

## Campground Work Group Report on a Campsite Cap and RR 3 campground CUP issues.

The Campground Work Group has been charged with considering a cap on campsites within the RR- RC zoning district and considering the provision for a CUP for a campground of up to 25 campsites within the RR 3 zoning district. Toward that end the work group investigated and considered the following issues.

- Factors that may limit the number of campsites within campgrounds.
  - Density per developable acre. Current County Code provides 10 campsites per developable acre.
  - Large POWTS regulations. Under the current DSPS State Code, Private Onsite Wastewater Treatment Systems of greater than 12000 gpd require additional levels of wastewater treatment, including denitrification.
  - A hard cap on the number of campsites within the RR-RC zoning district. The maximum number of campsites licensed in campgrounds by the State in Burnett County at this time is 199. It should also be noted that the highest number approved by Burnett County CUP is 159.
  - A proximity rule on separation distances between campgrounds. Should a hard cap be adopted, should a separation distance between campgrounds be established for regulatory purposes?
  
- Provision for a CUP for up to 25 campsites within the RR 3 zoning district.
  - Should this provision be removed from the County Code?
  
- Conclusions.
  - After discussion with campground operators and analysis of campground site density, it has been determined that a density of 5 campsites/developable acre is consistent with current campground design, and is appropriate to adopt.
  - Large POWTS may be a concern for Burnett County's highly permeable soils and shallow water table, however, any regulation that may be considered would have to apply to all large POWTS, not only those of campgrounds.
  - Consideration of a hard cap needs to address the issue of existing campgrounds seeking to rezone to the RR-RC zoning district, in order for their use to be conforming under their CUP. The license category under DATCP of 199 is the highest total currently shown in Burnett County, highest CUP number is 159.
  - A proximity rule for a certain distance between campgrounds requires consideration of its effect on existing campgrounds as well as on the siting of potential new campgrounds. Rusk County had such a rule, adopted in the mid '90's, which was removed from their code in 2006. We are aware of no other Counties having such a rule.

- Providing a CUP for a campground of no more than 25 campsites in the RR 3 zoning district does not appear to satisfy a demand, and therefore could be removed from the Burnett County Code.
- Recommendations.
  - Amend the current density standard of 10 campsites per acre to 5 campsites per developable acre.
  - Develop ordinance language to add a cap of 150 campsites within the RR-RC zoning district.
  - Remove the provision for a campground of no more than 25 units (campsites) from the RR 3 Zoning District.
- No recommendation for action at this time.
  - Large POWTS, those over 12000 gpd, are regulated under the WI Uniform Plumbing Code by DSPS, and by WDNR in that they also require a WPDS Permit. While there may be issues associated with large systems, any regulations considered would have to apply to all large systems, not only those of campgrounds. Amendments to that code, DSPS 383, are not within the jurisdiction of the County.
  - Adoption of a proximity rule related to campground location is not recommended at this time. Such a rule may not be required under the current rezoning and CUP process, with oversight by the County as well as affected local governments. This issue could be revisited at need.

Submitted by the LUI COmmittee Campground Work Group.