

ONEIDA COUNTY CONDITIONAL USE PERMIT APPLICATION

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Oneida County Zoning
P.O. Box 400
Rhineland, WI 54501



Oneida County Zoning
Minocqua Branch Office
P.O. Box 624
Minocqua, WI 54548

**This permit does not authorize construction, or placement of structures.
Use black ink only**

1. **Property owner's name (as held in title):** Trever Ostrowski and Amanda Ostrowski
 2. Mailing address: 243545 Deer Creek LN City: Athens State: WI Zip: 54411
 3. Telephone number (715) 297-5299 Email: ostrowski79@hotmail.com

4. **Applicant's name:** Same as above
 5. Mailing address: _____ City: _____ State: _____ Zip: _____
 6. Telephone number (_____) _____ Email: _____

7. **Project contact person/agent:** Greg Maines (Maines & Associates Land Surveyors)
 8. Mailing address: 1573 USH 51 City: Arbor Vitae State: WI Zip: 54568
 9. Telephone number (715) 356-9485 Email: greg@mainesandassociates.com

10. Legal description ($\frac{1}{4}$ $\frac{1}{4}$, Gov't Lot, CSM, Subdivision & Lot #) NE-NE; NW-NE; SE-NE
 11. Section: 31 Town: 36 Range: 06 Town of: Nokomis
 12. Site address: None
 13. Nature of proposed project/use: Campground

14. **APPLICANT'S CERTIFICATION:** The undersigned hereby applies for the Conditional Use Permit described in this application and certifies that the information provided is complete, accurate, and all projects will be completed in compliance with the requirements of the Oneida County Zoning and Shoreland Protection Ordinance and all other applicable ordinances and laws of the State of Wisconsin. The applicant understands that the issuance of this permit creates no legal liability, expressed or implied, on Oneida County and that failure to comply with the permit and conditions of approval may result in suspension or revocation of this permit or other penalty. Conditional Use Permits expire three years from date of issuance if the proposed use has not commenced.

15. Print name (applicant) Trever Ostrowski and Amanda Ostrowski Date: _____
 Signature (applicant) _____ Date: _____

OFFICE USE ONLY	Date received:	Date application deemed complete:	
Zoning district:	Is the project located in a floodplain? <input type="checkbox"/> Yes <input type="checkbox"/> No	Map #:	FIRM dated:
Remarks and/or conditions of issuance:			
This application has been reviewed pursuant to ordinance dated:			
Fee: \$600.00		Receipt #:	
Granted by: _____ Zoning Director's signature (staff initials)		Issued date:	
		Expiration date:	

APPLICATION FOR CONDITIONAL USE PERMIT

Conditional Uses and Structures are referenced in Chapter 9 – Oneida County Zoning and Shoreland Protection Ordinance, Article 4 – Conditional Uses and Structures, Sections 9.40, 9.41, and 9.42. The applicant must demonstrate that the application and all requirements and conditions established by the Oneida County Planning & Development Committee relating to the conditional use are or shall be satisfied, all of which must be supported by substantial evidence. “Substantial evidence means facts and information, other than merely personal preferences or speculation, directly pertaining to the requirements and conditions an applicant must meet to obtain a Conditional Use Permit and that reasonable persons would accept in support of a conclusion.” Wis.Stats. §59.69(5e)(a)(2).

Use a separate sheet(s) for additional information if necessary. Please provide an answer to each number.

LAND USE

16. Detailed description of proposed use and improvements: _____
See Attachment A for Questions 16-34

17. Describe how the proposed use is compatible with other uses in the area: _____

18. Describe any known physical, environmental, or developmental impacts the proposed use will have on this property or surrounding areas: _____

19. Present use of property (residential, commercial, vacant, etc): _____

20. Describe services to be provided and goods to be sold or manufactured on premises: _____

21. Describe any outdoor storage of equipment, materials, etc. and where these items will be located on the property: _____

22. Describe any outdoor displays of sale items, event activities and/or outdoor seating to be located on the property: _____

23. Will the proposed use generate any hazardous waste? No Yes, if yes describe _____

24. Will the proposed use generate any noise, air emissions or odors? No Yes, if yes describe _____

BUSINESS OPERATIONS

25. Maximum number of employees at peak operation: _____

26. Days and hours of operation: _____

27. Anticipated number of customers per day: _____ # of customer seats: _____

28. Anticipated number of deliveries per week: _____

29. How will generated garbage be disposed of (trash cans, dumpster)? _____

30. How will trash receptacles be screened from view? _____

31. Describe the restroom facilities provided for the public & employees: _____

- Check the appropriate box: Sanitary district connection
 Private Onsite Wastewater Treatment System (POWTS)

ACCESS & PARKING

32. Describe all existing or proposed roadway access points: _____

33. Describe proposed onsite vehicular traffic flow pattern: _____

34. Number of parking spaces provided onsite: _____

For parking requirements, reference Section 9.77 Off-Street Parking & Loading Space Parking requirements
<https://www.co.oneida.wi.us/wp-content/uploads/Chapter-9-Article-7.pdf>

PLAN REQUIREMENTS AND DETAILS

At a minimum the scaled site plan must include the following:

- 35. ___ Boundaries and dimensions of the property
- 36. ___ Existing and/or proposed structures and other manmade features
- 37. ___ Applicable setback information for proposed structures and parking areas
- 38. ___ Floor plans (should include customer seating, if applicable) and building elevations
- 39. ___ Adjacent roadways and access points
- 40. ___ Parking spaces
- 41. ___ Outdoor lighting
- 42. ___ Landscaping
- 43. ___ Fencing, screening, buffers
- 44. ___ Natural features, wetlands and water bodies (ordinary high water mark) on or near property as applicable
- 45. ___ Other features of importance necessary to accurately represent the area (e.g., contours, slopes, cross-sections, septic systems, floodplains)
- 46. ___ All major drainages and stormwater management systems, existing and proposed
- 47. ___ Dimensions and square footage of area to be excavated, filled, graded or disturbed
- 48. ___ Any proposed shoreline alteration, vegetation removal, replacement or new plantings
- 49. ___ Erosion control plan/layout

ADDITIONAL INFORMATION

Use a separate sheet(s) for additional information if necessary. Please provide an answer to each number.

50. Provide a narrative of the proposed stormwater management plan: An engineered erosion control and stormwater management plan will be provided prior to construction. Silt fence around the property, seeding and straw or matting on disturbed areas, track pads at the entrances and other best management practices will be followed throughout the construction process.

51. Provide information on any additional topics you feel the Committee should or may consider in evaluating this project:
The overall size of the campsites are approximately 35' x 75', considerably larger than the county requirement of 25'x40'. The density is also less than county requirements, the ordinance allows for 410 campsites, this project is proposing 320 total sites (campsites and cabin sites).

CONDITIONAL USE PERMIT APPLICATION CHECKLIST

- ___ Completed Conditional Use Permit Application including signatures. *Note: electronic submittals cannot be accepted.*
- ___ One (1) set of plans with the required information.
- ___ Plan set shall be to scale in a size that is easily legible. If plans provided are larger than 11"x17" also provide a digital copy.
- ___ Additional documents as needed (written narrative, DNR information, WisDOT information, stormwater management plan, etc.)
- ___ \$600.00 application fee

A staff member will contact you if clarification or additional information is needed and/or when the submittal is deemed complete.

Oneida county Conditional Use Permit Application Attachment A

LAND USE

16. Detailed description of proposed use and improvements:

The owner proposes a total of 294 campsites / RV sites and 26 cabin sites on a total of approximately 95 acres. The campground is divided by Wisconsin Valley Improvement Company (WVIC) property who owns essentially the creek and a 30' wide strip of land on each side of the creek and on the Rice River Flowage.

The property east of the creek is approximately 45 acres, has approximately 5 acres of wetland and will contain 148 campsites and 12 cabin sites (East Campground). The property west of the creek is approximately 50 acres, has approximately 8 acres of wetland and will contain 146 campsites and 14 cabin sites (West Campground).

The property has direct access off County Highway Y. Two entrances are proposed on the East Campground and two entrances are proposed on the West Campground. Each access has good visibility in both directions down the highway.

All the campsites and cabin sites are intended to be provided with sanitary, water and electric service. Each campground will have its own office/check-in building, bathroom/shower buildings, and amenities such as play areas, basketball hoops, volleyball area, etc. A maintenance building and dump station are proposed on the West Campground and Banquet Hall that could be rented out for weddings, private parties, club meetings, and banquets is proposed on the East Campground.

The campground will have a 50' of natural green space buffer around the perimeter of the property and no campsites or buildings will be located within 100' of the property boundaries or within 75' of the right-of-way. The campground boundaries will be clearly posted along the 50' green space buffer.

It is understood that the frontage along this property is owned by Wisconsin Valley Improvement Company (WVIC) and any use of this frontage will be at their discretion. This use is expected to be very limited.

A complete DNR Stormwater & Erosion control plan and wetland delineation will be completed and all other applicable permits will be obtained prior to and construction. A License to operate a campground under Chapter ATCP 79 will be obtained before operation begins.

17. Describe how the proposed use is compatible with other uses in the area:

Current Zoning is General Use and adjoining parcels are also zoned General Use.

18. Describe any known physical, environmental, or developmental impacts the proposed use will have on this property of surrounding areas:

Clearing and excavation will be needed to construct the campsites, buildings, and road network. This work will all be completed under a DNR Erosion Control & Stormwater permit using best management practices for erosion control. Traffic on County Highway Y will increase, but this is a county highway and will be able to accommodate the increase in traffic. Firewood will be required to be purchased on site, kiln dried or sourced within 10 miles of the property to limit the potential of invasive species.

19. Present use of property (residential, commercial, vacant, etc):

Vacant Forestry – recreational property.

20. Describe services to be provided and goods to be sold or manufactured on premises:

Snack items, beverages, basic personal essentials, first aid items, souvenirs, firewood, ice may be available for purchase at the camp offices. Services guests would include grounds keeping, trash removal, general maintenance.

21. Describe any outdoor storage of equipment, materials, etc and where these items will be located on the property:

Maintenance vehicles, lawn care, grading, small tools etc to be stored in maintenance building as shown on the plan.

22. Describe any outdoor displays of sale items, event activities and/or outdoor seating to be located on the property:

None at this time.

23. Will the proposed use generate any hazardous waste? No Yes, if yes describe:

No hazardous waste.

24. Will the proposed use generate any noise, air emissions or odors? No Yes, if yes describe:

Yes, there will be typical campground activity noise. Quiet times will be enforced between 10PM – 6AM.

BUSINESS OPERATIONS

25. Maximum number of employees at peak operation:

Approximately 6

26. Days and hours of operation:

Seasonal, April – October, 24 hours, 7 days a week

27. Anticipated number of customers per day:

of customer seats: N/A

At full capacity approximately 640 people, however it is not expected there would be full capacity every day.

28. Anticipates number of deliveries per week:

One – two.

29. How will generated garbage be disposed of (trash cans, dumpster)?

Solid waste dumpsters with screening will be used for garbage with regular pickup for removal. Recyclable containers will also be made available for the appropriate waste.

30. How will trash receptacles be screened from view?

Fenced enclosure.

31. Describe the restroom facilities provided for the public & employees:

Each camp site will have access to electrical, water and sewer hookups for RV's. There will also be 6 bathroom/shower houses with separate flush toilets and shower spaces for men and women.

Check the appropriate box: **Sanitary district connection**
X Private Onsite Wastewater Treatment System (POWTS)

Proposed approximate POWTS are as shown on the plan and an onsite Sanitary Dump Station is also being provided.

ACCESS & PARKING

32. Describe all existing or proposed roadway access points:

The property has direct access off County Highway Y. Two entrances are proposed on the East Campground and two entrances are proposed on the West Campground. Each access has good visibility in both directions down the highway.

33. Describe proposed onsite vehicular traffic flow pattern:

The road network within the campgrounds will have a compacted gravel road surface width of 20' with a cleared width of 30'. The directional flow will be as designated on the plan.

34. Number of parking spaces provided onsite:

Each camp and cabin site are designed for 2 parking spots. There are 120 parking spots near the proposed banquet building and 50+ miscellaneous parking spots located near bathroom/shower buildings, amenities and elsewhere in the campground.