, the County chooses to reduce the value for everyone in the belief that quantity wins out over quality. The County is making it quite clear by its actions that it is not interested in our continued investment. We all acknowledge the need for jobs and recognize the harsh economic reality that faces Burnett County. I don't believe it is going to resolve by degrading the natural resource that brings metro money to the County in the first place.

Thanks for listening.

John Hamilton
(612) 889-7193
johnh6125@gmail.com<<mailto:johnh6125@gmail.com>>

Towne, Jason

From: Boisvert, Thomas
Sent: Wednesday, February 19, 2020 8:58 AM
To: Towne, Jason; LeFebvre, Daniel
Subject: FW: Houmans variance request by new owners for expanded campground

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

From: Robert Baker <robert.w.baker@uwrf.edu>
Sent: Tuesday, February 18, 2020 6:33 PM
To: Boisvert, Thomas <tboisvert@burnettcounty.org>
Subject: FW: Houmans variance request by new owners for expanded campground

FYI, I should have included you on the cc list. Sorry.

Bob

From: Karen Holicky-Michaels [karen55409@yahoo.com]
Sent: Tuesday, February 18, 2020 5:08 PM
To: Robert Baker
Cc: Diane Noe; jbrock55409@yahoo.com; Dotty Gooding; Tim A.; Arne Enslin; barbenslin@gmail.com; Dave F.; Mike Schollmeyer; Steve Johnson; susanwallin1941@gmail.com; steve j.; Reid McFarlane; Cc:
Subject: Re: Houmans variance request by new owners for expanded campground

Thank you so much for this response -helps to visualize how things proceed. Marcia has put out an email to everyone on our lake and John followed up with list of issues and to hopefully sign the petition and attend the meeting. All your advice is really appreciated! We will plan on some speakers as well and see if we can contact other lake associations. Thanks again!!!! Karen

Sent from my iPhone

> On Feb 18, 2020, at 4:46 PM, Robert Baker <robert.w.baker@uwrf.edu> wrote:

>

> Hello Karen,

>

> I apologize for the brief and incomplete reply earlier today; I was pushed for time. To answer your question on what will occur at the Government Center on March 3, typically, when the Houman's variance request comes up on the agenda, people in attendance will have an opportunity to speak either for or against the proposal. I would encourage the Minnow Lake Association, and representatives from as many nearby lakes as you can convince to attend, be prepared to speak against the proposed variance on the old Houman's resort land. Comments don't have to be long, but should mention your main concerns, like the huge increase in boat traffic on Minnow, Love, Minerva, Cranberry, Falk, Burlingame, and other lakes. I suspect you have concerns about how the proposed RV park will effect the serenity of your lake, as well as your concerns about the impact on property values and the potential degradation of water quality in yours and surrounding lakes.

>

> I can assure you that someone from the BCLRA will be attending the meeting and will be speaking against the variance. If Roger Noe is back from Hawaii by then, I assume he will attend and I definitely plan on attending and speaking. In addition, the BCLRA Board members are asking their a number of lakes in Burnett County to voice their concern by signing the petition that John sent us a link to. Hopefully the Zoning Board will be swayed by the petition signatures and testimonies at the meeting and deny the variance.

>
> Best wishes. See you on March 3rd.
>
> Bob Baker
> BCLRA Secretary/Treasurer
> _____
> From: Karen Michaels [karen55409@yahoo.com]
> Sent: Tuesday, February 18, 2020 9:11 AM
> To: Robert Baker
> Subject: Houmans variance request by new owners for expanded campground

>
> Hi Mr. Baker- as you know there is a Board of Zoning Meeting (not sure of formal name) in Burnett County on March 3rd, at 9:00 at the County Government Center which involves plans for Houmans. There of course is much opposition to this expansion (campground) and we're wondering (Minnow Lake Association) how these meetings are organized, who speaks, how are petitions presented and if the BCLRA is involved as well? We talked with Susan Wallin and she suggested contacting you as Roger Noe is in Hawaii I believe? There is an online petition with over 500 signatures begun with Tom Steinhorst via Change.org. Most lake associations in the area have alerted their lake association members and asked them to sign this petition and to attend the meeting. People have also shared their concerns. This is the most critical danger to our lakes that we have ever seen (our parents on lake for over 60 years) Thanks much for any help you may provide! Karen and John Michaels 612-805-1080

Towne, Jason

From: John Hamilton <johnh6125@gmail.com>
Sent: Wednesday, February 19, 2020 11:07 AM
To: Towne, Jason
Subject: Up coming Land Use Committee Meeting

Dear Mr. Towne;

The Land Use Committee is currently scheduled to address the Houman Site Campgrounds next month. I understand that Wisconsin Act 67 forces the County to approve the CUP although restrictions and conditions may be imposed if Substantial Evidence is presented. In order for that to happen, it will be necessary to bring in Expert Testimony to address the issues. We have several experts lined up to present at the Board meeting; I fear the three minute time constraint will not allow them to make their case. How might we address that issue, be sure the agenda is firm and that their presentations will be heard?

The Oakland Township Board requested the Applicant revise the application and return; does that mean the County Committee may do the same? If so, how do we successfully schedule our presentations to effect the Committee decision making process? Our experts are professionals, their time is expensive and the effort could be nullified simply by delaying the discussion for a month after our people have arrived. In addition, how can we be assured that once we appear and our testimony is heard that the Applicant will not apply again at some point in the future when the Residents may not be sufficiently aware of the meeting?

Please note, I sent a similar request to Chair Taylor and have not heard back from him.

Thank you for your guidance on this issue.

John Hamilton
(612) 889-7193

Towne, Jason

From: Steve & Peg Johnson <johnsonstevepeg@gmail.com>
Sent: Wednesday, February 19, 2020 12:04 PM
To: Towne, Jason; Bickford, Norm; Blomberg, Brent; Fisher, Ed; Paden, Jim; Anderson, Chuck; Conroy, Craig; Johnson, Duane; town oakland
Subject: Fwd: Emailing: Oak Ridge Pictures PDF, Oak Ridge Pictures
Attachments: Oak Ridge Pictures PDF.pdf; Oak Ridge Pictures.docx

Dear Burnett county land use committee members & Oakland Twp. board members,

We attended the Town of Oakland meeting on Feb. 13th. At that meeting Steve Austin gave a presentation for his application for a cup to create additional campsites on the existing Houman property. During his presentation and following questions he referred to his existing Oakridge campground numerous times as an example or model for his requested expansion at Houmans. We took a drive over to the Oakridge campground in Webb Lake to see what we would have to look forward to if he receives a cup to expand. The attached pictures are just a sample of what we found. We believe that before he receives an approval for his application every member of the land use committee should take a look at the existing Oakridge campground and If after visiting that location you believe that this is what you think the vision for the future of Burnett county should look like then you are on the right path. I am sure that if the public were able to vote on this application it would not be approved

and you are on the committee to do what is best for Oakland township and Burnett county. We believe this is not a good fit for this location. Please do not approve this application.

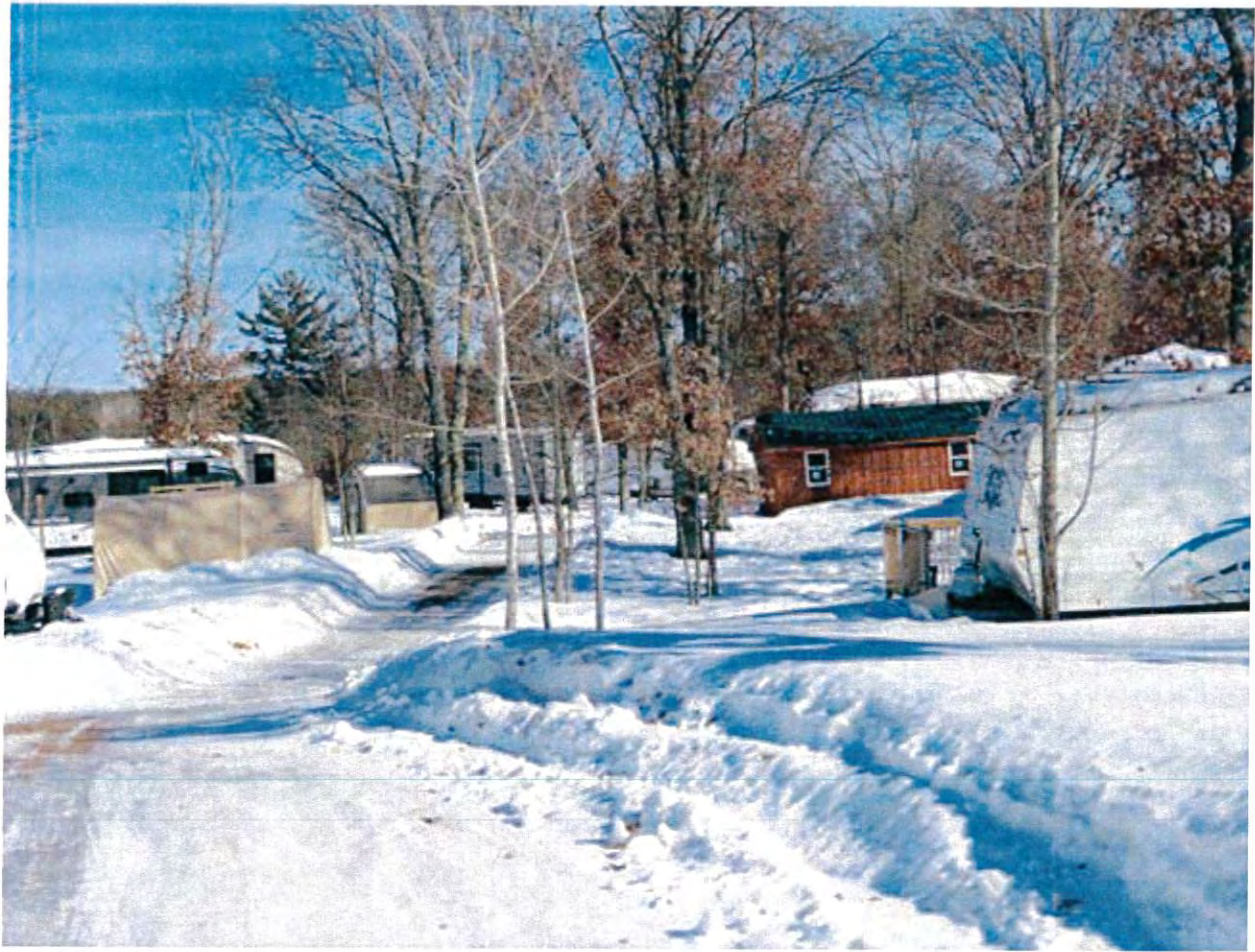
Also, how does the county and township benefit from existing year round residents that are living in a seasonal campground? If you take the time to check out Oakridge campground it appears to be several of these. We would very much appreciate your feedback.

Thanks, Steve & Peggy Johnson
6568 Hayden Lake Rd.
715-791-9226









Towne, Jason

From: Johnson, Tammy
Sent: Thursday, February 20, 2020 8:22 AM
To: Towne, Jason
Subject: FW: Public Hearing on 3-3-2020 for #CUP-20-06

fyi

From: Robbie Heelan <rheelan53@aol.com>
Sent: Wednesday, February 19, 2020 7:51 PM
To: LandServices <landservices@burnettcounty.org>
Subject: Re: Public Hearing on 3-3-2020 for #CUP-20-06

Dear Land Use and Information Committee:

I would appreciate the opportunity to express my concerns regarding the CUP 20-06. I am the property owner that is located next to the property to be discussed. Again, I would appreciate the opportunity to express my Concerns/Worries about the CUP 20-06, which is first on the agenda. I ope this meeting will give me the information that I need.

Thank you

Roberta L. Heelan: (Address to be discussed will be 6310 South Gull Trail Danbury, WI- next to the property being discussed)

Towne, Jason

From: Tim Kieler <tkieler@gmail.com>
Sent: Thursday, February 20, 2020 11:12 AM
To: Towne, Jason
Subject: Campground

Good morning Mr. Town

I have a home on South Gull Trail and have been going to this chain of lakes for over 50 years and would like to see these pristine waters and area remain the same.

I am sending you this e-mail in regards to the proposed campground expansion at the previous Houman's resort. I am apposed to it as I think that it will greatly impact the quality of the area from the overload of traffic and overcrowding of the resort. I am not sure what conditions they are presenting but I think that there should be numerous restrictions on the CUP, like for instance, maintaining the landscape, controlling the runoff, restrict hours of operation for excess late night load noises, enforce illegal fireworks per state statutes, maximum occupancy per site along with several other things. Who will police this site?

I am asking you to please consider objecting to this expansion.

Timothy Kieler

Towne, Jason

From: James Risser <risser_2008@yahoo.com>
Sent: Thursday, February 20, 2020 5:09 PM
To: Towne, Jason
Subject: Houman's expansion opposed

To the members of the Burnett County land-use committee

I am writing in reference to the proposed increase in the number of available campsites at the Houman's bar location—which has recently been purchased from the original owners by an outside party. I own a cabin on Cranberry lake—which is part of the Minerva chain.

The lake association has alerted me about the plans to significantly increase the number of campsites at the Houman's property.

I am writing to state my strong opposition to this proposal. I would ask that any plans to move forward be placed on hold until there is BOTH a reasonable reassessment by the township/land-use committee—and involvement of the landowners around the lake.

The proposed expansion looks to at least double and potentially triple to quadruple the number of available campsites on a fairly small footprint. The lake system itself is small, and if that full expansion is endorsed, I suspect the rental spaces would outnumber the amount of homes on the entire lake chain.

This will have a massive impact on boat traffic, noise, etc....not to mention the environmental considerations. We have invested strongly in this community and would hate to see a single greedy person's vision ruin the delicate ecosystem and social system that exists on the chain presently.

Ideally, one person should not have this kind of power to disrupt a lake community that has been peaceful and neighborly for a long time. There needs to be a system of checks and balances on such greed—and you are part of that system of oversight.

We don't mind the Houman's site being revitalized and potentially undergoing some renovation and a modest expansion, but the proposal as it is too far reaching and too disruptive.

I urge you to proceed with due diligence, proper oversight and a good dose of common sense in your review of the proposal

Thank you

James Risser
Cranberry Lake

Sent from my iPhone

Towne, Jason

From: Firnstahl, Jonathan <jonathan.firnstahl@delta.com>
Sent: Thursday, February 20, 2020 5:30 PM
To: Towne, Jason
Subject: In support of Houman's expansion
Attachments: Camper Move .jpg

Hi Jason,

I wanted to let you know about myself and my family and how we ended up at Oak Ridge and in the Webb Lake area. My wife and I are both IT professionals in the Twin Cities who wanted a place to get away to and enjoy the summer with our two girls ages 15 and 5. Bonnie (my wife) had never had a cabin and was skeptical as to how often we would go up and how much enjoyment we would get out of having a cabin. We compromised by starting with a camp ground.

We had several reasons for starting at a campground

1. It was a financially low risk investment if we didn't enjoy it
2. We could get to know the people, land, and lakes in the area
3. It gave us a chance to better understand what's most important to us in a vacation property
4. If we loved it, we would be well positioned to scout out a house/cabin to buy in the area

Bonnie's top priority was that we needed to be in Wisconsin. The minute we met Steve and his staff we signed up on the spot even before we bought our camper. Steve was welcoming, easy going, and obviously cared deeply about the Webb Lake community. After three years at Oak Ridge I can't say enough about how much we love Wisconsin, the Webb Lake community, and its beautiful lakes and land. I am an active member of the Webb Lake men's club and my oldest daughter helps out with the first responders golf event.

During our time at Oak Ridge, we've made wonderful lifelong friends both on the campground and around Webb Lake. Within the next year or two hope to find a cabin on the lake. As you know they don't go up often and when they do, they go quickly. When we're lucky enough to find our forever retreat, we look forward to continuing to spend time with the Webb & Oak Ridge community. It's the bonds that we've built here that have led us (even my originally skeptical wife) to want to invest even more into a community we have fallen head over heels for. We are so thankful that Steve & Julie expanded the campground as they and Oak Ridge have been the best recruiters of us out of towners.

Feel free to call or email me anytime if you have any questions.

P.S. I'm not sure you got an accurate representation of the physical campers at Oak Ridge. I've included a picture of our camper getting moved into place for your reference.

Thanks for your time,

Jon Firnstahl

Enterprise Business Architect

Desk: 612-266-3387 Mobile: 952-250-9235



Towne, Jason

From: Eric Kramer <EKramer@hastingsmn.gov>
Sent: Friday, February 21, 2020 8:13 AM
To: Towne, Jason
Subject: Steve Austin
Attachments: violations.pdf

Jason

I can't believe the land use committee would grant Steve Austin's CUP for Houman's resort. After doing a little digging, I see you found all kinds of violations at Oakridge campground on 6/24/19. I will scan and attach to this email. If this is the way he operates one campground, why would anything change at Houman's resort. I also see Oakridge needs to do a complete map with location of all services. Has this been done? I'm planning on doing mine this summer as we discussed last month. I also have Doug Crane surveying the two parcels and placing into one parcel as you requested on the CUP right now.

Everything that you are making the Chelmo project do, should be the same for Houman's project. Please send me everything you are requesting for that CUP to move forward.

I also remember back in the day Oakridge installed a patio too close to the water and without a permit. I believe Flannigan told him to rip it out. This never happened either.

I just want all campgrounds to play by the same set of rules. As a County board Supervisor Steve should lead by example. He also shouldn't get any favors for being on the board. I also do not want this to set a precedent for all other campground. If Oakridge is able to be run like this, there is no reason for any other campground to do the same thing. No permits, sheds on setbacks, CUP not followed. What's the point of following the rules.

The CUP at Houman's resort should not be approved until everything is up to date at Oakridge Campground.

Eric Kramer
Devils Lake Resort

Eric Kramer
Public Works Supervisor
City of Hastings | Public Works | 1225 Progress Drive | Hastings, MN 55033
Direct: 651-480-6192 | Fax: 651-437-5006



Communication
Optimal Service
Respect for Resources
Enthusiasm

CUP-19-16: Oak Ridge Campground

June 25, 2019

- Permit # 31989 – 2007 – Unknown Lot # – 675 GPD septic system. 15 campers.
- Permit # 32714 – 2007 – Unknown Lot # – 450 GPD septic system. 10 campers.
- Permit # SAN-17-246 issued on 12/1/2017 – 1395 GPD septic system. 31 campers.
- Permit # SAN-18-178 issued on 9/18/2018 – 315 GPD septic system. Sites 27 to 33.
- Permit # SAN-18-195 issued on 10/3/2018 – 720 GPD septic system. Sites 12 to 26 and 54.

Misc Permit Items:

- Letter from DHS – 11/7/2007 – Permit is approved for 20 camping units.

Violations of Record:

- Many items/conditions from 2015 CUP approval not completed. It will take staff at least an entire day to inventory all the violations on the site. The site visit on 6/24/2019 was not a complete documentation of all issues. Violations consist of signs, decks, patios, sheds, screen porches and additions.
- Many sanitary systems last serviced/reported in 2008. Some of the permits are 18617, 18063, 18062, 18061, 16987, 16986 and 13346.
- Only one land use permit has been obtained since 2015.

Comprehensive Plan:

Burnett County 2030 Comprehensive Plan adopted in 2010 shows this area as rural residential district.

- Purpose: To maintain the rural and open character of these areas while accommodating limited residential uses.
- Primary Goal: Preserve agriculture, the rural landscape, open space, and natural features of the area, while accommodating limited residential development. Promote infill of areas which have already experienced development in order to increase overall density without sacrificing community character.

Preferred Use: Agricultural uses, with some size limitations. Limited residential development generally located along existing roadways, in clusters, and on larger lots than found in an urban area.

Possible items to resolve/address:

- Other concerns brought before the committee from other parties (neighbors, public, Town of Webb Lake, state agencies, other county departments, etc).

Correspondence (written) received as of report compilation:

- None.

Staff concerns to resolve:

- Many items/conditions from 2015 CUP approval not completed. It will take staff at least an entire day to inventory all the violations on the site. The site visit on 6/24/2019 was not a complete documentation of all issues. Violations consist of signs, decks, patios, sheds, screen porches and additions.
- Many sanitary systems last serviced/reported in 2008.
- Only one land use permit has been obtained since 2015.

If considering approval then the following items may want to be included in the motion:

- 1- All sanitary systems to be serviced/reported by 10/1/2019.
- 2- All 2015 CUP items/conditions to be completed by 6/1/2020.
- 3- All land use permits to be obtained for all violations by 6/1/2020.
- 4- Follow all local, county, state and federal requirements for this activity.

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

SUBMIT COMPLETED APPLICATION, MAPS, PLANS, AND FEE TO:
BURNETT COUNTY LAND SERVICES
7410 COUNTY ROAD K, #120
SIREN, WI 54872

APPLICATIONS WILL BE ACCEPTED VIA USPS, ANY STANDARD COURIER, OR IN PERSON. COMPLETE APPLICATIONS WITH ALL REQUIRED SUBMITALS MUST BE RECEIVED BY THE LAND SERVICES DEPARTMENT BY THE DEADLINE.

COMPLETE APPLICATIONS WITH REQUIRED FEE IS DUE BY THE FIRST FRIDAY OF THE MONTH TO APPEAR ON THE FOLLOWING MONTHS HEARING AGENDA. For example: everything submitted Thursday August 3rd, the request would be heard by the Land Use and Information Committee on the first Tuesday in September. Land Use and Information Committee hearings are held at 9:30 am at the Burnett County Government Center in Siren, WI.

PARTIAL OR INCOMPLETE APPLICATIONS WILL BE RETURNED TO THE APPLICANT. ONLY COMPLETE APPLICATIONS WITH ALL REQUIRED SUBMITALS AND REQUIRED FEE WILL BE INCLUDED ON THE HEARING AGENDA. NO EMAIL OR FAX APPLICATIONS WILL BE ACCEPTED.

ONLY CHECK, MONEY ORDER, OR CASH PAYMENT WILL BE ACCEPTED. CREDIT OR DEBIT CARDS ARE NOT ACCEPTED AT THIS TIME. MAKE CHECK PAYABLE TO: BURNETT COUNTY LAND SERVICES

Please call the Land Services Department if you have questions. 715-349-2109

Burnett County, WI ordinances can be found at: <http://www.burnettcounty.com/index.aspx?NID=1043>

AREA BELOW THIS LINE RESERVED FOR LAND SERVICES STAFF COMMENTS ONLY

Date of staff site visit: 6/24/19 Name(s) of site visit staff: J.T.

Staff comments:

- Multiple newer signs constructed which don't meet required setbacks and/or size requirements.
- Various decks/sheds/patios/screen porches/additions constructed without permits, including many in the new expansion approved in 2015.
- Some decks/patio/shed are within the setbacks.
- Multiple items not done as required with 2015 approval
- Multiple sanitary systems not serviced/reported since 2008.

Towne, Jason

From: Therese Price <tannprice5@gmail.com>
Sent: Friday, February 21, 2020 9:52 AM
To: Towne, Jason; Johnson, Duane
Subject: CUP # 20-06 Houman's resort expansion n

Sent from Mail for Windows 10

Subject: CUP # 20-06 Houman's resort expansion

February 21, 2020

To: Burnette County Land Use Committee Members
Jason Towne

From: Charles & Therese Price
29448 Wacker Drive
Danbury, WI 54830

RE: CUP # 20-06 Houman's Resort Expansion

Gentlemen,

We are writing this letter to express our total opposition to the conditional use permit applied for at Houman's Resort on Gull Lake. As fulltime residents directly across the lake from this property we feel it would have a devastating effect on the area as outlined in the points below:

- **Traffic/Public Safety:** The township roads and bridges around the site and adjacent areas are extremely narrow and currently overcrowded and with the additional traffic that would be generated, the life span of each would be extremely reduced. Pedestrian traffic in the area is heavy and there would also be an increase in the risk of an accident with all the additional vehicles and atv traffic.
- **Boat Landing:** Currently there is one public boat landing which is presently adjacent to the site. The landing has no parking lot and parking on the road is very limited. At present this area is over congested and will not handle the additional load produced by the expansion proposed.
- **Lakes:** The three lakes (Gull/178 acres, Falk/76 acres and Love 207 acres) are extremely small and would not be able to withstand the additional use. There are currently approximately 90-100 houses/cabins on these three lakes and adding the number of camp sites proposed would double the current use of its resources. The lakes are currently hard to navigate and with additional boat, jet ski, and water sports activities it would make it almost impossible to enjoy a day on the water. All the added traffic would also impact the quality of water, shoreline integrity (erosion) the spread of invasive species. Overall the lake is currently overcrowded, and I'm surprised there aren't more boating accidents.
- **Campground Density:** All lot owners in the area are held to the 1.5 acre minimum to build on and allowing a campground to have 10 units per acre is ridiculous. The zoning regulations need to be addressed in that regard.
- **Environmental/traffic study:** Both an environmental study on the lake and a traffic study by independent unbiased firms needs to be done. This should be done before any consideration is given to the CUP application.

In closing, we want you to consider the points listed above. We believe no further expansion on the property is warranted. There are no homeowners in the area that are in favor of this expansion of the site. As elected officials we expect you to take the taxpayers views on this matter seriously and reject this proposal.

Sincerely,

Charles and Therese Price

Sent from Mail for Windows 10

Towne, Jason

From: Dan and Terri Howard <dtckk@comcast.net>
Sent: Saturday, February 22, 2020 7:44 PM
To: Bickford, Norm; Blomberg, Brent; Fisher, Ed; Paden, Jim; Anderson, Chuck; Conroy, Craig; Johnson, Duane; Towne, Jason
Subject: Proposed Expansion at Houmans Resort
Attachments: Houmans letter.docx

Burnett County Land Use Committee,

Please see the attached letter documenting our concerns on the upcoming expanded CUP request for the Houman's Resort and adjacent property.

Dan and Terri Howard
Danbury, WI

Proposed "Houman's Resort Property Expansion"

We are opposed to the proposed additional expansion plans at the Houman's resort site.

We recently retired to this area to enjoy the peacefulness of the area and lakes in the chain.

The proposed increase in the number of camping spaces to 109 RV sites will severely impact the quality of life for those living in the area.

Looking at the proposed plans for the expansion we wonder how the runoff created from the additional hard surfaces that will be created from the additional roads and rooftops in the campground area be handled? How will this additional runoff affect the quality of the lake waters?

This proposed expansion will increase car, trailer, and ATV traffic on local roads, highways and the local county trail systems. Many small children live and play along the area roads. The increase in traffic will pose an additional danger to them.

Living relatively close to one of the trails we hear ATV traffic all weekend long. Many of the current ATV users do not pay attention to the speed limits on trails when using them now. Who is going to control the current users as well as the additional traffic that the campground expansion will bring while they are on the area roads as well as trails? Many of the corners of the trails have become severely banked due to the ATV driver's excessive speed and tire spinning while driving on the trails. The county spent several weeks fixing this damage on an area of Trail 8 this past fall. More repairs are still required.

The increase in lake traffic will cause more issues for the lakes. It is hard to police the introduction and control of invasive species to the lakes at this time. The added traffic from the increase at the campground will make this effort even more difficult. What will happen to the ecosystem of the lakes if this is allowed to occur?

We hate to see decisions made on this proposed expansion that will adversely affect the quality of life on the area and the chain of lakes.

Dan and Terri Howard

Danbury, WI

Towne, Jason

From: Renne & John Ekholm <rjekholm@comcast.net>
Sent: Saturday, February 22, 2020 11:04 PM
To: Towne, Jason
Cc: Bickford, Norm; Blomberg, Brent; Fisher, Ed; Paden, Jim; Anderson, Chuck; Conroy, Craig; Johnson, Duane
Subject: Proposed Cup 20-60, North Camp Properties II
Attachments: Proposed Cup 20-60 North Camp Properties.docx

Dear Mr. Towne,

Attached you will find a letter regarding the concerns I have with the Proposed Cup 20-60, North Camp Properties II.

Sincerely,

Wayne M. Russ
29590 CCC Road

February 22, 2020

Mr. Jason Towne
Burnett County Land Services Director
7410 County Road K #120
Siren, Wisconsin 54872
RE: Proposed Conditional Use Permit #CUP 20-60

Dear Mr. Towne,

I am writing this letter with concerns I have regarding the Proposed CUP 20-60, North Camp Properties II. I would like to share with you that I am a 33-year resident of the Oakland Township and have many fond memories spending time with family and friends in this peaceful area. The north woods are where I like to spend my time relaxing and I would hate for this to change as a result of building 109 campsites.

Some of the specific concerns allowing the proposed development would be:

- Increased boat traffic on the lakes, bridge and adjacent roads (CCC & Tower)
- Increased noise in surrounding areas
- Loss of long-time friends who will be uprooted as a result of this proposed plan
- Inconsistency of neighborhood, new campers daily, weekly or monthly (year-round)
- Impact on the environment and the water quality
- Increased traffic could result in more emergency responders needed and delays in each situation can be very dangerous.

Thank you for taking time to read my concerns. I feel confident these same views are shared by the many residents of the Oakland Township. I hope you will take these concerns and share it with the Burnett County Board of Commissioners.

Sincerely,

Wayne M. Russ
29590 CCC Road

CC: Brent Blomberg
Jim Paden
Ed Fisher
Chuck Anderson
Norman Bickford
Duane Johnson
Craig Conroy

Towne, Jason

From: Dave Pothen <DPothen@mcgough.com>
Sent: Sunday, February 23, 2020 8:28 AM
To: Towne, Jason
Subject: CUP-20-06 Opposition Letter
Attachments: Jason Towne.pdf

Opposition letter for CUP-20-06.

David C Pothen

CONFIDENTIALITY NOTICE: This message is for the designated recipient only and may contain privileged, proprietary, or otherwise private information. If you have received it in error, please notify the sender immediately and delete the original. Any other use of the email by you is prohibited.

Jason Towne
Land Services Director
7410 County Road K
Siren, WI 54872
jtowne@burnettcounty.org

Conditional Use Permit CUP-20-06 (North Camp Properties II LLC 7 Lakes Camp)

February 23, 2020

Dear Jason – I am writing this letter in **strong opposition** to the CUP-20-06 for the expansion of campers at Houmans site. We recently purchased a high-end cabin and sought out Burnett County for its natural environment and small-town feel. Since purchasing our family cabin a year ago it seems as if we have been in continual battle with people wanting to change the rules in zoning via the CUP process. From the outside it appears as if Burnett County is setting a precedent that they want / encourage campgrounds. Campgrounds have a place, but not on one of the most beautiful lakes in the County and residential areas.

In our short time in the area we have seen the disrespect that “weekender” and “Renters” have for residents in the area. These individuals are not invested in the community and pack up and leave a mess for the residents. I have seen ATV / UTV riders going well over the speed limit and having a general disrespect for the peaceful environment of others. I do ride an UTV and feel that an increase in traffic may force restrictions and potentially ban from some roads, this would have a negative impact on law abiding riders.

Campgrounds do have a negative impact on property values. We would have never purchased on a lake with a campground as the additional traffic and noise has a negative impact on our experience. If passed this will have a negative impact on property values and we would be looking for a reduction in property taxes.

Although we are not voting members of the community we do cast a vote with our wallet. If this CUP passes, I along with others would seriously consider moving out of Burnett County. **I urge you to REJECT CUP-20-06 and take a stand for the environment of others and not the bank account of a few. Please do not table the issue, take a vote...**

Sincerely,

David and Deborah Pothen
6830 Minerva Landing
Danbury WI

Towne, Jason

From: Carol Ameling <ceamelng@gmail.com>
Sent: Sunday, February 23, 2020 11:21 AM
To: Towne, Jason
Cc: Bill G Ameling; Carol Ameling
Subject: CUP-20-06 Proposed Expansion of Houman's property

Dear Jason

As a landowners on the Minerva/Cranberry chain of lakes we can assure the County Board that we are strongly opposed to the type of radical expansion of camping on the "Houman" property. When we purchased our property several years ago, we personally looked long and hard for a large lake that gave us the peace and serenity of small-town norther Wisconsin. Personally, we could have stayed in the cities on the "big" lakes, but we choose to purchase in this small town. We choose each weekend we come up to spend/shop local to support this area. By allowing this massive expansion it will not only place a huge strain on the local infrastructure and the ecosystem, who knows what negative impact it will have on all local services. Today our lake is clear of invasive species (i.e zebra mussels) – how can you promise that this massive expansion won't quickly destroy our lake. We as property owners take personal pride in how we treat our lakes. By this massive expansion we feel non-residents will not take the same personal pride in the care & preservation of the Minerva/Cranberry chain of lakes. We can already see this disrespect for our lake landing as individuals "power launch" their boats in and out of the landing that is slowly being destroyed. Who knows what other mistreatment this massive influx of non-residents will do to our lake?

Sincerely,

Bill & Carol Ameling

Homeowners on the Minerva Chain

Towne, Jason

From: Betsy Darrah <bdarrah1@comcast.net>
Sent: Sunday, February 23, 2020 1:36 PM
To: Towne, Jason
Subject: Houman property expansion (#CUP-20-06)

To: Jason Towne, Land Services Director

I urge you to deny the Conditional Use Permit (#CUP-20-06 - North Camp Properties) for the drastic expansion of the former Houman's Resort. As a life long user of Love Lake (I am now 85 years old) I know that a radical increase in usage on Gull Lake would severely damage water quality, shoreline preservation, boat launch availability and beauty of not only Gull and Love Lakes but also the entire Minerva Chain of Lakes. Do not allow this permit.

Betsy Darrah

Mr. Jason Towne

February 14, 2020

Burnette County Land Services Director

7410 County Road K #120

Siren, Wisconsin 54872

RE: Proposed Conditional Use Permit #CUP 20-06



Dear Mr. Towne:

We are writing this letter with concerns we have regarding the Proposed CUP 20-06, North Camp Properties II. First, we are opposed to the rezoning of the property from Residential Recreation to Commercial. The character of the entire surrounding area, including the subject property, fits well with the current zoning. Changing this would change the area and how people use it.

It isn't entirely clear whether the proposed layout of 109 campsites allows the existing trailer homes to remain or if they will require removal. Several of these existing trailer homes have been there for many, many years; some of these for nearly 50 years. Three of these homes have been used as year-round full-time residences. Many others have been year-round weekend and vacation homes for over 30 years.

We would much rather see a plan devised to allow the existing homes to remain. Indirectly, these homeowners have contributed for years through their rent to the payment of property taxes of this resort. If these homes were removed, this would be devastating to the people who have lived there so many years and to those people who have long planned to retire there.

Some specific concerns we have with regards to the proposed development are as follows:

- The development would result in increased traffic on what are now low volume roads; specifically, CCC Road and Tower Road. There would be significant congestion immediately in front of the existing bar, perhaps creating a safety hazard for pedestrians.
- There would be a significant increase in truck traffic, particularly during the construction phase of the project. What effect will this increased truck traffic have on the bridge on CCC Road adjacent to the property.
- Increased boat traffic on the lakes will result, as well as further pressure on the existing boat ramp. Added boat traffic to our small chain of lakes would be detrimental and potentially unsafe.
- There is the potential for impact on water quality from the runoff not only during construction but ongoing campground operations. Adding so much impervious surface to this property will surely result in increased runoff from this property, which is currently wooded or grass covered. How will this affect our lakes' water quality?
- An increase in noise and noise complaints is likely to result with this many added people. This increased noise, especially at night, may result in more calls to the County Sheriff.
- It is not clear what the plan is for water supply or wastewater disposal. These are important issues to consider.
- Increased traffic could result in delays for emergency responders. Delays in responding to medical emergencies or fire could be potentially dangerous.

Mr. Jason Towne

February 14, 2020

Page Two

Why do we care? We live a mile away. We live on Gull Lake and care about the boat traffic and water quality of our lakes. We also frequently drive to and thru the area and are concerned about traffic congestion, particularly from a pedestrian safety standpoint. More importantly is that we have several long time friends that live in the existing trailer homes and we care about what happens to them. We have seen what this kind of development has done to the Devils Lake Resort and at Oak Ridge. This is NOT what we want for our neighborhood. We believe the added sites that were approved by the County Board last year would be more than enough.

Finally, we purchased our home 25 years ago and enjoy a peaceful lifestyle. Adding this extensive development will surely change the area and not in a good way. We love the lifestyle of the north woods and would hate to see that change.

Thank you in advance for considering our concerns. We are hopeful these concerns, which are shared by all residents of the current resort, are shared with the Burnett County Board of Commissioners.

Sincerely,


John and Rhonda Menter

5942 Minnow Lake Road

Danbury, WI. 54830

Mr. Jason Towne

Burnett County Land Services Director

7410 County Road K #120

Siren, Wisconsin 54872

RE: Proposed Conditional Use Permit #20-06



Dear Mr. Towne:

I am writing this letter with concerns that I have regarding the proposed CUP 20-06, North Camp

Properties II. First, we are opposed to the rezoning of the property from Rural Residential to

The character of the entire surrounding area. Including the subject property, fits well with

The current zoning. Changing this would change the area and how people use it.

It isn't entirely clear whether the proposed layout of 109 campsites allows the existing trailer homes to remain or if they will require removal. Several of these existing trailer homes have been there for many, many years; some for nearly 50 yrs. Three of these homes are used as year around full- time residences.

Many others are used as year around weekend and vacation homes for over 30 years.

We would much rather see a plan devised that will allow the existing homes to remain in place.

Indirectly, these homeowners have contributed for years through their rent to the payment of property taxes of this resort. If these homes were removed, this would be devastating to the people who have lived there so many years and to those who plan to retire there.

Some of the specific concerns we have with regards to the proposed development are as follows:

The development would result in increased traffic on what are now low volume narrow roads;

Specifically , CCC Road and Tower Roads. There would be significant congestion immediately in front of the existing bar and the resort owned by Tim and Deb Graves with there cabins and house that are rented out through the summer months, perhaps creating a safety hazard to pedestrians trying to cross the road. There would also be a significant increase in truck traffic, particularly during the construction phase of the project. A lot of trees and dirt has to be moved to put in these sites on level ground. What effect will all the truck traffic have on the bridge on CCC road that is adjacent to the property.

This will also increase the amount of boat traffic on the lakes as well as added pressure on the only boat landing accessible for the site owners to use. This boat landing is not in the best condition and is extremely crowded now on holiday weekends with very little parking for boat trailers now. Adding all

the boats and jet skis to the small chain of lakes would be detrimental and potentially unsafe, not to mention the potential of the lakes getting zebra mussels and milfoil from all the boats going in and out of the landing. Many people use their boats on other lakes and it increases the chance of this happening.

There is the potential impact on the water quality from the run off not only from the construction phase but from the campground operation . Adding so much impervious surface to this property will surely result in increased runoff from this property, which is currently wooded and grass covered. To add this many sites, it will take away a very large amount of trees and grass areas. Also there will be an increase in noise and noise complaints is likely to result with this many people added. This increase in noise , especially at night, may result in more calls to the County Sheriff. It is not clear what the plan is for water supply and wastewater disposal. These are important issues to consider. Increase in traffic could result in delays for emergency responders. Delays in responding to medical emergencies or fires could be potentially dangerous.

Why do I care? I have had a trailer on Houmans Resort for the last 15 years. I have paid lot rent, personal property taxes, supported the local businesses during this time. I have seen the boat traffic on these lakes increase over the years and especially on weekends and holidays. Adding this campground will increase the boating pressure, fishing pressure and the heavy road traffic will deteriorate the roads at a much faster pace. Over the last 15 years I have meet many neighbors who are friends or have been friends of the family for many years going back to our parents who vacationed here for 50 plus years. The current plan does not consider my trailer in the park and the cost of having to move out is more than I care to do. I planned on retiring up here for the summers this next year and now am in jeopardy of having that happen. I love the area and the peace and quiet and really hate to see this development change all that.

Thanks you for considering our concerns. We are hopeful these concerns, which are shared by all the residents of the current resort, are shared with the Burnett County Board of Commissioners

Sincerely,

Jerry and Nancy Rufenacht

302 Lavalle Street

Reedsburg, Wisconsin 53959

And also Lot #13 at Houmans Resort

February 18, 2020



RE: Conditional Use Permit #CUP-20-06, North Camp Properties II

Dear Mr. Towne,

I am writing in opposition to the proposed Conditional Use Permit #CUP-20-06 North Camp Properties II located on 29402 and 29460 CCC road, Danbury Wisconsin for the following reasons:

1. Narrow roads, bridge and public boat ramp with only available parking on the street, see enclosed aerial map from county mapping system.
2. The chain of lakes the property is on is small, Gull Lake is 178 acres, Falk Lake is 76 acres, Love Lake is 207 acres, Minerva Lake is 222 acres and Cranberry is 80 acres. The increase in water craft use on the chain of lakes will harm the wildlife and the quality of the lakes.

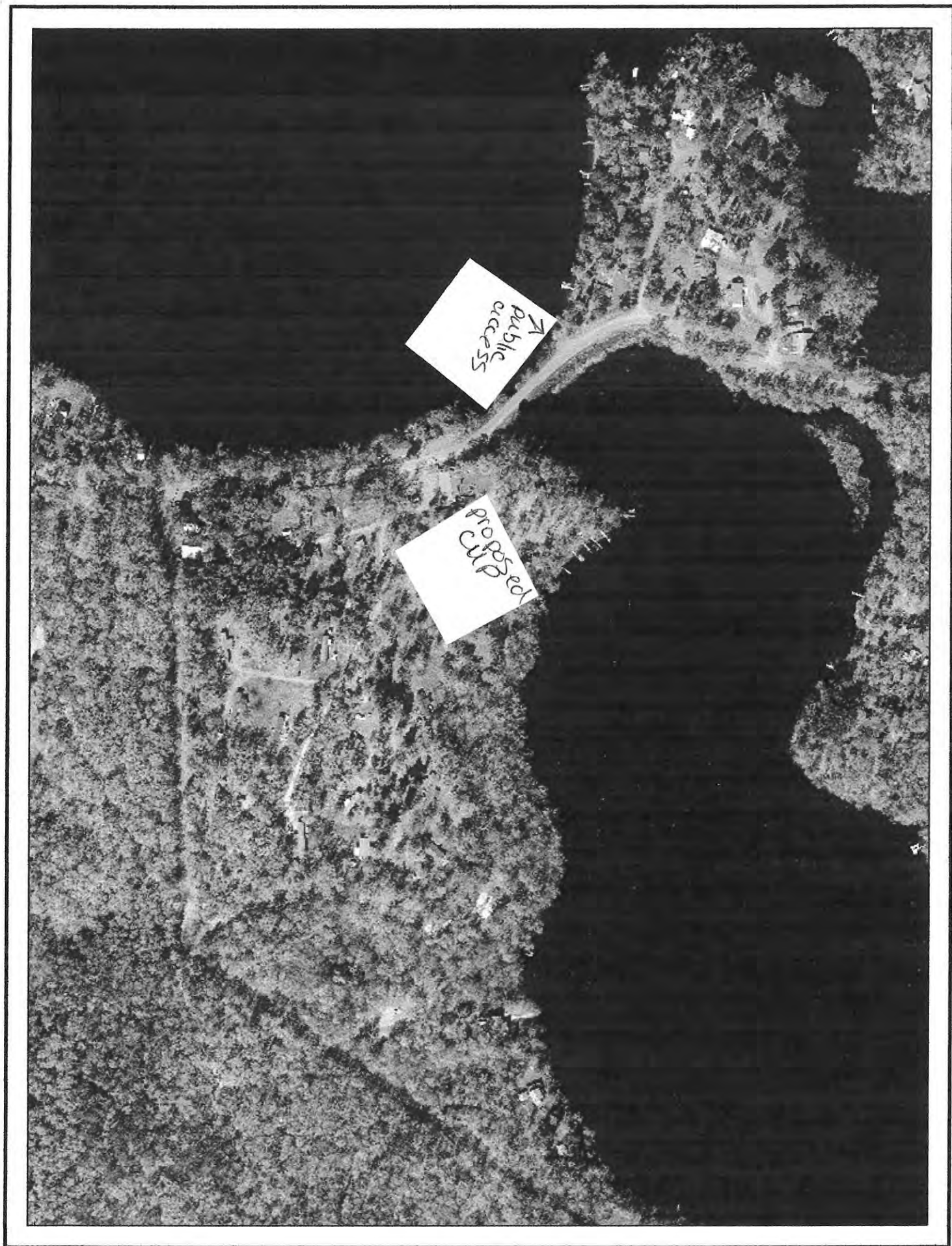
The amount of current traffic in that area with the bar and the 2 resorts (small resort across the road from the property), public boat landing, along with ATV and pedestrian traffic is too much already. The area cannot safely handle an increase in traffic. The increased stress on the bridge and roads will fall on all the property owners in Oakland Township to fix and maintain.

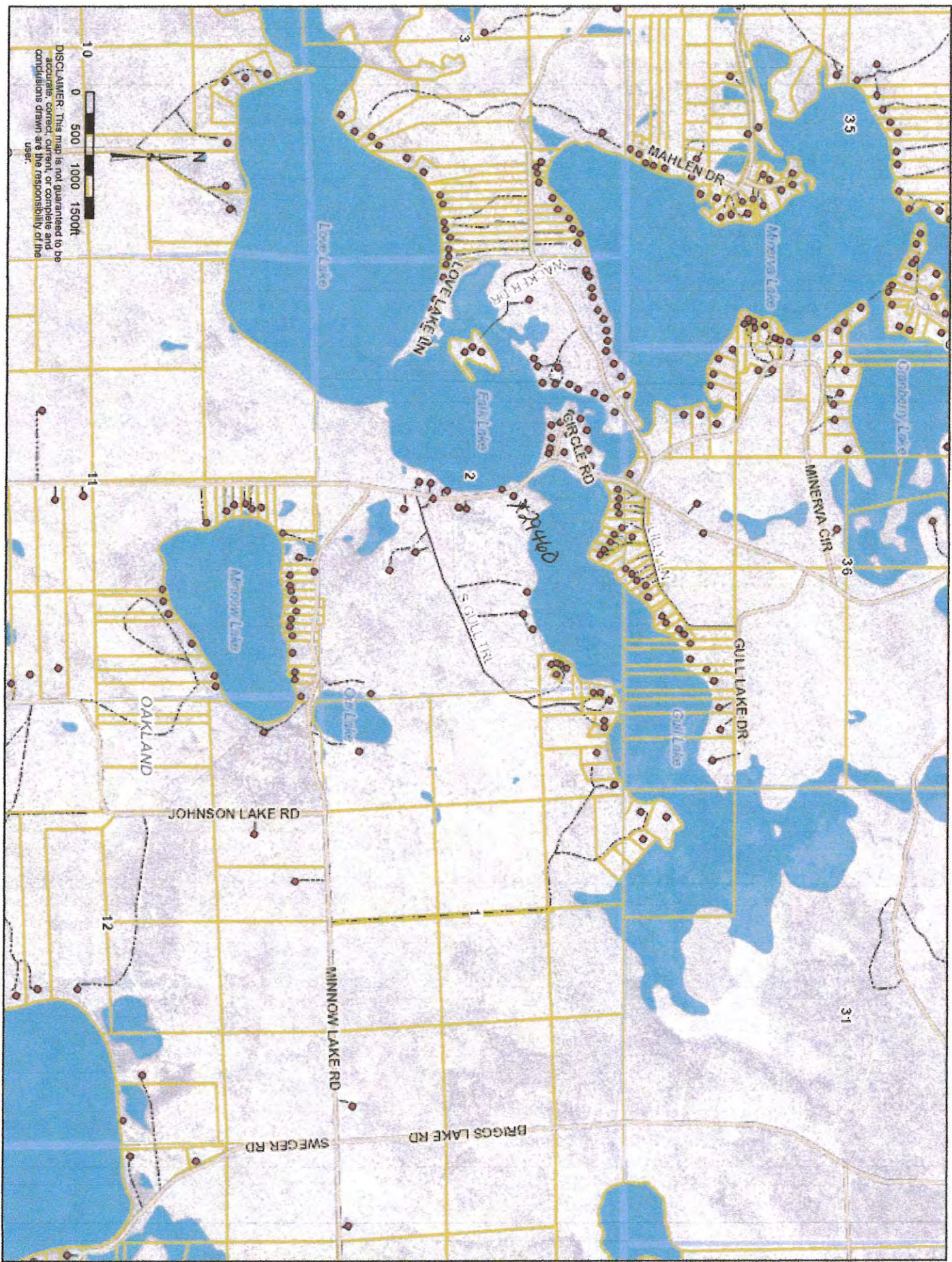
Thank you for your consideration of the concerns in opposition to the above referenced CUP permit.

Sincerely,

Laure Siebrasse

Laure Siebrasse





DISCLAIMER: This map is not guaranteed to be accurate. The user assumes all responsibility for the conditions shown and the responsibility of the user.

19 FEB 2020

To: JASON TOWNE

We are writing to protest the development of 120 camping spots on the former Houman's Resort property and the adjoining parcel that goes across South Gull Trail, a private road that runs back to properties along the shoreline of Gull Lake. With the development of that many campsites, this will cause more traffic using South Gull Trail to get to them. The road is sand and when repairs to it are needed, the residents that use it have chipped in to get them made. Also, it is one lane in most places making it hard to get over for oncoming traffic. My wife and I have a house at the end of South Gull Trail and object to the added traffic that will use it. Our son and daughter also own a cabin by our house at the end of the road, as well as property owned by my wife's sister. Our family has owned property there for 50 years!

Added traffic on CCC road is also a concern for us. The blacktop roads in the area are not made to handle an increase of traffic that would result in added campsites. Also, the boat landing and lakes on the chain themselves would be stressed because of the increase of those using the lakes for recreation. They would have to launch boats from the landing from a road that is narrow with no parking on either side of it. Boat traffic on the lake would increase, making it unsafe for those property owners around the lake.

We are also concerned about the increase of sewage going into septic systems on the resort property and how much could leach into the lake with water run-off. It is not environmentally safe. There would be too many people in too small of an area.

In conclusion, please hear our plea to stop this from happening. Thank you for listening to us.

Mike and Sue Nawrocki

6130 South Gull Trail, Danbury and 2504 30th Ave Ct, Moline, IL, 61265

Rocki1117@sbcglobal.net

Mindy Lorence, Mike and Amber Nawrocki, Jeremy Seabloom

6128 South Gull Trail, Danbury

Pat Seabloom



Mr. Jason Towne

Burnette County Land Services Director

7410 County Road K #120

Siren, Wisconsin 54872



RE: Proposed Conditional Use Permit #CUP 20-06

Dear Mr. Towne:

We are writing this letter with concerns we have regarding the Proposed CUP 20-06, North Camp Properties II. First, we are opposed to the rezoning of the property from Rural Residential to Commercial. The character of the entire surrounding area, including the subject property, fits well with the current zoning. Changing this would change the area and how people use it.

It isn't entirely clear whether the proposed layout of 109 campsites allows the existing trailer homes to remain or if they will require removal. Several of these existing trailer homes have been there for many, many years; some of these for nearly 50 years. Three of these homes have been used as year-round full-time residences. Many others have been year-round weekend and vacation homes for over 30 years.

We would much rather see a plan devised to allow the existing homes to remain. Indirectly, these homeowners have contributed for years through their rent to the payment of property taxes of this resort. If these homes were removed, this would be devastating to the people who have lived there so many years and to those people who have long planned to retire there.

Some specific concerns we have with regards to the proposed development are as follows:

- The development would result in increased traffic on what are now low volume roads; specifically, CCC Road and Tower Road. There would be significant congestion immediately in front of the existing bar, perhaps creating a safety hazard for pedestrians.
- There would be a significant increase in truck traffic, particularly during the construction phase of the project. What effect will this increased truck traffic have on the bridge on CCC Road adjacent to the property.
- Increased boat traffic on the lakes will result, as well as further pressure on the existing boat ramp. Added boat traffic to our small chain of lakes would be detrimental and potentially unsafe.
- There is the potential for impact on water quality from the runoff not only during construction but ongoing campground operations. Adding so much impervious surface to this property will surely result in increased runoff from this property, which is currently wooded or grass covered. How will this affect our lakes' water quality?
- An increase in noise and noise complaints is likely to result with this many added people. This increased noise, especially at night, may result in more calls to the County Sheriff.
- It is not clear what the plan is for water supply or wastewater disposal. These are important issues to consider.
- Increased traffic could result in delays for emergency responders. Delays in responding to medical emergencies or fire could be potentially dangerous.

6429 Killy
Lake
Danbury, WI
My son-in-law's home

I LIVE ACROSS THE LAKE
BOAT PROPERTY 32 YEARS AGO

Elmer & Betty
Patsy Dzyga Kowalski

February 15, 2020



Jason Towne
Land Services Director
7410 County Road K
Siren, WI 54872

RE: Expansion of Campground at Houman's Resort

Dear Mr. Towne:

We are property owners on the Minerva Chain and we are extremely concerned how the proposed plan to expand Houman's will negatively impact our community. Currently, the roads in our area, Hayden Lake, CCC and Tower, are already very busy in the summertime, with trucks, cars, boats, and 4 wheelers. The traffic is much heavier already and the speed is too fast for pedestrian safety.

We are extremely careful driving by the bridge next to Houman's, because there are many kids and pedestrians in the road all summer and we are afraid now that there will be an accident. The shoulders are narrow and there is danger of accidents. Adding more residents to this small, congested area, will bring additional public safety issues as well as a greater burden to our EMT's, fire, and the sheriff's department.

Just one untended or forgotten camp fire in such a densely populated area could have devastating effects to the campground and the entire heavily wooded surrounding area. It would be out of control in minutes and could destroy all the surrounding forests, homes and even lives.

In addition, the degradation to the lakes will surely occur. I have a master's degree in environmental health and safety and worked over 20 years in jobs to protect the environment. To allow an expansion of even more units, on Houman's resort, when there has already be allowed an expansion of a multitude of units, is a dangerous idea for many reasons. These include:

- Drinking Water quality degradation of the wells
- Lake water quality pollution
- Erosion
- Harm to aquatic animals and birds, and fish, due to increased water pollution from additional septic systems, gasoline and oil in the lakes,
- the certain spread of invasive species
- Bald eagles, loons, and other species depend upon habitats with clean water
- The wild rice that has already been negatively impacted by heavier boat traffic on the Minerva Chain.

Loons on the Minerva Chain have already been showing a decline on their numbers. This seems to be linked to increased traffic, which stresses the loons and the nests were abandoned last year. (This was the opinion of our neighbor, who tracks the loon populations and nests on the Minerva Chain).

The last two years, there has been no wild rice to harvest. A friend we know has harvested wild rice for many years. He told us the last two years, the plants have been pulled out by increased boat traffic and this has already been affecting the wild rice. If there is even more boating on the chain, the rice will likely disappear forever.

I strongly recommend that a condition of this potential permit, should include a **full environmental impact statement**, to evaluate what these plans will do to the lake ecology and water quality. Adding the number of septic system users to this small area will certainly impact the lake and ground water, which residents depend upon to drink for their water supply.

An environmental impact statement requirement to be performed prior to any plan approval, for any type of large scale camping development near any lakes and rivers in Burnett County, is a must, in my opinion, if you want to protect the lakes and rivers here. Also to ensure the health of the citizens!

We heard that there is a possibility that the board may remove the requirement of septic system checks on a 3 year basis. In my opinion, this is an incredibly bad idea, a dangerous plan that is the absolute wrong thing to do if the county wants to protect the lakes. A septic inspection is what assures clean lake water and clean **Drinking water**. Without assuring that septic's are working as they should, you can be risking the health of the citizens of Burnett County. When the wells become polluted by coliform, the drinking water is not safe and causes illness.

We had a cabin on the Horseshoe Chain of Lakes in Cold Spring MN, before we came to the Minerva Chain. We could not drink our water at our cabin, and had to bring drinking water every week. We could not swim in our lake because it was too polluted and the health dept. recommended no swimming. Eating the fish was restricted also. The water was green and the clarity was non-existent.

Please understand what removing zoning restrictions, such as population density, increasing septic systems users can do to these precious lakes in Burnett County that are still clean and safe for swimming, wildlife and fishing. Once you lose it, it is gone forever.

Thank you for listening.

Sincerely,

A handwritten signature in cursive script that reads "Sue Menter".

Sue Menter, MS Environmental, Health and Safety Management
Minerva Chain of Lakes

Dear Jason,

I live on Hayden Lake Rd. in Oakland Twp. We purchased our home 22 years ago and have lived here full time for 7 years. I am writing this letter in concern for the proposed expansion at the existing Houman property. I am sure there is nothing that I can include in this letter that you have not already heard. The reasons to turn this cup down are too numerous and a no brainier if you are concerned about the future of Burnett county.. There are absolutely no advantages to the expansion of campsites at that location other than a few tax dollars collected at the local bars, gas stations, restaurants, etc. It would put additional strain on the lakes, lake shore, already overcrowded boat landing, roads, ambulance and police services just to name a few. The addition of traffic from the cars, trucks, atvs, on the roads and boats, personal watercraft and pontoons on the lakes will make this area a less desirable place. It would greatly increase the possible spread of invasive species to the chain of lakes which is considered one of the gems of Burnett county. As a homeowner we would most likely suffer a loss of property value thus reducing the amount of tax base for this area.

Hopefully the committee will vote on this application with the Twp and county in mind and not think they need to help out one of their fellow supervisors at the cost of our natural resources and existing residents that take pride in their surrounding.

Please vote NO and keep Burnett county on the right path for the future. If you have any questions or comments please call me.



Steve Johnson
6568 Hayden Lake Rd.
Danbury, WI.
7145-791-9226





Dear Jason,

February 20, 2020

I am writing this letter in concern to the Houman's public notice to expand more camping units under the Conditional Use Permit.

We have owned a home on Minerva Lake for the past 23 years. We were drawn to this area because of the quietness, peacefulness, clean lakes, and small town feel. I am very concerned with the additional units that are being requested and the effects that this will have on the area and our lakes. Our lakes are on the smaller size and a big increase of people, will have a dramatic affect on the lakes. The minimum additional people: 109 units x 2 people = 218 total people. Gull Lake is extremely weedy. The weeds limit any fishing and boating activities on the lake. Therefor the people on Gull lake including Houman's use Falk, Love, Minerva and Cranberry Lakes. Falk Lake is a 76 acre lake, Love Lake is a 207 acre lake, Minerva Lake is 222 acre lake and Cranberry Lake is a 66 acre lake. These lakes are on the smaller size and adding additional units and additional boats will overload the lakes. Traffic on our roads will greatly increase with the additional units. Noise from Houman's site both day and night including four wheelers. How is the additional stress on our roads, ambulance service, police and fire departments going to be handled? The property owners pay for these services through taxes. How are the additional 109 units at Houmans going to help pay for these services, it should not be passed onto the tax payers. Houmans proposal does not meet the CUP Nuisance Standard: which states - "unattractive features". Pictures from Oakridge campground shows many "unattractive features" the pictures are included at the bottom of this letter. At the Oakland Township meeting on Feb 13,2020 Steve Austin the owner of Oakridge Campground referred to Oakridge campground as a model. The Zoning Consistency Standard: states "that such use would be important or attractive to the public convenience or interests." I as a land owner do not feel this campground will be attractive or of interest to the public, we the land owners are the public. Please stand behind the residents of Oakland Township and Burnett County and vote **NO** to Houman's CUP. Please feel free to call me.

Sincerely,

A handwritten signature in black ink that reads "Peggy Johnson".

Peggy Johnson
6568 Hayden Lake Road
Danbury, WI
715-791-9226

Pictures from Oakridge Campground



February 20, 2020



Jason Towne

Land Services Director

7410 County Road K

Siren, WI 54872

RE: Conditional Use Permit #CUP-20-06 – North Camp Properties II

Dear Mr. Towne:

My wife and I originally wanted to purchase a lake property on the Minerva Chain in 1996 but could not find a property in our price range. We purchased a cabin on a large chain of lakes in Minnesota. We enjoyed that cabin but the water quality was poor and it did not have the “up north” feel. After we spent many hours fixing the cabin and over 10 years, we decided to find another cabin. We searched many different areas in Minnesota & Wisconsin to find a quiet area with clean water and wildlife. After taking a boat ride to every lake on the Minerva Chain, we knew that this was where we wanted to be. We purchased our home on Minerva in 2008.

We love the Minerva Chain because it is fairly quiet with reasonable boat traffic and it has miles of peaceful waterway. This is a truly unique setting with a lot of uninhabited landscape, ample wildlife and untouched shoreline. The remarkable thing about this chain is that all of the landowners are respectful of this beautiful setting and take care of it. They have chosen to leave most of the trees along the shoreline to ensure its character. At our old cabin, with 14 plus miles of waterway, most of the trees were removed from the shoreline to create what looked like a “prairie” lake without the desired character that the Minerva Chain has.

This tranquil setting has been maintained thru considerate cabin owners that understand that the Minerva Chain is very special and requires our respect. The current level of boat traffic is reasonable and most of the boaters are respectful of the no wake areas. It is probably one of the last lakes in the area where you can canoe or kayak for miles from one end to the other and the lighter boat traffic allows this. With the current expansion approved last year, the changes will take some time to adapt to.

Given that traffic by Houman’s is already congested with 13 cabins & 18 mobile homes, the site increase granted last year, (29 RV sites & 17 additional mobile homes) should act as a test to see how that will transpire. To add an additional 40 campsites (Steve Austin’s current request) on top of last year’s addition now, without first observing how the current changes affect this area is unprecedented and would be at the very least, reckless. The roads and trails are going to experience a lot of increased traffic. There is already a substantial amount of vehicle and ATV traffic on the supporting roads around Houman’s. This is another reason to give the existing expansion time to determine how the additional 46 sites added last year will affect traffic levels. The ATVs treat these roads like they are paved speed trails and cruise through these twists and turns on these roads at high rates of speed without concern for oncoming traffic. To go ahead and add an additional 40 sites and storage facility is short-sighted.

At the Oakland Township meeting on 2/13, Steve Austin mentioned to everyone that he expects that the mobile home owners will transition off the property. Mobile home owners pay taxes on their trailers. As mobile homes leave the property (with their larger lots), I assume that Steve Austin will replace them with RV

3200 sq ft lots, so he can squeeze in more sites per acre. Every time that he replaces mobile homes with RV sites, he lessens the amount of collected tax for the township to take care of the roads, boat launches and maintenance. Ultimately, this will put an additional strain on townships and taxpayers. How do any of us benefit from this expansion?

I can see where a situation could arise with an “us against them” environment due to the new resort with all new RV sites and possible reckless abuse of the lake, where the current tax payers that have supported the area, feel that these new non-tax paying people with their ATV’s, Jet boats, jet skis, etc. are harming the area. There is already a large established group of lake owners that congregate on the lake, or at the bar, so I would suggest a slower transition to avoid a rapid transformation. Houman’s has not seen many changes for 50 years, so this could be a real source of contention when old clients clash with new clients.

It is a certainty that the new RV clients with jet skis, ski boats, etc. will create more damage as they zip through vulnerable areas especially the area between Gull and Burlingame (which should be a no wake or low wake zone). I know that the culture and mood changed at Oak Ridge after their transformation. If a large expansion is granted immediately, I could see a situation where the new bar would have trouble being profitable. With Houman’s, there was additional revenue from mobile home rentals to keep the bar afloat. If both CUP’s are executed immediately, I believe that the transition would occur too quickly and would intensify tension. Increased angst could push the old bar customers to boycott the new bar. The new owner would have to make their money from May to September from their RV clients because it would be difficult to make money in the off season, especially when Steve Austin closes off access to the snowmobile trails (this is what he told me in a conversation last week). If the new bar cannot stay afloat, how would this affect the campground?

According to Steve Austin, he can complete this project with 109 sites (and over 400 people at times), the bar, the new storage units and he will provide ONE person 24/7 to take care of the guests, handle maintenance issues, handle disputes, help out where needed, ensure that people are not setting off fireworks and that they are managing their campfires and anything else that comes along. Of course, he stated this but as far as I know, he has not put it in writing yet.

As soon as you introduce seasonal users to this setting, the landscape and usage will forever change. All that the RVers have at stake is less than \$3,000 per year. If they get booted out, they will go to another campground. For cabin owners, we have chosen to invest in this area, plan to stay here for a long time and we’ve gained respect for how great this area is .

Steve Austin wants to tear up this virgin hillside, which has been virtually untouched for 50, 60 years or more to add as many RV sites and septic systems as he can. Runoff will occur from this newly dismantled soil foundation and will forever change this beautiful chain of lakes that flows to multiple other lakes. It is not uncommon over the last decade for us to experience massive 5– 8 inch rain falls. If you introduce that much rainfall to a disrupted hillside, I guarantee that the lakes will be affected with runoff. This is another reason why it would be beneficial for everyone to proceed cautiously.

Since 2014, there have been many additions to Burnett County campgrounds. The list is as follows:

2014:

CUP-14-17: Town of Siren, Mattson, new 10 campsite family campground

CUP-14-20: Town of Oakland, Bumps, **expand to 80 campsites**

2015:

CUP-15-07: Town of Webb Lake, Oak Ridge, expand to 85 campsites

2016:

CUP-16-02: Town of Scott, West Point, expand to 50 campsites – **DENIED**

CUP-16-27: Town of Scott, West Point, expand to 40 campsites (NOTE: THEY EXPANDED TO 50 SITES UNDER CUP-17-19, the following year).

CUP-16-06: Town of Oakland, Whitetail, expand to 100 campsites (Even though this was approved, there were compliance issues with Burnett County because their septic system was out of compliance. They may still have issues but they continue, business as usual, even though these issues may be contaminating the ground water.)

2017:

CUP-17-04: Town of Webb Lake, Rosenthals, expand to 85 campsites

CUP-17-06: Town of Meenon, That Hwy 70, new up to 94 campsites

CUP-17-07: Town of Webb Lake, Sloan, expand family campground to 8 campsites

CUP-17-19: Town of Scott, West Point, expand to 50 campsites

2018:

CUP-18-05: Town of Oakland, Bumps, expand to 119 campsites (this is confusing because their website states, "We have expanded our campground and have over 135+ seasonal sites ". <https://devilslakeresort.com>

CUP-18-06: Town of Lincoln, St. Croix Pines, new up to 56 campsites .

CUP-18-16: Town of Swiss, Pardun, new up to 100 campsites

2019:

CUP-19-02: Town of Roosevelt, Burnett County, new 1 unit camper cabin

CUP-19-04: Town of Wood River, Wood Lake Camp, expand to 52 campsites – **Application withdrawn by applicant**

CUP-19-12: Town of Oakland/Meenon, Chelmo, new up to 120 campsites – **Postponed then dismissed**

Even though the preceding two CUPs have not been passed, I would guess that they will reappear again in some form.

CUP-19-17: Town of Oakland, Houmans, expand to 29 campsites and 35 manufactured homes

CUP-19-21: Town of Oakland, Dufours, expand to 135 campsites

Since 2014, the following campgrounds have been granted expansions:

- Bumps, allowed 119 sites BUT their website states that they have 135 plus
- Defours, allowed up to 135 sites
- Oakridge, allowed up to 85 sites
- Pardun, allowed up to 100 sites
- Rosenthals, allowed up to 85 sites
- That Hwy 70 campground, allowed up to 94 sites
- Whitetail, allowed up to 100 sites
- St Croix Pines, allowed up to 56 sites

- West Point, allowed up to 50

With just these sites that have expanded since 2014 and the proposed Houman's expansion, this is a total of **949 sites**, BUT this doesn't include the other expansions that are trying to get approval such as Chelmo's push for 60-120 sites or all of the other existing campgrounds in Burnett County.

And now Steve Austin wants 109 sites at Houman's. I'm not against business, but I think that expansion should be done with safety in mind. I've been on Hwy 35 in Webster & Siren on holiday weekends and the traffic is horrendous. People forcing their way out from Hwy A onto Hwy 35 with any opening over a few car lengths, while pulling an RV, causing everyone to nervously slam on their brakes and everyone behind them hoping to respond in time. I've seen people in town, tired of waiting thru the line of traffic, take dangerous chances, just to get on 35 to get home. I've seen those long lines of traffic and wondered, "How would emergency vehicles get through this traffic to get to people that are in trouble, in a timely manner"?

Aside from the traffic congestion, I remember Friday July 1st, 2011. It was a beautiful evening and the start of a holiday weekend. Out of nowhere, the beautiful evening turned into a nightmare. The sky turned from a beautiful blue to black in what seemed like an instant. People had to scramble to find a safe location because they knew that a very powerful storm was coming. That powerful storm took down thousands of trees, caused millions of dollars of damage and changed the lives of many people. Now imagine if that storm came through when Houman's was at full capacity with 400 – 500 people. Where are all of these RV people going for safety? Are you going to pack 500 people safely into the bar? Would YOU like to cram yourself into Houman's with 500 people? What about all of these other expansions? Are they required to have an emergency readiness plan? Burnett County had the Siren tornado in 2001, then it was hit again in 2011. I think that emergency preparedness is a necessity. Has this even been taken into account, for your planning purposes?

Thank you for your time,

Scott Menter



6556 Hayden Lake Road

Danbury, WI

651-236-0789

Towne, Jason

From: jmrock70 <jmrock70@yahoo.com>
Sent: Monday, February 24, 2020 2:30 PM
To: Towne, Jason
Subject: #CUP-20-06
Attachments: Resized_Resized9520200224951312559533.jpeg

Dear Mr. Towne,

As Land Services Director you should know I am very concerned about this measure. Please refer to the email I sent Board member Bickford.

Please consider the problems that will be created. Thank you.

Margaret Rock 510 S. River Rd., Peterson, IA 51047 (property owner of 6502 Hayden Lake Rd., Danbury, WISC 54830.)

Sent from my U.S.Cellular© Smartphone

1:12



Turn down #CUP-20-06



February 24, 2020 1:10 PM

cbdistrict11@burnettcounty.org

[Details](#)

Dear Mr. Bickford,
As a property owner at 6502 Hayden Lake Rd.,
Danbury, I feel it is in the best interest of the
community to proceed slowly. These changes
to Houmans Resort will affect congestion and
traffic, plus the need for more police, fire, and
ambulance services. The chance of soil erosion
and runoff from the resort's land prep for
campsites may harm the chain of lakes.

We do not need more ATV, UTV and boat traffic
on these beautiful lakes.

Please consider this thoughtfully. Thank you.
Margaret and Jim Rock, Peterson, IA 51047

Sent from my U.S.Cellular© Smartphone



Reply



Reply all



Forward



Delete



Thread



Towne, Jason

From: Sara Meslow <sara@campodayin.org>
Sent: Monday, February 24, 2020 3:02 PM
To: Bickford, Norm; Blomberg, Brent; Fisher, Ed; Paden, Jim; Anderson, Chuck; Conroy, Craig; Johnson, Duane; Towne, Jason
Cc: Sen.bewley@legis.wisconsin.gov; Nick.milroy@legis.wisconsin.gov
Subject: Houman's campground proposal

To the Burnett County Land Use Committee:

I am writing this letter out of concern for the proposed campground on the current Houman's property. My parents purchased our cabin on Lake Minerva in 1978, so we have enjoyed the beauty of our chain of lakes for many years.

Adding a large campground on the Houman's property brings many concerns for us.

1. There will be a significant increase of boat traffic on the lakes and ATV traffic on the roads – which both have negative safety and environmental consequences.
2. Folks that are camping for a week/end might not have the same level of respect for the peacefulness we all enjoy on the chain.
3. Please consider the negative consequences of excavating the hill at Houman's. Assuming this will create significant runoff into the lake.
4. Since RV's cannot be taxed, assuming this means that the township will have to maintain our roads & the boat launch with less money but with a heavy increase of vehicle traffic.

Please turn down #CUP-20-06 to protect our peaceful environment.

Respectfully,
Sara Meslow & Paul Vahle
612.718.8825

Towne, Jason

From: Larry Hoyer <lljhoyer@gmail.com>
Sent: Monday, February 24, 2020 5:50 PM
To: Towne, Jason
Subject: CUP 20-06
Attachments: Houmans CUP 20-06.docx

Please see attached letter.

Larry and Linda Hoyer

Larry and Linda Hoyer
29741 Mahlen Ct
Danbury, WI 54830
February 24, 2020

Norman Bickford
7512 Hickory St
P.O. Box 160
Webster, WI 54893

Brent Blomberg
371 W Wisconsin Ave
Grantsburg, WI 54840

Ed Fisher
8570 Waldora Rd
Siren, WI 54872

Jim Paden
23853 Whitetail Drive
Grantsburg, WI 54840

Chuck Anderson
28186 Wildwood Lane
Danbury, WI 54830

Craig M Conroy
28330 Bonner Lake Rd
Webster, WI 54893

Duane I. Johnson
23048 County Rd H
Shell Lake, WI 54871

In re: Cup 20-06 North Camp Properties II

Dear Burnett County Land Use and Information Committee Members:

We are writing in opposition to the above CUP. We are full-time residents of the Town of Swiss, living on Minerva Lake.

First of all, as we understand the documentation, the applicants did not own this property at the time the CUP was filed. Have they completed purchase? Is this CUP 20-06 a valid application even though they were not the owners of record at the time of application?

This property has already received approval for additional campsites/manufactured homes in July, 2019 (CUP 19-17 - Housman). Have all of the many concerns and issues indicated by staff and committee been resolved? If not, this particular CUP should not even be considered until such time as compliance is achieved. When that CUP was presented to the Board, staff reported several items that needed to be remedied; i.e., all sanitary systems be serviced/reported by 10/1/19; portable toilets removed off parcel by 8/1/19; land use permits obtained for decks/patios/sheds/etc.; all camping units attached to a POWTS; among others.

With regards specifically to CUP 20-06, we are concerned with the overdevelopment of this campground which we believe is already "maxed out". The numbers presented by the CUPS were presented in a confusing manner, thus making it difficult to determine

exactly what was approved in CUP 19-17 let alone what is being requested in CUP 20-06. A number of 109 keeps popping up in various documents indicating that that is the number of campsites that are being requested in total.

If allowed, this whole project is going to bring serious congestion to CCC Road, the use of the Falk Lake boat landing and adding a significant pressure to an already busy chain of lakes. This expansion not only affects those living on Gull and Falk Lakes, but the whole Loon/Minerva Chain of Lakes as well as those residents living in the area. The slow/no-wake passage between Falk and Minerva is already congested and abused by boaters. The increased usage by ATVs/UTVs on the local roads would definitely increase the chance of vehicular/pedestrian accidents not to mention increased wear and tear on the roads and shoulders of the roads.

In essence, the proposal as we understand it in looking at the concept site plan, would approximately double the amount of "residences" on the chain. Also, in viewing the concept site plan, we see no provision for a sewage system to cover the existing and proposed number of campsites. Proposed site plan also does not include for vehicular access and it appears the only place for that access is down a very steep hill.

It is hard to fathom that this is a viable undertaking. Mr. Austin has ownership in Oak Ridge Campground since at least 2007 and had partial ownership in Devils Lake Resort in 2015. In May of 2018, as a member of the Natural Resources Committee for the County, he was quoted as saying "this is a tough business" when discussing a proposed Burnett County campground. Two days later, he seconded a motion to table the County campground project and now he is proposing an insane amount of camper units on a small parcel and small chain of lakes located on township roads not designed for a heavy volume of traffic. These town roads are narrow with minimal shoulders and very winding and they have many blind corners and hills.

This proposal would create a substantial income to the owners with very little net income to the Townships, Villages, or County.

Sincerely,

Larry and Linda Hoyer

Cc: Jason Towne Land Services Director
7410 County Road K
Siren, WI 54872
jtowne@burnettcounty.org

Towne, Jason

From: Steve Fahrner <stahrgroup@gmail.com>
Sent: Monday, February 24, 2020 6:00 PM
To: Towne, Jason
Subject: Houman's Proposal #CUP-20-06

Dear Jason Towne:

My wife and I own a cabin at 6441 Lilly Ln, Danbury, WI on Gull Lake. We, along with our children and grandchildren enjoy the recreation and quiet solitude the Minerva Chain of Lakes provide. That is the reason we chose this location in Burnett County, Wisconsin. The area is home to eagles, loons, heron, deer, fox, and pileated woodpeckers. It is one of the few areas left in Minnesota and Wisconsin that supports the red headed woodpecker, which is now on the threatened list. There is still a beautiful and natural waterway upstream from Gull Lake. On our property, we have maintained an appropriate shoreline buffer for the preservation of habitat and to control water runoff.

Our cabin is directly across from the Houman's Bar and resort site. On weekends, the site is very active and noisy with ATV vehicles, bar & restaurant activity, and boat congestion. It is sometimes challenging navigating the narrow waterway under the bridge by Houman's. Currently, there are 13 cabins and 18 mobile homes. The Houman's site was recently sold. I understand that the new owner, Steve Austin, plans to retain the 13 cabins and eliminate the 18 mobile homes (the mobile homes owners currently pay property taxes). In place of 18 mobile homes, the plan eventually is for 109 RV sites plus 60 mini storage buildings (It is my understanding that no property taxes are assessed for RV sites and storage buildings). That area of lake land is already being challenged and threatened with the current level of congestion and motorized traffic. Adding these additional RV sites and storage units, along the corresponding concentration of people, traffic, ATVs, and boats merely for profit is not being good stewards of our land and environment for the next generation.

Do these plans for the lake property development at the Houman's site include that a natural zone of vegetation at least 35 feet deep be left intact next to the water? From the Burnett County Website: "When we live and play near water we generally clear vegetation, build structures, and add hard surfaces. The results can be striking – less habitat, more runoff of nutrients and sediment, and ultimately declines in water quality. There are many compelling reasons to reverse these changes."

At the same time that property taxes for the Houman site may be reduced, are there plans for additional services such as road and bridge maintenance & repair, land restoration, water quality improvements, or police services that the proposal would require?

For these compelling reasons, we urge you to not approve the expansion of the Houman's site, proposal #CUP-20-06.

Respectfully,

Steven Fahrner
Kristi Erickson

stahrgroup@gmail.com

Towne, Jason

From: Lisa Whitcomb <lwhitcomb1960@yahoo.com>
Sent: Monday, February 24, 2020 9:21 PM
To: Towne, Jason
Subject: Proposed expansion of "Houmans" campground

As a homeowner on Minerva lake we are strongly opposed to the expansion of this property. We are not against business and the new owner should be able to do what they want within the legal limits, but they should not receive any variances or zoning changes that allow that many sites because I don't see a hardship here nor do they live nearby.

Furthermore, as I understand people in campsites would have to put and take their boats in and out on the same day, that could or would overwhelm the landing it has limited parking and was not built to handle that kind of volume and would most likely cost the county or township dollars to repair and maintain. In addition, the lakes will be more dangerous with the increase in boat traffic and it would strain the lake ecosystem including fish, waterfowl, loons, herons, Bald Eagles with the increased boating, jet skiing etc. Invasive species could become more prevalent with the increase in boat traffic, we currently don't have any. The increase in road traffic will put a strain on the local infrastructure, law enforcement and many government services that raises everyone's taxes. Would the taxes the new owner pay cover the costs?

Thanks for your time.

Lisa and Tim Whitcomb
6805 Flowage Dr
Danbury, WI
952 261-2058

Towne, Jason

From: Paul Bock <pbock66@gmail.com>
Sent: Tuesday, February 25, 2020 8:13 AM
To: Towne, Jason
Subject: In Support of Houman's Expansion

Dear Mr. Towne -

It has recently come to my attention that there is opposition to the requested expansion of Houman's Resort. While I do think it's healthy to weigh the pros and cons before making any decision, several of the arguments presented by those who oppose the expansion have compelled me to write to you and provide some insight from the perspective of someone who has been at several campgrounds in Wisconsin and Minnesota over the years. My wife and I moved our camper to Oak Ridge on Webb Lake late 2017. It has been a GREAT experience, and by-far the best campground we've been on. We've made a great many friends - within the campground, but also with many residents/home owners on Webb Lake and surrounding communities. Although we reside in the Brainerd Lakes area in Minnesota and have a multitude of campgrounds much closer to home, we still gladly make the 2.5 hour trek every weekend to Oak Ridge. Steve and Julie Austin have demonstrated great energy, pro-activity and fairness when making campground decisions and improvements, but are also very active with charities/fund-raising organizations and activities in the local community (Webb Lake Men's Club, charity events for First Responders, etc).

Some of the arguments opposing the expansion I've heard include the potential for an influx of drug use, loud parties, decreased neighboring property values, disrespect to neighboring home owners, disregard for lake care/quality, etc. I find no evidence that ANY of these "facts" presented are actually true.

1. **Drugs:** I've seen absolutely no drug use at any of the campgrounds we've **ever** been at, but have seen plenty of it within the surrounding communities. The campgrounds in your area are definitely **NOT** a contributing factor of this problem in Burnett County.
2. **Loud Parties:** As with any camping experience, there is a level of noise that comes with it, but every campground we've been at also comes with a quiet time, typically starting somewhere around 10:00pm and continuing thru 9am, and has always been strictly enforced. I've not experienced disruptive noise from any of my camper neighbors at Oak Ridge even once.
3. **Decreased Property Value:** My wife and I just spent a YEAR looking for a decent lake home, only to give up on the idea due to excessive prices. I was unable to find hard evidence that property values were decreased as a result of a neighboring campground (and I was truly hoping to find such a decrease when we were searching, to no avail).
4. **Disrespect to Neighboring Home-Owners:** I personally have never witnessed (or heard of) this.
5. **Disregard for Lake Care/Quality:** I have never witnessed this, but instead have seen the exact opposite. Perhaps the expansion opposition who uses this as an argument are confusing campground inhabitants with someone else who has no direct affiliation with the lake just uses the public launch?

Please feel free to contact me if you have any questions/comments.

Paul A. Bock
612.810.8140
pbock66@gmail.com

Towne, Jason

From: Steve Austin <bionicguy61@gmail.com>
Sent: Tuesday, February 25, 2020 10:40 AM
To: Towne, Jason
Cc: Michael Hershberger; Wagner Surveying
Subject: Fwd: Letter of support

Steve Austin

----- Forwarded message -----

From: **Scott Nelson** <scottnelson_mn@yahoo.com>
Date: Sun, Feb 9, 2020 at 10:56 AM
Subject: Letter of support
To: Steve & Julie Austin <mayor@drinkatoakridge.com>, Julie Austin <lakegirl59@yahoo.com>, Steve & Julie Austin <bionicguy61@gmail.com>, Julie Austin <austin.oakridgecampground@gmail.com>

Steve,

I am happy to oblige in response to your request for a letter of support.

Having worked with you on various lake-related issues since you acquired the Oak Ridge, I have to say we have a great working relationship. I believe you have improved the Oak Ridge as far as it being a business and a neighbor, and that the Oak Ridge partnering with the lake association is critical to preserving the environment of the lake we all enjoy.

Living so close to your place, my initial skepticism when the Oak Ridge changed hands has been assuaged by your actions. The infrastructure upgrades, general cleanup, noise restrictions, and clientele has made the Oak Ridge a better, more family-friendly neighbor.

Your financial support for the lake association's 2-year aquatic vegetation survey and lake management plan was critical in establishing the benchmarks for the continued health of our lake. Our commitment to stopping the introduction of aquatic invasive species would be impossible without your help. Hosting our video monitoring at your landing, providing the WIFI link to upload surveillance videos, and the fundraising in your facility have all been critical to our clean lakes education and enforcement program.

As an association our goal is to keep the lake clean and enjoyable for all users. We believe it is important that our on-lake businesses are healthy and effective partners in our efforts to preserve the lake and property values for all.

Sincerely,

Scott Nelson
President Upper and Lower Webb Lake Association

Towne, Jason

From: Steve Austin <bionicguy61@gmail.com>
Sent: Tuesday, February 25, 2020 10:41 AM
To: Towne, Jason
Cc: Michael Hershberger; Wagner Surveying
Subject: Fwd: Letter

Steve Austin

----- Forwarded message -----

From: **Ryan Slipka** <RSlipka@southviewdesign.com>
Date: Wed, Feb 12, 2020 at 5:33 PM
Subject: Letter
To: Steve Austin <bionicguy61@gmail.com>

Steve

Great to hear from you. I would be happy to provide a reference for my family's experience of living next to the Oak Ridge Campground and the Oak Ridge Inn.

We had a choice to purchase a cabin somewhere else and we still have that option. Area lakes like Devils, Yellow, Minerva and others offer similar appeal to Webb Lake. We enjoy our position at Webb Lake for the lake size, clarity, amenities like the Bar/Restaurant on the lake, and proximity to ATV/Snowmobile trails.

We find the campground noise and traffic to be manageable on most weekends with the exception of holidays. Even on holidays, ATV trail traffic at the bar shouldn't be combined with that of campground traffic. We expect noise given our proximity to the trail system. The campers who rent from you I don't know very well. I think that lake traffic makes it hard to distinguish between lake property owners and campers. But, in the evening, I feel as though everyone stays close and quiet to their given space. Even with the number of campers on the hill, the lake traffic doesn't seem to have intensified at the same rate. It remains quiet and with ample space for recreation with the kids and family.

It is our experience that you and Julie run a good operation, and most importantly, accommodate families.

We appreciate being able to launch and beach our boat twice per year from your property. Working with the DNR the way you have with regards to the lake monitoring system has been great, too. It would be a shame to see the lake become polluted or infested with weeds. I appreciate your effort to mitigate that.

Ryan Slipka | COO

Office: [651-203-3000](tel:651-203-3000) | Direct: [651-203-3024](tel:651-203-3024)

2383 Pilot Knob Rd. St. Paul, MN 55120



Find us on  Facebook  Instagram  houzz

Towne, Jason

From: Steve Austin (via Google Docs) <bionicguy61@gmail.com>
Sent: Tuesday, February 25, 2020 10:43 AM
To: Towne, Jason
Subject: 1st responder reference for Houmans
Attachments: 1st responder reference.pdf

bionicguy61@gmail.com has attached the following document:



1st responder reference

Google Docs: Create and edit documents online.

Google LLC, 1600 Amphitheatre Parkway, Mountain View, CA 94043, USA

You have received this email because someone shared a document with you from Google Docs.

Google[®]

Webb Lake Area First Responders
Marie Bernatz
1826 Kessler Road
Danbury WI 54830
612-718-3006
Eb_place@yahoo.com

To Whom it may concern;

I feel it necessary to write this letter to speak to the character of Steve Austin and his wife Julie.

I am the treasurer for the Webb Lake Area First Responders and training officer.

Several years ago, our Webb Lake Area First Responders were in financial trouble. We are a 501©3 and our donations were slim. We already bought our own aspirin and several of our own supplies, but we were not going to be able to pay for our insurance. Without donations, medical direction and insurance, we cannot continue to serve our community. I had only a couple months to come up with over a thousand dollars. Considering our total donations for a year was only a few thousand dollars on a good year, our outlook was grave.

Though talking to a friend of mine, she introduced me to Steve Austin. He listened to our situation and sprang into action having a meat raffle got us just over \$2000.00 almost immediately. I was able to pay our insurance and keep our group going. I can honestly say, from that point on, Steve Austin has recruited an army of folks to do a golf tournament every year, with donations going to our Webb Lake Area First Responders. The donations have gone up every year with last year being the largest with an OUTSTANDING \$40,000.00!!!! YES, FORTY THOUSAND DOLLARS!

With all of this being said, our group went from buying our own aspirin to being able to carry emergency equipment worth \$10,000.00 EACH RESPONDER! We have expanded our territory and are filling in where there are currently no first responders. I understand that there may be some concern over medical response time to Houman's resort. I am the treasurer and I track every run that is in our service area. I can say with great certainty, and data to back it up, that it is very rare for our group to be paged to the Oak Ridge Campground. If needed I'm happy to actually go back through my records and get you the exact number, but I didn't have time prior to this letter. I also have a lot of friends who rent from Steve and they come back every year because they are treated well and most importantly, feel safe at his campground.

Because first responders in Burnett county are a tight knit community, (and I'm also a WITC instructor and instruct our area classes) I can tell you that even though Houman's falls in Webster Fire territory, Webb Lake also has members close that will respond. Let's get back to that \$10,000.00 bag, shall we? Well, I am going to bring to our board that we offer one bag to the Webster First Responders so when they respond, they will have EVERYTHING needed for any medical emergency. Would this even be possible if anyone else bought the campground. I say NO. It is only because of our respect for all Steve has done for our community that we are

able to do that for you! Currently, Webster Fire will respond and they carry oxygen and a blood pressure cuff. Thanks to Steve, you will reap the benefits of all of his hard work! Give Steve a chance and learn what a giving and community minded guy he is! I know you will be pleasantly surprised.

Respectfully,

Marie Bernatz

Webb Lake Area First Responder and 2019 First Responder of the YEAR!

Towne, Jason

From: Steve Austin <bionicguy61@gmail.com>
Sent: Tuesday, February 25, 2020 10:46 AM
To: Towne, Jason
Cc: Michael Hershberger; Wagner Surveying
Subject: Letter for Jason Towne and Land Use Committee
Attachments: Zoning for Houmans(1).pdf

I am also forwarding letters in support of the expansion along with pictures of Oak Ridge.

Thank you

Steve Austin

Request for CUP at Houman's Resort

February 25, 2020

Jason Towne and Members of the Land Use Committee,

North Camp Properties II, of which I am a member, is respectfully requesting a Seasonal RV sites CUP to expand Houmans property. We are asking for 45 additional sites and we are adding 6 acres to the Houman property that adjoins the property on the south border which gives us 24.5 acres. This effectively increases the Houman's property by approximately 25%.

State guidelines allow for up to 10 campsites per acre. We will be well below that density.

Our sites will adhere to State of Wisconsin guidelines for shoreline development of a campground. We will be installing septic systems that are approved and licensed by the State of Wisconsin. A new water well will be drilled and inspected annually by the State. Erosion Control Prevention is required and will be followed and rain gardens installed if needed.

The campsites will be approximately 40 wide by 80 feet deep. These large sites will easily accommodate seasonal campers and Park Models most which are under 400 sq feet. Each campsite will have a full septic hookup, fresh water hookup, and a 50 amp electrical plugin.

We are also requesting a CUP for decks and sheds to avoid or anticipate the future needs and to limit the sizes for current and future renters. The dimensions are not large and once again easily fit onto the large campsites.

The request for storage units will help to cover, store and limit the amount of excess property for our guests.

We are asking for the property to be divided as we are selling the bar and the house separately.

The old cabins will be left in place and sold in condominium ownership. The cabins will be under the same rules and regulations as the campground. We are not increasing the footprint size of the cabins. There will be no additions with the exception of allowing the same size decks that campers can have.

We would also like to build a new showerhouse/bathroom for our guests.

It may be worthwhile to address the misinformation and allegations that have been said about Houman's CUP request and about Oak Ridge

Water quality and lake usage.

The Lakes are governed by the State of Wisconsin and the rules, regulations, and usage are under the DNR. We have been good stewards of the lake at Webb Lake. We have worked closely with the Lake Association. I encourage you to read the attached letter of support from the President of the Webb Lake Association. He talks of our financial support, our help with the installation of video monitoring at the boat launch and also talks about the quality of our campground and the overall environment.

There will not be 100 new boats on the lake. The existing slips at Houmans are currently at or near maximum use allowed and it will be up to the DNR for any allowable slips. At Oak Ridge we have 26 slips. Rarely are all or even most of the boats out of the slips. We have 135 campsites at Oak Ridge, there are maybe a dozen additional boats in the campground. If the campers don't have a slip it is burdensome for them to launch a boat and then put their trailer back onto their site and then return to actually spend time in the boat.

We are willing to put in our own boat launch at the campground if we get DNR approval.

Property Values

Webb Lake has 2 of the largest campgrounds in Burnett County on Webb Lake. The 770 acre lake has some of the highest property values in Burnett County.

There is a large campground on Devil's Lake and a large church camp. That lake also has some of the highest property values in Burnett County

Congestion, Noise, Fireworks

Fireworks are not allowed at Oak Ridge. We will not allow fireworks per our written contract with campers at the Houman's property. Campers can be kicked out of the park and lose the rent money they have paid. My experience indicates that firework noise comes from residents in private homes on the lake or from the VRBO and AirBnB rentals that now dot the lakes. We have control over our campers we have no control over private homes on the lake.

Most campers have one to two people staying in them. These are typically 400 sq feet trailers with one bedroom and one bathroom. Even on the busy holiday weekends all the trailers are not used. There is no way we are close to the 400+ extra people I have read in the opposition letters

We will have a full time on site campground manager.

First Responders, Police & Fire

I had the Sheriff's Department run a report for calls they have made to Oak Ridge campground in the last 5 years. Actual response calls were minimal.

The Fire Chief of Webb Lake wrote a letter which is attached. He talks about our willingness to work with the department.

We work closely with the First Responders to ensure they have funding and supplies. Please read the attached letter Marie Bernatz. Marie was the First Responder of the year for our state voting district. She states there are very few calls to the Oak Ridge Campground

Oak Ridge has more sites than what we are requesting for Houmans. According to the Sheriff's Department, Oak Ridge has put no pressure on our Sheriff's Department resources, we have hardly used the First Responder services, I don't recall the Fire Department being at the campground. I see the same situation at Houmans.

Opposition Letter from City of Hastings

The letter Eric Kramer submitted from the the city of Hastings email site is from a former business partner who has not been on the Oak Ridge Campground site in years. I applied last fall for a CUP for Oak Ridge. We are currently in the process of working with Jason as soon as the weather allows to remedy any outstanding issues.

Pictures of Oak Ridge from opposition

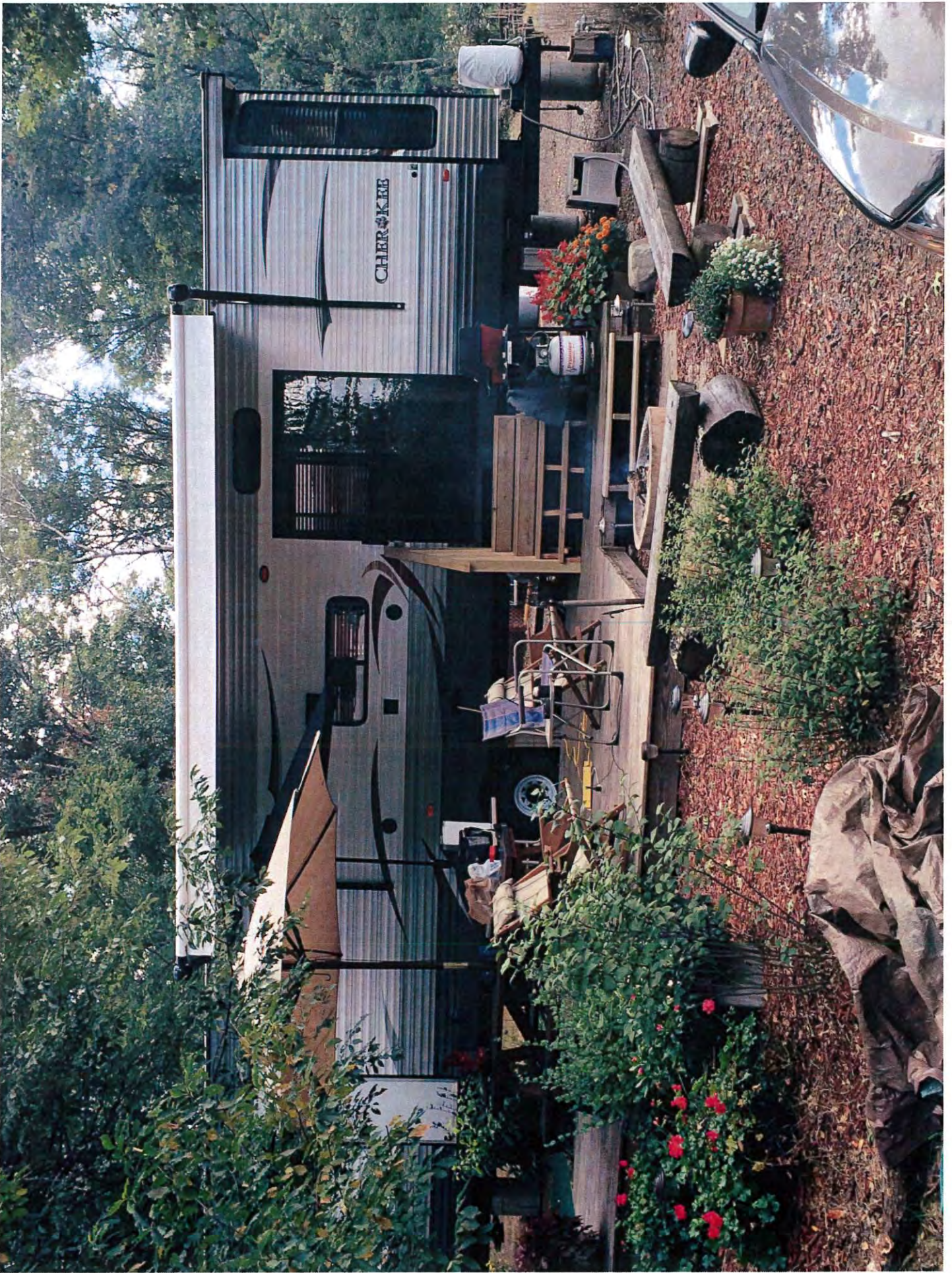
The pictures submitted by someone who trespassed onto our private property and submitted pictures trying to paint Oak Ridge with an unflattering brush. Those pictures were less than 3% of our campground. Attached are pictures that are an accurate representation of our campground. Those are really good people who rent those sites. I feel horrible for those renters to be unfairly degraded.

Years ago the local lakes were dotted with resorts. Over the years high priced homes have pushed most resorts off the lakes. Campgrounds are a viable means for people to enjoy the natural resources of Wisconsin. These are hard working families and retirees who want to enjoy our natural resources.. They bring tourism money that I believe this county needs. They shop at the local grocery stores, buy gas at the local stations, use the hardware stores, dine out at the area restaurants and the list goes on and on.

In summary, we have a history of being good business owners while investing heavily into the community and will continue to do so. I respectfully ask the committee to grant us our CUP requests.

Steve Austin

North Camp Properties II LLC



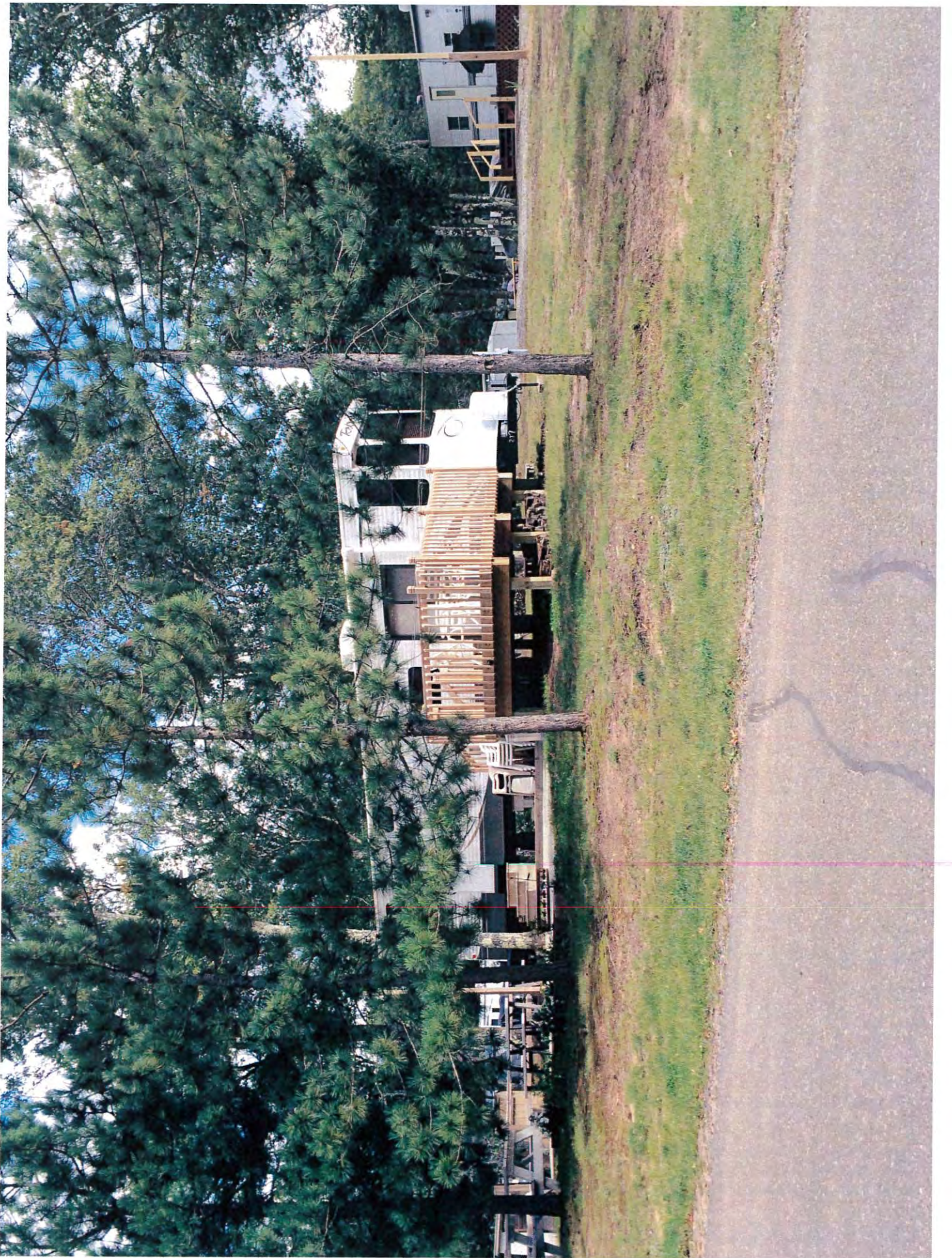












Towne, Jason

From: George Costello <george_costello@hotmail.com>
Sent: Tuesday, February 25, 2020 2:03 PM
To: Towne, Jason
Subject: Fwd: Houmans Campground

Sent from my iPhone

Begin forwarded message:

From: George Costello <george_costello@hotmail.com>
Date: February 25, 2020 at 1:51:48 PM CST
To: "cbdistrict11@burnettcounty.org" <cbdistrict11@burnettcounty.org>
Subject: **Houmans Campground**

Good afternoon Gentlemen. As a homeowner on the Minerva Chain of Lakes, and a resident of Swiss Township, I am NOT in favor of any more expansion of the existing campground. We already have increased boat traffic on the lakes, and increased ATV/UTV traffic on our roads and trails. I am asking you to vote NO to any more expansion. Should you have any questions, please feel free to call.

Thank you for your consideration.

George Costello
29850 Cranberry Lake Drive
Danbury, WI. 54830
715-791-0162
715-656-3332

Sent from my iPhone

Towne, Jason

From: Kristi Clemensen <kaclemensen@yahoo.com>
Sent: Tuesday, February 25, 2020 3:18 PM
To: Towne, Jason
Subject: In favor of Houwman's expansion

We have been in the cabin directly next door to the Oak Ridge since October of 2010. This also includes the time in which the expansion there took place. We haven't had any issues on land or on our lakeshore and feel the owners are respectable and ethical business people, and want the same for the tenants they accept. When there were issues there, they responded quickly, and evicted people that weren't in line with those values.

I think the Austin's have only enhanced our experience at our vacation home by bringing in quality people, great food at the restaurant, and offering good family fun.

Kristi Beeksma
Woodbury, MN and Webb Lake, WI

Kristi Clemensen Beeksma

[612-590-3272](tel:612-590-3272)

Sent from my iPad

Towne, Jason

From: Patrick Hansen <protectbigwoodlake@gmail.com>
Sent: Tuesday, February 25, 2020 3:41 PM
To: Towne, Jason
Cc: Suzanne Vitale; CAROL+ STEVEN DOWNHOUR; Brent and Rhonda Sabin; Nick Vivian; Joe Cincotta
Subject: Input on #CUP-20-06/-07/-01
Attachments: Patrick_Hansen_Letter_CUP-20-06-07-01_Houmans.pdf

Jason -

Please see the attached. Hopefully this is in time to be included with your staff report. If not, please let me know and I will send a revised letter once I've reviewed the full CUP applications.

I have been traveling and, in the midst of travels, only recently caught wind of the proposals for redeveloping Houman's Resort. Please send electronic copies of the full applications for the three CUPs under consideration next week.

Thank you,

Patrick R. Hansen
Chair, Concerned Citizens of Big Wood Lake

Cc: Board of Directors of Concerned Citizens of Big Wood Lake
Cc: Nick Vivian, Joe Cincotta

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

February 25, 2020

To: Burnett County Land Use & Information Committee
c/o Jason Towne
7410 County Road K #120
Siren, WI 54872

RE: CONDITIONAL USE PERMITS #CUP-20-06/-07/-01

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

I oppose these conditional use permits and more broadly oppose any conditional use permits or changes in zoning that would convert the historic Houman's Resort to a large, high-density RV park.

Once again, we face a proposal for a high-density, high-intensity use RV park that is incompatible with historic land use patterns and existing residential development. This project is very similar to proposals that provoked overwhelming public opposition on Big Wood Lake and Devil's Lake.

The redevelopment of Houman's Resort has come up so quickly that the Concerned Citizens of Big Wood Lake board of directors has not yet had an opportunity to review the related permit applications in detail. We will do so prior to next week's hearing. *In the meanwhile, I urge the committee to SLOW DOWN.*

If we have learned anything over the past year on Big Wood Lake, it's that it takes a lot of time and hard work on all sides for new owners to get to know their neighbors. With patience, it's possible for new owners to redevelop historic resorts and camps in ways that preserve the beauty of Burnett County while also respecting the rights of existing residents and property owners.

Commercial operators, local residents, and area property owners currently have to work together on their own to resolve conflicts, or use the courts as a last resort, because of how County zoning rules are currently written and enforced.

We will continue to see these kinds of misguided proposals throughout the County in residential areas on and near lakes, rivers, and wetlands so long as Chapter 30 allows

all land, no matter its historical use or zoning designation, to be developed as high-density RV Parks.

Please vote to deny the current conditional use permit applications, or at a minimum table the applications and encourage the new owners to listen to public input and revise their proposal accordingly.

Sincerely,

A handwritten signature in black ink, appearing to read "Patrick R. Hansen", with a stylized flourish at the end.

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

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

FEE: \$300.00 CONDITIONAL USE #: CUP-20-07 ZONING DISTRICT: RR-1

PARCEL # (24 digits): 07-038-2-41-14-18-4 02-000-014000 ck# 1001

TAX ID #: 25987

RECEIVED STAMP (BELOW)



LAND SERVICES STAFF ONLY ABOVE THIS LINE

Applicant Complete All Sections Below This Line

Property Owner's Name: North Camp Properties III LLC DBA North Camp Storage

Applicant's Name: Michael Hershberger & Steve Austin

Applicant's Mailing Address: 4100 Misty Valley Dr Middleton WI 53562
City State Zip

Applicant's Telephone Number: 608-576-9200 Mike & 715-791-9015 Steve

Applicant's Email: hershgroup@gmail.com bionicguy61@gmail.com

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

☐ Letter ☐ Phone ☒ Email

Legal Description: S 1/2 S1/2 NW SE Ex Hwy Desc # 405078

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

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

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

Section #: 18 Town #: 41N N Range #: 14W W Town of: Webb Lake

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

Parcel # (24 digits): 07-038-2-41-14-18-4 02-000-014000

Tax ID # (1-5 digits): 25987

Lot Area: 397,485 ft² and 9.125 acres

Property Site Address #: _____

Anticipated Start Date: Feb 2020

Section # of the Ordinance this CUP is referencing: 30-85 (5)(3)

RR-1

30-85(5) 30-85(3)
30-226(9) and 30-226(10)
C-1

Page 1 of 4

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

To build 130 storage units and allow outdoor storage of up to 75 shrinkwrapped watercraft

Conditions: The North line of the property would be fenced with an 8' high privacy fence for the Westerly 300'

The shrinkwrap storage area would be in the rear of the lot and be buffered by proposed building and/or privacy fencing or buffer plantings as needed

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):*

- ☐ 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
- ☐ 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

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.*

tax id:
25988 Louis & Patricia D'Jock PO Box 32 Siren WI 54872 (1)
25983 Jeffery & Jodi Buettner 113 Inverness Ct Mankato MN 56001 (2)
25986 Patrick Ehlers & Donald Kennedy 1815 Pulaski Rd Buffalo MN 55313 (3)
34408 Janine Joseph 1915 Walsh Ln Mendota Heights MN 55118 (4)
25982 Burnett County Forest 8150 State Rd 70 Siren WI 54872 (5)
25989 CenturyTel of NW WI PO Box 4800 La Crosse WI 54601 (6)
25992 Charles & Janice Schlatter 1051 E River Dr River Falls WI 54022 (7)

- Town of Webb Lake Clerk (8)

- 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

[Signature]
(Applicant)

2-6-20
(Date)

Signed

[Signature]
(Owner)

2-6-20
(Date)

WB-13 VACANT LAND OFFER TO PURCHASE

1 LICENSEE DRAFTING THIS OFFER ON January 20, 2020 [DATE] IS ~~(AGENT OF BUYER)~~
2 ~~(AGENT OF SELLER/LISTING BROKER)~~ (AGENT OF BUYER AND SELLER) ~~STRIKE THOSE NOT APPLICABLE~~
3 **GENERAL PROVISIONS** The Buyer, Michael Hershberger and/or assigns
4 _____, offers to purchase the Property
5 known as [Street Address] XXX Hwy 77/Deer Lake Road
6 in the TOWN of Webb Lake, County of Burnett, Wisconsin (Insert
7 additional description, if any, at lines 458-464 or 526-534 or attach as an addendum per line 525), on the following terms:
8 ■ **PURCHASE PRICE:** Two Thousand _____ Dollars (\$ 2,000.00).
9 _____
10 ■ **EARNEST MONEY** of \$ _____ accompanies this Offer and earnest money of \$ 2,000.00
11 will be mailed, or commercially or personally delivered within seven days of acceptance to listing broker or
12 the Benson Law Office Trust Account.
13 ■ **THE BALANCE OF PURCHASE PRICE** will be paid in cash or equivalent at closing unless otherwise provided below.
14 ■ **INCLUDED IN PURCHASE PRICE:** Seller is including in the purchase price the Property, all Fixtures on the Property on the
15 date of this Offer not excluded at lines 18-19, and the following additional items: none
16 _____
17 _____
18 ■ **NOT INCLUDED IN PURCHASE PRICE:** Any of Sellers personal property currently located on the Property
19 _____
20 **CAUTION:** Identify Fixtures that are on the Property (see lines 290-294) to be excluded by Seller or which are rented
21 and will continue to be owned by the lessor.
22 **NOTE:** The terms of this Offer, not the listing contract or marketing materials, determine what items are
23 included/excluded. Annual crops are not part of the purchase price unless otherwise agreed.
24 ■ **ZONING:** Seller represents that the Property is zoned: Seller makes no representations as to zoning
25 **ACCEPTANCE** Acceptance occurs when all Buyers and Sellers have signed one copy of the Offer, or separate but identical
26 copies of the Offer.
27 **CAUTION:** Deadlines in the Offer are commonly calculated from acceptance. Consider whether short term deadlines
28 running from acceptance provide adequate time for both binding acceptance and performance.
29 **BINDING ACCEPTANCE** This Offer is binding upon both Parties only if a copy of the accepted Offer is delivered to Buyer on
30 or before February 7, 2020 by 4:00 PM. Seller may keep the Property on the
31 market and accept secondary offers after binding acceptance of this Offer.
32 **CAUTION:** This Offer may be withdrawn prior to delivery of the accepted Offer.
33 **OPTIONAL PROVISIONS** TERMS OF THIS OFFER THAT ARE PRECEDED BY AN OPEN BOX (☐) ARE PART OF THIS
34 OFFER ONLY IF THE BOX IS MARKED SUCH AS WITH AN "X." THEY ARE NOT PART OF THIS OFFER IF MARKED "N/A"
35 OR ARE LEFT BLANK.
36 **DELIVERY OF DOCUMENTS AND WRITTEN NOTICES** Unless otherwise stated in this Offer, delivery of documents and
37 written notices to a Party shall be effective only when accomplished by one of the methods specified at lines 38-56.
38 (1) **Personal Delivery:** giving the document or written notice personally to the Party, or the Party's recipient for delivery if
39 named at line 40 or 41.
40 Seller's recipient for delivery (optional): Sid Sherstad
41 Buyer's recipient for delivery (optional): Michael Hershberger
42 ☐ (2) **Fax:** fax transmission of the document or written notice to the following telephone number:
43 Seller: (_____) Buyer: (_____)
44 ☒ (3) **Commercial Delivery:** depositing the document or written notice fees prepaid or charged to an account with a
45 commercial delivery service, addressed either to the Party, or to the Party's recipient for delivery if named at line 40 or 41, for
46 delivery to the Party's delivery address at line 49 or 50.
47 ☒ (4) **U.S. Mail:** depositing the document or written notice postage prepaid in the U.S. Mail, addressed either to the Party,
48 or to the Party's recipient for delivery if named at line 40 or 41, for delivery to the Party's delivery address at line 49 or 50.
49 Delivery address for Seller: P. O. Box 426, Siren, WI 54872
50 Delivery address for Buyer: 16504 Villepin De Avila, Tampa, FL 33613
51 ☒ (5) **E-Mail:** electronically transmitting the document or written notice to the Party's e-mail address, if given below at line
52 55 or 56. If this is a consumer transaction where the property being purchased or the sale proceeds are used primarily for
53 personal, family or household purposes, each consumer providing an e-mail address below has first consented electronically
54 to the use of electronic documents, e-mail delivery and electronic signatures in the transaction, as required by federal law.
55 E-Mail address for Seller (optional): hershgroup@gmail.com
56 E-Mail address for Buyer (optional): sherstad@sirentel.net
57 **PERSONAL DELIVERY/ACTUAL RECEIPT** Personal delivery to, or Actual Receipt by, any named Buyer or Seller
58 constitutes personal delivery to, or Actual Receipt by, all Buyers or Sellers.

405 ☐ **SECONDARY OFFER:** This Offer is secondary to a prior accepted offer. This Offer shall become primary upon delivery
406 of written notice to Buyer that this Offer is primary. Unless otherwise provided, Seller is not obligated to give Buyer notice prior
407 to any deadline, nor is any particular secondary buyer given the right to be made primary ahead of other secondary buyers.
408 Buyer may declare this Offer null and void by delivering written notice of withdrawal to Seller prior to delivery of Seller's notice
409 that this Offer is primary. Buyer may not deliver notice of withdrawal earlier than _____ days after acceptance of this Offer. All
410 other Offer deadlines which are run from acceptance shall run from the time this Offer becomes primary.

411 **TIME IS OF THE ESSENCE** "Time is of the Essence" as to: (1) earnest money payment(s); (2) binding acceptance; (3)
412 occupancy; (4) date of closing; (5) contingency Deadlines **STRIKE AS APPLICABLE** and all other dates and Deadlines in this
413 Offer except: none

414 If "Time is of the Essence" applies to a date or Deadline, failure to perform by the exact date or Deadline is a breach of
415 contract. If "Time is of the Essence" does not apply to a date or Deadline, then performance within a reasonable time of the
416 date or Deadline is allowed before a breach occurs.

417 **TITLE EVIDENCE**

418 ■ **CONVEYANCE OF TITLE:** Upon payment of the purchase price, Seller shall convey the Property by warranty deed
419 (or trustee's deed if Seller is a trust, personal representative's deed if Seller is an estate or other conveyance as
420 provided herein), free and clear of all liens and encumbrances, except: municipal and zoning ordinances and agreements
421 entered under them, recorded easements for the distribution of utility and municipal services, recorded building and use
422 restrictions and covenants, present uses of the Property in violation of the foregoing disclosed in Seller's disclosure report and
423 in this Offer, general taxes levied in the year of closing and none other

424 _____

425 _____

426 _____

427 which constitutes merchantable title for purposes of this transaction. Seller shall complete and execute the documents
428 necessary to record the conveyance at Seller's cost and pay the Wisconsin Real Estate Transfer Fee.

429 ■ **TITLE EVIDENCE:** Seller shall give evidence of title in the form of an owner's policy of title insurance in the amount of the
430 purchase price on a current ALTA form issued by an insurer licensed to write title insurance in Wisconsin. Seller shall pay all
431 costs of providing title evidence to Buyer. Buyer shall pay all costs of providing title evidence required by Buyer's lender.

432 ■ **GAP ENDORSEMENT:** Seller shall provide a "gap" endorsement or equivalent gap coverage at (Seller's) (Buyer's) **STRIKE**
433 **ONE** ("Seller's" if neither stricken) cost to provide coverage for any liens or encumbrances first filed or recorded after the
434 effective date of the title insurance commitment and before the deed is recorded, subject to the title insurance policy
435 exclusions and exceptions, provided the title company will issue the endorsement. If a gap endorsement or equivalent gap
436 coverage is not available, Buyer may give written notice that title is not acceptable for closing (see lines 442-449).

437 ■ **PROVISION OF MERCHANTABLE TITLE:** For purposes of closing, title evidence shall be acceptable if the required title
438 insurance commitment is delivered to Buyer's attorney or Buyer not more than _____ days after acceptance ("15" if left blank),
439 showing title to the Property as of a date no more than 15 days before delivery of such title evidence to be merchantable per
440 lines 418-427, subject only to liens which will be paid out of the proceeds of closing and standard title insurance requirements
441 and exceptions, as appropriate.

442 ■ **TITLE NOT ACCEPTABLE FOR CLOSING:** If title is not acceptable for closing, Buyer shall notify Seller in writing of
443 objections to title within _____ days ("15" if left blank) after delivery of the title commitment to Buyer or Buyer's attorney. In
444 such event, Seller shall have a reasonable time, but not exceeding _____ days ("5" if left blank) from Buyer's delivery of the
445 notice stating title objections, to deliver notice to Buyer stating Seller's election to remove the objections by the time set for
446 closing. In the event that Seller is unable to remove said objections, Buyer may deliver to Seller written notice waiving the
447 objections, and the time for closing shall be extended accordingly. If Buyer does not waive the objections, Buyer shall deliver
448 written notice of termination and this Offer shall be null and void. Providing title evidence acceptable for closing does not
449 extinguish Seller's obligations to give merchantable title to Buyer.

450 ■ **SPECIAL ASSESSMENTS:** Special assessments, if any, levied or for work actually commenced prior to the date of this
451 Offer shall be paid by Seller no later than closing. All other special assessments shall be paid by Buyer.

452 **CAUTION:** Consider a special agreement if area assessments, property owners association assessments, special
453 charges for current services under Wis. Stat. § 66.0627 or other expenses are contemplated. "Other expenses" are
454 one-time charges or ongoing use fees for public improvements (other than those resulting in special assessments)
455 relating to curb, gutter, street, sidewalk, municipal water, sanitary and storm water and storm sewer (including all
456 sewer mains and hook-up/connection and interceptor charges), parks, street lighting and street trees, and impact
457 fees for other public facilities, as defined in Wis. Stat. § 66.0617(1)(f).

458 **ADDITIONAL PROVISIONS/CONTINGENCIES** 1. Legal Description. The South half of the South half of the Northwest
459 Quarter of the Southeast Quarter of Section Eighteen (18), Township Forty-one (41) North, Range Fourteen (14) West, Town
460 of Webb Lake, Burnett County, Wisconsin; EXCEPTING THEREFROM that part conveyed for highway purposes.

461 2. Closing Costs. Buyer and Seller agree to split closing costs as per customary Buyer/Seller allocation (i.e. Buyer: Offer
462 to Purchase, one-half Closing Fee and Recording Fee; Seller: Warranty Deed, one-half Closing Fee, Owner's policy of
463 Title Insurance and Real Estate Transfer Fee).

464 _____

503 ☐ **INSPECTION CONTINGENCY:** This contingency only authorizes inspections, not testing (see lines 488-502). This Offer
 504 is contingent upon a qualified independent inspector(s) conducting an inspection(s) of the Property which discloses no
 505 Defects. This Offer is further contingent upon a qualified independent inspector or independent qualified third party performing
 506 an inspection of _____
 507 (list any Property feature(s) to be separately inspected, e.g., dumpsite, etc.) which discloses no Defects. Buyer shall order the
 508 inspection(s) and be responsible for all costs of inspection(s). Buyer may have follow-up inspections recommended in a
 509 written report resulting from an authorized inspection performed provided they occur prior to the deadline specified at line 513.
 510 Inspection(s) shall be performed by a qualified independent inspector or independent qualified third party.
 511 **CAUTION:** Buyer should provide sufficient time for the primary inspection and/or any specialized inspection(s), as
 512 well as any follow-up inspection(s).

513 This contingency shall be deemed satisfied unless Buyer, within _____ days of acceptance, delivers to Seller a copy of the written
 514 inspection report(s) and a written notice listing the Defect(s) identified in these report(s) to which Buyer objects (Notice of Defects).
 515 **CAUTION:** A proposed amendment is not a Notice of Defects and will not satisfy this notice requirement.

516 For the purposes of this contingency, Defects (see lines 287-289) do not include conditions the nature and extent of which the
 517 Buyer had actual knowledge or written notice before signing this Offer.

518 **RIGHT TO CURE:** Seller (shall)(shall not) ~~STRIKE ONE~~ ("shall" if neither is stricken) have a right to cure the Defects. If
 519 Seller has the right to cure, Seller may satisfy this contingency by: (1) delivering written notice to Buyer within 10 days of
 520 Buyer's delivery of the Notice of Defects stating Seller's election to cure Defects; (2) curing the Defects in a good and
 521 workmanlike manner; and (3) delivering to Buyer a written report detailing the work done within 3 days prior to closing. This
 522 Offer shall be null and void if Buyer makes timely delivery of the Notice of Defects and written inspection report(s) and: (1)
 523 Seller does not have a right to cure or (2) Seller has a right to cure but: (a) Seller delivers written notice that Seller will not cure
 524 or (b) Seller does not timely deliver the written notice of election to cure.

525 ☐ **ADDENDA:** The attached _____ is/are made part of this Offer.

526 **ADDITIONAL PROVISIONS/CONTINGENCIES** 3. This offer is contingent upon a qualified independent environmental
 527 consultant of Buyer's choice conducting an environmental assessment of the Property at Buyer's expense which discloses
 528 no defects. For the purpose of this contingency, a defect is defined to also include a material violation of environmental
 529 laws, a material contingent liability affecting the Property arising from any environmental laws, the presence of an under-
 530 ground storage tank or material levels of hazardous substances either on the Property of presenting a significant risk of
 531 contaminating the Property due to future migration from other Properties. This contingency shall be deemed satisfied
 532 unless Buyer, within seventy-five (75) days delivers to Seller a copy of the environmental site assessment report and a
 533 written notice listing the defects identified in said report to which Buyer object.

535 This Offer was drafted by [Licensee and Firm] Attorney Ryan M. Benson, Benson Law Office, Ltd., P.O. Box 370,
 536 Siren, WI, 54872. State Bar No. 1036463. on January 21, 2020

537 (X) _____ Date ▲
 538 Buyer's Signature ▲ Print Name Here ► Michael Hershberger

539 (X) _____ Date ▲
 540 Buyer's Signature ▲ Print Name Here ► _____

541 **EARNEST MONEY RECEIPT** Broker acknowledges receipt of earnest money as per line 10 of the above Offer.

542 _____ Broker (by) _____

543 **SELLER ACCEPTS THIS OFFER. THE WARRANTIES, REPRESENTATIONS AND COVENANTS MADE IN THIS OFFER**
 544 **SURVIVE CLOSING AND THE CONVEYANCE OF THE PROPERTY. SELLER AGREES TO CONVEY THE PROPERTY ON**
 545 **THE TERMS AND CONDITIONS AS SET FORTH HEREIN AND ACKNOWLEDGES RECEIPT OF A COPY OF THIS OFFER.**

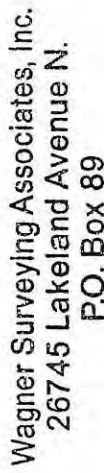
546 (X) Sid Sherstad Date ▲ 1-22-20
 547 Seller's Signature ▲ Print Name Here ► Sid Sherstad, President

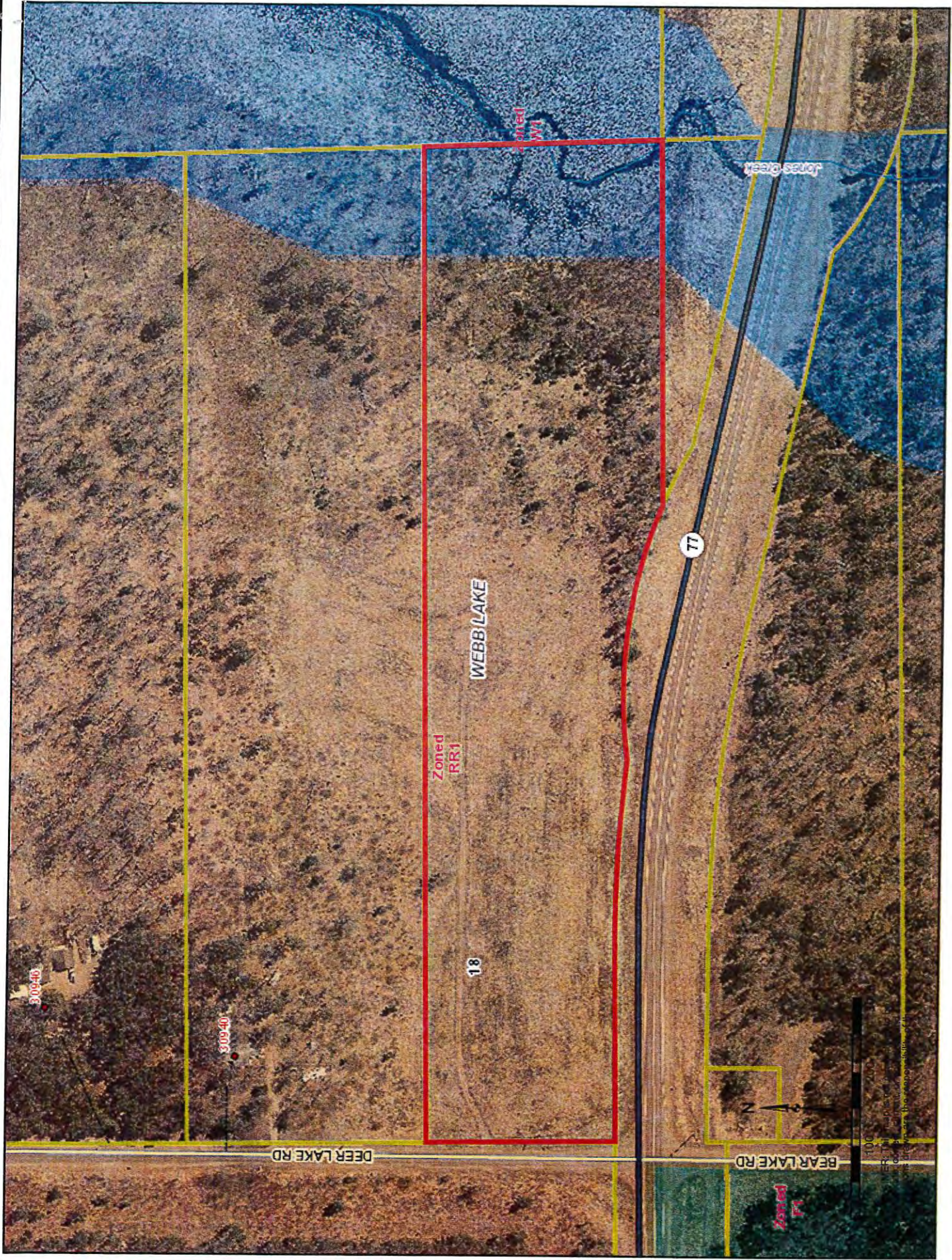
548 (X) _____ Date ▲
 549 Seller's Signature ▲ Print Name Here ► _____

550 This Offer was presented to Seller by [Licensee and Firm] _____
 551 _____ on _____ at _____ a.m./p.m.

552 This Offer is rejected _____ This Offer is countered [See attached counter] _____
 553 Seller Initials ▲ Date ▲ Seller Initials ▲ Date ▲

LOCATED IN THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 41 NORTH, RANGE 14 WEST, TOWN OF WEBB LAKE, BURNETT COUNTY, MINNESOTA.





**BURNETT COUNTY LAND SERVICES
BURNETT COUNTY GOVERNMENT CENTER**

7410 County Road K, #120
Siren, Wisconsin 54872

Phone (715) 349-2109
landservices@burnettcounty.org

February 10, 2020

North Camp Properties III
Mike Hershberger & Steve Austin
4100 Misty Valley Dr
Middleton, WI 53562

RE: CONDITIONAL USE PERMIT #CUP-20-07

Dear Applicant,

Please be advised that a public hearing will be held before the Burnett County Land Use and Information Committee on Tuesday, March 3rd, 2020 at 9:00 a.m., in Room 165 at the Burnett County Government Center, Town of Meenon, Siren, Wisconsin.

This hearing will be held in order to receive comment on your request for a conditional use permit for storage units and outside storage on the parcel described as the S ½ of the S ½ of the NW ¼ of the SE ¼ in Section 18, T41N, R14W.

It is expected that you, or a representative acting for you, be present at the hearing in order to provide any additional information, which may be necessary for a proper decision in the matter.

Please contact this office if you have any questions or comments.

Thanks,

Jason Towne

Jason Towne
Zoning Administrator

Burnett County Staff Report

Application Request:

Construct 130 storage units over the next three years and to allow outdoor storage of up to 75 watercraft.

Current facts about the parcels:

- PIN # 07-038-2-41-14-18-4 02-000-014000, located in Section 18, T41N, R14W (Town of Webb Lake).
- Zoned RR-1: 30,000 square feet minimum lot size, minimum width 150 ft. 30-413. Map amendment MAP-20-01 goes along with this request.
- The subject parcel is approximately 8.8 acres.
- The parcel is conforming for lot width and lot area.
- The current owner (Siren Telephone Co) obtained the property via Warranty Deed Doc. # 432239 recorded on 10/1/2014. The applicant has an offer to purchase accepted by the current owner on 1/22/2020
- According to the FEMA floodplain the easterly portion of the parcel near Jones Creek is within the floodplain.
- According to the WI DNR wetland map the easterly portion of the parcel near Jones Creek is wetland.

Applicable Conditional Use:

If Zoned RR-1:

Per 30-85(3), "Recreational service orientated uses such as resorts and motels, restaurants and cocktail lounges, marinas, sport shops and bait sales, and other recreational services, which in the opinion of the land use and information committee are of the same general character or clearly incidental to a permitted use, or use authorized by conditional permit."

Per 30-85(5), "Mini-storage rental buildings or storage rental buildings for storage of personal property."

If Zoned C-1:

Per 30-226(9), "Mini-storage rental buildings or storage rental buildings for storage of personal property."

Per 30-226(10), "Any outdoor retail or commercial activity that is not listed under permitted or conditional uses and which in the opinion of the land use and information committee is of the same general character of said permitted or conditional uses or clearly incidental to the districts uses (e.g., flea markets, outdoor retail, curio or souvenir business). Outdoor retail activities in conjunction with an existing commercial business operated less than seven calendar days per year are exempt.

Permits of Record:

- None.

Violations of Record:

- None.

Comprehensive Plan:

Burnett County 2030 Comprehensive Plan adopted in 2010 shows this parcel as rural residential district.

- Purpose: To maintain the rural and open character of these areas while accommodating limited residential uses.
- Primary Goal: Preserve agriculture, the rural landscape, open space, and natural features of the area, while accommodating limited residential development.
- Preferred Use: Agricultural uses, with some size limitations. Limited residential development generally located along existing roadways, in clusters, and on larger lots than found in an urban area. Commercial uses are discouraged except for those of very low intensity such as golf courses or home-based businesses.

Possible items to resolve/address:

- Other concerns brought before the committee from other parties (neighbors, public, Town of Webb Lake, state agencies, other county departments, etc).

Correspondence (written) received as of report compilation:

- None.

Staff concerns:

- Prior CUP's for other mini-storage facilities have had the requirement of no outside storage, to keep the storage facility tidy. The applicant has proposed screening shown in their application, the committee should determine if these are adequate or if additional screening is needed.

If considering approval then the following items may want to be included in the motion:

- 1- If the committee wants to require additional screening besides what the applicant has proposed, then it should be specific with the type, height, width, location, etc.
- 2- Follow all local, county, state and federal requirements for this activity.

APPLICATION/PETITION FOR REZONE – Burnett County, WI

FEE: \$300.00

APPLICATION #: MAP-20- 01

COMMITTEE MEETING DATE: March 3 2020

DATE RECEIVED: 2/7/2020 CURRENT ZONING DISTRICT: RR-1

PARCEL # (24 digits): 07-038-2-41-14-18-4 02-000-014000

PROPOSED ZONING DISTRICT: C-1

RECEIVED STAMP (BELOW):

TAX ID #: 25987

ck # 1001



ACTION TAKEN BY LAND USE AND INFORMATION COMMITTEE:

☐ APPROVED

☐ DENIED MEETING DATE: _____

ACTION TAKEN BY COUNTY BOARD OF SUPERVISORS:

☐ APPROVED

☐ DENIED MEETING DATE: _____

ACTION TAKEN BY TOWN BOARD OF SUPERVISORS, TOWN OF _____

☐ APPROVED

☐ DENIED MEETING DATE: _____

MAP UPDATED BY: _____ DATE: _____

ZONING STAFF ONLY ABOVE THIS LINE

Applicant Complete All Remaining Sections Below

Part A:

Property Owner's Name: North Camp Properties III ^{LLC} DBA North Camp Storage

Applicant's Name: Mike Hershberger & Steve Austin

Applicant's Mailing Address: 4100 Misty Valley Dr Middleton WI 53562
City State Zip

Applicant's Telephone Number: 608-576-9200 Mike & 715-791-9015 Steve

Applicant's Email: hershgroup@gmail.com bionicguy61@gmail.com

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

☐ Letter ☐ Phone ☒ Email

Legal Description: S 1/2 S1/2 NW SE Ex Hwy Desc # 405078

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

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

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

Section #: 18 Town #: 41 N Range #: 14 W Town of: Webb Lake

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

Parcel # (24 digits): 07-038-2-41-14-18-4 02-000-014000

Tax ID # (1-5 digits): 25987

Lot Area: 397,485 ft² and 9.125 acres

Property Site Address #: _____

From RR1 Zoning District to C1 Zoning District

If this proposed Zoning Amendment is approved, the above described property will be used for:

Commercial building and storage units

Part B: Attach construction plans/survey map detailing the following: Plans/map 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 scale used on the plans/map. Plans/maps 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 request
- ☐ All existing uses on parcels within 300 ft of the parcel for this request
- ☐ All existing zoning districts within 300 ft of 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
- ☐ 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
- ☐ Existing and proposed utilities and utility easements
- ☐ Any other construction related to your project
- ☐ North arrow

Part C: Provide names and addresses of all property owners within 300' of the parcel proposed to be rezoned.

This must include all parcels (including vacant parcels) that are within 300' of the parcel proposed to be rezoned, including those across the road. Address for the owner would be their mailing address (where they get their mail) in

taxid: many cases this may not be the site address. Attach additional sheets if necessary.

25988 Louis & Patricia D'Jock PO Box 32 Siren WI 54872

①

25983 Jeffery & Jodi Buettner 113 Inverness Ct Mankato MN 56001

②

25986 Patrick Ehlers & Donald Kennedy 1815 Pulaski Rd Buffalo MN 55313

③

34408 Janine Joseph 1915 Walsh Ln Mendota Heights MN 55118

④

25982 Burnett County Forest 8150 State Rd 70 Siren WI 54872

⑤

25989 CenturyTel of NW WI PO Box 4800 LaCrosse WI 54601

⑥

25992 Charles & Janice Schlatter 1051 E River Dr River Falls WI 54022

⑦

- Town of Webb Lake Clerk

⑧

Part D: Signature and date

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

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 petition the Burnett County Land Use and Information Committee for an amendment to the Burnett County Ordinance and/or map to effect a change in the Zoning classification. I certify that the information I have provided in this application 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 petition application fee is non-refundable, regardless if the petition is approved or denied. I understand that the fee for this petition application is only for the petition request, and if permits are required for the project, 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



(Applicant)

2-6-20

(Date)

Signed



(Owner)

2-6-20

(Date)

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

BURNETT COUNTY ZONING
7410 COUNTY ROAD K, #102
SIREN, WI 54872

PARTIAL OR INCOMPLETE APPLICATIONS WILL BE RETURNED TO THE APPLICANT. ONLY COMPLETE APPLICATIONS WITH ALL REQUIRED SUBMITALS AND REQUIRED FEE WILL BE INCLUDED ON THE HEARING AGENDA.

ONLY CHECK, MONEY ORDER, OR CASH PAYMENT WILL BE ACCPETED. CREDIT OR DEBIT CARDS ARE NOT ACCEPTED AT THIS TIME. MAKE CHECK PAYABLE TO: BURNETT COUNTY ZONING

Burnett County, WI ordinances can be found at: <http://www.burnettcounty.com/index.aspx?NID=1043>

Date of staff site visit: 2/11/2020 Name(s) of site visit staff: D.L.

This image shows a single sheet of white paper with horizontal blue or grey ruling lines. The lines are evenly spaced and run across the width of the page. There are approximately 20 lines visible. The paper appears to be a standard notebook page or a sheet of stationery.

WB-13 VACANT LAND OFFER TO PURCHASE

1 LICENSEE DRAFTING THIS OFFER ON January 20, 2020 [DATE] IS ~~(AGENT OF BUYER)~~
2 ~~(AGENT OF SELLER/LISTING BROKER)~~ (AGENT OF BUYER AND SELLER) ~~STRIKE THOSE NOT APPLICABLE~~
3 **GENERAL PROVISIONS** The Buyer, Michael Hershberger and/or assigns
4 _____, offers to purchase the Property
5 known as [Street Address] XXX Hwy 77/Deer Lake Road
6 in the TOWN of Webb Lake, County of Burnett, Wisconsin (Insert
7 additional description, if any, at lines 458-464 or 526-534 or attach as an addendum per line 525), on the following terms:
8 ■ **PURCHASE PRICE:** 1000 Thousand _____ Dollars (\$ 1,000.00 _____).
9
10 ■ **EARNEST MONEY** of \$ _____ accompanies this Offer and earnest money of \$ 1,000.00 _____
11 will be mailed, or commercially or personally delivered within seven days of acceptance to listing broker or
12 the Benson Law Office Trust Account
13 ■ **THE BALANCE OF PURCHASE PRICE** will be paid in cash or equivalent at closing unless otherwise provided below.
14 ■ **INCLUDED IN PURCHASE PRICE:** Seller is including in the purchase price the Property, all Fixtures on the Property on the
15 date of this Offer not excluded at lines 18-19, and the following additional items: none
16 _____
17 _____
18 ■ **NOT INCLUDED IN PURCHASE PRICE:** Any of Sellers personal property currently located on the Property
19 _____
20 **CAUTION:** Identify Fixtures that are on the Property (see lines 290-294) to be excluded by Seller or which are rented
21 and will continue to be owned by the lessor.
22 **NOTE:** The terms of this Offer, not the listing contract or marketing materials, determine what items are
23 included/excluded. Annual crops are not part of the purchase price unless otherwise agreed.
24 ■ **ZONING:** Seller represents that the Property is zoned: Seller makes no representations as to zoning
25 **ACCEPTANCE** Acceptance occurs when all Buyers and Sellers have signed one copy of the Offer, or separate but identical
26 copies of the Offer.
27 **CAUTION:** Deadlines in the Offer are commonly calculated from acceptance. Consider whether short term deadlines
28 running from acceptance provide adequate time for both binding acceptance and performance.
29 **BINDING ACCEPTANCE** This Offer is binding upon both Parties only if a copy of the accepted Offer is delivered to Buyer on
30 or before February 7, 2020 by 4:00 PM. Seller may keep the Property on the
31 market and accept secondary offers after binding acceptance of this Offer.
32 **CAUTION:** This Offer may be withdrawn prior to delivery of the accepted Offer.
33 **OPTIONAL PROVISIONS** TERMS OF THIS OFFER THAT ARE PRECEDED BY AN OPEN BOX (☐) ARE PART OF THIS
34 OFFER ONLY IF THE BOX IS MARKED SUCH AS WITH AN "X." THEY ARE NOT PART OF THIS OFFER IF MARKED "N/A"
35 OR ARE LEFT BLANK.
36 **DELIVERY OF DOCUMENTS AND WRITTEN NOTICES** Unless otherwise stated in this Offer, delivery of documents and
37 written notices to a Party shall be effective only when accomplished by one of the methods specified at lines 38-56.
38 (1) **Personal Delivery:** giving the document or written notice personally to the Party, or the Party's recipient for delivery if
39 named at line 40 or 41.
40 Seller's recipient for delivery (optional): Sid Sherstad
41 Buyer's recipient for delivery (optional): Michael Hershberger
42 ☐ (2) **Fax:** fax transmission of the document or written notice to the following telephone number:
43 Seller: (_____) Buyer: (_____)
44 ☒ (3) **Commercial Delivery:** depositing the document or written notice fees prepaid or charged to an account with a
45 commercial delivery service, addressed either to the Party, or to the Party's recipient for delivery if named at line 40 or 41, for
46 delivery to the Party's delivery address at line 49 or 50.
47 ☒ (4) **U.S. Mail:** depositing the document or written notice postage prepaid in the U.S. Mail, addressed either to the Party,
48 or to the Party's recipient for delivery if named at line 40 or 41, for delivery to the Party's delivery address at line 49 or 50.
49 Delivery address for Seller: P. O. Box 426, Siren, WI 54872
50 Delivery address for Buyer: 16504 Villepin De Avila, Tampa, FL 33613
51 ☒ (5) **E-Mail:** electronically transmitting the document or written notice to the Party's e-mail address, if given below at line
52 55 or 56. If this is a consumer transaction where the property being purchased or the sale proceeds are used primarily for
53 personal, family or household purposes, each consumer providing an e-mail address below has first consented electronically
54 to the use of electronic documents, e-mail delivery and electronic signatures in the transaction, as required by federal law.
55 E-Mail address for Seller (optional): hershgroup@gmail.com
56 E-Mail address for Buyer (optional): sherstad@sirentel.net
57 **PERSONAL DELIVERY/ACTUAL RECEIPT** Personal delivery to, or Actual Receipt by, any named Buyer or Seller
58 constitutes personal delivery to, or Actual Receipt by, all Buyers or Sellers.

405 ☐ **SECONDARY OFFER:** This Offer is secondary to a prior accepted offer. This Offer shall become primary upon delivery
406 of written notice to Buyer that this Offer is primary. Unless otherwise provided, Seller is not obligated to give Buyer notice prior
407 to any deadline, nor is any particular secondary buyer given the right to be made primary ahead of other secondary buyers.
408 Buyer may declare this Offer null and void by delivering written notice of withdrawal to Seller prior to delivery of Seller's notice
409 that this Offer is primary. Buyer may not deliver notice of withdrawal earlier than _____ days after acceptance of this Offer. All
410 other Offer deadlines which are run from acceptance shall run from the time this Offer becomes primary.

411 **TIME IS OF THE ESSENCE** "Time is of the Essence" as to: (1) earnest money payment(s); (2) binding acceptance; (3)
412 occupancy; (4) date of closing; (5) contingency Deadlines **STRIKE AS APPLICABLE** and all other dates and Deadlines in this
413 Offer except: **none**

414 If "Time is of the Essence" applies to a date or Deadline, failure to perform by the exact date or Deadline is a breach of
415 contract. If "Time is of the Essence" does not apply to a date or Deadline, then performance within a reasonable time of the
416 date or Deadline is allowed before a breach occurs.

417 **TITLE EVIDENCE**

418 ■ **CONVEYANCE OF TITLE:** Upon payment of the purchase price, Seller shall convey the Property by warranty deed
419 (or trustee's deed if Seller is a trust, personal representative's deed if Seller is an estate or other conveyance as
420 provided herein), free and clear of all liens and encumbrances, except: municipal and zoning ordinances and agreements
421 entered under them, recorded easements for the distribution of utility and municipal services, recorded building and use
422 restrictions and covenants, present uses of the Property in violation of the foregoing disclosed in Seller's disclosure report and
423 in this Offer, general taxes levied in the year of closing and **none other**

424 _____

425 _____

426 _____

427 which constitutes merchantable title for purposes of this transaction. Seller shall complete and execute the documents
428 necessary to record the conveyance at Seller's cost and pay the Wisconsin Real Estate Transfer Fee.

429 ■ **TITLE EVIDENCE:** Seller shall give evidence of title in the form of an owner's policy of title insurance in the amount of the
430 purchase price on a current ALTA form issued by an insurer licensed to write title insurance in Wisconsin. Seller shall pay all
431 costs of providing title evidence to Buyer. Buyer shall pay all costs of providing title evidence required by Buyer's lender.

432 ■ **GAP ENDORSEMENT:** Seller shall provide a "gap" endorsement or equivalent gap coverage at (Seller's) (Buyer's) **STRIKE**
433 **ONE** ("Seller's" if neither stricken) cost to provide coverage for any liens or encumbrances first filed or recorded after the
434 effective date of the title insurance commitment and before the deed is recorded, subject to the title insurance policy
435 exclusions and exceptions, provided the title company will issue the endorsement. If a gap endorsement or equivalent gap
436 coverage is not available, Buyer may give written notice that title is not acceptable for closing (see lines 442-449).

437 ■ **PROVISION OF MERCHANTABLE TITLE:** For purposes of closing, title evidence shall be acceptable if the required title
438 insurance commitment is delivered to Buyer's attorney or Buyer not more than _____ days after acceptance ("15" if left blank),
439 showing title to the Property as of a date no more than 15 days before delivery of such title evidence to be merchantable per
440 lines 418-427, subject only to liens which will be paid out of the proceeds of closing and standard title insurance requirements
441 and exceptions, as appropriate.

442 ■ **TITLE NOT ACCEPTABLE FOR CLOSING:** If title is not acceptable for closing, Buyer shall notify Seller in writing of
443 objections to title within _____ days ("15" if left blank) after delivery of the title commitment to Buyer or Buyer's attorney. In
444 such event, Seller shall have a reasonable time, but not exceeding _____ days ("5" if left blank) from Buyer's delivery of the
445 notice stating title objections, to deliver notice to Buyer stating Seller's election to remove the objections by the time set for
446 closing. In the event that Seller is unable to remove said objections, Buyer may deliver to Seller written notice waiving the
447 objections, and the time for closing shall be extended accordingly. If Buyer does not waive the objections, Buyer shall deliver
448 written notice of termination and this Offer shall be null and void. Providing title evidence acceptable for closing does not
449 extinguish Seller's obligations to give merchantable title to Buyer.

450 ■ **SPECIAL ASSESSMENTS:** Special assessments, if any, levied or for work actually commenced prior to the date of this
451 Offer shall be paid by Seller no later than closing. All other special assessments shall be paid by Buyer.

452 **CAUTION:** Consider a special agreement if area assessments, property owners association assessments, special
453 charges for current services under Wis. Stat. § 66.0627 or other expenses are contemplated. "Other expenses" are
454 one-time charges or ongoing use fees for public improvements (other than those resulting in special assessments)
455 relating to curb, gutter, street, sidewalk, municipal water, sanitary and storm water and storm sewer (including all
456 sewer mains and hook-up/connection and interceptor charges), parks, street lighting and street trees, and impact
457 fees for other public facilities, as defined in Wis. Stat. § 66.0617(1)(f).

458 **ADDITIONAL PROVISIONS/CONTINGENCIES** 1. Legal Description. The South half of the South half of the Northwest
459 Quarter of the Southeast Quarter of Section Eighteen (18), Township Forty-one (41) North, Range Fourteen (14) West, Town
460 of Webb Lake, Burnett County, Wisconsin; EXCEPTING THEREFROM that part conveyed for highway purposes.

461 2. Closing Costs. Buyer and Seller agree to split closing costs as per customary Buyer/Seller allocation (i.e. Buyer: Offer
462 to Purchase, one-half Closing Fee and Recording Fee; Seller: Warranty Deed, one-half Closing Fee, Owner's policy of
463 Title Insurance and Real Estate Transfer Fee).

464 _____

503 ☐ **INSPECTION CONTINGENCY:** This contingency only authorizes inspections, not testing (see lines 488-502). This Offer
 504 is contingent upon a qualified independent inspector(s) conducting an inspection(s) of the Property which discloses no
 505 Defects. This Offer is further contingent upon a qualified independent inspector or independent qualified third party performing
 506 an inspection of _____
 507 (list any Property feature(s) to be separately inspected, e.g., dumpsite, etc.) which discloses no Defects. Buyer shall order the
 508 inspection(s) and be responsible for all costs of inspection(s). Buyer may have follow-up inspections recommended in a
 509 written report resulting from an authorized inspection performed provided they occur prior to the deadline specified at line 513.
 510 Inspection(s) shall be performed by a qualified independent inspector or independent qualified third party.
 511 **CAUTION:** Buyer should provide sufficient time for the primary inspection and/or any specialized inspection(s), as
 512 well as any follow-up inspection(s).

513 This contingency shall be deemed satisfied unless Buyer, within _____ days of acceptance, delivers to Seller a copy of the written
 514 inspection report(s) and a written notice listing the Defect(s) identified in these report(s) to which Buyer objects (Notice of Defects).
 515 **CAUTION:** A proposed amendment is not a Notice of Defects and will not satisfy this notice requirement.

516 For the purposes of this contingency, Defects (see lines 287-289) do not include conditions the nature and extent of which the
 517 Buyer had actual knowledge or written notice before signing this Offer.

518 **RIGHT TO CURE:** Seller (shall)(shall not) ~~STRIKE ONE~~ ("shall" if neither is stricken) have a right to cure the Defects. If
 519 Seller has the right to cure, Seller may satisfy this contingency by: (1) delivering written notice to Buyer within 10 days of
 520 Buyer's delivery of the Notice of Defects stating Seller's election to cure Defects; (2) curing the Defects in a good and
 521 workmanlike manner; and (3) delivering to Buyer a written report detailing the work done within 3 days prior to closing. This
 522 Offer shall be null and void if Buyer makes timely delivery of the Notice of Defects and written inspection report(s) and: (1)
 523 Seller does not have a right to cure or (2) Seller has a right to cure but: (a) Seller delivers written notice that Seller will not cure
 524 or (b) Seller does not timely deliver the written notice of election to cure.

525 ☐ **ADDENDA:** The attached _____ is/are made part of this Offer.

526 **ADDITIONAL PROVISIONS/CONTINGENCIES** 3. This offer is contingent upon a qualified independent environmental
 527 consultant of Buyer's choice conducting an environmental assessment of the Property at Buyer's expense which discloses
 528 no defects. For the purpose of this contingency, a defect is defined to also include a material violation of environmental
 529 laws, a material contingent liability affecting the Property arising from any environmental laws, the presence of an under-
 530 ground storage tank or material levels of hazardous substances either on the Property of presenting a significant risk of
 531 contaminating the Property due to future migration from other Properties. This contingency shall be deemed satisfied
 532 unless Buyer, within seventy-five (75) days delivers to Seller a copy of the environmental site assessment report and a
 533 written notice listing the defects identified in said report to which Buyer object.

535 This Offer was drafted by [Licensee and Firm] Attorney Ryan M. Benson, Benson Law Office, Ltd., P.O. Box 370,

536 Siren, WI, 54872. State Bar No. 1036463. on January 21, 2020

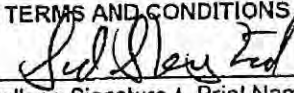
537 (X)  1/21/2020
 538 Buyer's Signature ▲ Print Name Here ► Michael Hershberger Date ▲

539 (X) _____ Date ▲
 540 Buyer's Signature ▲ Print Name Here ►

541 **EARNEST MONEY RECEIPT** Broker acknowledges receipt of earnest money as per line 10 of the above Offer.

542 _____ Broker (by)

543 **SELLER ACCEPTS THIS OFFER. THE WARRANTIES, REPRESENTATIONS AND COVENANTS MADE IN THIS OFFER**
 544 **SURVIVE CLOSING AND THE CONVEYANCE OF THE PROPERTY. SELLER AGREES TO CONVEY THE PROPERTY ON**
 545 **THE TERMS AND CONDITIONS AS SET FORTH HEREIN AND ACKNOWLEDGES RECEIPT OF A COPY OF THIS OFFER.**

546 (X)  1-22-20
 547 Seller's Signature ▲ Print Name Here ► Sid Sherstad, President Date ▲

548 (X) _____ Date ▲
 549 Seller's Signature ▲ Print Name Here ►

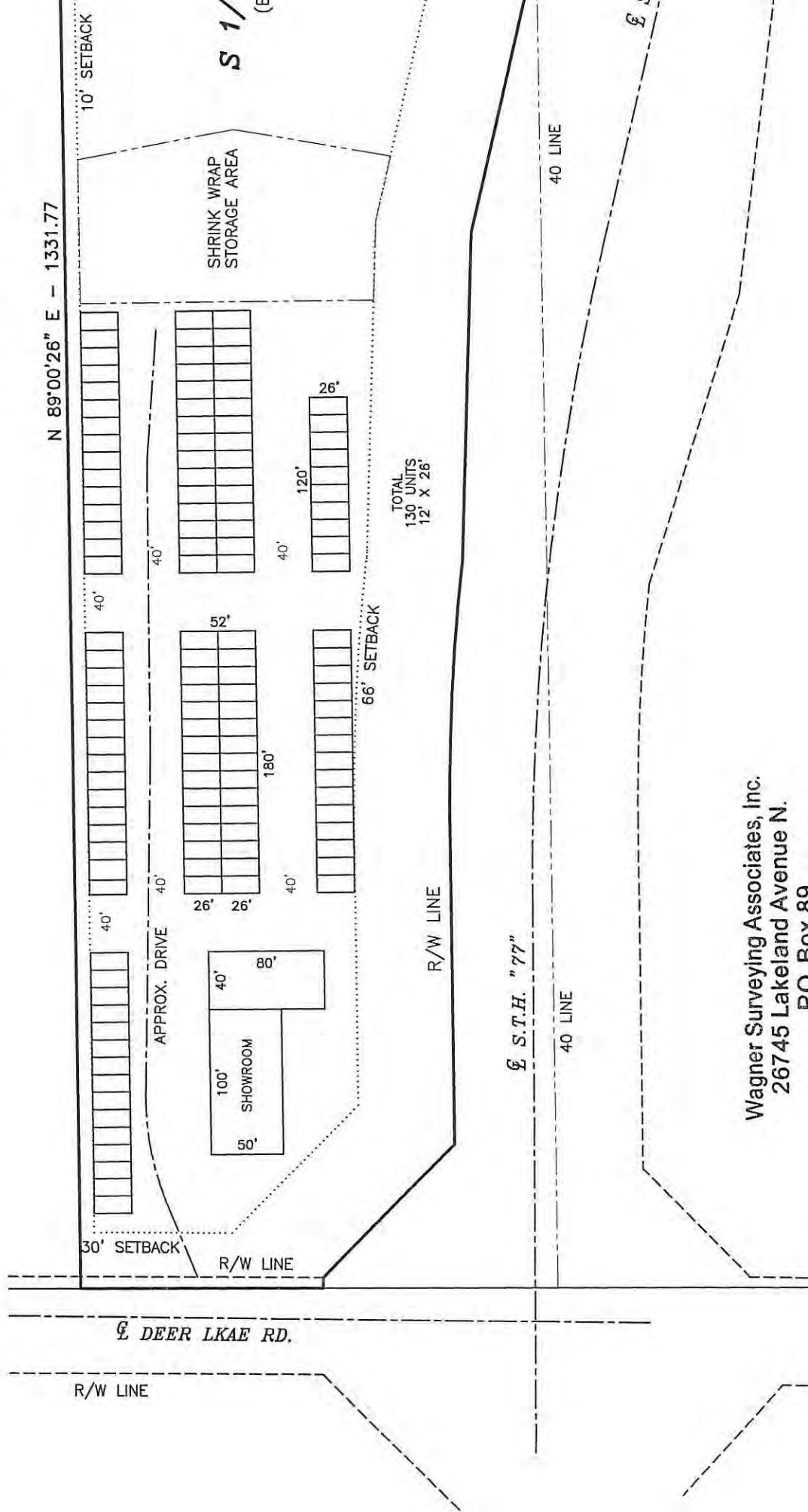
550 This Offer was presented to Seller by [Licensee and Firm] _____

551 _____ on _____ at _____ a.m./p.m.

552 This Offer is rejected _____ This Offer is countered [See attached counter] _____
 553 Seller Initials ▲ Date ▲ Seller Initials ▲ Date ▲

PROPOSED SITE PLAN FOR NORTH CAMP S

LOCATED IN THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 41 NORTH, RANGE 14 WEST, TOWN OF WEBB LAKE, BURNETT COUNTY, WISCONSIN



Wagner Surveying Associates, Inc.
26745 Lakeland Avenue N.
PO Box 89

**BURNETT COUNTY LAND SERVICES
BURNETT COUNTY GOVERNMENT CENTER**

7410 County Road K, #120
Siren, Wisconsin 54872

Phone (715) 349-2109
landservices@burnettcounty.org

February 10, 2020

North Camp Properties III
Mike Hershberger & Steve Austin
4100 Misty Valley Dr
Middleton, WI 53562

RE: REZONE #MAP-20-01

Dear Applicant,

Please be advised that a public hearing will be held before the Burnett County Land Use and Information Committee on Tuesday, March 3rd, 2020 at 9:00 a.m., in Room 165 at the Burnett County Government Center, Town of Meenon, Siren, Wisconsin.

This hearing will be held in order to receive comment on your request to rezone the S ½ of the S ½ of the NW ¼ of the SE ¼ in Section 18, T41N, R14W.

It is expected that you, or a representative acting for you, be present at the hearing in order to provide any additional information, which may be necessary for a proper decision in the matter.

Please contact this office if you have any questions or comments.

Thanks,

Jason Towne

Jason Towne
Zoning Administrator

Burnett County Staff Report

Application Request:

To rezone the S ½ of the S ½ of the NW ¼ of the SE ¼, located in Section 18, T41N-R14W (Town of Webb Lake) from RR-1 (Residential-Recreation) district to C-1 (Commercial) district.

Current facts about the parcels:

- PIN # 07-038-2-41-14-18-4 02-000-014000, located in Section 18, T41N, R14W (Town of Webb Lake).
- Zoned RR-1: 30,000 square feet minimum lot size, minimum width 150 ft. 30-413. Conditional Use Permit CUP-20-07 goes along with this request.
- The subject parcel is approximately 8.8 acres.
- The parcel is conforming for lot width and lot area.
- The current owner (Siren Telephone Co) obtained the property via Warranty Deed Doc. # 432239 recorded on 10/1/2014. The applicant has an offer to purchase accepted by the current owner on 1/22/2020
- According to the FEMA floodplain the easterly portion of the parcel near Jones Creek is within the floodplain.
- According to the WI DNR wetland map the easterly portion of the parcel near Jones Creek is wetland.

Reason for the Rezone Request:

For Conditional Use Permit CUP-20-07 request.

Permits of Record:

- None.

Violations of Record:

- None.

Comprehensive Plan:

Burnett County 2030 Comprehensive Plan adopted in 2010 shows this parcel as rural residential district.

- Purpose: To maintain the rural and open character of these areas while accommodating limited residential uses.
- Primary Goal: Preserve agriculture, the rural landscape, open space, and natural features of the area, while accommodating limited residential development.
- Preferred Use: Agricultural uses, with some size limitations. Limited residential development generally located along existing roadways, in clusters, and on larger lots than found in an urban