

ORIGINAL

Application # _____

**Washburn County Zoning
Application for a Conditional Use Permit**
(May be used to amend a condition of a previously issued permit)

You must contact your Town Clerk and attend your local Town meeting to present your proposed plans to the Town Board prior to the County Zoning Committee Public Hearing. Failure to do so could result in delay or denial of your request. The Zoning Committee will request input from the Town. The Town will not schedule you for their meeting until they have received your paperwork from the Zoning Office. When you contact the Town, verify that your paperwork has been received.

Date of application 9/8/21 Non-refundable fee \$ 250.00

Property owner North Camp Properties II LLC Phone # (715) 791-9015

Mailing address 3142 W Webb Lake Dr Webb Lake WI 54830-8202

Property legal description attached multiple parcels Sect. 23 Town 39N Range 12W

Town of Spoooner Site Address: W 5499 County Hwy A; N 5813 & N5807 Mann Road, Spooner WI

Lot size 300.55 acres Map # ----- Record Id# See attached Zoning district RR2, RC, Shoreland

Zoning ordinance interpretation Compatible for campground, if approved

For what use or activity are you applying? Campground (see attached description and plot plans)

Reason for request To receive CUP to build campground

Existing property improvements Seasonal cabin, storage shed, rental house

Proposed property improvements 200 site seasonal campground with shower houses, parking, POWTS, wells, roads, and trails

Please note:

If you are placing a mobile home, what is the size? _____ Year? * _____

*You must provide pictures of the mobile home and documentation that the mobile home was manufactured after June 15, 1976. If your mobile home was manufactured prior to that date, you must obtain a variance from the Washburn County Board of Adjustments before applying for this Conditional Use Permit.

Approval of this Conditional Use Permit does not eliminate the need to obtain a land-use permit from the Zoning Office and any applicable State or Town permits.

I agree to permit County officials charged with administering County Ordinances, or other authorized persons, including the assessor, to have access to the above-described premises at any reasonable time for the purpose of inspection.

(Applicant or representative print name) Steve Austin

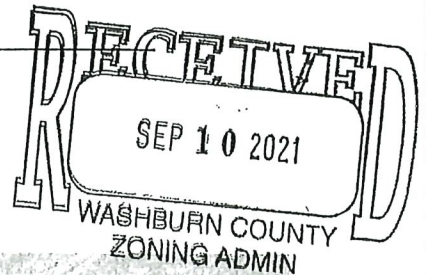
Steve Austin

(Applicant or representative signature)
PO Box 66

Danbury WI 54830

(Mailing address if different than above)

9/8/21
(Date signed)



You must complete the attached plot plan

Dates published October 6th + 13th Office use
Hearing date October 26, 2021

Application amended 093014

1
of 37

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Spooner Township: North Camp Properties II, LLC





Property: Tax ID# 36218 – 22.10 acres PT NE-NE, Tax ID# 23704 – 38.45 acres NW-NE,

Tax ID# 23705 - 40.00 acres SW-NE, Tax ID# 23706 – 40.00 acres SE-NE,

Tax ID# 23717 – 40.00 acres NE-SE, Tax ID# 23718 – 40.00 acres NW-SE, Tax ID# 23719 – 40.00 acres SW-SE, Tax ID# 23720 – 40 acres SE-SE, all in Section 23 Township 39N Range 12W.

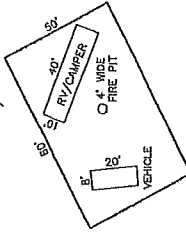
PLOT PLAN: NORTH SITES

LEGEND

-  SHOWER HOUSE W/ WELL
-  PARK
-  SEPTIC AREA (ELEVATION TAKEN AT GROUND LEVEL)
-  EXISTING ROADWAY/TRAIL

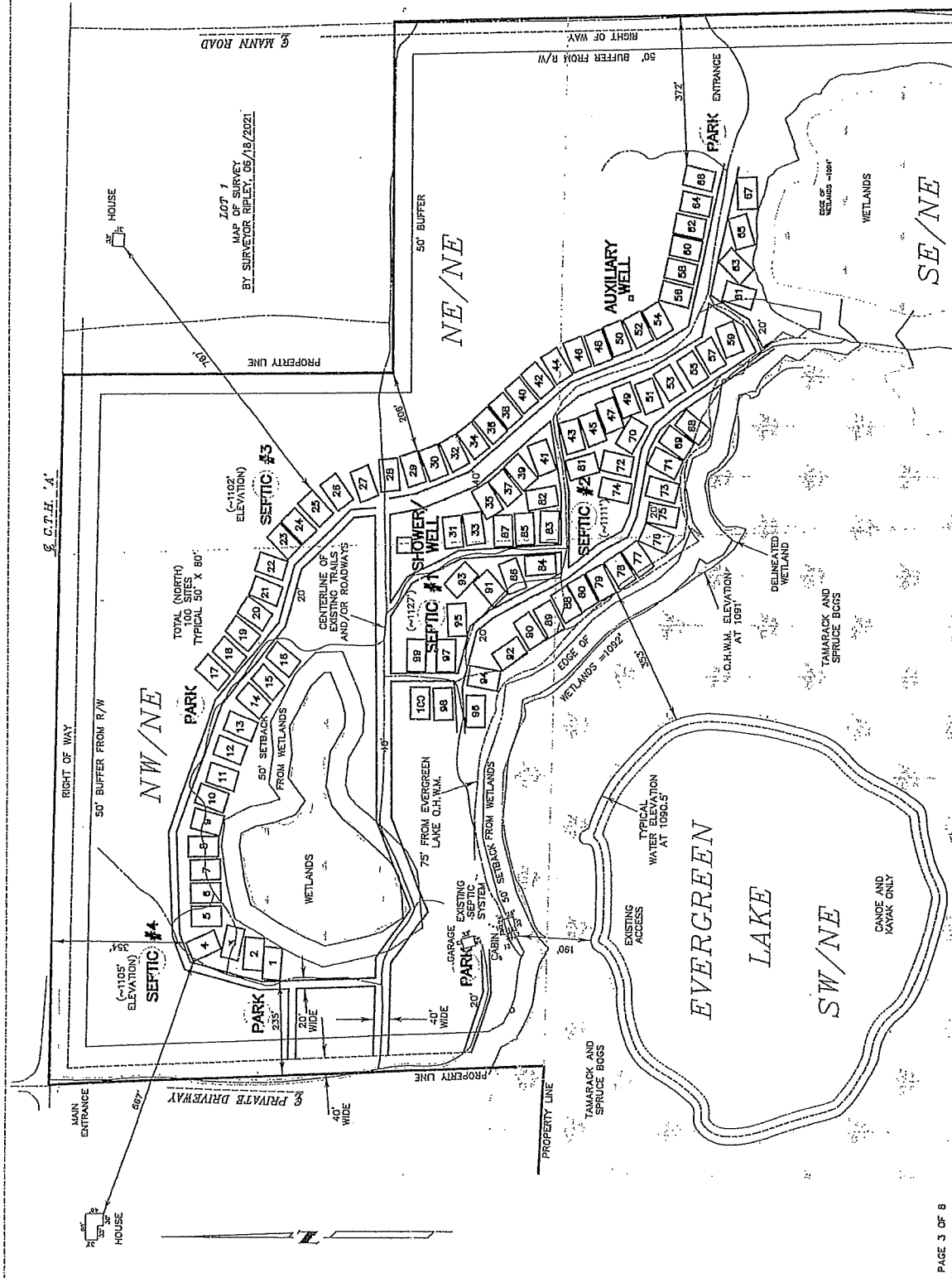
SEPTIC SITES #1, 2, & 4 ARE SUITABLE FOR CONVENTIONAL SYSTEMS. SEPTIC SITE #3 IS SUITABLE FOR AT-GRADE SYSTEM OR MOUND AS REQUIRED

TYPICAL SITE
(SCALE 1" = 50')



SCALE 1" = 250'
250 0 250 ft

Wagner Surveying Associates, Inc.
26745 Lakeland Avenue N.
P.O. Box 88 54883
Webster, MN 56542-0088
wagnersurveying@centurytel.net

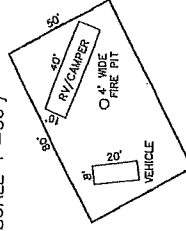


PLOT PLAN: MIDDLE SITES LEGEND

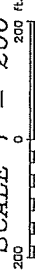
- SHOWER** SHOWER HOUSE W/ WELL
- PARK** PARKING AREA
- SEPTIC** SEPTIC AREA (ELEVATION TAKEN AT GROUND LEVEL)
- EXISTING ROADWAY/TRAIL

SEPTIC SITES #5, 6, 7, & 9 ARE SUITABLE FOR CONVENTIONAL SYSTEMS. SEPTIC SITE #8 IS SUITABLE FOR AT GRADE SYSTEM OR MOUND AS REQUIRED

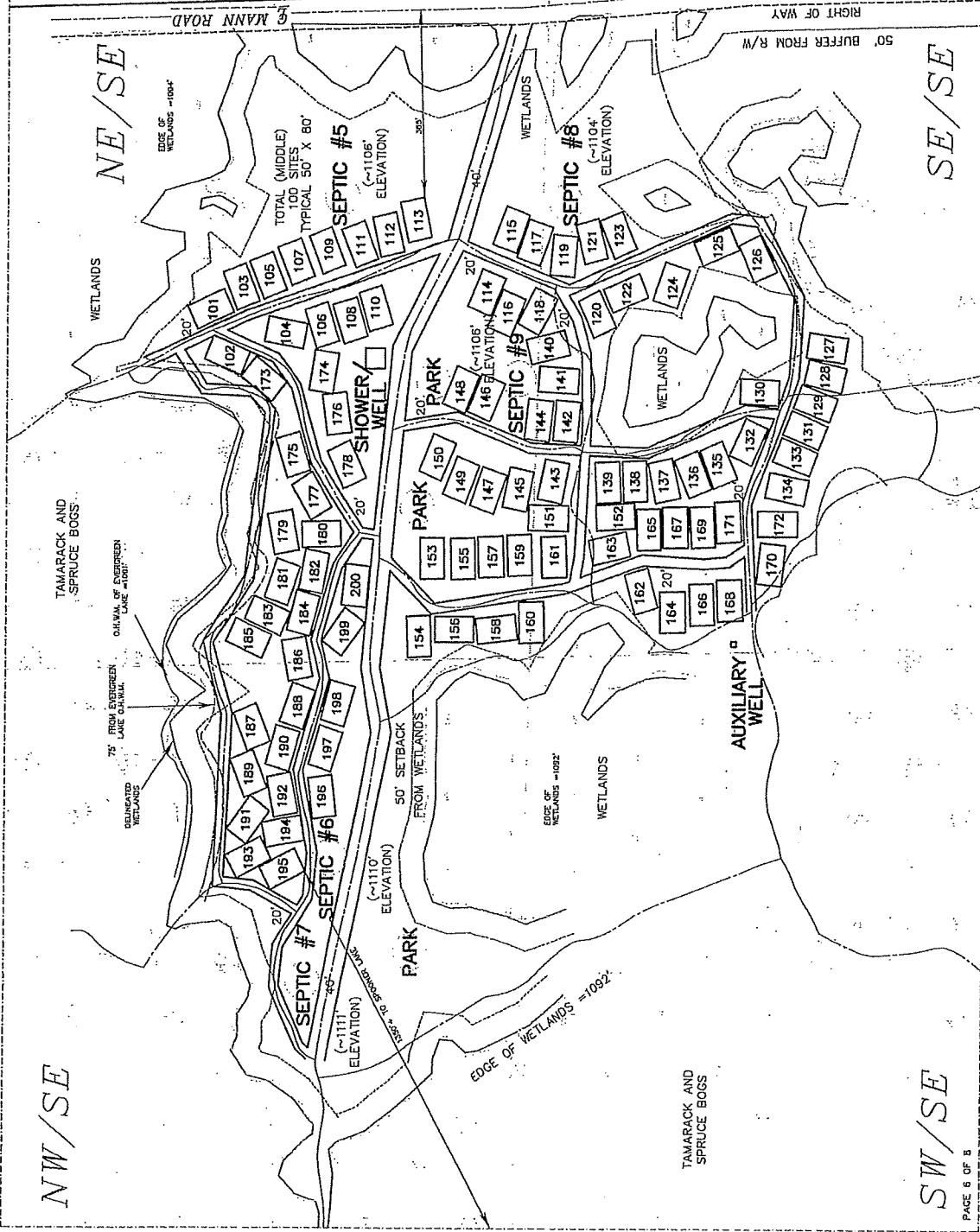
TYPICAL SITE (SCALE 1"=50')



SCALE 1" = 200'



Wagner Surveying Associates, Inc.
26745 Lakeland Avenue N.
P.O. Box 88
Webster, Wisconsin 54983
wagnersurveying@centurytel.net



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September 8, 2021

Dear Washburn County Zoning Committee:

Steve Austin and Michael Hershberger, on behalf of North Camp Properties II, LLC, are the property owners and proposed operators of the requested 200-site campground in the Town of Spooner and we respectfully request your approval for this conditional use permit.

The Committee unanimously approved the CUP for this 200-site campground on February 23, 2021. On July 30, 2021, the Washburn County Board of Adjustments, by a 3-2 margin, did not affirm your unanimous decision to issue the CUP on narrow grounds. We disagree with the BOA's decision, but the BOA believed additional information was required in the permit application before the Committee could approve the CUP. The BOA found the following information was not included on the Plot Plan:

- The Ordinary High Water Mark;
- The locations of wetlands; and
- The location of the proposed septic systems

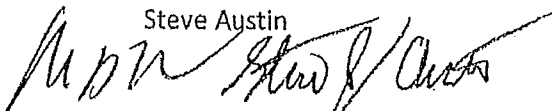
The above information was the main reason for the BOA's refusal to affirm the Committee's decision. There was other information that the BOA believed the Committee did not have when it approved the CUP related to the above information, such as the soil conditions to support septic locations. One BOA member indicated the information he wanted to see was a specific distance measurement from a campsite to the road or to wetlands before he approved the Committee's decision.

Rather than challenge the BOA's decision in court, this revised CUP application fills in the gaps noted by the BOA and provides the Committee the information the BOA thought was missing or desired from the last application. A detailed description of the proposed campground is on the following pages, along with plot plans and other information that we trust will assist the Committee in its decision making.

We look forward to your review and consideration and respectfully request you again approve the CUP as proposed. As property owners in Washburn County, we look forward to continuing our outstanding relationship with Washburn County.

Respectfully submitted,

Steve Austin



Michael Hershberger

Campground Description

Campground Overview

Site Basics

- 200-site seasonal campground on approximately 215 upland acres of property
 - See Plot Plan maps for layout and additional site detail
- Water, 50-amp electrical service and POWTS (Private Onsite Wastewater Treatment Systems)
- Sites will average 50 ft wide x 80 ft deep (see typical site layout in Plot Plans)
 - North Camp is not constructing individual decks or sheds at camp sites – it will be up to individual camper if they want to have a deck or shed and they will have to apply for a land use permit from the County at the time the individual decides he/she wants to construct a deck or shed
- Water will be shut off from late October to May (weather dependent)
- Intend to build 2 storm shelters/shower houses
- Downward facing lighting will be used

Other Site Information Related to Spooner Lake and other Water Bodies/Wetlands

- Located development area based on site elevations, topography, setbacks from OHWM, wetland location, and suitability for septic systems based on soil conditions
- Campsites are more than 1,350 feet from OHWM of Spooner Lake – a significant buffer
- Nearest proposed campsite more than 1,350 feet from WDNR sensitive area in Spooner Lake (see accompany map and measurement)
- Campsites more than 75 feet from OHWM from Evergreen Lake
- Campsites are not located in wetlands, located in upland areas (based on wetland delineation by WDNR assured delineator)
- Campsites more than 50 feet from delineated wetlands, meeting County requirements (25-foot County requirement)
- No boat launch on the site and no on-site boat launch proposed
- 3 miles from the campground to the best, improved landing – in our experience, logistics make it less likely there will be significant boat use or traffic from the campground, especially without landing
- Rules will require any boats to be cleaned and examined from invasive species before launching

Experienced Operators

- Experience of operators Steve Austin and Mike Hershberger
 - Positive economic impacts they've seen from campgrounds – money spent locally and can lead to home/cabin ownership
 - Positive experience and strong support of campers at facilities they run – return campers with waiting lists

- Support from campers at other Austin and Hershberger-run campgrounds (full letter attached)

Our families have been residents of Oak Ridge Campground in one form or another since 1993. Currently my wife and I have become residents and have been for 3 years. We have had an outstanding experience at the campground. We are continuing a family tradition with a new 4th generation experiencing the joys of camping. We have found the campground to be a safe experience for us and our family.

There is no question that the campground rules have been enforced fairly and consistent throughout our stay, I have not experienced any unruly behavior in Oak Ridge Campground. As a Retired Police Officer I have found the campground to be very orderly and safe, for myself and my family. We are parents to a disabled special needs young man and when looking for a campsite, the Oak Ridge Campground managers went out of their way to find a location that was handicapped accessible for us. We have found that all of the campers have completely accepted and welcomed a special needs person into the camp environment. We have found the campground not only to be a safe place, but a fun place for him to explore and learn about the outdoors and socializing.

- On-site professional management and local professional contractors – local engineering firm retained

Campground Regulation

Oversight

- Campgrounds are subject to much oversight – not just a conditional use permit
- State regulations for campgrounds regulated by DATCP – inspections and responsive enforcement
- Earthwork/construction requires WDNR permits and plans (storm water permits and following strict storm water/erosion control standards)
- Sanitary permits for the POWTS
- Are not proposing to fill wetlands to create campsites and cannot fill wetlands without WDNR wetland permit and US Army Corps of Engineers permit
- Community oversight – under a microscope

Rules and Enforcement

- In the last 2 years, there were only 2 calls to Burnett County Sheriff's Dept for all campgrounds in all of Burnett County
 - "There are very few calls to campgrounds their department responds to and if there is a call, it isn't because of criminal behavior, but more to do with a medical issue. Those calls were to DuFour's Campground for missing elderly persons and were both resolved easily." – Burnett County Sheriff Tracy Finch (minutes of June 11, 2021 Burnett County Land Use and Information Committee Campground Work Group meeting)
- Rules at Spooner Lake are for all leases/contracts
- Over 20 rules proposed for campground – require quiet hours, no hunting or fireworks, regulates site maintenance and site use, and boat cleaning requirements
 - Speed Limit on Campground is 5 MPH.
 - You are allowed to access the ATV trail system via the road that runs to Your site subject to local rules and regulations. Operating an ATV anywhere other than on

the road is not allowed. Please be considerate when driving Your ATV on the Campground roads to access the trail system. ATV & golf cart drivers must be at least 16 years of age, hold a current driver's license, and be fully insured to drive on resort property.

- Continual operation of motor vehicles on Campground (does not include necessary travel) is not allowed. Operation of motor vehicles by underage, non-licensed drivers is not allowed, and Campground does not accept responsibility for their safety.
- No unlicensed, unused or non-running vehicles are allowed on Campground. A 20-day grace period will be given after which a \$15 per day charge will be assessed in addition to towing at the Camper's expense.
- Trailers are to be kept in good repair and lots kept clean. Lots are to be raked and cleaned no later than the end of Memorial Day Weekend. If Campground has to mow or pick up refuse in Your lot area, a minimum \$25 charge will be assessed. You are expected to keep Your lot mowed and cleaned.
- Campground must approve all new tenants prior to transferring your trailer. No subletting or renting is allowed without prior written approval. There will be no refunds or prorating of seasonal fees.
- You will be responsible for Your own electric bill. Failure to pay Your electric bill is grounds for termination of this contract.
- You are responsible for removing all invasive species from your boat. You must inspect your boat for invasive species prior to launching Your boat.
- Notify Campground if You have trees to be cut.
- No commercial operations are allowed without permission.
- Quiet time in the park is 10:00 PM to 10:00 AM. Any disrespectful Camper will be asked to leave the park without a refund.
- No fireworks can be discharged in the park
- No hunting or discharging of firearms on premises is allowed.
- All pets are to be on a chain, leash or in a kennel. Pick up after Your pet, put droppings in a plastic bag and dispose of it. Pet noise is to be kept to Your area. You are responsible for Your guest's pets.
- You are responsible for the behavior Your guests. Please see that Your guests are aware of the rules. If Your guests do not follow the rules, they will be required to leave the premises immediately, whether You are present or not. Only one trailer is allowed per site. Additional trailers or guest trailers are not allowed.
- No decks, sheds or additions of any kind is allowed without the written consent of Campground. Campground will identify which sheds are acceptable upon request. You are responsible for any permits, fees, taxes, fines or removal costs that may occur.
- No storage or dumping of hazardous material is allowed.
- No dumping of any wastewater is allowed.
- All garbage must be placed in the dumpster. Campground waste only- do not dispose of electronics, tires, appliances, etc.

- The seasonal camping fee is limited to the sole occupancy of Your trailer and Your immediate family. Your immediate family is defined as You, Your spouse or significant other and all unmarried children.
- You are responsible for any personal property tax that any regulatory body may levy on Your personal goods.
- Seasonal rates apply for the full season. You may access Your trailer in the off season if You will be leasing from Campground the following year, however, the water will be turned off seasonally when freezing weather is a potential at the sole discretion of Campground. This property, being privately owned, You accept camping privileges with the understanding that You hereby release Campground, its officers and employees of all liability for the loss or damage to property and injury to his/her person arising out of his/her use of its camping facilities and agrees to indemnify Campground, its officers and employees, against any claims resulting from loss or damage to property or injury to the person and any member of the family or guest of the camper, arising out of the use of this camping facility.
- Default: If You default in payment of any installment of rent, or breach any of the terms, conditions, and provisions herein contained, the balance of the rent to the end of the camping season shall without notice of demand by Campground, at once become due and payable. In addition, the Camper hereby authorizes and empowers Campground to enter the camp site as needed and without notice, with or without legal process, and thereby terminate the tenant's right to use the site. The Camper also agrees to personally guarantee any payment to Campground and pay reasonable attorney's fees.
- Heavy incentive for guests to follow rules -- rules enforced through ultimate consequence of terminating lease and person giving up their site and seasonal fee paid
 - Giving up seasonal fee is more effective deterrent than a small fine or other action the County might take against a camper through an ordinance
 - Person loses right to use site
 - Person pays costs, including attorney fees
 - We believe our rules and the consequences for not obeying are a significant way to ensure compliance – more punishing than local ordinances
 - If control and bad behavior is concern, let's look at AirBNB – one and done vs. our seasonal use with long-time campers
 - Our seasonal campers are more invested in their sites and ensuring they are good neighbors than Minnesota residents who rent out their cabins to others on a daily basis
- We enforce rules on-site and if someone is not following ordinances when they leave our grounds, we want to know about it
- We want to know about these types of things immediately, not 9 months later
- We'd encourage public to call us if there's a complaint regarding rules/ordinance concern and we'll investigate (Information to include is color of boat or ATV/UTV, make/model, number of people, type of behavior, date and time)

General Zoning Matters

- Washburn County Zoning Code encourages campground uses and defines campgrounds broadly to include proposed CUP
- “These land uses are encouraged by Washburn County because of their importance in providing the general public access to recreational opportunities and the public waters in accord with the Wisconsin Public Trust Doctrine. It is also recognized that such land uses promote tourism and contribute to the general economic welfare of the county.” (Sec. 38-560)
- Campgrounds allowed in RR-2 District as a conditional use (Section 38-583)
 - Campgrounds include “camping sites” which accommodate “camping units between 200-400 sq ft” (Sec. 38-562)
 - Includes “mobile RVs, large camping trailers and park models” (Sec. 38-562)
 - Campgrounds may be any combination of camping sites (Sec. 38-563(4))
- Washburn County permits and has other campgrounds
 - Totogatic Park – County just expanded its own campsite by an additional ~30 sites up to more than 100 sites and committed money to expand the County-run campground on ~ smaller overall site than proposed CUP
 - Anchor Bay (seasonal sites)
 - Brad & Kay’s Campground, LLC (seasonal sites)
 - Highland Park RV Resort (seasonal sites)
 - Long Lake Eastside Campground (seasonal sites)
 - The Pioneer on Long Lake (seasonal sites)
 - Rest EZ Campground (seasonal sites)
 - Rivers Edge Campground (seasonal sites)
 - Rolling Thunder RV/Campground (seasonal sites)
 - Stone Haven RV Park (seasonal sites)
 - Trego Town Park (seasonal sites)
 - Whitetail Ridge Campground & Backwoods Saloon (seasonal sites)

General Zoning Code Application Requirements (Sections 38-521 and 38-512)

- Plot Plans show all information required in application
- Exterior boundaries of property
- Location of existing structures
- Location of POWTS
- Distance from center line of any road
- Distance from OHWM

Relevant Campground Standards (Sec. 38-563)

- Application information (38-563(2))
 - Campground development itself located in proper zoning district -- RR2
 - Detailed description in Plot Plans, this description, and other site information provided

- Accessory structures operator is building are noted in the Plot Plans, e.g., shower house -- operator not building sheds or decks (up to individual camper if any deck or shed will be constructed)
- Valid Permit under Wis. Stat. 254.47 and ATCP 79 (38-563(3))
 - Spooner Lake Campground will obtain the required permit under Wis. Stat. § 254.47 and ATCP 79 prior to operating the campground.
 - Even with Washburn County CUP, cannot operate until state-approved permit obtained.
- Camping Sites Limited to Permitted Campgrounds or Resorts (38-563(4) and (5))
 - Camping sites – as defined in Section 38-562 – will constitute campground
 - Camping sites will only be where permitted by the CUP
 - Camping pads/sites will be gravel, not concrete or other impervious surface
- Road Width No Less than 20 Feet and Unobstructed 15 Feet Overhead (38-563(6))
 - Existing on-site roads/trails will be 20-feet to 40-feet wide (see site plan)
 - Roads will be gravel, not asphalt
 - Trees will be trimmed prior to campground use to ensure 15-foot overhead clearance requirement met
 - Any overgrowth will be trimmed to maintain width and height requirements throughout campground use
- Conforms to Dimensional and Setback Requirements (38-563(7))
 - Campground nestled within large lots located on over 300 acres, with ~ 215 acres upland/non-wetland
 - New structures (e.g., shower houses) are more than 75 feet from OHWMs and 50 feet from wetlands
 - Camping sites
 - More than 1,350 feet from Spooner Lake’s OHWM at closest spot
 - More than 300 feet from residences or roads
 - More than 75 feet from OHWM of Evergreen Lake
 - More than 50 feet from wetlands (25 feet is County standard)
 - Operator not proposing to build sheds or decks – if constructed on camp sites by individual users, will meet setback requirements because no site within 75 feet of OHWMs & 50 feet from wetlands
- Land Use Permits for Sheds, Decks, Sanitary Facilities, Wash Houses, etc. (38-563(9))
 - North Camp is not constructing individual decks or sheds at camp sites – will be up to individual camper if they want to have a deck or shed and they will have to apply for a land use permit from the County
 - Land use permits will be obtained from the County prior to construction of sheds, decks, sanitary facilities, and wash houses
 - Campground rules require guests to get permission from campground before building sheds, decks or other improvements – Campground will need to ensure land use permit obtained prior to granted to construct
- Shoreland and Floodplain (38-563(10))
 - Camping sites and new structures more than 1,350 feet from Spooner Lake

- Not located in floodplain (NR 116)
 - Actual RFE = 1092.5 feet (Regional Flood Elevation)
 - Location of structures begins at ~ 1098 feet ASL, 6 feet above regional flood elevation and outside of floodplain
- NR 115 and County Shoreland Ordinances requirements are met
 - On large lots – 215 total acres of upland area
 - Required setbacks are proposed and will be maintained – camping structures more than 75 feet from OHWM
 - Vegetation requirements, including protective buffers, viewing corridor, and any access pathway requirements in NR 115 and Sec. 38-596 will be followed – not clearing vegetation to create viewing corridor within 50 feet of OHWM
 - Will obtain a County zoning/grading permit or Ch. 30 WDNR permit prior to work due to Evergreen Lake OHWM
 - No grading, filling, or excavating proposed within 300 feet of Spooner Lake
 - No structures higher than 35 feet
 - Meets impervious surface standard (15%) of Sec. 38-598
 - 4,000 square foot camping site (not paved or impervious)
 - 400 square feet gravel pad (maximum) for camper/RV
 - 160 square feet gravel pad for vehicle
 - 14% at each campsite
 - Roads aren't paved
 - Other open areas bring impervious areas well below 15%
- Seasonal Limits (38-563(11))
 - Camping units will remain at site year-round to minimize site disturbance and traffic
 - Camping sites not allowed as a primary residence
 - Water shut off in winter months – approximately late October into early May
- POWTS (38-563(12))
 - POWTS, not transfer tanks, will be used (see site map)
 - Multiple septic systems designed and located to handle campers – not one single septic system – within load limits for each septic system
 - Septic systems will only be used part of the year and will have 5-6 months to rest
 - Will have to meet regulatory requirements before POWTS permits issued
 - Deliberate process to locate potential septic locations in high elevation areas that will meet distance to groundwater requirements before permitted and constructed
 - Soil/perc tests performed by Wisconsin certified soils tester on upper/north sites – soils and depth to groundwater allows septic systems
 - 3 conventional system
 - 1 at grade or mound system
 - Soil/perc tests performed by Wisconsin certified soils tester on the middle sites -- soils and depth to groundwater allows septic systems

- 4 conventional systems
 - 1 at grade or mound system
 - Will be installed by licensed plumber
 - Are located more than 50 feet away from waterbodies to meet state requirements
- County's Minimum Area Standard Met (Density) (38-563(13) and (14))
 - Lower density than other approved campgrounds (e.g., Yellow River site – 36 sites on 14 acres)
 - 215 upland acres yield 2,150 density points, which would allow 1,075 large units under County Ordinance standard
 - Only 200 camping units proposed -- Less than 20% of the maximum density allowed by County Ordinance
 - More than 300 feet of shoreline on Evergreen Lake – meets 38-563(13) minimum shoreline standard

General CUP Standards (Sec. 38-522)

- The location, nature, and size of the proposed use (38-522(1))
 - 200 sites located on over 300-plus acres (215 upland acres) more than meets Ordinance's density standard
 - Meets County Ordinance setback requirements
 - More than 1,350 feet from Spooner Lake at its closest point
 - More than 300 feet from residences
- The size of the site in relation to the proposed use (38-522(2))
 - 200 sites located on over 300-plus acres (215 upland acres) more than meets Ordinance's density standard – less than 20% of maximum capacity
 - 0.66 sites per acre compared to over entire 300-acre-plus site
- The location of the site with respect to existing or future roads giving access to it (38-522(3))
 - Serviced by existing driveways from Mann Road and CTH A
 - Existing driveways will be improved to meet any Town or County width requirements to accommodate campers
- Its compatibility with existing uses on land adjacent thereto (38-522(4))
 - Adjacent lands are used for recreational purposes and or nature-based uses
 - Scattered residential uses more than 300 feet from camping sites
 - Campground is in zoning districts (RR-1 and RR-2) that are compatible with nearby residential uses
 - Vast majority of site undisturbed and significant buffers between camp sites, Spooner Lake, and other land uses

- Its compatibility with the immediate and surrounding environment and the possibility for reclamation, if needed (38-522(5))
 - Meets or will meet environmental requirements at county and state
 - Camping sites, buildings, septic, and roads preserve existing wetlands –no proposed wetland fill from campsites, buildings, or septic
 - Significant setback from Spooner Lake – camping sites outside shoreland zoning area for Spooner Lake – more than 1,350 feet away from “sensitive” areas in Spooner Lake

- Its impact upon and harmony with the future environment and the future development of the district (38-522(6))
 - Setbacks more than met from OHWM and wetlands
 - Wetland delineation from WDNR-assured delineator shows campsites’ development is outside wetland areas
 - No proposed wetland fill from campsites, buildings, and septic – meet setback requirement– wetlands maintained to preserve water retention and filtration, and other functional values – wetlands before Spooner Lake provides water filtration (see WDNR’s description of wetland functional values)
 - WDNR assured delineator delineated the extent of wetlands where project occurring to ensure wetlands not filled and setbacks met
 - Other environmental standards met and will be met by obtaining storm water permits and sanitary permits – new functioning and properly maintained sanitary sewer should have no adverse impact on watershed (agree to regularly pump septic system at least once every 3 years as required by County Ordinances (Sec. 74-67))
 - Soils testing confirms suitability for septic systems at the site

- Existing topographic and drainage features and vegetative cover (38-522(7))
 - Thick existing vegetative cover between campsites and property boundaries
 - Minimal vegetation disturbance and wetlands and vegetation between campsites and Spooner Lake maintained and preserved through proposal
 - Topographic map and wetland delineation map shows sites placed at higher elevations, outside wetlands and floodplain
 - Soils and elevations suitable for septic systems

- Its relationship to the public interest and the purpose and intent of this article (38-522(8))
 - Protects and secures health, morals, life, safety, and welfare of public and property
 - Meets ordinance standards
 - Campground use is consistent with County promotion of these types of uses
 - Additional regulatory oversight from state and local officials in addition to zoning requirements

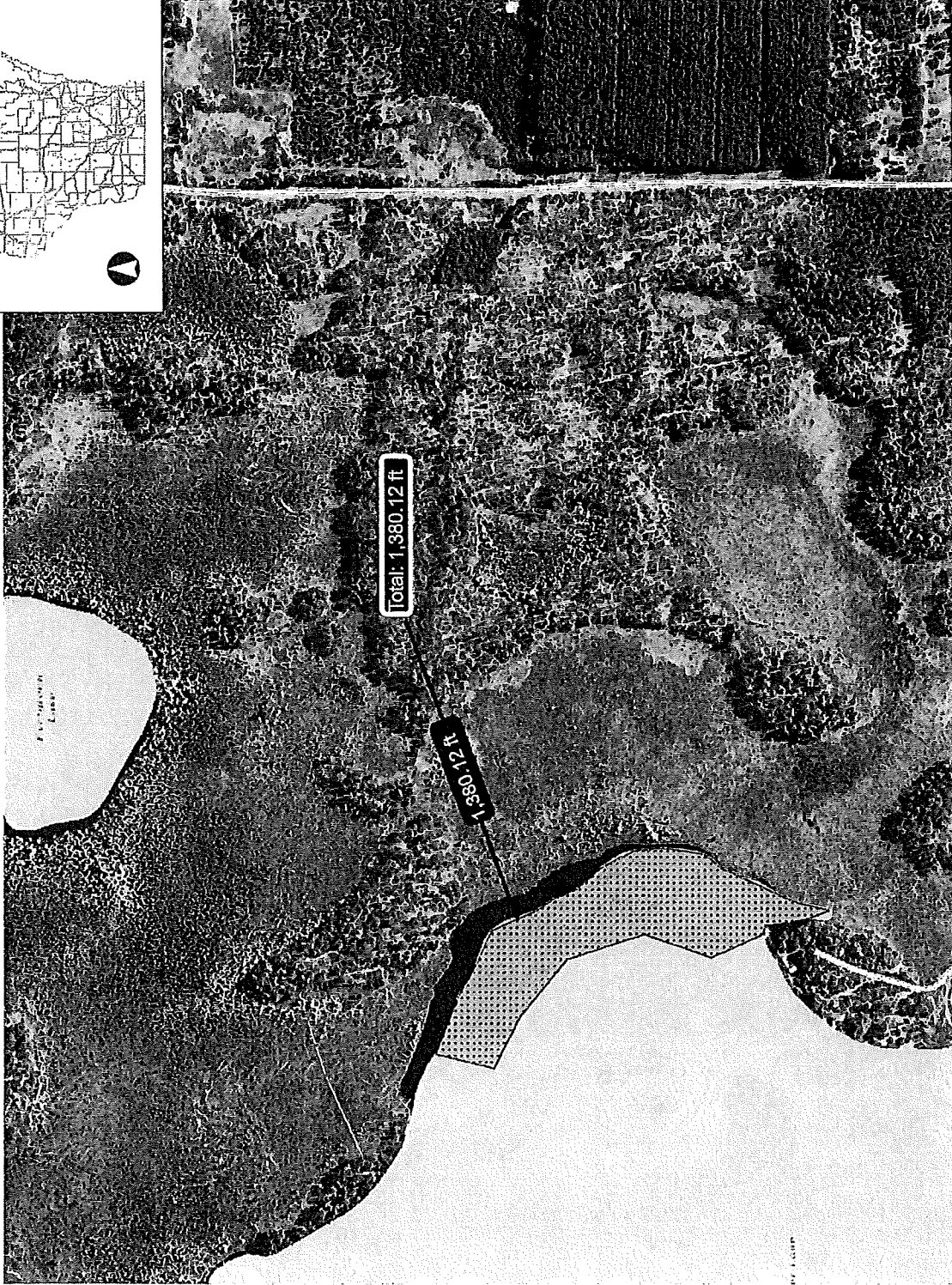
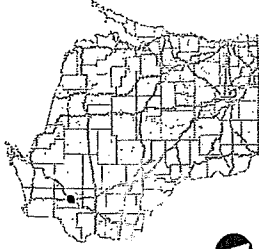
- Strict campground rules provide additional safeguards
- On-site professional management
- Each site connected to POWTS and soils suitable for POWTS per certified soils tester
- Encourages the use of lands and natural resources in Washburn County in accordance with their character and adaptability
 - Allows people to experience the beauty of Washburn County
 - Zoning ordinances encourage campgrounds in these districts
 - Compatible use in the RR-2 zoning district
 - Developed to retain rural character with thick vegetative buffers and campground rules to minimize potential impacts
 - Local professional contractors to be used to maintain grounds
- Promotes orderly development
 - Well-designed, specific site plan developed with systematic, planned development
 - Minimizes vegetation disruption and maintains vegetative buffers
- Prevent highways from economic suffocation by encroaching uses
 - Camping sites are set back from the highway and separated by vegetated buffers
 - Campground is seasonal
 - Multiple access routes provide flexibility to adjust to traffic concerns, if needed
 - No anticipated adverse traffic impacts (based on review by Highway Commissioner Danielsen – see attached February 22, 2021 email)
 - CTH A has an estimated average daily traffic count of 820 (as of 2019) at CTH A and 53 intersection
 - Ross Baker, the WisDOT Traffic Engineer responsible for Washburn County discussed the impacts of up to 200 cars per hour during peak traffic time frames at the intersection (beyond our anticipated volumes)
 - Mr. Baker indicated that the NB USH 53 right turn lane and SB USH 53 left turn lane should be of adequate length to handle turning movements from USH 53 and prevent queueing on USH 53 with the additional traffic
 - There should also not be a significant impact to CTH A traffic entering USH 53
- Preserves land values and ensures a quality environment for future generations
 - Sales data does not support speculation about reduced property values
 - Local appraisers do not lower assessed values due to location near campground
 - Burnett County Land Use and Information Committee invited Assessor Robert Pardun to its Campground Work Group meeting – “To date there is no evidence living next to or near a campground diminishes property values. He presented evidence from a couple recent property sales next

to a campground, and the value had not decreased in the least bit.”
(minutes of May 7, 2021 Burnett County Land Use and Information
Committee Campground Work Group meeting)

- Significant setbacks from neighboring properties and Spooner Lake (out of sight)
- Meets ordinance standards that allow campgrounds in this type of area and zoning district
- Environmental protections in place, setbacks followed, and proper WDNR permits will be obtained prior to site work
- Camp rules further minimize potential impacts regarding sound and other potential concerns
- Creates higher and better use for the property – sits vacant otherwise – and positive economic impact from seasonal campers with vested interest in the area doesn't occur
- No campsites in the wetlands
- Soils testing supports all of the POWTS at this location



WDNR Sensitive Areas



Total: 1,380.12 ft

1,380.12 ft

0.3 Miles

0 0.13

0.3

NAD_1983_HARN_Wisconsin_TM

1: 7,920

DISCLAIMER: The information shown on these maps has been obtained from various sources, and are of varying age, reliability and resolution. These maps are not intended to be used for navigation, nor are these maps an authoritative source of information about legal land ownership or public access. No warranty, expressed or implied, is made regarding accuracy, applicability for a particular use, completeness, or legality of the information depicted on this map. For more information, see the DNR Legal Notices web page: <http://dnr.wi.gov/legal/>

Legend

- PNW-ASNRI Sensitive Areas of Lakes
- PNW-ASNRI Wild and Scenic Rivers
- PNW-ASNRI Outstanding and Exceptional Streams
- PNW-ASNRI Trout Streams
- PNW-ASNRI Wild Rice Streams
- PNW-ASNRI Outstanding and Exceptional Lakes
- PNW-ASNRI Special Area Management Plan Streams
- PNW-ASNRI Special Wetlands Inventory Study Streams
- PNW-ASNRI Coastal Wisconsin Wetlands Streams
- PNW-ASNRI Special Area Management Plan Areas
- PNW-ASNRI Special Wetlands Inventory Study Areas
- PNW-ASNRI Coastal Wisconsin Wetlands Areas
- PNW-ASNRI Wild Rice Areas
- PNW-ASNRI Trout Spring Ponds
- PNW-ASNRI State Natural Areas
- Municipality
- State Boundaries
- County Boundaries
- Major Roads
- Interstate Highway
- State Highway
- US Highway

Notes

Michael J. Bahneman

726 Orange Street, Hudson, WI 54016
(715) 410-0443

January 30, 2021

Town of Webb Lake, WI
31000 Namekagon Road
Webb Lake, WI 54830

Norman Bickford - Chair, Craig Conroy - Vice Chair, Chuck Awe, Chuck Anderson, James Pearson, Brent Bloomberg, Jim Paden, Jason Towne – Zoning Administrator and Don Taylor – Chair of Supervisors

RE: Expansion of Webb Lake Campground (CUP20-54)
Delivered via email to: jtowne@burnettcounty.org

Dear Land Use and Information Committee:

We are writing today to express our support to CUP 20-54 pertaining to the expansion of the Webb Lake Campground by 30 campsites.

Our families have been residents of Oak Ridge Campground in one form or another since 1993. Currently my wife and I have become residents and have been for 3 years. We have had an outstanding experience at the campground. We are continuing a family tradition with a new 4th generation experiencing the joys of camping. We have found the campground to be a safe experience for us and our family.

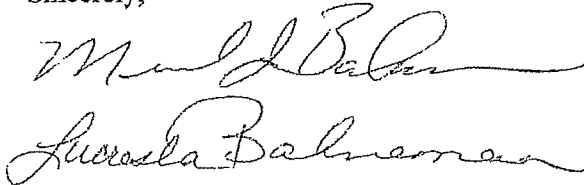
There is no question that the campground rules have been enforced fairly and consistent throughout our stay, I have not experienced any unruly behavior in Oak Ridge Campground. As a Retired Police Officer I have found the campground to be very orderly and safe, for myself and my family. We are parents to a disabled special needs young man and when looking for a campsite, the Oak Ridge Campground managers went out of their way to find a location that was handicapped accessible for us. We have found that all of the campers have completely accepted and welcomed a special needs person into the camp environment. We have found the campground not only to be a safe place, but a fun place for him to explore and learn about the outdoors and socializing.

We have made many new friends in the Webb Lake Area. We buy our groceries, gas, propane and fishing supplies in Burnett County and go out to eat very often. We love our neighbors and love it here. We also enjoy the beautiful woods and water in Burnett County.

We are very taken back by the comments that we have read from some of the people opposing the Webb Lake campground expansion regarding the false statements against us campers at Oak Ridge. We take pride in following the rules, keeping the campground clean and protecting the environment. We have not witnessed any of the alleged poor behavior that was suggested in some of the letters. The allegations are simply not true. If we don't follow the rules, the consequences are severe. We think the campground experience is good for people and the campground offers us the ability to experience the beauty of the area.

We support the campground expansion. In the past we have camped at many other campgrounds and have seen how they are operated and the problems they have. We can say, with experience, that clearly Steve Austin and his team run Oak Ridge to a very high standard, we're confident they will run Webb Lake campground at the same high standard.

Sincerely,

The image shows two handwritten signatures in cursive. The top signature is 'Michael Bahneman' and the bottom signature is 'Lucinda Bahneman'. Both are written in dark ink on a white background.

Mr. & Mrs. Michael Bahneman
Oak Ridge Campground Resident Lot 45b

Cc: Steve Austin

From: "Danielsen, Brian" <bdaniels@co.washburn.wi.us>
Date: February 22, 2021 at 4:08:38 PM CST
To: Chris Thompson <ctbensoonthompson@gmail.com>
Subject: Traffic at the CTH A and USH 53 Intersection

Chris

Per your request, I looked at the traffic impacts to the CTH A East and USH 53 Intersection due to increased traffic that will be generated from a proposed campground on Spooner Lake. Currently, CTH A has an estimated average daily traffic count of 820 (as of 2019) at this location. I would assume for a campground, your peak traffic volumes would be Friday afternoon and Sunday morning when campers are driving to and driving from the campground. If there were 2 cars per site, that would be an additional 400 cars entering or exiting the site. All cars would not enter or exit at the same time, so I am estimating a 4 hour window for the additional cars to enter or leave the campground. 400 cars divided by 4 hours would equal an additional 100 cars per hour. During special event or holiday weekends, the traffic would increase to say 200 per hour.

After looking at the rough numbers, I contacted Ross Baker, the WisDOT Traffic Engineer responsible for Washburn County and discussed the impacts of up to 200 cars per hour during peak traffic timeframes at the intersection. Ross indicated that the NB USH 53 right turn lane and SB USH 53 left turn lane should be of adequate length to handle turning movements from USH 53 and prevent queueing on USH 53 with the additional traffic. There should also not be a significant impact to CTH A traffic entering USH 53. There may be queueing for short periods of CTH A during periods of high traffic on USH 53 in the summer, but for the most part, impact shouldn't be significant.

The Highway and Dam Committee and WisDOT had a similar inquiry into intersection safety due to increased traffic from a campground expansion in 2019. The Washburn County Forestry Department is expanding the Totagatic Park Campground in Minong an additional 30 sites. A request was made by the Highway and Dam Committee to WisDOT to determine if a bypass lane should be constructed on EB STH 77 at CTH I due to the increase in camper traffic. WisDOT determined that the impact for the additional traffic going to the park did not warrant adding a bypass lane.

Thanks

Brian Danielsen, P.E.
Washburn County Highway Commissioner
Desk Phone: 715-635-4486

National Flood Hazard Layer FIRMette



91°48'55"W 45°51'5"N



0 250 500 1,000 1,500 2,000 Feet 1:6,000

Basemap: USGS National Map: Orthoimagery: Data refreshed October, 2020

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

- SPECIAL FLOOD HAZARD AREAS**
- Without Base Flood Elevation (BFE) Zone A, V, A99
 - With BFE or Depth Zone AE, AO, AP, VE, AF
 - Regulatory Floodway
 - 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
 - Future Conditions 1% Annual Chance Flood Hazard Zone X
 - Area with Reduced Flood Risk due to Levee. See Notes, Zone X
 - Area with Flood Risk due to Levee Zone D

- OTHER AREAS OF FLOOD HAZARD**
- NO SCREEN Area of Minimal Flood Hazard Zone X
 - Effective LOMRs
 - Area of Undetermined Flood Hazard Zone D
 - Channel, Culvert, or Storm Sewer
 - Levee, Dike, or Floodwall

- GENERAL STRUCTURES**
- 20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
 - 17.5 Coastal Transect
 - 8 Base Flood Elevation Line (BFE)
 - 51 Limit of Study
 - Jurisdiction Boundary
 - Coastal Transect Baseline
 - Profile Baseline
 - Hydrographic Feature

- OTHER FEATURES**
- Digital Data Available
 - No Digital Data Available
 - Unmapped

MAP PANELS

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 9/9/2021 at 11:02 AM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

National Flood Hazard Layer FIRMette



91°49'9"W 45°51'31"N



91°48'32"W 45°51'6"N

022



Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS	Without Base Flood Elevation (BFE) Zone A, V, A99
	With BFE or Depth Zone AE, AO, AH, VE, AR Regulatory Floodway
	0.2% Annual Chance Flood Hazard, Area of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
	Future Conditions, 1% Annual Chance Flood Hazard Zone X
OTHER AREAS OF FLOOD HAZARD	Area with Reduced Flood Risk due to Levee, See Notes, Zone X
	Area with Flood Risk due to Levee Zone D
OTHER AREAS	NO SCREEN Area of Minimal Flood Hazard Zone X
	Effective LOMRs
	Area of Undetermined Flood Hazard Zone
GENERAL STRUCTURES	Channel, Culvert, or Storm Sewer
	Levee, Dike, or Floodwall
OTHER FEATURES	Cross Sections with 1% Annual Chance
	Water Surface Elevation
	Coastal Transect
	Base Flood Elevation Line (BFE)
	Limit of Study
	Jurisdiction Boundary
	Coastal Transect Baseline
	Profile Baseline
	Hydrographic Feature
MAP PANELS	Digital Data Available
	No Digital Data Available
	Unmapped

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards. The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 9/8/2021 at 5:32 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time. This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

SOIL EVALUATION REPORT

In accordance with SPS 385, Wis. Adm. Code

Attach complete site plan on paper not less than 8 1/2 x 11 inches in size. Plan must include, but not limited to: vertical and horizontal reference point (BM), direction and percent slope, scale or dimensions, north arrow, and location and distance to nearest road.

Please print all information.

Personal information you provide may be used for secondary purposes (Privacy Law, s. 15.04(1)(m)).

County Washburn	
Parcel I.D. 65-034-2-39-12-23-1 02-000-001000	
Reviewed by	Date

Property Owner North Camp properties II LLC				Property Location Govt. Lot NW 1/4 NE 1/4 S 23 T 39 N R 12 E (or) W			
Property Owner's Mailing Address 3142 W Webb Lake Dr				Lot #	Block #	Subd. Name or CSM#	
City Webb Lake	State WI	Zip Code 54830	Phone Number ()	<input type="checkbox"/> City	<input type="checkbox"/> Village	<input checked="" type="checkbox"/> Town	Nearest Road Spooner W 5499 County Road A

New Construction Use: Residential/Number of bedrooms _____ Code derived design flow rate _____ GPD
 Replacement Public or commercial - Describe: 32 Site Campground
 Parent material Loamy alluvium underlain by stratified sandy and gravelly outwash Cress Series Flood Plan elevation if applicable _____ ft.
 General comments and recommendations: Site #1

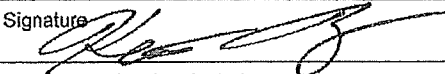
1 Boring # Boring Pit Ground surface elev. 101.5 ft. Depth to limiting factor 84 in.

Horizon	Depth In.	Dominant Color Munsell	Redox Description Qu. Az. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	Soil Application Rate	
									GPD/Ft ²	
									*Eff#1	*Eff#2
1	0-13	10YR 3/2		ls	0sg	ml	aw	3m	0.7	1.6
2	13-28	10YR 4/4		CB/GR ls	0sg	ml	as	2f	0.7	1.6
3	28-41	10YR 4/4		s	0sg	ml	cw	1vf	0.7	1.6
4	41-84	7.5YR 4/4		s	0sg	ml			0.7	1.6

2 Boring # Boring Pit Ground surface elev. 101.6 ft. Depth to limiting factor 80 in.

Horizon	Depth In.	Dominant Color Munsell	Redox Description Qu. Az. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	Soil Application Rate	
									GPD/Ft ²	
									*Eff#1	*Eff#2
1	0-4	10YR 2/1		sl	2msbk	ml	cw	3f	0.6	1.0
2	4-25	10YR 4/4		CB/GR ls	0sg	ml	cw	3f	0.7	1.6
3	25-41	10YR 5/4		s	0sg	ml	as	1vf	0.7	1.6
4	41-45	10YR 5/4		co s	0sg	ml	as		0.7	1.6
5	45-55	7.5YR 4/4		s	0sg	ml	cw		0.7	1.6
6	55-63	7.5YR 4/4		GR s	0sg	ml	cw		0.7	1.6
7	63-80	7.5YR 5/3		s	0sg	ml			0.7	1.6

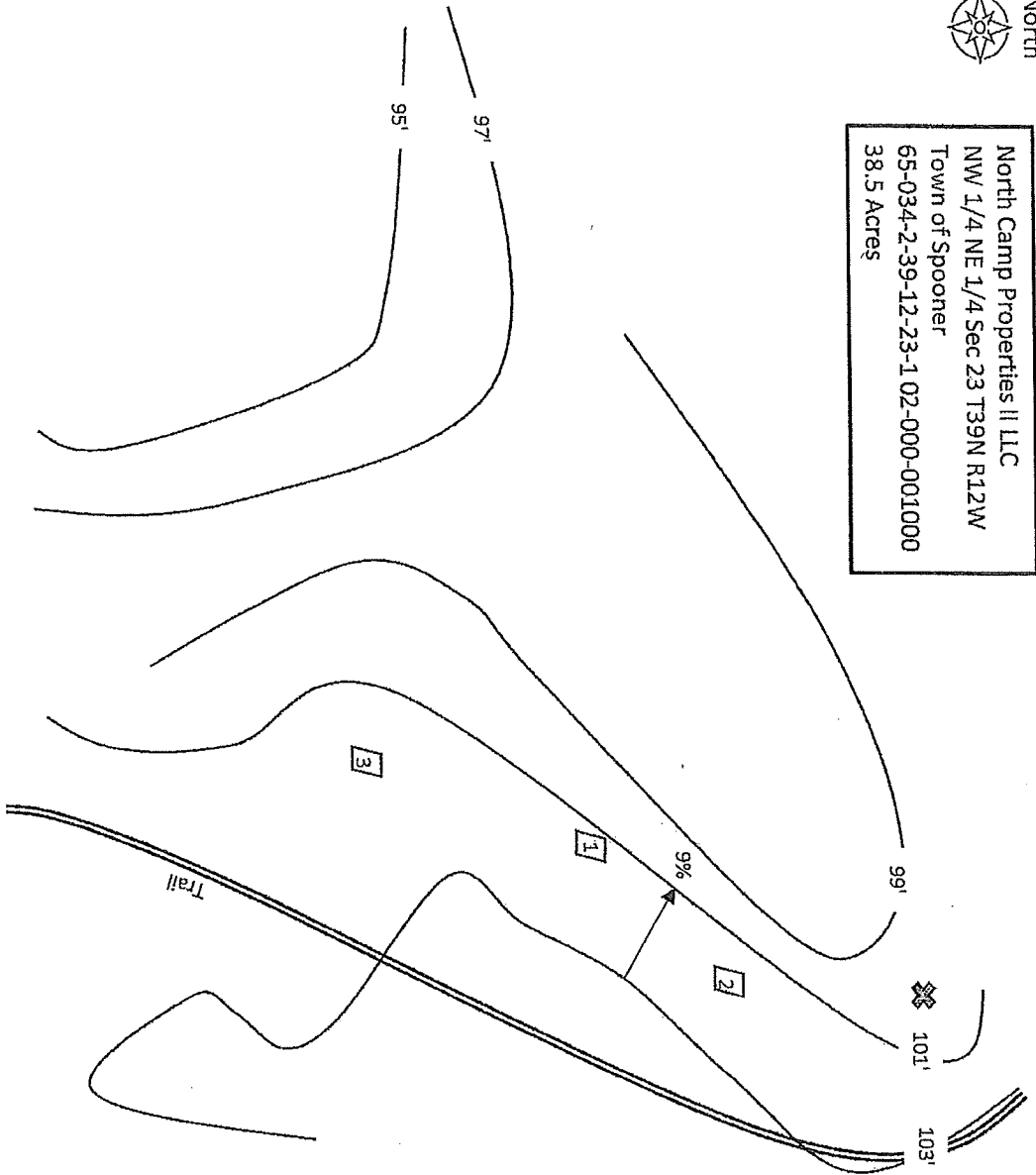
* Effluent #1 = BOD, > 30 ≤ 220 mg/L and TSS > 30 ≤ 150 mg/L * Effluent #2 = BOD, > 30 ≤ 220 mg/L and TSS > 30 ≤ 150 mg/L

CST Name (Please Print) Keith Wiley	Signature 	CST Number 654921
Address 11623 E. Larson Dr Lake Nebagamon, WI 54849	Date Evaluation Conducted 6/1/2021 (P.Cloudy)	Telephone Number 218-451-2611

North Camp Properties II LLC
Site # 1

Soil Report Plot Plan

North Camp Properties II LLC
NW 1/4 NE 1/4 Sec 23 T39N R12W
Town of Spooner
65-034-2-39-12-23-1 02-000-001000
38.5 Acres



✠ Benchmark = nail w/orange ribbon in 12" pine tree
Elev = 100'

Scale
1:40

NOTES:

- No well at time of test



SOIL EVALUATION REPORT

In accordance with SPS 385, Wis. Adm. Code

Attach complete site plan on paper not less than 8 1/2 x 11 inches in size. Plan must include, but not limited to: vertical and horizontal reference point (BM), direction and percent slope, scale or dimensions, north arrow, and location and distance to nearest road.

Please print all information.

Personal information you provide may be used for secondary purposes (Privacy Law, s. 15.04(1)(m)).

County Wasburn	
Parcel I.D. 65-034-2-39-12-23-1 02-000-001000	
Reviewed by	Date

Property Owner North Camp Properties II LLC				Property Location Govt. Lot SW 1/4 NE 1/4 S 23 T 39 N R 12 E (or) W			
Property Owner's Mailing Address 3142 W Webb Lake Dr				Lot #	Block #	Subd. Name or CSM#	
City Webb Lake	State WI	Zip Code 54830	Phone Number ()	<input type="checkbox"/> City	<input type="checkbox"/> Village	<input checked="" type="checkbox"/> Town Spooner	Nearest Road W 5499 County Road A

New Construction Use: Residential / Number of bedrooms _____ Code derived design flow rate 1440 GPD
 Replacement Public or commercial - Describe: 32 Site Campground
 Parent material Loamy alluvium underlain by stratified sandy and gravelly outwash Flood Plan elevation if applicable _____ ft.
 General comments and recommendations: Site #2

1 Boring # Boring Pit Ground surface elev. 98.9 ft. Depth to limiting factor 102 in.

Horizon	Depth In.	Dominant Color Munsell	Redox Description Qu. Az. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	Soil Application Rate	
									GPD/Ft ²	
									*Eff#1	*Eff#2
1	0-5	10YR 3/2		ls	0sg	ml	cw	3m	0.7	1.6
2	5-18	10YR 4/4		ls	0sg	ml	aw	2m	0.7	1.6
3	18-39	10YR 4/4		VGR s	0sg	ml	aw	1vf	0.7	1.6
4	39-65	10YR 4/6		co s	0sg	ml	cw		0.7	1.6
5	65-102	7.5YR 5/4		s	0sg	ml			0.7	1.6

2 Boring # Boring Pit Ground surface elev. 97.9 ft. Depth to limiting factor 104 in.

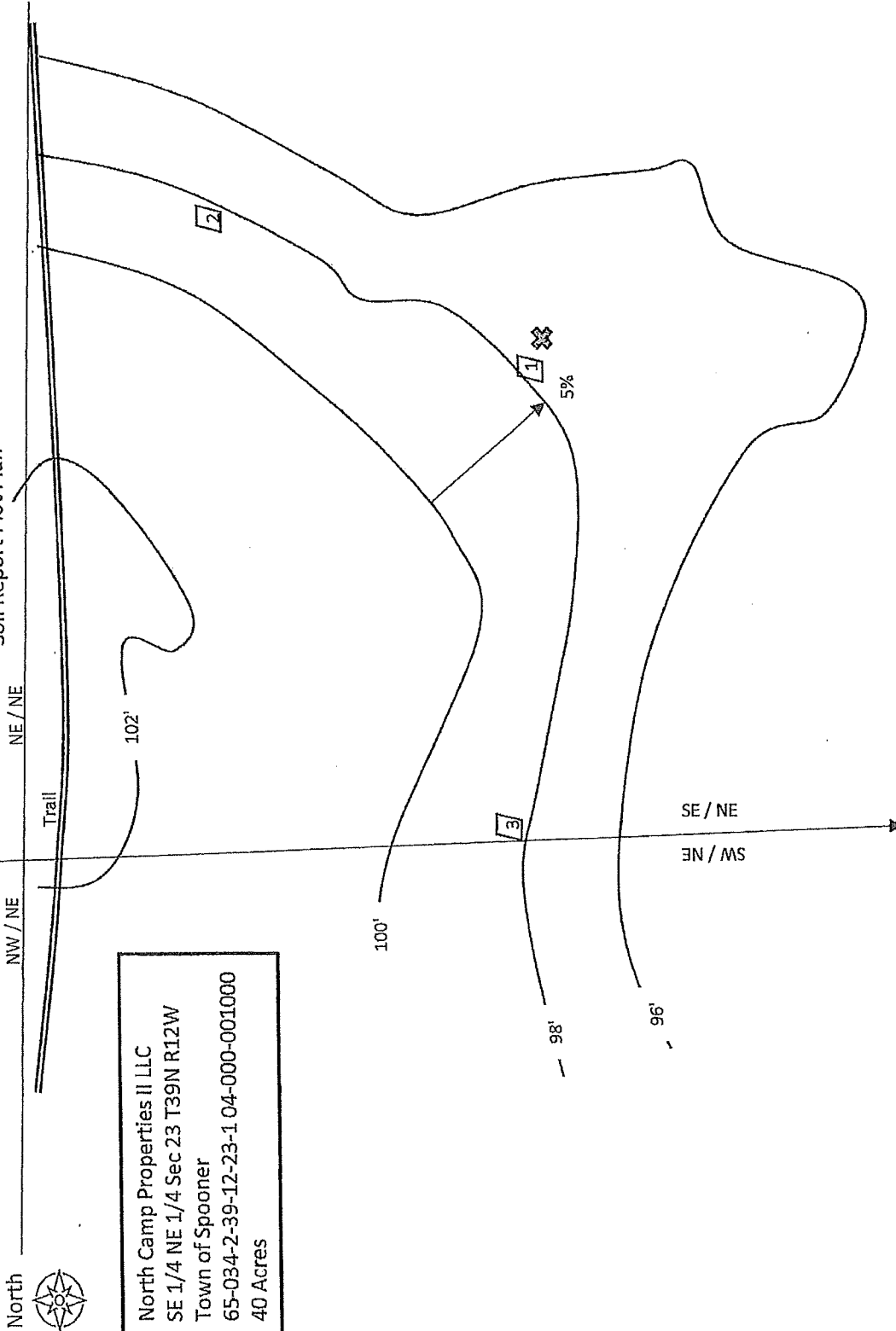
Horizon	Depth In.	Dominant Color Munsell	Redox Description Qu. Az. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	Soil Application Rate	
									GPD/Ft ²	
									*Eff#1	*Eff#2
1	0-7	10YR 2/2		ls	0sg	ml	cw	3m	0.7	1.6
2	7-16	10YR 4/3		ls	0sg	ml	cw	2m	0.7	1.6
3	16-32	10YR 4/3		s	0sg	ml	aw	1vf	0.7	1.6
4	32-67	10YR 4/4		VGR co s	0sg	ml	aw		0.7	1.6
5	67-93	10YR 4/4		co s	0sg	ml	cw		0.7	1.6
6	93-104	7.5YR 5/4		s	0sg	ml			0.7	1.6

* Effluent #1 = BOD, > 30 ≤ 220 mg/L and TSS > 30 ≤ 150 mg/L * Effluent #2 = BOD, > 30 ≤ 220 mg/L and TSS > 30 ≤ 150 mg/L

CST Name (Please Print) Keith Wiley	Signature 	CST Number 654921
Address 11623 E. Larson Dr Lake Nebagamon, WI 54849	Date Evaluation Conducted 6/1/2021 (M. Sunny)	Telephone Number 218-451-2611

North Camp Properties II LLC
Site # 2

Soil Report Plot Plan



North Camp Properties II LLC
SE 1/4 NE 1/4 Sec 23 T39N R12W
Town of Spooner
65-034-2-39-12-23-1 04-000-001000
40 Acres

☒ Bench Mark = Nail w/orange ribbon in poplar tree
Elev = 100'
Scale 1:40

NOTES:
- No well at time of test

SOIL EVALUATION REPORT

In accordance with SPS 385, Wis. Adm. Code

Attach complete site plan on paper not less than 8 1/2 x 11 inches in size. Plan must include, but not limited to: vertical and horizontal reference point (BM), direction and percent slope, scale or dimensions, north arrow, and location and distance to nearest road.

County Washburn	
Parcel I.D. 65-034-2-39-12-23-1 01-000-004000	
Reviewed by	Date

Please print all information.

Personal information you provide may be used for secondary purposes (Privacy Law, s. 15.04(1)(m)).

Property Owner North Camp Properties II LLC				Property Location Govt. Lot Pt. NE 1/4 NE 1/4 S 23 T 39 N R 12 E (or) W			
Property Owner's Mailing Address 3142 W Webb Lake Dr				Lot #	Block #	Subd. Name or CSM#	
City Webb Lake	State WI	Zip Code 54830	Phone Number ()	<input type="checkbox"/> City	<input type="checkbox"/> Village	<input checked="" type="checkbox"/> Town Spooner	Nearest Road W 5499 County Road A

New Construction Use: Residential/Number of bedrooms _____ Code derived design flow rate 1440 GPD

Replacement Public or commercial - Describe: 32 Site Campground

Parent material Loamy alluvium underlain by stratified sandy and gravelly outwash Flood Plan elevation if applicable _____ ft.

General comments and recommendations: Site # 3

1 Boring # Boring Pit Ground surface elev. 98.5 ft. Depth to limiting factor 49 in.

Horizon	Depth In.	Dominant Color Munsell	Redox Description Qu. Az. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	Soil Application Rate	
									GPD/FT ²	
									*Eff#1	*Eff#2
1	0-10	10YR 2/1		ls	0sg	ml	cw	2vf		
2	10-49	7.5YR 5/4		s	0sg	ml	aw	1f		
3	49-57	7.5YR 4/4	cmd 2.5YR 4/6	co s	0sg	ml	aw			
4	57-72	7.5YR 5/3	cmd 5YR 4/4	s	0sg	ml				

2 Boring # Boring Pit Ground surface elev. 96.7 ft. Depth to limiting factor 44 in.

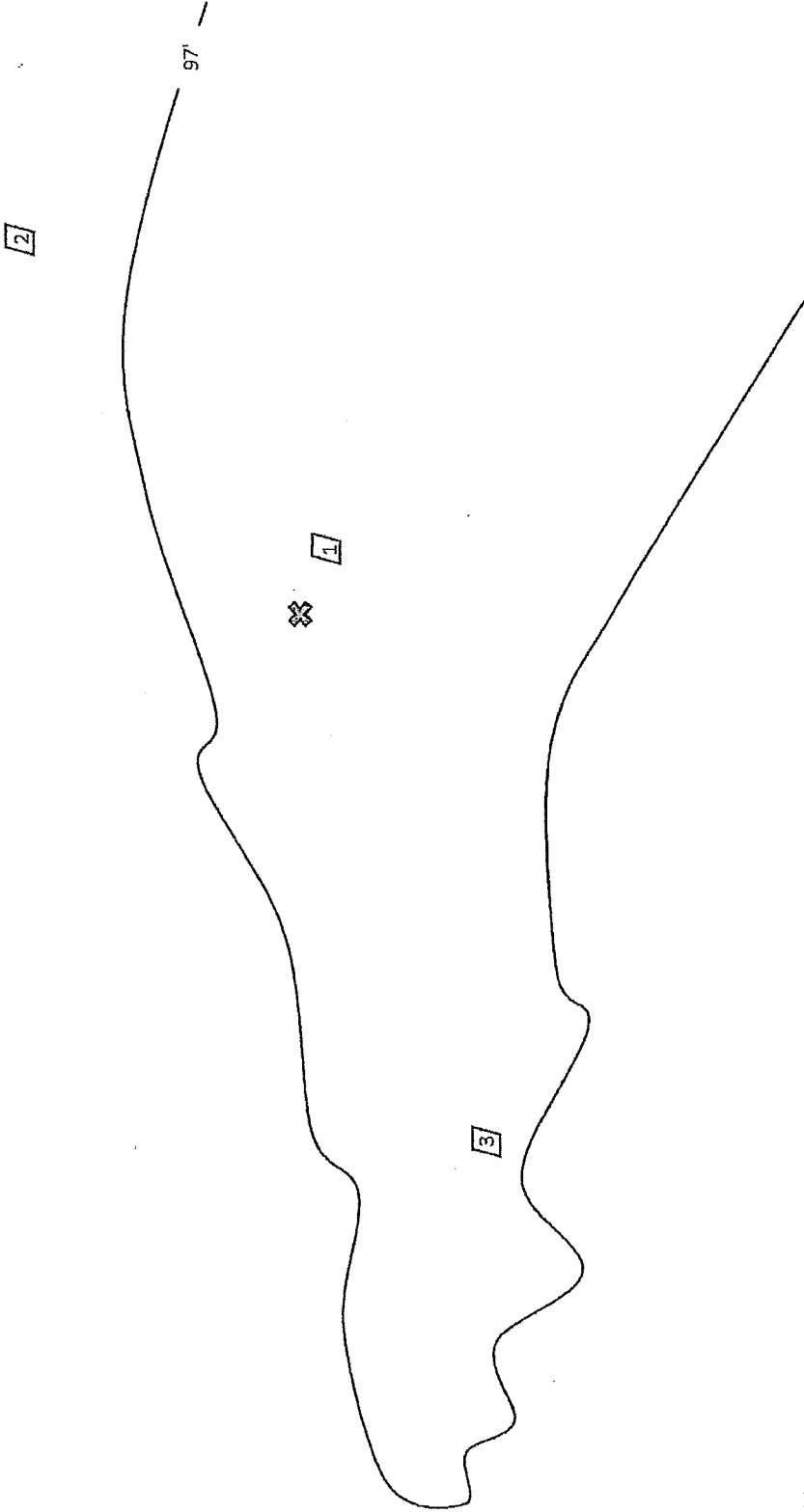
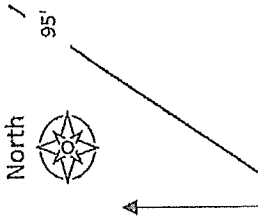
Horizon	Depth In.	Dominant Color Munsell	Redox Description Qu. Az. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	Soil Application Rate	
									GPD/FT ²	
									*Eff#1	*Eff#2
1	0-12	10YR 2/1		ls	0sg	ml	cw	3vf		
2	12-29	7.5YR 5/4		s	0sg	ml	aw	1vf		
3	29-44	7.5YR 4/4		FGR s	0sg	ml	aw			
4	44-66	7.5YR 4/3	fmd 2.5YR 4/6	s	0sg	ml				

* Effluent #1 = BOD, > 30 ≤ 220 mg/L and TSS > 30 ≤ 150 mg/L * Effluent #2 = BOD, > 30 ≤ 220 mg/L and TSS > 30 ≤ 150 mg/L

CST Name (Please Print) Keith Wiley	Signature 	CST Number 654921
Address 11623 E. Larson Dr. Lake Nebagamon, WI 54849	Date Evaluation Conducted 6/22/2021	Telephone Number 218-451-2611

North Camp Properties II LLC
 Site # 3
 Soil Report Plot Plan

North Camp Properties II LLC
 Pt NE 1/4 NE 1/4 Sec 23 T 39N R12W
 Town of Spooner
 65-034-2-39-12-23-1 01-000-004000
 22 Acres



✕ Bench Mark = nail w/ orange ribbon in pine tree
 Elev = 100'

Scale 1:40

NOTES:

- No well at time of test

SOIL EVALUATION REPORT

In accordance with SPS 385, Wis. Adm. Code

Attach complete site plan on paper not less than 8 1/2 x 11 inches in size. Plan must include, but not limited to: vertical and horizontal reference point (BM), direction and percent slope, scale or dimensions, north arrow, and location and distance to nearest road.

Please print all information.

Personal information you provide may be used for secondary purposes (Privacy Law, s. 15.04(1)(m)).

County Washburn	
Parcel I.D. 65-034-2-39-12-23-1 02-000-001000	
Reviewed by	Date

Property Owner North Camp Properties II LLC				Property Location Govt. Lot NW 1/4 NE 1/4 S 23 T 39 N R 12 E (or) W			
Property Owner's Mailing Address 3142 W Webb Lake Dr				Lot #	Block #	Subd. Name or CSM#	
City Webb Lake	State WI	Zip Code 54830	Phone Number ()	<input type="checkbox"/> City	<input type="checkbox"/> Village	<input checked="" type="checkbox"/> Town Spooner	Nearest Road W 5499 County Road A

New Construction Use: Residential / Number of bedrooms _____ Code derived design flow rate 1440 GPD
 Replacement Public or commercial - Describe: 32 Site Campground
 Parent material Loamy alluvium underlain by stratified sandy and gravelly outwash Flood Plan elevation if applicable _____ ft.
 General comments and recommendations: Site # 4

1 Boring # Boring Pit Ground surface elev. 98.2 ft. Depth to limiting factor 80 in.

Horizon	Depth In.	Dominant Color Munsell	Redox Description Qu. Az. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	Soil Application Rate	
									GPD/Ft ²	
									*Eff#1	*Eff#2
1	0-9	10YR 2/1		ls	0sg	ml	cw	2m/1c o	0.7	1.6
2	9-20	7.5YR 4/4		s	0sg	ml	cw	2m	0.7	1.6
3	20-39	7.5YR 4/4		VFGR s	0sg	ml	aw		0.7	1.6
4	39-69	7.5YR 5/4		s	0sg	ml	aw		0.7	1.6
5	69-80	7.5YR 5/4		fs	0sg	ml			0.5	1.0
Lamellae in horizon #4. 1/8" - 1/4", total accumulation <6" 7.5YR 4/4										

2 Boring # Boring Pit Ground surface elev. 98.4 ft. Depth to limiting factor 72 in.

Horizon	Depth In.	Dominant Color Munsell	Redox Description Qu. Az. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	Soil Application Rate	
									GPD/Ft ²	
									*Eff#1	*Eff#2
1	0-9	10YR 2/1		ls	0sg	ml	cw	2m/1c o	0.7	1.6
2	9-24	7.5YR 4/4		s	0sg	ml	aw	2m	0.7	1.6
3	24-38	7.5YR 4/4		VFGR s	0sg	ml	aw	1f	0.7	1.6
4	38-72	7.5YR 5/4		s	0sg	ml	aw		0.7	1.6
5	72-80	7.5YR 5/4	f1f 5YR 5/3	scl	0m	mvfr				
Lamellae in horizon #4. 1/8" - 1/4", total accumulation <6" 7.5YR 4/4										

* Effluent #1 = BOD, > 30 ≤ 220 mg/L and TSS > 30 ≤ 150 mg/L

* Effluent #2 = BOD, > 30 ≤ 220 mg/L and TSS > 30 ≤ 150 mg/L

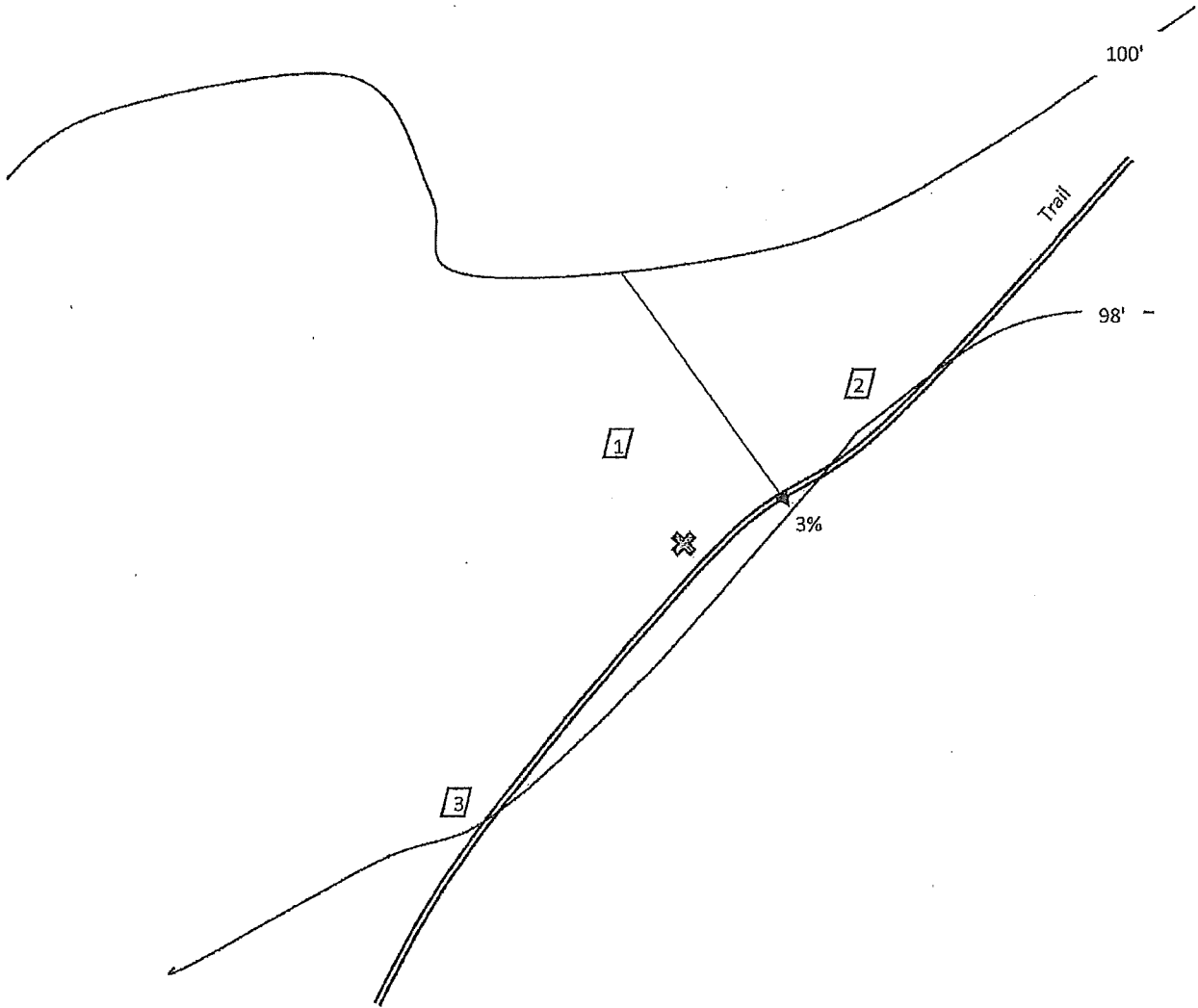
CST Name (Please Print) Keith Wiley	Signature 	CST Number 654921
Address 11623 E. Larson Dr. Lake Nebagamon, WI 54849	Date Evaluation Conducted 6/22/2021	Telephone Number 218-451-2611

North Camp Properties II LLC
Site # 4
Soil Report Plot Plan



Center line of County HWY A

North Camp Properties II LLC
NW 1/4 NE 1/4 Sec 23 T39N R12W
Town of Spooner
65-034-2-39-12-23-1 02-000-001000
38 Acres

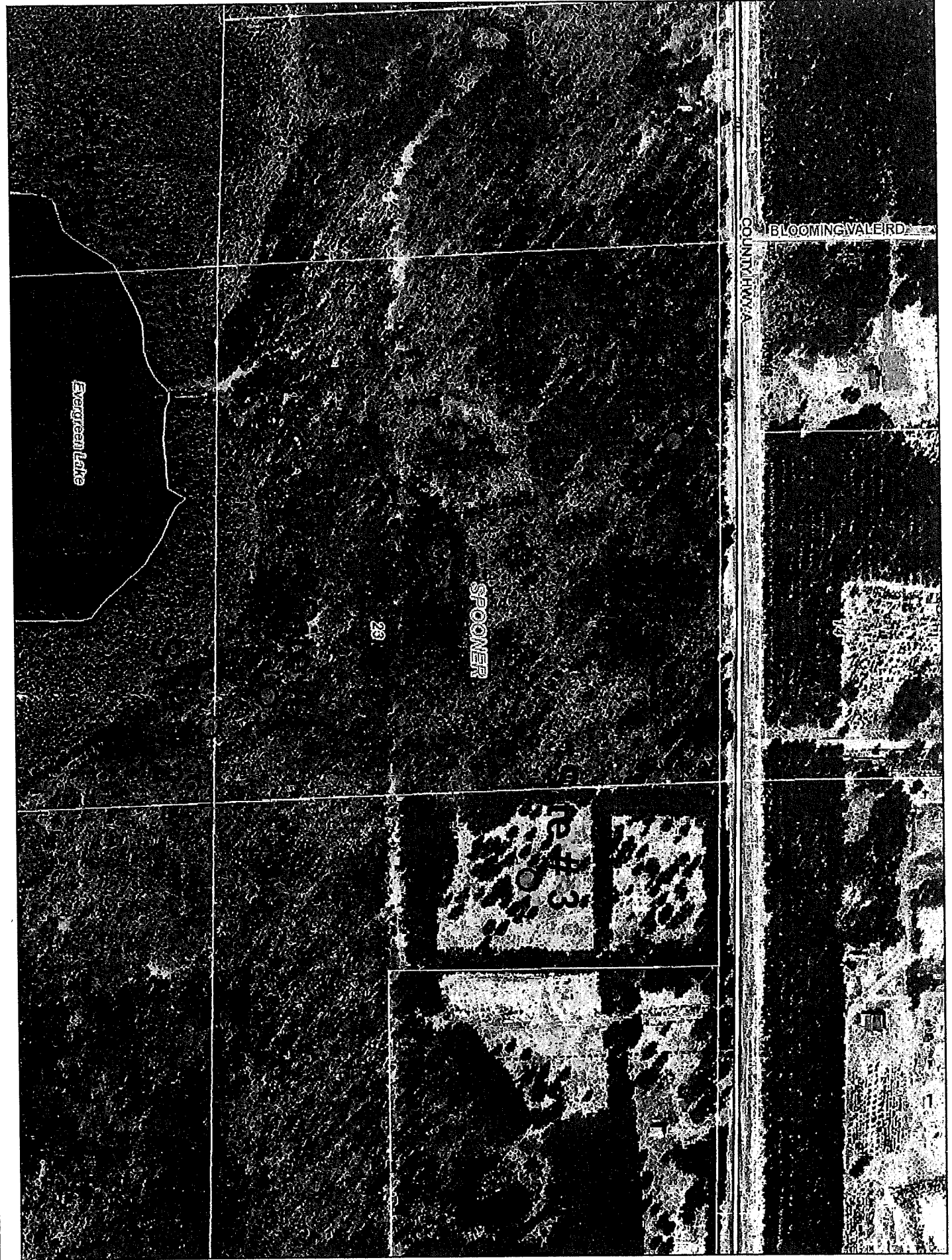


⊗ Bench Mark = Nail w/ orange ribbon in double pine tree
Elev = 100'

Scale 1:40

NOTES:

- No well at time of test



Evergreen Lake

BLOOMINGVALE RD
COUNTY WA

SPOONER

28

16
14
3

SOIL EVALUATION REPORT

In accordance with SPS 385, Wis. Adm. Code

Attach complete site plan on paper not less than 8 1/2 x 11 inches in size. Plan must include, but not limited to: vertical and horizontal reference point (BM), direction and percent slope, scale or dimensions, north arrow, and location and distance to nearest road.

Please print all information.

Personal information you provide may be used for secondary purposes (Privacy Law, s. 15.04(1)(m)).

County Washburn	
Parcel I.D. 65-034-2-39-12-23-4 01-000-0010000	
Reviewed by	Date

Property Owner North Camp Properties II LLC				Property Location Govt. Lot NW 1/4 SE 1/4 S 23 T 39 N R 12 E (or) W			
Property Owner's Mailing Address 3142 W Webb Lake Dr				Lot #	Block #	Subd. Name or CSM#	
City Webb Lake	State WI	Zip Code 54830	Phone Number ()	<input type="checkbox"/> City	<input type="checkbox"/> Village	<input checked="" type="checkbox"/> Town Spooner	Nearest Road Mann Rd

New Construction Use: Residential / Number of bedrooms _____ Code derived design flow rate 1440 GPD
 Replacement Public or commercial - Describe: 32 camp sites
 Parent material Loamy alluvium underlain by stratified sandy and gravelly outwash Flood Plan elevation if applicable _____ ft.
 General comments and recommendations: Site #5

Boring Pit
 1 Boring # Ground surface elev. 98.5 ft. Depth to limiting factor 90 in.

Horizon	Depth In.	Dominant Color Munsell	Redox Description Qu. Az. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	Soil Application Ra	
									GPD/ft ²	
									*Eff#1	*Eff#2
1	0-12	10YR 4/2		ls	0sg	ml	as	1m/2f	0.7	1.6
2	12-27	7.5YR 4/6		cos	0sg	ml	as	1vf	0.7	1.6
3	27-33	7.5YR 4/6		GR cos	0sg	ml	as		0.7	1.6
4	33-43	7.5YR 4/6		cos	0sg	ml	as		0.7	1.6
5	43-71	7.5YR 6/4		s	0sg	ml	as		0.7	1.6
6	71-90	7.5YR 6/4		cos	0sg	ml			0.7	1.6

Boring Pit
 Boring # Ground surface elev. _____ ft. Depth to limiting factor _____ in.

Horizon	Depth In.	Dominant Color Munsell	Redox Description Qu. Az. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	Soil Application Ra	
									GPD/ft ²	
									*Eff#1	*Eff#2

* Effluent #1 = BOD, > 30 ≤ 220 mg/L and TSS > 30 ≤ 150 mg/L

* Effluent #2 = BOD, > 30 ≤ 220 mg/L and TSS > 30 ≤ 150 mg/L

CST Name (Please Print) Keith Wiley	Signature 	CST Number 654921
Address 11623 E. Larson Dr. Lake Nebagamon, WI 54849	Date Evaluation Conducted 9/7/2021	Telephone Number 218-451-2611

SOIL EVALUATION REPORT

In accordance with SPS 385, Wis. Adm. Code

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Please print all information,

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County Washburn
Parcel I.D. 65-034-2-39-12-23-4 02-000-0010000
Reviewed by _____ Date _____

Property Owner North Camp Properties II LLC				Property Location Govt. Lot NW 1/4 SE 1/4 S 23 T 39 N R 12 E (or) W <input type="checkbox"/> <input type="checkbox"/>			
Property Owner's Mailing Address 3142 W Webb Lake Dr				Lot #	Block #	Subd. Name or CSM#	
City Webb Lake	State WI	Zip Code 54830	Phone Number ()	<input type="checkbox"/> City	<input type="checkbox"/> Village	<input checked="" type="checkbox"/> Town Spoooner	Nearest Road Mann Rd

New Construction Use: Residential / Number of bedrooms _____ Code derived design flow rate 1440 GPD
 Replacement Public or commercial - Describe: 32 camp sites
 Parent material Loamy alluvium underlain by stratified sandy and gravelly outwash Flood Plain elevation if applicable _____ ft.
 General comments and recommendations: Site #6

Boring Pit
 1 Boring # Ground surface elev. 97.5 ft. Depth to limiting factor 95 in.

Horizon	Depth In.	Dominant Color Munsell	Redox Description Qu. Az. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	Soil Application Rat	
									GPD/Ft ²	
									*Eff#1	*Eff#2
1	0-3	10YR 2/1		ls	0sg	ml	cw	1m/3vf	0.7	1.6
2	3-22	10YR 4/3		ls	0sg	ml	as	1m/3f	0.7	1.6
3	22-30	10YR 4/4		s	0sg	ml	as	2f	0.7	1.6
4	30-44	7.5YR 4/4		GR s	0sg	ml	as	1vf	0.7	1.6
5	44-55	7.5YR 5/4		s	0sg	ml	as		0.7	1.6
6	55-60	7.5YR 4/4		GR s	0sg	ml	as		0.7	1.6
7	60-95	7.5YR 6/4		s	0sg	ml			0.7	1.6

Boring Pit
 Boring # Ground surface elev. _____ ft. Depth to limiting factor _____ in.

Horizon	Depth In.	Dominant Color Munsell	Redox Description Qu. Az. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	Soil Application Rat	
									GPD/Ft ²	
									*Eff#1	*Eff#2

* Effluent #1 = BOD, > 30 ≤ 220 mg/L and TSS > 30 ≤ 150 mg/L * Effluent #2 = BOD, > 30 ≤ 220 mg/L and TSS > 30 ≤ 150 mg/L

CST Name (Please Print) Keith Wiley	Signature 	CST Number 654921
Address 11623 E. Larson Dr. Lake Nebagamon, WI 54849	Date Evaluation Conducted 9/7/2021	Telephone Number 218-451-2611

SOIL EVALUATION REPORT

In accordance with SPS 385, Wis. Adm. Code

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County Washburn	
Parcel I.D. 65-034-2-39-12-23-4 02-000-0010000	
Reviewed by	Date

Property Owner North Camp Properties II LLC				Property Location Govt. Lot NW 1/4 SE 1/4 S 23 T 39 N R 12 E (or) W <input type="checkbox"/> <input type="checkbox"/>			
Property Owner's Mailing Address 3142 W Webb Lake Dr				Lot #	Block #	Subd. Name or CSM#	
City Webb Lake	State WI	Zip Code 54830	Phone Number ()	<input type="checkbox"/> City	<input type="checkbox"/> Village	<input checked="" type="checkbox"/> Town	Nearest Road Spooner Mann Rd

New Construction Use: Residential / Number of bedrooms _____ Code derived design flow rate 1440 GPD

Replacement Public or commercial - Describe: 32 camp sites

Parent material Loamy alluvium underlain by stratified sandy and gravelly outwash Flood Plan elevation if applicable _____ ft.

General comments and recommendations: Site #7

Boring Pit
1 Boring # Ground surface elev. 97.8 ft. Depth to limiting factor 90 in.

Horizon	Depth In.	Dominant Color Munsell	Redox Description Qu. Az. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	Soil Application Rate	
									GPD/Ft ²	
									*Eff#1	*Eff#2
1	0-3	10YR 2/1		ls	0sg	ml	aw	3f	0.7	1.6
2	3-24	10YR 4/4		ls	0sg	ml	as	2m/2f	0.7	1.6
3	24-36	7.5YR 3/3		GR s	0sg	ml	cs	1vf	0.7	1.6
4	36-90	7.5YR 5/4		s	0sg	ml				

Boring Pit
Boring # Ground surface elev. _____ ft. Depth to limiting factor _____ in.

Horizon	Depth In.	Dominant Color Munsell	Redox Description Qu. Az. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	Soil Application Rate	
									GPD/Ft ²	
									*Eff#1	*Eff#2

* Effluent #1 = BOD, > 30 ≤ 220 mg/L and TSS > 30 ≤ 150 mg/L * Effluent #2 = BOD, > 30 ≤ 220 mg/L and TSS > 30 ≤ 150 mg/L

CST Name (Please Print) Keith Wiley	Signature 	CST Number 654921
Address 11623 E. Larson Dr. Lake Nebagamon, WI 54849	Date Evaluation Conducted 9/7/2021	Telephone Number 218-451-2611

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SOIL EVALUATION REPORT

In accordance with SPS 385, Wis. Adm. Code

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County Washburn
Parcel I.D. 65-034-2-39-12-23-4 04-000-0010000
Reviewed by _____ Date _____

Property Owner North Camp Properties II LLC	Property Location Govt. Lot NE 1/4 SE 1/4 S 23 T 39 N R 12 E (or) W						
Property Owner's Mailing Address 3142 W Webb Lake Dr	Lot # _____ Block # _____ Subd. Name or CSM# _____						
City Webb Lake	State WI	Zip Code 54830	Phone Number ()	<input type="checkbox"/> City	<input type="checkbox"/> Village	<input checked="" type="checkbox"/> Town Spooner	Nearest Road Mann Rd

New Construction Use: Residential / Number of bedrooms _____ Code derived design flow rate 1440 GPD
 Replacement Public or commercial -- Describe: 32 camp sites
 Parent material Loamy alluvium underlain by stratified sandy and gravelly outwash Flood Plan elevation if applicable _____ ft.
 General comments and recommendations: Site #8

Boring # _____ Pit _____ Ground surface elev. 99.3 ft. Depth to limiting factor 43 in.

Horizon	Depth In.	Dominant Color Munsell	Redox Description Qu. Az. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	Soil Application Rate	
									GPD/Ft ²	
									*Eff#1	*Eff#2
1	0-3	10YR 2/1		ls	0sg	mfr	cw	1m/3f	0.7	1.6
2	3-43	10YR 5/4		ls	0sg	mfr	cw	1m/1f	0.7	1.6
3	43-60	10YR 5/4	c2f 5YR 4/6	sl	0m	mfr				

Boring # _____ Boring Pit _____ Ground surface elev. _____ ft. Depth to limiting factor _____ in.

Horizon	Depth In.	Dominant Color Munsell	Redox Description Qu. Az. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	Soil Application Rate	
									GPD/Ft ²	
									*Eff#1	*Eff#2

* Effluent #1 = BOD, > 30 ≤ 220 mg/L and TSS > 30 ≤ 150 mg/L * Effluent #2 = BOD, > 30 ≤ 220 mg/L and TSS > 30 ≤ 150 mg/L

CST Name (Please Print) Keith Wiley	Signature 	CST Number 654921
Address 11623 E. Larson Dr. Lake Nebagamon, WI 54849	Date Evaluation Conducted 9/7/2021	Telephone Number 218-451-2611

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SOIL EVALUATION REPORT

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County Washburn
Parcel I.D. 65-034-2-39-12-23-4 01-000-0010000
Reviewed by _____ Date _____

Property Owner North Camp Properties II LLC		Property Location Govt. Lot NE 1/4 SE 1/4 S 23 T 39 N R 12 E (or) W <input type="checkbox"/> <input type="checkbox"/>			
Property Owner's Mailing Address 3142 W Webb Lake Dr		Lot #	Block #	Subd. Name or CSM#	
City Webb Lake	State WI	Zip Code 54830	Phone Number ()	<input type="checkbox"/> City	<input type="checkbox"/> Village
				<input checked="" type="checkbox"/> Town Spoonier	Nearest Road Mann Rd

New Construction Use: Residential / Number of bedrooms _____ Code derived design flow rate 1440 GPD
 Replacement Public or commercial - Describe: 32 camp sites
 Parent material Loamy alluvium underlain by stratified sandy and gravelly outwash Flood Plan elevation if applicable _____ ft.
 General comments and recommendations: Site #9

Boring # Pit Ground surface elev. 98.7 ft. Depth to limiting factor 91 in.

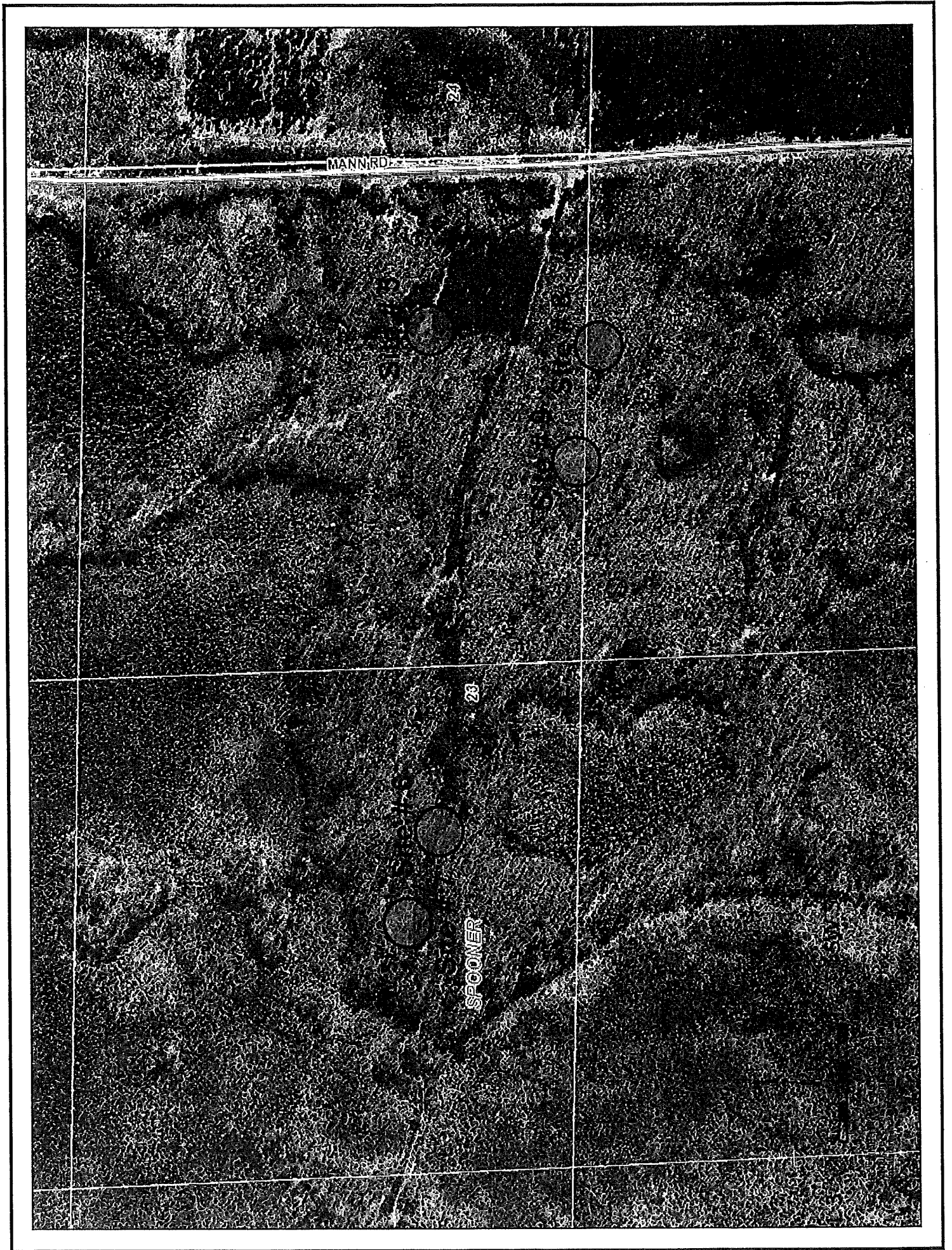
Horizon	Depth In.	Dominant Color Munsell	Redox Description Qu. Az. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	Soil Application Rate	
									GPD/F ²	
									*Eff#1	*Eff#2
1	0-2	10YR 4/1		ls	0sg	ml	as	3f	0.7	1.6
2	2-27	10YR 4/4		ls	0sg	ml	cw	1m/2f	0.7	1.6
3	27-48	7.5YR 4/4		GR s	0sg	ml	aw	1vf	0.7	1.6
4	48-56	7.5YR 4/4		cos	0sg	ml	aw		0.7	1.6
5	56-61	7.5YR 6/4		s	0sg	ml	aw		0.7	1.6
6	61-91	7.5YR 4/4		GR cos	0sg	ml			0.7	1.6

Boring # Boring Pit Ground surface elev. _____ ft. Depth to limiting factor _____ in.

Horizon	Depth In.	Dominant Color Munsell	Redox Description Qu. Az. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	Soil Application Rate	
									GPD/F ²	
									*Eff#1	*Eff#2

* Effluent #1 = BOD, > 30 ≤ 220 mg/L and TSS > 30 ≤ 150 mg/L * Effluent #2 = BOD, > 30 ≤ 220 mg/L and TSS > 30 ≤ 150 mg/L

CST Name (Please Print) Keith Wiley	Signature 	CST Number 654921
Address 11623 E. Larson Dr. Lake Nebagamon, WI 54849	Date Evaluation Conducted 9/7/2021	Telephone Number 218-451-2611



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MANN RD

28

SPOONER