

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.

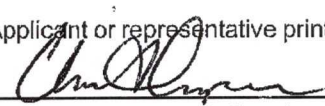
Date of application 1-6-2021 Non-refundable fee \$ 250.00
Property owner Thompson Family LTD Partnership Gene M Thompson Trust Phone # (715) 520-9999
Mailing address 507 Roundhouse Rd
Property legal description Attached Multiple Parcels Sect. 23 Town 39 Range 12
Town of Spooner Site Address: N5813 & N5807 Mann Rd, W5499 County HWY A Spooner, WI
Lot size 301.19 Acres Map # _____ Record Id# See Attached Zoning district RA1, RA2, Shoreline
Zoning ordinance interpretation Compatible For Campground if CUP is approved
For what use or activity are you applying? 200 site seasonal campground
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, trails

Please note:

If you are placing a mobile home, what is the size? N/A 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) Chris Thompson
 01-06-2021
(Applicant or representative signature) (Date signed)

(Mailing address if different than above)

You must complete the attached plot plan

Dates published 2-3 + 2-10/2021 Office use February 23, 2021
Hearing date

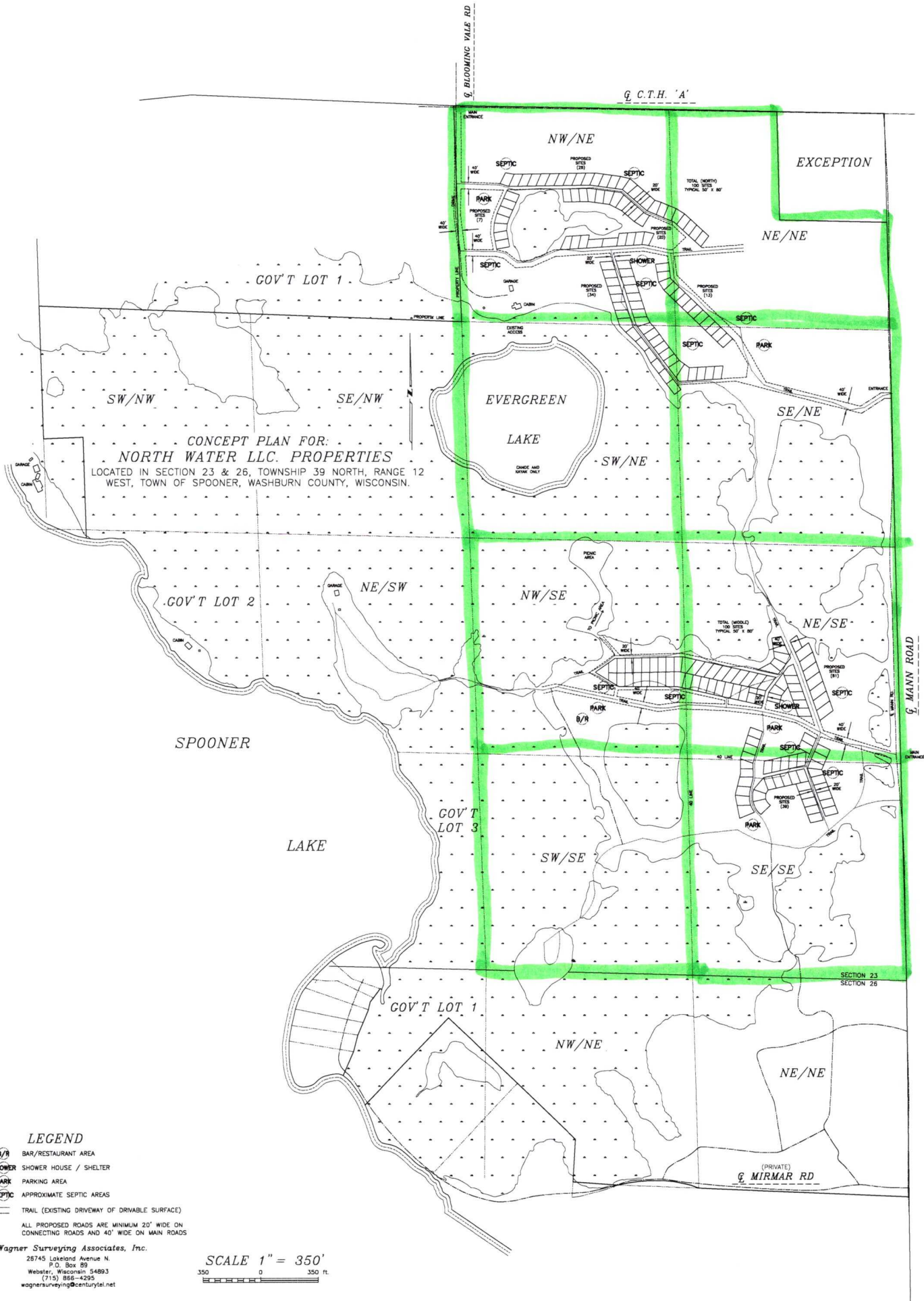
Spooner Township: Gene M Thompson & Thompson Family LTD.

PROPERTY: Tax ID#TBD(23703) +-22.74 acres TBD, 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 – 40.00 acres SE SE, All in Section 23-39-12.



LEGEND

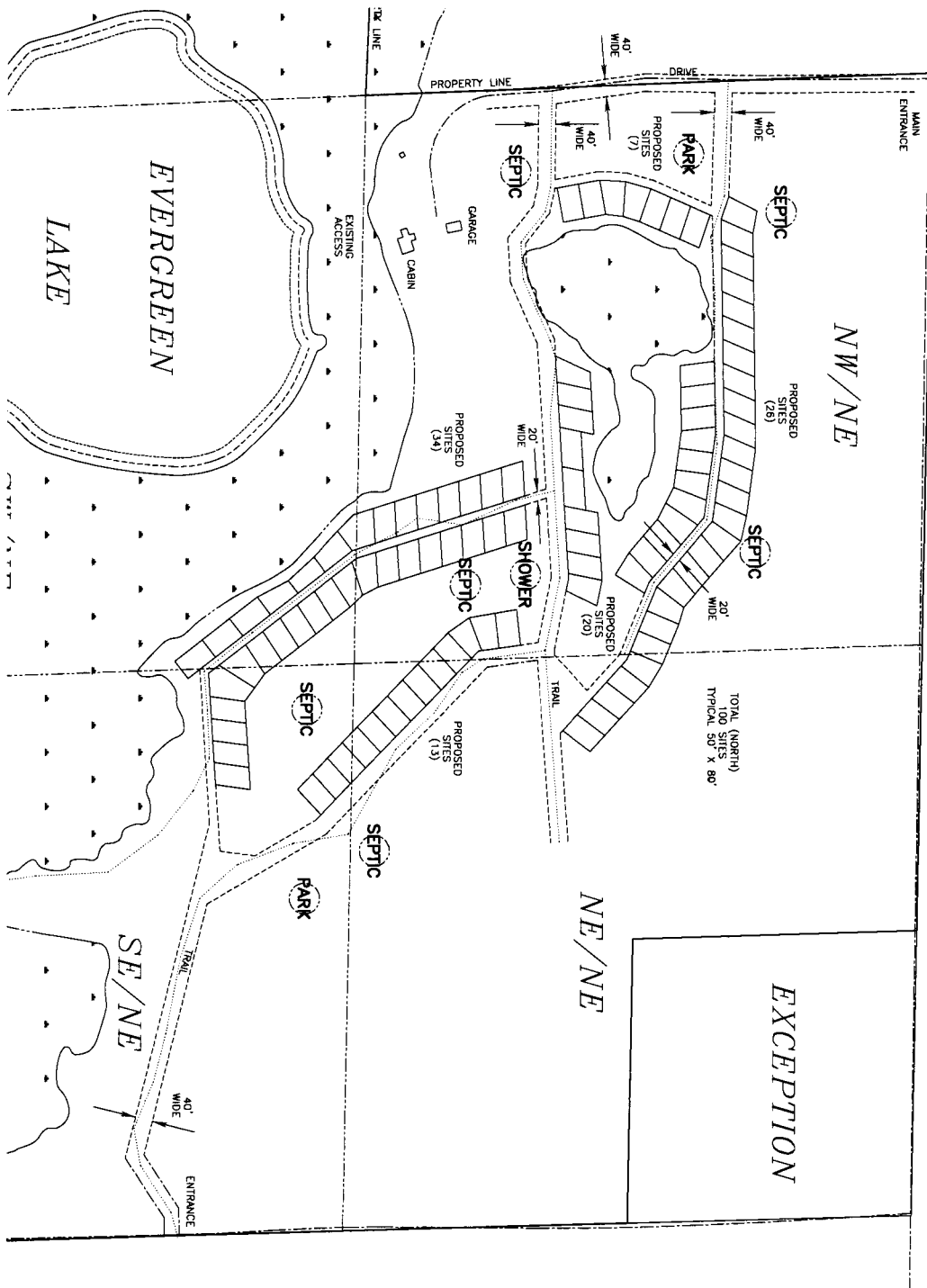
- BAR/RESTAURANT AREA
 - SHOWER HOUSE / SHELTER
 - PARKING AREA
 - APPROXIMATE SEPTIC AREAS
 - TRAIL (EXISTING DRIVEWAY OF DRIVABLE SURFACE)
- ALL PROPOSED ROADS ARE MINIMUM 20' WIDE ON CONNECTING ROADS AND 40' WIDE ON MAIN ROADS

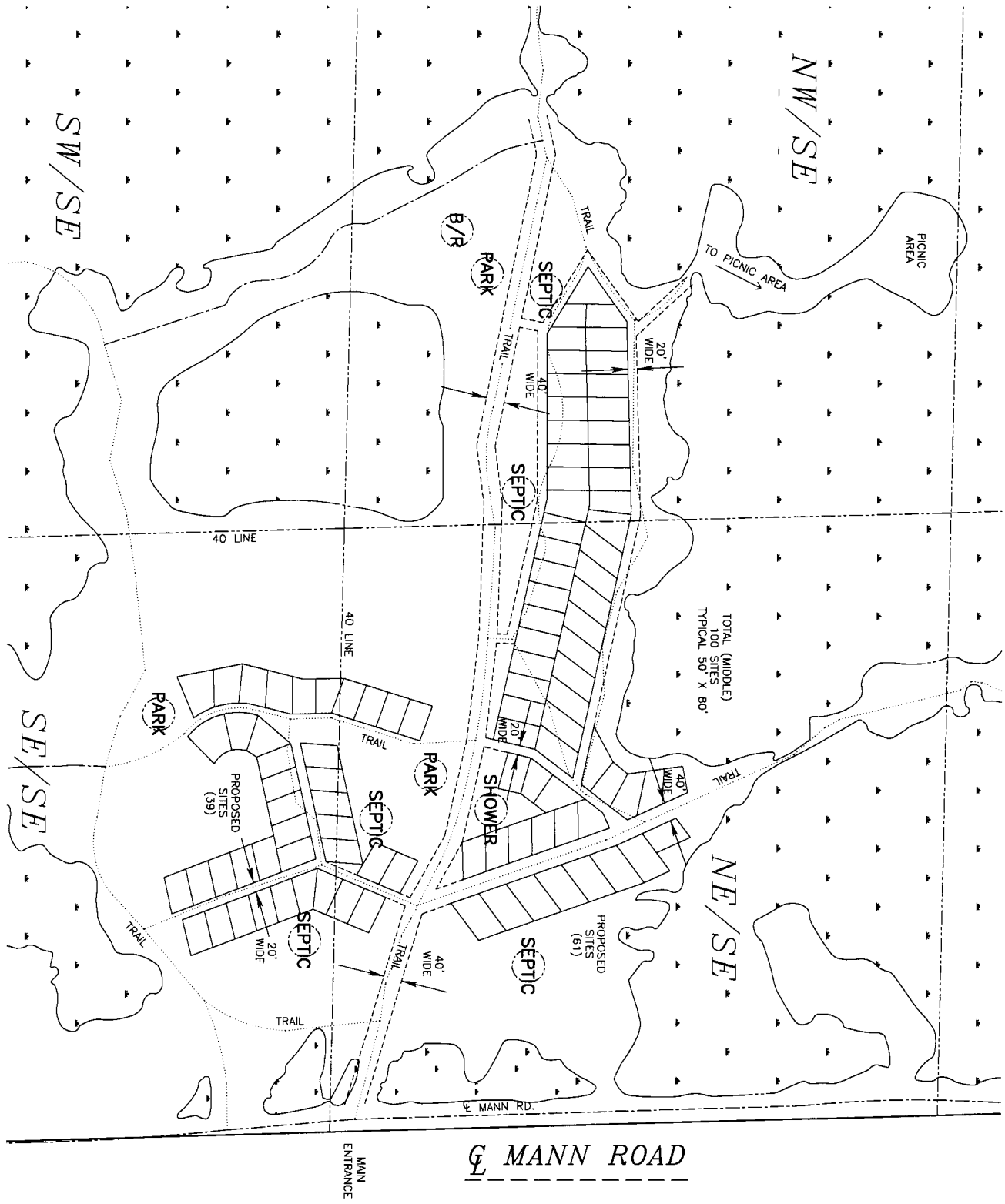
Wagner Surveying Associates, Inc.
 28745 Lakeland Avenue N.
 P.O. Box 89
 Webster, Wisconsin 54893
 (715) 866-4295
 wagnersurveying@centurytel.net

SCALE 1" = 350'
 350 0 350 ft.

BLOOMING VALE I

G.C.H. 'A'





January 5, 2021

Washburn County Zoning Committee
Washburn County
Courthouse 10 West 4th Avenue
PO Box 506
Shell Lake, WI 54871

RE: Thompson Family Partnership/Gene Thompson Trust – Campground CUP Application - Letter of Intent to Develop site

Dear Washburn County Zoning Committee:

Steve Austin and Michael Hershberger represent the Buyers of the Campground property and are working closely with the Thompson Family in the process of developing a seasonal RV campground on the property.

Our goal is to provide a safe and outstanding Natural Resource experience to those who would otherwise not have access while protecting the environment.

We believe that the property is an outstanding location for the proposed conditional use. Attached as an exhibit to this letter is our proposed conditions, providing evidence our commitment. We believe that the seasonal campground is compatible with the surrounding residential uses and will provide an opportunity for more families to enjoy the natural resources in a responsible manner. The camp sites will be set back at least 1200' from Spooner Lake and at least 300' from the neighboring properties and roads.

The development will consist of 200 seasonal campsites, each improved with water, 50 amp electrical service and POWTS (Private Onsite Wastewater Treatment Systems). All POWTS will comply with applicable regulations and be regularly tested. The proposed density on the site is 0.37 sites per acre.

The sites will average 50' wide by 80' deep and vary slightly depending on the topography. Land use permits to be obtained for all items before construction/placement of new items. This includes all decks/patios/sheds/etc. The water will be shut off from late October to May, depending on the weather.

We have identified wetlands on the site and will abide by all applicable rules and regulations regarding wetlands setbacks and protection.

We intend to build 2 storm shelters/ shower houses on the property to serve the residents. The shower house will have a separate women's and men's toilet facility and shower facility. We have indicated the approximate location of the storm shelters/ shower houses on the CUP Application.

We also intend to improve the property with a restaurant / grill facility to serve mainly as a clubhouse for the residents. The restaurant / grill will have limited seasonal hours. We have indicated the approximate location of the restaurant / grill facility on the CUP Application.

Access to the property will be from County Road A and Mann Road as shown on the concept plan. All internal roads will comply with applicable county codes.

We believe that the proposed seasonal campsite will be a positive to the public interest and consistent with the Washburn County Code.

- a. Promote and to protect the public health, morals, safety, and general welfare of the county. – We are providing a safe and outstanding Natural Resource experience to those who would otherwise not have access while protecting the environment. Campers will be subject to a series of detailed rules and regulations.
- b. Encourage the use of lands and natural resources in Washburn County in accordance with their character and adaptability. – the property will be sensitively developed to retain the rural character of the location, providing significant setbacks from Spooner Lake as well as neighboring properties. Special attention will be given to preserving the wetlands and all POWTS will comply with applicable regulations and regularly tested.
- c. Promote orderly development. – The site will be developed in a systematic approach, paying special attention to the topography and other natural features. The development will minimize vegetation disruption.
- d. Secure safety to health, life, and property. – Each of the sites will be sewered and be subject to a series of detailed rules and regulations. We will have on-site professional management and local professional contractors to keep up the grounds and physical plants.
- e. Prevent highways from economic suffocation by encroaching uses; the campground is seasonal in nature and will have access from both a county and town road.
- f. Preserve land values and ensure a quality environment for future generations. The campground will have significant setbacks from Spooner Lake and the neighboring properties. The campground will provide a safe and outstanding Natural Resource experience to those who would otherwise not have access while protecting the environment. Stormwater and erosion control plans will cover all areas to be improved.

We look forward to an outstanding relationship with Washburn County and our future neighbors on Spooner Lake.

Respectfully submitted,

Steve Austin

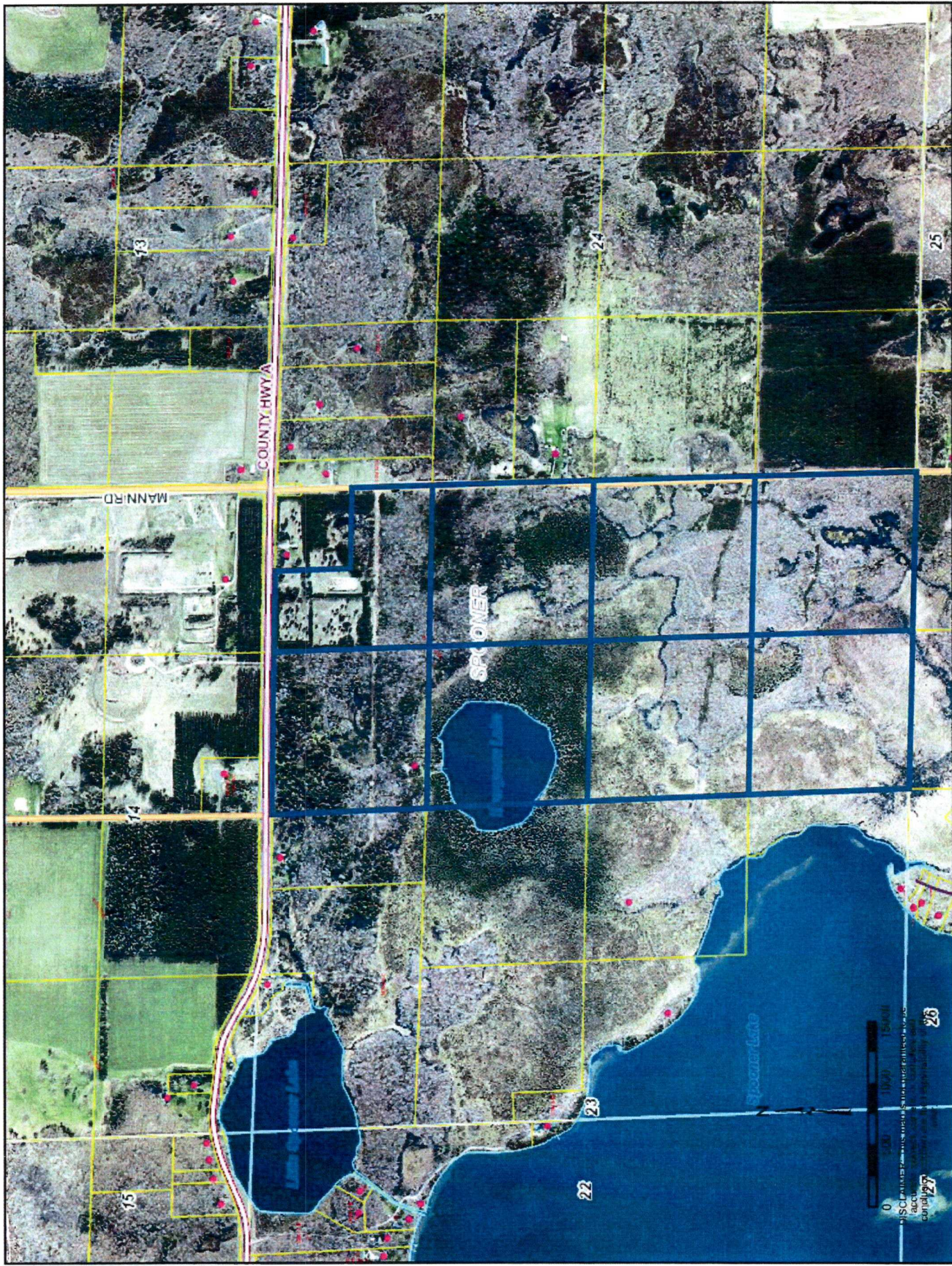
Steve Austin



Michael Hershberger

Proposed Conditions
CONDITIONAL USE PERMIT
January 5, 2021

1. A complete campground (including all existing structures and camping units) map needs to be completed for the entire parcel and filed with the Washburn County Zoning Office (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 Washburn County Zoning Office shall deem necessary within three years of this approval. Any proposed changes in the approved campground shall be presented to the Washburn County Zoning Office for approval. No implementation of the proposed changes shall take place until written approval is received from the county.
2. Land use permits to be obtained for all items before construction/placement of new items. This includes all decks/patios/sheds/etc.
3. No recreational vehicle transfer tanks shall be used. All camping units shall be attached to a POWTS (Private Onsite Wastewater Treatment Systems).
4. A copy of the state campground license must be provided to the county Land Services Department within nine months of approval.
5. Camping units shall meet Wisconsin camping unit requirements.
6. Follow all local, county, state and federal requirements for this activity.
7. Provide an erosion control plan
8. Establish a water run off management plan
9. Establish a grading scale plan
10. Test soils to identify areas to accommodate new septic systems
11. Each campsite shall have sufficient area for at least one vehicle parking on site.
12. Additional conditions as the Washburn County Zoning Committee deems appropriate.
13. Each annual camper shall be required to sign a season contract substantially similar to the attached agreement:



0 500 1000 Feet
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