PUBLIC HEARING

BAYFIELD COUNTY PLANNING AND ZONING COMMITTEE

OCTOBER 15, 2020 AT 4:00 P.M.
BOARD ROOM, COUNTY COURTHOUSE
WASHBURN, WISCONSIN

The Bayfield County Planning and Zoning Committee of the County Board of Supervisors will hold a public hearing on Thursday, October 15, 2020 at 4:00 P.M. in the Board Room of the Bayfield County Courthouse in Washburn Wisconsin relative to the following:

Alisia Ray request a conditional use permit to construct and operate a Campground, Event Center and Retreat Center; consisting of: up to (30) tent sites, (10) camping cabins/treehouses, main structure (Event/Retreat Center) with a camping store, bathrooms, showers, sauna, steam room, hot tub, lounge area, meditation room and ice plunge. The main structure will be capable of hosting weddings or other events.

Property is an R-RB zoning district; a 10–acre parcel (Tax ID# 4595), described as N 10A of W 15A of SE SW in Doc # 2020R-581509, Section 12, Township 50 North, Range 4 West, Town of Bayfield, Bayfield County, WI. Included in this request will be the requirement(s) of the Environmental Impact Analysis (EIA) / reclamation plan, which will be addressed separately.

Copies of all items, petition(s) and/or proposed amendments are available online at (https://www.bayfieldcounty.org/198/Planning-Zoning-Committee). Scroll down to Agendas & Minutes. Click on Most Recent Agenda.

All interested parties are invited to attend said hearing to be heard. Any person wishing to attend who, because of a disability, requires special accommodations, should contact the Planning and Zoning office at 373-6138, at least 24 hours before the scheduled meeting time, so appropriate arrangements can be made. Immediately after the public hearing, the Planning and Zoning Committee will hold its regular monthly meeting.

If further information is desired, please contact the Bayfield County Planning and Zoning Department, at the Courthouse, Washburn Wisconsin - Telephone (715) 373-6138 or visit our website: http://www.bayfieldcounty.org/147.

Robert D. Schierman, Director
Bayfield County Planning and Zoning Department
This meeting will be held in the Bayfield County Board Room. The public will be able to participate in the meeting in person or via voice either by using the internet link or phone number below.

Join Microsoft Teams Meeting
+1 715-318-2087 United States, Eau Claire (Toll)
Conference ID: 679 493 548#

Amidst the widespread disruptions caused by the COVID-19 pandemic, our Committee and/or Board Members may have to make difficult decisions on whether to cancel meeting(s). In the event this may be required we will post the cancellation on our website within 24 hours. You can check for a cancellation by going to: www.bayfieldcounty.org/147

Committee Members: Brett Rondeau, Jeff Silbert; Charly Ray; Fred Strand and David Zepczyk

1. Call to Order of Public Hearing:

2. Roll Call:

3. Affidavit of Publication:

4. Public Comment – [3 minutes per citizen]

5. Review of Meeting Format – (Hand-Out Slips to Audience)

6. Public Hearing: (open for public comment)

   A. Alisia Ray (Bayfield) – EIA and Campground in R-RB zone

7. Adjournment of Public Hearing:

8. Call to Order of Planning and Zoning Committee Meeting:

9. Roll Call:

10. New Business: (public comments at discretion of Committee)

   A. Alisia Ray (Bayfield) – EIA and Campground in R-RB zone
   
   Agenda Review and Alteration

   B. Apostle Island Camping LLC/Zach & Jennifer Krivoshein (Bayfield) – EIA and campground in R-RB zone

   C. Discussion and Possible Action regarding Fees (requested by Mark AA)

   D. Minutes of Previous Meeting: (August 19, 2020, September 17, 2020)

   E. Committee Members discussion(s) regarding matters of the P & Z Dept.

11. Monthly Report / Budget and Revenue
12. Adjournment  Robert D. Schierman, Director  
Bayfield County Planning and Zoning Department  

**Note:** Any aggrieved party may appeal the Planning and Zoning Committee’s decision to the Board of Adjustment within **30-days** of the final decision.

Any person wishing to attend who, because of a disability, requires special accommodations, should contact the Planning and Zoning office at 373-6138, at least 24 hours before the scheduled meeting time, so appropriate arrangements can be made.

**Please Note:** Receiving approval from the Planning and Zoning Committee does not authorize the beginning of construction or land use; you must first obtain land use application/permit card(s) from the Planning and Zoning Department.
October 13th, 2020

Robert Schierman
Bayfield County Planning and Zoning Department
117 E Fifth St
PO Box 58
Washburn, WI 54891

Rob,

At the Town of Bayfield Plan Commission meeting held on Monday, October 12, 2020, the Commission postponed making a recommendation to the Bayfield Town Board on the Alisia Ray request for a conditional use permit on a 10-acre parcel (Tax ID#4595), located in the Town of Bayfield, to construct and operate a Campground, Event Center and Retreat Center, consisting of up to (30) tent sites, (10) camping cabins/treehouses, main structure (Event/Retreat Center) with a camping store, bathrooms, showers, sauna, steam room, hot tub, lounge area, meditation room and ice plunge.

The reason for said postponement was made in order for the Town to hold a public hearing on said request due to the scope of the project and the amount of public interest expressed. The hearing and recommendation on said project by the Town will be held in December, prior to the Bayfield County Planning and Zoning meeting scheduled for December 17th. Alisia Ray is aware of the request by the Town to postpone and did not express opposition to it at the Plan Commission meeting.

We ask that the Bayfield County Planning and Zoning Committee postpone making any decision on this item which is on your agenda this Thursday, October 15, until the Town makes a recommendation. Thank you.

Sincerely,

Thomas J. Gordon – Chairman
TOWN OF BAYFIELD
August 4, 2020

Summary statement and Environmental Impact Analysis (retreat center/campground/event center) BAYFIELD, WISCONSIN

The White Feather Forest co. -Owner: Alisia Ray

1) Summary: When purchasing this 10 acres of vacant land on Olson Meyers Road, my primary focus is to preserve the integrity of forest and the trees. The plan is to create a place where other nature lovers will come seeking a quiet place to recharge and experience a “lost in the forest” feeling. Other than the driveway/road to enter and exit, the hope is to preserve as many trees as possible while creating a space for the use of parking and Retreat Center. The rest of the land will be navigated by trails that will weave through the trees, preserving them. The plan is to build a 2880 square foot Retreat Center in the middle of the property. This will be for public use, inviting all tourists and locals to visit. Inside this structure will be a small high end camping store, bathroom suited for the quantity of people expected maximum on site (4 men/4 women toilets, 4 sinks, dressing area, as well as 4 indoor showers). The Retreat Center experience will include indoor and outdoor lounge areas, media area to catch up on emails, salt meditation room, ice plunge, eucalyptus steam room, Infrared/traditional sauna, outdoor cedar hot tubs and saunas and other healing modalities. All equipment is the newest technology, self sanitizing systems. Many of the offerings (saunas/steam rooms/plunge/hot tubs) will be smaller intimate spaces, allowing small groups and couples a private experience through the entire visit at the Retreat Center. This will allow all visitors the option to have a relaxing and private experience during current times of global concern. Outside will be space for socializing in larger groups if one chooses. This facility will also be capable of hosting wedding receptions, as well as other small events: private parties, small yoga retreats, community events such as snowshoeing, Easter egg hunts, outdoor movies in the forest). The hope is to have 30 campsites, that will be accessed by walking or 4 wheeler transportation. Each campsite will have the basic fire pit, picnic table access. People are welcome to come and have a rustic experience. The hope is to also offer a “Glamping experience” to campers who prefer the comforts of home. We will offer concierge level service. Anything from lighting your fire, swinging by to pick up your bags of trash; to delivering a pie or stocked picnic basket crafted by a Bayfield local. Even simple comforts will be offered as well, small as a toothbrush or bag of ice. Ideally the opening date for the Retreat Center and campground would be June 1, 2021.

The hope is that the Retreat Center will support visitors coming to Bayfield year round. This town is one of my personal favorite destinations. In time I would like to host annual events on this land to contribute to the community.

Phase 2 of the plan for this land would be to build 10 small cabins/treehouses as well. Each would be suitable for year round visitors and they would have a bathroom/plumbing and heat (no kitchen). This addition would start in following 2-5 years. (2021-2025)

*Currently all utilities (electric, gas, well and septic system) are scheduled to accommodate the zoning requirements for this plan in its entirety.

Personal experience: While it may seem like a massive undertaking in current times. I have 22 years experience in the spa industry. I started HALO Healing Therapies co. at 23 years old. My current business in Minneapolis, MN caters sports massage for every sport at University of Minnesota athletics, all the sports massage for United MN soccer team, my business is branded with 23 luxury/boutique hotels and I have 2 private studio locations for people looking for a quaint experience. Because of this experience I am well versed in navigating the changing times as well as all the extra covid related procedures involved in a spa setting.
2)  
a. The White Feather Forest is 10 acres of land on Olson Meyers Road, a short walk from the main drag of city of Bayfield on Olson Meyers Road. The land is rare an unique, ferns grow by the thousands, innumerable types fo trees, depending on the time of year there are 2 streams, slopes, rock and dense sand. There are no bodies of water connected to this land. It is on a hilltop.
b. Soil type: please see soil test attached  
c. Limitations: currently vacant land with no dwellings. The primary road along west edge of property is Meyers-Olson road.  
d. No body of water on property. Ground water flows through northern most acres during snow melt.  
e. See attached map of vegetation. Trees including aspen, poppy, pine and cedar. Primary vegetation of fern, brush and some buckthorn.  
f. Summary map attached showing usage of land and layout of proposed structures.

3. Proposed Development and Planned Alterations  

a. Maps of site and location of proposed buildings included.

b. Location of building and parking area is planned to be in the center of the 10 acres. The 60ft driveway/road circling the entire building (20ft wide gravel road). The front of the building would be located 100 feet from Meyers-Olson road. All other walk ways will be winding trails cleared navigating around the ancient trees. Campgrounds and mini cabin/treehouses would be scattered through natural clearings in the forest (as seen on map attached)
  1. I was advised by a local forester to leave much of the natural vegetation/fallen trees. She advised that this natural layer of debris preserves the land from erosion.
  2. No draining or filling of wetlands
  3. No shore land alterations
  4. N/A

c. Beyond the scope of clearing cut in center of property for proposed road and building site, only walking paths will be cleared and all trails will weave around trees and primary vegetation.
d. This land inlays in a gradual incline. All melt and water runoff is naturally disposed of.

e. Conventional gravity ground septic system
  1. Conventional gravity ground septic system is scheduled to be installed accommodating 2163 gallons per day.
  2. Conventional gravity ground septic system is scheduled to be installed accommodating maximum 2163 gallons per day
  3. Waste management/eagle waste
  4. N/A

f. Map attached showing proposed septic and red X is approximate location of well

   a. Every effort is being made to preserve the integrity of the forest as well as the habitats for all animals.
   b. No water is present on this land
      1. N/A
      2. N/A
      3. N/A
      4. N/A
      5. N/A

5. Alternatives to proposed action
6. Economic-Social Impact
   a. Population
   1. No full time residents living on property. Potential hourly visitors per day could vary from day to day. Approximation would be 0-300.
   2. Current plan is to be open year round 6 days per week.
   b. Economic benefits
   1. Construction trade will benefit in areas pertaining to: gravel, electricians, builders, plumbers, concrete, landscaping as well as carpentry.
   2. The building of this Wellness Center on Meyer-Olson road would potentially increase all surrounding property values of homes as well as vacant land.
   3. Proposed tax revenue should exceed $500,000 yearly in a matter of time

4. The Retreat Center will draw many tourists from the city, increasing year round retail sales as well as hotels and other lodging options.

C. Services
1. Driveway is 60 feet long and circle drive surrounds 2880 square foot wellness center allowing easy entry and exit for all vehicles.
2. Cost of snow removal approximately $200 per removal (annual cost dependent on frequency of snow)
3. No traffic foreseen
4. Regularly scheduled waste management
5. No annual cost for schools expected.
6. Police headquarters less than a 1/2 mile away. Fire department about 1 mile away. Closest hospital is in Ashland 25 miles away.
7. No foreseen pressure on public recreational facilities.

d. assessment: only positive effects on present land use patterns foreseen
The soil surveys that comprise your AOI were mapped at 1:12,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL: Web Mercator (EPSG:3857)
Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Bayfield County, Wisconsin
Survey Area Data: Version 22, Jun 8, 2020
Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Dec 31, 2009—Jul 27, 2016

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.
## Map Unit Legend

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<th>Map Unit Symbol</th>
<th>Map Unit Name</th>
<th>Acres in AOI</th>
<th>Percent of AOI</th>
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<td>23.7%</td>
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<tr>
<td>713B</td>
<td>Kellogg-Allendale-Ashwabay complex, 2 to 6 percent slopes</td>
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<td></td>
<td><strong>20.5</strong></td>
<td><strong>100.0%</strong></td>
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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: BAYFIELD
Parcel I.D.: 4595
Reviewed by: [*] Date: 8-27-20

Property Owner: ALISIA A RAY
Property Location:
Lot # Block # Subd. Name or CSM#

City: MINNEAPOLIS
State Zip Code: MN | 55401

Phone Number: (612) 251-6495

Property Owner's Mailing Address:
514 N 3rd ST, APT 204

City: BAYFIELD
Nearest Road: MEYERS-OLSON RD

[ ] New Construction
[ ] Replacement
[ ] Residential / Number of bedrooms: __________ Code derived design flow rate 2200 GPD
Parent material: SANDY OUTWASH

General comments and recommendations:

1 Boring # [ ] Boring [x] Pit
Ground surface elev. 95.08 ft.
Depth to limiting factor 84+ in.

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<td>ml</td>
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2 Boring # [ ] Boring [x] Pit
Ground surface elev. 97.03 ft.
Depth to limiting factor 84+ in.

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* 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): EDWARD J WROBLEWSKI
Signature: [Signature]
Date Evaluation Conducted: 8/13/2020
CST Number: SP-72000013
Telephone Number: 715-209-4055

SBD-8330 (R04/15)
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</table>

* 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
The Undersigned hereby requests a Conditional Use Permit as follows:

Property Owner: Alisia Ray

Property Address: 86 100 Meyers Olson Rd

Bayfield, WI 54814

Contractor:

Authorized Agent:

Agent's Telephone:

Telephone: 712-251-60495

Written Authorization Attached: Yes ( ) No ( )

Accurate Legal Description involved in this request (specify only the property involved with this application)

Description from Classification List

Briefly state what is being requested and why: Requesting a Public Campground with up to 30 tents, campsites, and 10 camping cabins / tee-pees. There will be a main structure (retreat center) that includes a campground, bathrooms and showers, sauna, hot tub, lodge area, meditation room, steam room, and ice plunge. The main structure will be capable of hosting weddings or other events.

THE FOLLOWING "MUST" BE INCLUDED WITH THIS APPLICATION (or will be returned for completion):

1. Completed Bayfield County Application for Permit (8 1/2 x 14)
2. Pink Form with applicants portion filled out (Do Not Send or Give to Town Clerk)
3. Appropriate Fees – (1) Committee ($350); (2) County (see fee schedule); and (3) ($30) check payable to Reg. of Deeds
4. Copy of your Deed; Copy of Current Tax Statement; and Copy of Flex Viewer (Map)
5. Plot Plan (show the area involved, its location, dimensions and location of adjacent property owners)
6. Adjoining property owners names/addresses (see reverse side of this form)

PINK FORM: Property Owner must send TOWN BOARD RECOMMENDATION (aka: TBA) to Zoning Office at the time of application deadline. (This form will be sent by the Zoning Department to the Town Clerk for their recommendation).

** Note:** Receiving Zoning Committee approval, does not allow the start of business or construction, you must first obtain your permit(s) from the Zoning Department.
LIST ADJACENT PROPERTY OWNERS ON THIS FORM:

Provide names and full addresses of the owners of all property abutting the applicant's property. (Note: Applicant is solely responsible for obtaining accurate, current names and addresses.)

Attach separate sheet only if additional space is needed.

1. Old orchard meadows (2) Stephen M Schlange (3) Ervin Mejia
   86005 Meyers-Olson Rd
   Bayfield, WI 54814
   80270 Meyers-Olson Rd
   Bayfield, WI 54814
   Mail Address: 312 Harbor Point
   Duluth, MN 55802

2. Patricia Sweeney
   86265 Meyers-Olson Rd
   Bayfield, WI 54814
   Tax ID: 4596
   Mail Address: 36320 Limit Rd
   Bayfield, WI 54814
   Smithtown NY
   11787-3736

3. Wade & Kathryn M Williams
   84225 Meyers-Olson Rd
   Bayfield, WI 54814
   84020 Meyers-Olson Rd
   Bayfield, WI 54814
   2713 Gold Course Rd
   Ashland, WI
   Mail to: 24 East 125th St
   Barnsvile, MN 55837
   54800

4. (5) Orrin & Mary Lokken
   (6) Ervin Mejia
   (7) Jerome Meyer
   (8) Richard H & Judith Mercur

Have you consulted with an AZA and/or Zoning Dept. prior to applying for permit? Yes ( ) No ( )

All Structures involved with this application will require an individual land use application and fee

Property Owner’s Signature
(All owners’ must sign)

Agent’s Signature

Agent’s Address

Date

9201 Golden Valley Rd #130 Mpls MN 55427

Property Owner’s Mailing Address

Website Available
www.bayfieldcounty.org/zoning.asp

u/forms/application/conditionaluse

Revised: May 2013
MEMORANDUM

TO: Planning and Zoning Committee Members

FROM: Robert Schierman

DATE: October 13, 2020

RE: Alicia Ray Campground EIA / CUP

Alicia Ray is requesting a Conditional Use Permit to construct and operate a Campground, Event Center and Retreat Center; consisting of: up to (30) tent sites, (10) camping cabins/treehouses, main structure (Event/Retreat Center) with a camping store, bathrooms, showers, sauna, steam room, hot tub, lounge area, meditation room and ice plunge. The main structure will be capable of hosting weddings or other events. The property is a 10-acre parcel Zoned RRB.

The Bayfield County Zoning Ordinance requires the following:

**Creation and Management.** The following requirements shall apply to the creation and management of all parks:

1. The minimum size of a campground or camping resort shall be three (3) acres.
2. The maximum number of sites shall be ten (10) per acre and the maximum number of camping units shall be one (1) per site, except that ten percent (10%) of the total number of sites can be constructed and used as dual sites.
3. Each site shall be plainly marked and surfaced with compacted sand, gravel, blacktop, or concrete, except for tent sites.
4. Each camping unit shall be separated from other camping units by a yard not less than fifteen (15) feet.
5. There shall be one (1) automobile parking space for each site, plus one extra parking space for every three (3) sites.
6. Unless opaquely screened by existing vegetative cover, all parks shall be screened by a temporary planting of fast-growing material capable of reaching a height of fifteen (15) feet or more, such as hybrid poplar, and a permanent evergreen planting such as Norway pine, the individual trees to be such a number and so arranged that within ten (10) years of planting to be such a number and so arranged that within ten (10) years of planting they will have formed an opaque screen. Such permanent planting shall be grown or maintained at a height of no less than fifteen (15) feet.

**Campground and Park Setbacks.** There shall be a minimum yard setback of forty (40) feet at all lot lines of the park and the park shall conform to the normal setback for permanent structures from highways, roads, and shorelines. This setback shall not apply to internal access roads within a park.

The Town has tabled the request and intends to review the request in more detail and make a recommendation in December (which is troubling to the applicant). The Town received the application information 9/18/2020.

The Health Department will need to be contacted, by the applicant, to secure the appropriate licenses.
October 11, 2020

Richard & Roberta Compton
86125 State Highway 13
Bayfield, WI 54814

PROPOSAL FOR DEVELOPMENT ON MEYERS-OLSON ROAD

As a nearby property owner and long time resident of Town of Bayfield, I would like to raise some concerns for this proposal.

#1. The impact of this type of operation on the rural residential area.

#2. The environmental impact caused by the required removal of the trees and the land work required to accommodate this proposal. The land has a steep slope with poor soil and year round wet areas with direct drainage to Lake Superior.

#3. The ability to adequately address the increased sewer and water treatment requirements of this proposal. Any consideration for approval of this proposal, which is located within the Town’s sanitary district, should require hook up at the expense of the developer to ensure the protection of our lake and community.

Thank you for your consideration.

Richard and Roberta Compton
October 10, 2020

Dear Bayfield County Planning and Zoning Committee -

This letter is to express our concerns and recommendations about the proposal for “The White Feather Forest Retreat” on Meyers-Olson Road in the Town of Bayfield and adjacent to the City of Bayfield. We request that this be entered into the public record for the hearing on this matter, scheduled for October 15, 2020. While we recognize that this 10-acre parcel is zoned R-RB, which could allow conditional use such as the one proposed, we believe that the scale is far beyond the capacity of the site and its surroundings. Additionally, the proposal is not compatible with the rural residential character of both the Town of Bayfield and the City of Bayfield. In this location adjacent to the historic City of Bayfield and in a rural residential context, even with specific conditions applied, we believe the entire complex would result in:

• too large a footprint,
• unacceptable vehicle traffic along small and quiet city streets,
• excessive noise,
• increased fire and safety risks,
• significant impacts to the night sky,
• a permanent negative change to the character of our community.

SPECIFIC COMMENTS: Although the application and Environmental Impact Analysis (EIA) documents provide some details, there are many questions and concerns about the proposal that should be addressed.

Conformance with the Town of Bayfield Comprehensive Plan: Several of our comments aim to address concepts outlined in the Town of Bayfield’s Comprehensive Plan (Plan). Following are relevant excerpts from the Plan (in italics, with relevant points in bold).

- We strive to see our community flourish - a community that cherishes and seeks to preserve its unique rural environment (p. 1-1).
- R-RB Residential-Recreational Business: This district is intended to provide for permanent or seasonal residential development and associated recreational value (VIII-7). NOTE: this implies residential use as primary with recreational as secondary value.
- Recreation/Residential/Business - Land zoned for these multiple uses. Permits limited business use compatible with some residential and recreational uses (VIII-19). NOTE: business use permits would be limited to ensure compatibility with residential use.
- Land Use Goal: Make appropriate use of land within the Town in a manner that protects and preserves the environment and the rural character of the community (p. VIII-20).
- Objective LU-3: Any new development, housing or commercial, will be designed and constructed in a manner, which is compatible with and complimentary to the nature of its immediate surrounds, and also be buffered by the appropriate ‘green space’ as defined in the Highway Beautification Overlay, Coastal Resources Overlay and the General Development Overlay Districts for the Town. Define alternatives for these “green space” buffers that are appropriate to the surroundings (p. VIII-21).

Scale and Footprint of the Proposal: It is not feasible to truly assess the footprint and scale of the proposal. The description and diagram do not provide any real detail about the footprint of all of the developments. This footprint should include all surface disturbance and infrastructure development. The footprint should be mapped to scale, with the map accompanied by a detailed narrative description. This should include the retreat center, all parking, camp sites, cabin/treehouse sites, access trails, septic system, and well location. This scale drawing should include a topographic map to indicate slope and elevation changes. The plan should include avoidance areas due to slope exceeding 10%.
When all of this is completed, it is likely to show that the proposal is far larger and impacting than the summary statement and EIA currently suggest. Hardly any “natural” experience would be available amidst the development, noise, light, and human activity.

**Number of people:** What would be the maximum number of people and vehicles on site when all facilities are fully occupied? The application suggests maximum of 300 people, but what is the basis for this number? This number should include the retreat center, campsites, cabins/treehouses, and public visitation at 100% occupancy. This calculation should describe how the number was derived. For example, for the campsites and cabins, assume 4 people and 2 vehicles each? Additionally, how many people would the retreat center accommodate for weddings and other special events?

When these numbers are accurately determined, several infrastructure requirements and impact analyses should then follow. For example, it is critical that the restroom, water, and sanitation infrastructure be properly scaled to support campers, day users, and retreat center activities. Four male and four female restrooms and showers seems to be inadequate. Parking requirements and traffic impacts should also be fully planned and analyzed.

**Retreat Center and Activities:** The description of the retreat center lacks specificity. While a total square footage and rough plan are provided, more detail is necessary in order to determine the numbers of potential users and associated impacts. This plan should show indoor and outdoor spaces (including screened-in structure for bugs). The description of everything to be included in this retreat center, from a camp store to several private saunas, suggests more than a 2880 square foot structure could support.

- Would there be any living quarters? Would there be an on-site manager, available 24 hours, in order to respond to visitor needs and to ensure compliance with requirements (such as quiet hours)?
- Would there be office manager space, a reception area?
- Where would the “concierge service” be staged from?
- Would there be any food and/or beverage service? It is hard to imagine a gathering place as described without food and beverage service. If yes, would this also be accessible for the general public? Would parking and sanitation facilities be able to accommodate additional public? Also, food and beverage permitting would need to be considered.

**Proposed Development Questions:**

- **Location of parking** is not identified, nor is the capacity calculated or specifically described.
- **Access to campsites and cabins:** The proposal is not consistent about this. In one place it suggests ATV access, and in another location the proposal indicates only walking paths. The narrative describes “trails that will weave through the trees.” Where would the “trails” be located? What would the trail tread be composed of (e.g. crushed gravel?). Are visitors expected to schlep all of their camping gear to their sites/cabins? If so, where and how would they park?
- **Treehouses/cabins:** What would the design and construction of these be? How many people would they accommodate? Would they literally be constructed in trees, or is this just another term for a ground-constructed cabin? There are few, if any, trees or tree complexes that could support actual treehouses that could meet safety requirements for occupancy. It is also likely that constructing treehouses would lead to mortality in the trees, thereby affecting the “natural” setting.
- **Outdoor Lighting:** Would trails, campsites, cabins, parking, outdoor facilities be lit at night? This could have tremendous impact on adjacent landowners as well as the visitor experience. Lighting should be kept to a minimum and should comply with night sky requirements per the City of Bayfield’s standards.

**Environmental and Social Impacts:** The Environmental Impact Analysis (EIA) falls short of a thorough impact analysis. It has some inaccuracies and it fails to consider the full range of environmental impacts.
directly on the site as well as on surrounding properties, access, and infrastructure. The EIA does not identify any alternatives, as required in the document. Beyond more thoroughly describing the footprint (as outlined above), following are other impacts that should be recognized.

- **Traffic:** This development would add considerable traffic on Second St. and North Limits Ave. within the City of Bayfield as well as Meyers-Olson Rd. If one applies a conservative assumption of 2 cars per campsite and cabin per day, that would mean 80 additional cars, one-way, on these roads on a daily basis. Experience tells us that visitors would likely travel to and from the Retreat Center at least once per day and probably twice per day. During an 8-hour day, this would be a minimum of 20 cars per hour on one of these two roads — most likely Second St. because it is the most direct route to downtown Bayfield. Combining this with additional foot traffic could raise public safety concerns as well as impacts to residents along these streets. Is this the desired community experience?

- **Noise:** Traffic noise would be the most significant, directly impacting residents on access via Second St., North Limits Ave., Meyers-Olson Rd., Washington Ave., and Highway 13 (to the east of the property). Other noise would include car doors and alarms, music, campground chatter, and large events, to name a few.

- **Fire Risk & Fire Control:** According to the proposal, all campsites, cabins, and the retreat center would have outdoor fire pits. There should be a fire protection and response plan associated with this proposal. Some of the topics to be addressed should include: proper clearing of vegetation, access to water and/or fire extinguishers distributed throughout the complex, procedures for responding to a fire emergency, etc.

- **Slopes and Erosion:** The proposal should include specifications for erosion control, disturbed area reclamation, and avoidance of slopes exceeding 10%.

- **Light Pollution:** As previously stated, nighttime lighting would greatly impact the night sky, a natural element valued by the community. Lighting should be kept to a minimum and all outdoor lighting should comply with night sky best management practices (e.g. City of Bayfield).

- **Visual Impacts:** These developments would affect the pedestrian and driving experience along Meyers-Olson Rd. Should any version of this proposal be approved, it should include a requirement to retain a visual buffer of trees, at least 80 feet wide, between the road and the campsite, cabin, parking area, and retreat structure.

- **Impacts and Costs to Public Infrastructure:**
  - **Roads:** Increased traffic would have an impact to the access roads in all directions, most of which are maintained by the City of Bayfield. How would this development compensate the City for addressing those impacts?
  - **Emergency response – fire and law enforcement:** As previously stated, fire risk would increase, and it stands to reason that law enforcement related to traffic, speeding, DUIs, public disturbance, etc. would also increase. Again, how would this development compensate the City and County for addressing these impacts?

- **Impacts to Property Values:** The EIA purports that this development would increase property values. This is likely inaccurate. Bayfield is valued for its small town, quiet, quaint, and natural setting. This development would alter these values, thereby potentially devaluing the surrounding properties, both in the City and Town of Bayfield.

- **Summary,** when all of the cumulative impacts of the proposal are analyzed, it is questionable whether the proposed goal of “a rustic experience” would be accomplished. With 30 tent sites, 10 cabins, a huge parking area, and large lodge, would White Feather Forest really “create a place where other nature lovers will come seeking a quiet place to recharge and experience a “lost in the forest feeling?” A handful of small structures/saunas scattered in the woods, might create such an experience; however, what is proposed is hardly a rustic natural experience.
Regional Demand for “Retreats” and Campgrounds: Demand for what is proposed with the White Feather Forest is questionable. There are already several venues for weddings and other special events that are not fully utilized, including the Bayfield Pavilion, the Wild Rice Retreat, and Apostle Highlands Golf Course. The Wild Rice Retreat has started to fill the niche for health and art-related experiences. How many “retreats” does a community of less than 500 really need? Regarding campgrounds, this proposal is less than one half-mile away from the Dalrymple campground that is very rarely fully occupied, thereby raising the question about the need for more tent sites.

REQUEST TO COUNTY AND TOWN GOVERNMENTS:
1. Place a moratorium on approval until all details are provided and this can be considered in the larger Town and City context. This would allow for considering it in relation to the Apostle Islands Area Campground proposal near County J in the Town of Bayfield as well as other comparable facilities.
2. Provide the opportunity for Town and County governments and residents to fully consider if potential uses within this zoning district should be adjusted and/or if the location of this zoning district should be changed.
3. Implement a more thorough public notification and involvement process:
   a. Hold public hearings hosted by the Town and County, respectively.
   b. Post notices in the newspaper, public radio, and on the front page of Town and County websites.
   c. Include consultation and input from the City of Bayfield.
   d. Post a public notice about the proposal and hearing(s) on site. This is a common practice in many municipalities as it alerts interested parties about a proposed change.
4. Obtain more detailed information, as suggested above, in order to fully understand potential implications, including how to mitigate them.
5. Require strict and specific conditions and limitations on the size and scope of the development and associated activities.
6. Apply restrictions to ensure that this would not lead to even further expansion of the footprint and types of uses such as RV campsites, more motorized vehicles (OHV), more structures, larger gatherings, and associated ripple effects. This should specify that any changes beyond what is approved would require additional public review and permitting.

Thank you for considering these comments and recommendations. We will continue to monitor this matter and participate through the public process. We appreciate your service and trust that you will do the best for our community.

Sincerely,

Mike Eldred and Kate Kitchell
20 North Limits Ave.
Bayfield, WI 54814

Cc: Town of Bayfield Board of Supervisors
    Town of Bayfield Plan Commission
    City of Bayfield City Council
    Bayfield neighbors
Dear Members of the Planning and Zoning Committee,

Mary Sweval and I are writing in regards to the proposed campground and Event Center in the Town of Bayfield on Meyers-Olson Road. We are residents of the Township. We reside at 36400 North Limits Avenue. While our home and property does not directly abut the proposed site we are very close to it and have first hand concerns and questions regarding this development. The environmental impact analysis that is part of the summary submitted by the owner seems at best rather sketchy. We have concerns as to a number of potential impacts resulting from this development. The effects on local traffic, noise issues that will most likely emanate from the campground, potential fire hazards from the campfires that will be in a wooded section (next to more privately owned woods), as well as environmental and ecological effects are some of those concerns. At the very least we believe that this proposal should be tabled until much more information can be gathered so that all parties who may be impacted by this can weigh in with a thorough understanding of all components of it.

Sincerely,
Mary Sweval and John Breese

Sent from my iPad
Dear Bayfield County Planning and Zoning Committee,

I am writing this letter to express my concerns over the proposal for “The White Feather Forest Retreat” on Meyers-Olson Road in Bayfield. I have many questions and concerns but I would like to share with you the most troubling issues I personally have with this project.

I live in Bayfield and use Meyers-Olson as a running, hiking, biking, and dog-walking loop. Many other residents do the same. It leads to the Fruit Loop, which is a circle of many of the great fruit farms in Bayfield. I have helped work on the Bayfield trails with the Big Ravine Trail Project. Thanks to a grant from the Apostle Island Community Fund we were able to have the financial resources to fund the Big Ravine Trail Project. This was a summer-long endeavor of love by dozens of volunteers. These trails are a testimonial about how our community feels about preserving the natural beauty of our area while making it accessible to visitors and Bayfield residents alike. Students from the Bayfield school helped name the trails and young and old helped throughout the summer to expand and improve these local trails. Meyers-Olson is a part of this circle to get to and enjoy the upper Ravine trails from a variety of spots.

One of my biggest concerns is how all the items in the proposal can possibly and responsibly fit on a mere 10 acres while preserving the natural beauty of the area. Thirty campsites, not to mention a retreat center and saunas. I don’t see any parking areas for this type of operation. How will this affect road travel and general noise, fire, and emergency services needs? Waste removal and groundwater systems do not seem to be very specific. I feel this type of operation needs to be further out and on a bigger plot of land. The City of Bayfield’s local Dalrymple Campground has 28 sites and occupies 13.61 deeded acres. When the owner says she bought this land to “create a place other nature lovers will come seeking a quiet place to recharge and experience a “lost in the forest” feeling” It seems she might be underestimating how much room each campsite will need along with parking. This is not even including the other larger-scale items like the retreat center, saunas, and phase two 10 cabins and treehouses. She mentions 4-wheelers to get to and from campsites? How do 4-wheelers fit with a “lost in the forest feeling?”

I feel this project needs more detailed information in order to fully understand the impact that this proposal would have on our beautiful town and the surrounding area. I do understand why Ms. Ray would have Bayfield as one of her personal favorite destinations, but for the folks that live here, it is much more than a destination it is our school, churches, Red Cliff family, neighbors, local businesses and farmers, library, waterfalls, trails, and of course Lake Superior.

Respectfully submitted,
October 14, 2020

Bayfield County Planning and Zoning Committee
Bayfield County Courthouse
P.O. Box 58
Washburn WI 54891

RE: The proposed “White Feather Forest Retreat” at 86100 Meyers-Olson Rd.

Dear Bayfield County Planning and Zoning Committee,

We are writing as concerned property owners and neighbors at 429 N. Front St, Bayfield, at the corner of Front St. and North Limits Avenue, regarding the proposal of an events center/retreat center, campground, and cabins or treehouses at 86100 Meyers-Olson Rd. Although zoned Recreation/Residential Business, the proposed business is not compatible with the residential nature of the neighborhood as required in the Town of Bayfield Comprehensive Plan.

Our concerns are as follows:

1. This is a residential area. A business with an event center, 10 cabins or treehouses, 30 campsites, and parking to accommodate campers, weddings and other events is not compatible with the residential nature of the neighborhood.

2. We are fearful that by allowing the establishment of one business in this residential neighborhood, a precedent will be set with no further defense when other businesses want to locate in this area—eventually compromising the integrity of this residential neighborhood and the quality of life.

3. Meyers-Olson Road is a small, town road and is not built or maintained to carry the amount of traffic that would come to an event center and 30 campsites. An event center and campers traveling to 30 campsites would also greatly increase traffic on North Limits Avenue.

4. We are concerned that an event center in the middle of a residential area will result in excessive light and noise—most likely into the evening and night-time hours; this proposal is not compatible with residential use.

When we bought our house on North Limits Avenue two years ago, we were attracted to the peace and quiet of this neighborhood affectionately known as Catholic Hill. For the reasons outlined above, we sincerely hope you will deny a Conditional Use Permit to the White Feather Forest Co. whose proposal, we feel, would forever change the character of this area.

Sincerely,

Liz and Larry Fentress

cc: Town of Bayfield Clerk
    City of Bayfield Clerk
ERVIN MEJIA  
2 ASH CT  
SMITHTOWN, NY 11787-3736

STEPHEN M SCHLANGE ET AL  
PO BOX 661  
BAYFIELD, WI 54814

RICHARD H & JUDITH A MERCIER  
2713 GOLD COURSE RD  
ASHLAND, WI 54806

OLD ORCHARD MEADOWS LLC  
312 HARBOR POINT CIR  
DULUTH, MN 55802

ALISIA A RAY  
514 N 3RD ST  
APT 205  
MINNEAPOLIS, MN 55401

MEYER, JEROME E & MERRICK, NANCY L  
24 EAST 125TH ST  
BARNSVILLE, MN 55337

WADE M & KATHRYN M WILLIAMS  
86275 MEYERS OLSON RD  
BAYFIELD, WI 54814

ORRIN D & MARY J LOKKEN  
36320 N LIMITS RD  
BAYFIELD, WI 54814

PATRICIA A SWEENEY  
86265 MEYERS OLSON RD  
BAYFIELD, WI 54814
When Town Board has completed this form, please mail to:

Bayfield County Planning and Zoning Department
P.O. Box 58 - Washburn, WI 54891
Phone - (715) 373-6138
Fax - (715) 373-0114
e-mail: zoning@bayfieldcounty.org

Web Site available:
www.bayfieldcounty.org/147

Applicants must give this (Pink) form to the Planning and Zoning Department with their application. Planning and Zoning Dept. must send form and copy of application to the Town Clerk. (It is requested that Board of Adjustment & Zoning Committee public hearing(s) and agenda item(s) receive Town Board’s position prior to consideration of application.)

THIS FORM MUST BE MAILED TO TOWN CLERK — BY ZONING DEPT.

Property Owner: 
Property Address: 86100 Meyers Olszyn Rd 
Authorized Agent

Agent’s Telephone

Written Authorization Attached: Yes ( ) No ( )

Accurate Legal Description involved in this request (specify only the property involved with this application)

1/4 of SW 1/4, Section 12, Township 50 N., Range 4 W. Town of Bayfield

Govt. Lot Lot Block Subdivision CSM#

Volume Page Deeds Tax I.D# Acreage

Additional Legal Description: North 10 acres of the West 15 acres

Applicant: (State what you are asking for) Zoning District: RAB Lakes Classification: 

We, the Town Board, TOWN OF Bayfield, do hereby recommend to

Table Approval Disapproval

Have you reviewed this for Compatibility with the Comprehensive and/or Land Use Plan: This question applies to Planning & Zoning Committee Applications only; it does not apply to Board of Adjustment Applications  Yes  No

Township: (In detail clearly state Town Board’s reason for recommendation of tabling, approval or disapproval)

** THE FOLLOWING MUST BE INCLUDED WITH THIS FORM:

1. The Tabled, Approval or Disapproval box checked
2. The Town’s reasoning for the tabling, approval or disapproval
3. The Pink form returned to Zoning Department not a copy or fax

** NOTE:

Receiving Town Board approval, does not allow the start of construction or business, you must first obtain your permit card(s) from the Planning and Zoning Department.

Signed:
Chairman:
Supervisor:
Supervisor:
Clerk:
Date:

Revised: April 2015
APPLICATION FOR PERMIT

BAYFIELD COUNTY, WISCONSIN

Received: Aug 25 2020

SUMMIT: COMPLETED APPLICATION/ TAX STATEMENT AND FEE TO:
Bayfield County Planning and Zoning Dept.
PO Box 58
Washburn, WI 54891
(715) 373-6138

INSTRUCTIONS: No permits will be issued until all fees are paid. Checks are made payable to: Bayfield County Zoning Department.

FILL OUT IN INK (NO PENCIL)

SAVE NO OR DENY A PERMIT OR STARTING CONSTRUCTION WITHOUT A PERMIT WILL RESULT IN PENALTIES

Type of Permit Requested
- ☑ Land Use
- ♦ Sanitary
- ♦ Privy
- Conditional Use
- Special Use
- B.O.A.
- Other:

Type of Use
- Commercial Use
- Residential Use
- Commercial Use
- Municipal Use

Address of Property:

Owner’s Name:

Authorized Agent: (Person Signing Application on behalf of Owner(s))

Agent Phone:

Agent Mailing Address (include City/State/Zip):

Written Authorization

Location

Legal Description: (Use Tax Statement)

Gov’t Lot:

Lot(s):

CSM:

Vol & Page:

CSM Doc #:

Lot(s) No.:

Block(s) No.:

Subdivision:

Recorded Document: (Showing Ownership)

Lot Size:

Acreage:

Is Property/Land within 300 feet of River, Stream or Landward side of Floodplain?

Is Property/Land within 1000 feet of Lake, Pond or Flowage?

Is Property/Land within 300 feet of River, Stream (incl. intermittent) Creek or Landward side of Floodplain?

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Is Property/Land within 1000 feet of Lake, Pond or Flowage?
In the box below: Draw or Sketch your Property (regardless of what you are applying for)

(1) Show Location of: Proposed Construction
(2) Show / Indicate: North (N) on Plot Plan
(3) Show Location of (*): (* Driveway and (*) Frontage Road (Name Frontage Road)
(4) Show: All Existing Structures on your Property
(5) Show: (* Well (W); (*) Septic Tank (ST); (*) Drain Field (DF); (*) Holding Tank (HT) and/or (*) Privy (P)
(6) Show any (*): (* Lake; (*) River; (*) Stream/Creek; or (*) Pond
(7) Show any (*): (*) Wetlands; or (*) Slopes over 20%

Please complete (1) - (7) above (prior to continuing)

(8) Setbacks: (measured to the closest point)

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Prior to the placement or construction of a structure within ten (10) feet of the minimum required setback, the boundary line from which the setback must be measured must be visible from one previously surveyed corner or marked by a licensed surveyor at the owner's expense.

Prior to the placement or construction of a structure more than ten (10) feet but less than thirty (30) feet from the minimum required setback, the boundary line from which the setback must be measured must be visible from one previously surveyed corner to the other previously surveyed corner, or verifiable by the Department by use of a corrected compass from a known corner within 500 feet of the proposed site of the structure, or must be marked by a licensed surveyor at the owner's expense.

(9) Stake or Mark Proposed Location(s) of New Construction, Septic Tank (ST), Drain field (DF), Holding Tank (HT), Privy (P), and Well (W).

NOTICE: All Land Use Permits Expire One (1) Year from the Date of Issuance if Construction or Use has not begun.

For The Construction Of New One & Two Family Dwelling: ALL Municipalities Are Required To Enforce The Uniform Dwelling Code.

The local Town, Village, City, State or Federal agencies may also require permits.

Issuance Information (County Use Only)

Sanitary Number: # of bedrooms: Sanitary Date:
Permit Denied (Date): Reason for Denial:
Permit #: Permit Date:

Is Parcel a Sub-Standard Lot: Yes ☐ No ☐
Is Parcel in Common Ownership: Yes ☐ No ☐
Is Structure Non-Conforming: Yes ☐ No ☐
Mitigation Required: Yes ☐ No ☐
Mitigation Attached: Yes ☐ No ☐
Affidavit Required: Yes ☐ No ☐
Affidavit Attached: Yes ☐ No ☐
Previously Granted by Variance (B.O.A.): Yes ☐ No ☐

Grant by Variance (B.O.A.): Yes ☐ No ☐

Was Parcel Legally Created: Yes ☐ No ☐
Was Proposed Building Site Delineated: Yes ☐ No ☐
Were Property Lines Represented by Owner: Yes ☐ No ☐
Was Property Surveyed: Yes ☐ No ☐

Inspection Record:
Zoning District: ☐
Lakes Classification: ☐
Condition(s): Town, Committee or Board Conditions Attached? Yes ☐ No ☐

Date of Inspection:
Inspected by:
Date of Re-Inspection:

Signature of Inspector:

Hold For Sanitary: ☐
Hold For TBA: ☐
Hold For Affidavit: ☐
Hold For Fees: ☐

© August 2017 (© May 2018)
LEGAL DESCRIPTION:
The North 10 acres of the West 15 acres of the Southeast 1/4 of the Southwest 1/4, Section 12, Town of Bayfield, Bayfield County, Wisconsin, more particularly described as follows:

PARCEL 1:
Commencing at the South 1/4 corner of said Section; thence N89°31'14"W along the South line of the Section 1/4 of the SW 1/4 a distance of 1,335.33 feet to the SW 1/4 SW corner, thence N52°18'45"W along the West line of the SW 1/4 a distance of 498.81 feet to the SW 1/4 SW corner, thence S89°31'14"E along the North line of the SW 1/4 a distance of 498.81 feet, thence S0°54'51"W a distance of 11.37 feet, thence S89°31'14"W a distance of 2,671.57 feet to the point of beginning.
The above described parcel of land contains 435.46 acres, 10.00 acres including the right of way of Meyers - Olson Rd.

SURVEYOR'S CERTIFICATE:
The undersigned, Patrick A. McQuaid, Wisconsin Professional Land Surveyor, do hereby certify that this map was made at the direction of R. J. Meyers, owner of the above described and mapped parcels, and the information shown on this map is correct and accurate to the best of my knowledge and belief, and meets the minimum standard requirements for surveyors under A of Wisconsin Administrative Code.
Proposal for:

Multiple Unit Development with a Wellness Center and Campground

Alisia Ray
612.251.6495
North 10 acres of the
West 15 acres of the
SE quarter of the
SW quarter
Section 12
Township 50
Range 4

86100 Meyers-Olson Road
Bayfield WI 54814
Tax ID 4595
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/
Environmental Impact Analysis- Bayfield County, Wisconsin
Zoning Ordinance 13-1-42
Apostle Islands Area Campground- Expansion Project
Owners- Zach & Jennifer Krivoshein

1) **Summary Statement:**
The overall anticipated impact of the environment will be positive. We have assembled an experienced team of local engineers and contractors to ensure that the project is environmentally conscious, as well as economically beneficial to the community. We currently own Apostle Islands Area Campground; the campground has serviced the community for over 49 years. In our past three seasons as new owners, we have expanded our customer base, bringing more tourists to the area. With that being said, the goal of this project expansion is to not only create more RV sites, but to add recreational activities for guests. Our proposed expansion includes the addition of mini golf and a swimming pond. Our community is tourism driven. The more tourists who visit our area, directly affects our local economy. With this new expansion, we will specifically cater to families with children, who would be a great addition to our area!

2) **Nature of the Site and Surrounding Areas:**
   a) The property has a gradual slope towards the south east corner of the property. The elevation changes from 860’ in the north west corner to 780’ in the south east corner. The area has been maintained as grasslands and woods.
   b) See attached
   c) A wetland delineation test will be conducted on Thursday, August 20, 2020.
   d) The proposed site to be developed is approximately 1 mile from Lake Superior. Between the property and Lake Superior are multiple sites of wooded, grassy areas with various types of vegetation providing erosion control. Runoff is directed to the south east corner of the property, where a large natural ravine encompasses natural drainage.
   e) Vegetation in the area to be developed is mainly fern coverage and low lying vegetation, along with an assortment of mature mixed hardwoods and evergreens.
   f) Present land use is for a family campground. Camp sites will be positioned throughout the central and western sector of the property. A multi-use building will be constructed in the north eastern section of the property. In addition, a ¾ acre swim pond will be constructed in the lower south east sector of the property.

3) **The Proposed Development and Planned Alterations:**
   a) See attached map
b) Topographical survey being conducted; estimated completion 9/14/2020.
   i) Soil erosion will be minimal by the use of erosion matting and stakes
      driven in place to protect from runoff.
   ii) No drainage of wetlands or filling of wetlands will be conducted. Property
       is not in wetland zones.
   iii) No shoreland alterations will be made.
   iv) N/A

c) The proposed RV sites will be approximately 65' in length and 30' in width. A
    minimum of 15' in between each site will remain trees and natural vegetation.
    Natural ferns and/or other low lying plants as advised by our landscaper, will
    be re-vegetated into the property to co-exist with the native vegetation.

d) Long Island Engineering is in the process of developing the stormwater and run
   off plan for the property.

e) Our proposed sewer disposal system will be direct connections into the Pikes
    Bay Sanitary District. We are proposing all RV sites to be full hookup sites, with
    sewer, water and electricity.

f) An existing well (6" well casing) is installed in the south west corner of the
    property. The well depth is 240' and at 220' there is a constant 20-25 gallons per
    minute during initial install. The current well capacity with proper water storage
    will supply the proposed sites and shower building. No new wells are being
    proposed.

4) **Impact of the Development on the Natural Surroundings:**

   a) Every effort will be taken to maintain our existing wildlife and preserve their
      existing habitat. Wild birds, white tail deer, bear, fox, rabbits, coyotes, are all
      common visitors to our campground. We want our guests to enjoy these
      creatures of Northern Wisconsin. With that being said, we will limit the impact on
      their natural habitat.

   b) N/A

5) **Alternatives to Proposed Action:**

   One potential problem of the project could be the result of water runoff. During large
   amounts of rainfall the internal roads of the property could be damaged from the runoff.
   One possible alternative would be adding asphalt to problematic areas. However, with
   the topographical survey and the well engineered stormwater site plan, no problems are
   anticipated.

6) **Economic/Social Impact:**

   a) Population
i) The maximum anticipated population is estimated around 200 daily guests.

ii) The estimated user days per year for our campground is 135 days.

b) Economic Benefit

i) This project will greatly benefit our local community in all aspects of the project completion. We plan to use all local contractors from Bayfield County.

ii) This project will directly increase the tax base as the property is currently unimproved land.

iii) TBD

iv) Retail sales in the local community will be positively impacted. This project brings in additional tourists to the area from all over the United States. These guests will generate revenue in the food industry, the local shops, the guided services (kayak/boat charters), ferry service to Madeline Island and State Park entrance fees, Apostle Island Cruises, the orchards/wineries, museums, the golf courses, just to name a few.

c) Services

i) See site plan

ii) N/A

iii) There will be no change to County or Town roads. South County Rd J currently endures traffic loads from every day traffic commute to large dump trucks hauling materials.

iv) N/A

v) N/A

vi) The nearest hospital (Memorial Medical Center) is in Ashland, 23.7 miles away. The nearest fire department is the Bayfield Fire Dept, 1.6 miles away. The nearest police headquarters is the Bayfield County Sheriff's Department, 11.2 miles away.

vii) There will be minimal increase in pressure on public recreational facilities. The campground is equipped with restrooms, shower facilities and laundry facilities on site.

d) Assessment

The property is currently vacant land and will be developed into a campground.
APPLICATION FOR CONDITIONAL USE PERMIT

Bayfield County Planning and Zoning Dept.
P.O. Box 58 – Washburn, WI 54891
Phone – (715) 373-6138
Fax – (715) 373-0114
e-mail: zoning@bayfieldcounty.org

The Undersigned hereby requests a Conditional Use Permit as follows:

Property Owner: Zach & Jennifer Krivoshein
Contractor: TBD

Property Address: 35110 S Cty Hwy J
                           Bayfield, WI 54814

Telephone: 115-490-1100

Written Authorization Attached: Yes ( ) No ( )

Accurate Legal Description involved in this request (specify only the property involved with this application)

<table>
<thead>
<tr>
<th>PROJECT LOCATION</th>
<th>Legal Description: (Use Tax Statement)</th>
<th>Tax ID#: 4636</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>SW 1/4, SW 1/4, of Section 14, Township 50 N, Range 04 W</td>
<td>Pin #: 04-006-2-50-04-14-303-000-30000</td>
</tr>
</tbody>
</table>

Briefly state what is being requested and why:

We currently own Apostle Islands Area Campground and will be adding additional sites, showerhouse, etc. We want to expand our camping accommodations, along with entertainment options for our guests and the community.

THE FOLLOWING "MUST" BE INCLUDED WITH THIS APPLICATION (or will be returned for completion):

1. Completed Bayfield County Application for Permit (8 1/2 x 14)
2. Pink Form with applicants portion filled out (Do Not Send or Give to Town Clerk)
3. Appropriate Fees – (1) Committee ($350); (2) County (see fee schedule); and (3) ($30) check payable to: Reg. of Deeds
4. Copy of your Deed; Copy of Current Tax Statement; and Copy of Flex Viewer (Map)
5. Plot Plan (show the area involved, its location, dimensions and location of adjacent property owners)
6. Adjoining property owners names/addresses (see reverse side of this form)

PINK FORM: Property Owner must send TOWN BOARD RECOMMENDATION (aka: TBA) to Zoning Office at the time of application deadline. (This form will be sent by the Zoning Department to the Town Clerk for their recommendation).

★★ Note: Receiving Zoning Committee approval, does not allow the start of business or construction, you must first obtain your permit(s) from the Zoning Department.
LIST ADJACENT PROPERTY OWNERS ON THIS FORM:

Provide names and full addresses of the owners of all property abutting the applicant's property.
(Notes: Applicant is solely responsible for obtaining accurate, current names and addresses.)

Attach separate sheet only if additional space is needed.

(1) Arnold B. Carver
    Patricia V. Carver
    PO Box 1166
    Bayfield, WI 54814

(2) Paula Cunningham
    1121 19th Ave West
    Ashland, WI 54806

(3) William Compton
    85175 Trailer Ct Rd.
    Bayfield, WI 54814

(4) Gale Force Properties LLC
    88265 Happy Hollow Rd
    Bayfield, WI 54814

(5) Picky's Place LLC
    311 S 12th Ave
    Wausau, WI 54401

(6)

(7)

(8)

(9)

(10)

(11)

(12)

Have you consulted with an AZA and/or Zoning Dept. prior to applying for permit? Yes (✓) No ( )

All Structures involved with this application will require an individual land use application and fee

Agent's Signature

Agent's Address

Property Owner's Mailing Address

Website Available
www.bayfieldcounty.org/147
MEMORANDUM

TO: Planning and Zoning Committee Members

FROM: Robert Schierman

DATE: May 14, 2019

RE: Apostle Islands Area Campground EIA / CUP

Apostle Islands Area Campground is requesting a Conditional Use Permit (CUP) for a Campground on a 20-acre parcel that is Zoned Residential-Recreational Business (RRB).

Apostle Islands Area Campground would like to construct a 49-site campground with 6 camping cabins, bathroom facilities and dump station, a “main structure” with showers, laundry, and concessions, Mini Golf, Swim Pond with jumping pillow, and “Tiki Bar”.

The applicants currently operate a 63-site campground on a property that is just over 50’ away from the subject parcel.

The use of the property and the EIA submitted with the request appears to appropriately address the concerns of the Ordinance.

The Bayfield County Zoning Ordinance requires the following:

Creation and Management. The following requirements shall apply to the creation and management of all parks:
(1) The minimum size of a campground or camping resort shall be three (3) acres.
(2) The maximum number of sites shall be ten (10) per acre and the maximum number of camping units shall be one (1) per site, except that ten percent (10%) of the total number of sites can be constructed and used as dual sites.
(3) Each site shall be plainly marked and surfaced with compacted sand, gravel, blacktop, or concrete, except for tent sites.
(4) Each camping unit shall be separated from other camping units by a yard not less than fifteen (15) feet.
(5) There shall be one (1) automobile parking space for each site, plus one extra parking space for every three (3) sites.
(6) Unless opaque screenings are used, all parks shall be screened by a temporary planting of fast-growing material capable of reaching a height of fifteen (15) feet or more, such as hybrid poplar, and a permanent evergreen planting such as Norway pine, the individual trees to be such a number and so arranged that within ten (10) years of planting to be such a number and so arranged that within ten (10) years of planting they will have formed an opaque screen. Such permanent planting shall be grown or maintained at a height of no less than fifteen (15) feet.
(7) All campgrounds and camping resorts shall conform to the requirements of Ch. ATCP 79, Wis. Adm. Code.

Campground and Park Setbacks. There shall be a minimum yard setback of forty (40) feet at all lot lines of the park and the park shall conform to the normal setback for permanent structures from highways, roads, and shorelines. This setback shall not apply to internal access roads within a park.

The Town has tabled the request and scheduled a Public Meeting for October 12th to review the request in more detail.

The Health Department will need to be contacted to secure the appropriate licenses.
Dear Rob and Zoning Committee:

On October 12th, 2020, the Plan Commission and the Bayfield Town Board held a public hearing regarding the campground expansion which is presently known as the Apostle Island Area Campground. The Bayfield Town Board was in attendance for the hearing. After an hour and a half of reviewing written and public comment, the Plan Commission could not come up with a consensus. The Town Board then unanimously voted (4 yes, 0 no, 1 absent) to move forward with the expansion as presented with no conditions at this time. It is the intention to proceed as planned in the Conditional Use Application. The signed copy will follow as soon as we get signatures. We received seven letters of public comment and they will be forwarded on to you in separate emails.

A letter is attached to this email on the matter of postponing a decision on the Conditional Use Application from Alisia Ray for a campground on Meyers Olson Road to allow for a Town of Bayfield Public Hearing in December.

Please confirm receipt.

Thank you for your time.

Sincerely,
Tom Gordon, Chairman
Town of Bayfield

Letter RE: Town Recommendation
W/ 3 letters of opposition
2 letters of Support
2 letters of Concern
September 12, 2020

Bayfield Town Hall
85450 County Highway J
Bayfield, WI 54814

Attn: Town of Bayfield Planning Commission
Re: Proposed Expansion of Existing Campground – Apostle Islands Campground, LLC

Dear Commissioners,

I would like to go on record as being opposed to the expansion & plans of the Apostle Islands Campground. This type of a venue does not seem to fit the nature of our current Bayfield area, which is why people love to live and come here. Many have tried to protect our natural beauty and small town atmosphere. I pray that we can continue to do this now and in the future.

First of all, I don't think that any have ever aspired to be another Wisconsin Dells type area. This is exactly what we have been trying to avoid. I have visited those types of campgrounds, and I can't envision anything like this being in our area.

I do not believe that we have the infrastructure to support such a venue, nor should it be the communities obligation to create what would be needed.

There is already additional traffic from the new business that has opened on the corner of County J and Highway 13. County J is already a busy road with the current community and business traffic. I don't believe that we need more.

Please take these things in consideration in your planning. People have chosen to live in this area and would like to continue the lifestyle that it affords.

Thank you,

Julie Eckels
34720 South County Highway J
Bayfield, WI 54814
Phone: 715-779-5215
Email: juliekeckels@gmail.com
October 9, 2020

Town of Bayfield
Town Board
Plan Commission

Dear members,

We are writing to express our opposition to the Apostle Islands Camping, LLC, proposal to be considered at the public Zoom meeting scheduled for Monday, October 12, 2020, at 5:00 p.m.

Our concerns fall into several categories:

**Scope** - With these proposed numbers we think that dense camping, multiple short-term rentals, multiple outdoor activities (swimming, miniature golf, serving of alcohol beverages, children's entertainment) would make one anticipate traffic congestion, noise and lighting pollution.

**Density** - The proposed numbers would drastically change the nature of our quiet residential neighborhood which is primarily made up of single family homes.

**Run-off** - The large number of various structures and activities would require deforestation and the lay-out of the drives, as proposed, could exacerbate the run-off and erosion problems.

**Traffic** - The potential number of RVs would create periodic traffic jams and safety problems, both on Highway #13 and County Highway J, particularly on week-ends and holidays.

**Infrastructure** - The issues of well water requirements and sewage disposal may prove problematic. There would also be an additional toll on our limited fire and police services.

This proposal seems risky in terms of a business venture in our small community and we are concerned about the potential end result of a business failure, e.g. the 80 acre residential proposal less than a mile away on County Hwy J.

Last, but not least, we are concerned about our property value. Ask yourselves whether you would choose to buy or build a home next to or even close to a development such as this one.

Arnie and Patty Carver
35010 South County Hwy J
Bayfield, WI 54814
715-779-3087
A - 715-209-5544
P - 715-492-1498
September 3, 2020

Bayfield Town Hall
85450 County Hwy J
Bayfield, WI, 54814
Attn: Town of Bayfield Plan Commission

Dear Plan Commission members,

We are writing to you regarding an item on your agenda for Monday, September 14th. As immediate neighbors to the project being proposed for a new campground on County Hwy J by Apostle Islands Camping, LLC., we wish to express our alarm about and opposition to this proposal. Its scope, density and nature threaten to severely affect the home life of ourselves and our quiet neighborhood in a negative way. Heavy traffic, loud noise and potential wandering of people within woods surrounding our home would significantly affect our sense of privacy and peace.

This proposal seems more in the nature of an entertainment venue like Wisconsin Dells than the quiet, Dalrymple style campground which epitomizes Bayfield at its best. For these reasons we oppose this proposal.

Please consider our situation and that of our neighbors in your deliberations.

Thank you.

Arnie and Patty Carver
35010 South County Hwy J
Bayfield, WI, 54814
715-492-1498 Patty
715-209-5544 Arnie
October 12, 2020

RE: Apostle Islands Area Campground Expansion

Town of Bayfield Plan Commission
85450 County Highway J
Bayfield, WI 54815

Dear Plan Commissioners,

The Bayfield Chamber & Visitor Bureau is in full support of the expansion of the Apostle Islands Area Campground at the property located at SW ¼ of SW ¼ of Section 14, Township 50N, Range 4W in the Town of Bayfield WI also known as a 35110 County Highway J, Bayfield WI 54814.

The project that is proposed is compatible with the marketing of the Bayfield Chamber & Visitor Bureau in attracting visitors to our area and will enhance the visitor experience. Tourism is the economic driver that makes Bayfield the premier destination that it is, and this project will only enhance our marketing of the Bayfield Experience to visiting families.

The current owners, Zach and Jennifer Krivoshein, have improved on the current campground and its marketing with many kudos from locals and visitors alike. They continue to be an active member of the Bayfield Chamber & Visitor Bureau and we are confident that what they are planning will be done with Bayfield in mind and with the highest level of professionalism.

We ask that the Town of Bayfield Plan Commission recommend to the Town of Bayfield Board the approval of the conditional use permit requested by Apostle Islands Area Campground for the expansion of their business. We also recommend that the Town of Bayfield Board pass this recommendation on to Bayfield County Planning and Zoning Department for approval.

Thank you,

David M Eades
Executive Director
See below.

Hello,

As a town of Bayfield property owner – 84925 Old San Road, and long time resident/visitor to the area I am writing in support of the campground expansion.

My family first started visiting on our sailboat in 1970 and in the early 70's bought property and built a cabin in town of Bayfield, we moved fulltime to the area in 1974, when I was 13. So essentially I grew up here and consider it home. My adult life has had me back and forth, currently my fulltime residence is in Florida, but I did just realize my dream of owning property in/near Bayfield this year.

Having been a guest at the Apostle Islands Area Campground for several weeks the summer of 2019 I can honestly say it is one of the best campgrounds I have stayed in. Since purchasing the campground the Krivoshein’s have worked hard to fix up and improve what was there.

I see in some correspondence that others have voiced concern about noise. When I stayed at the campground the quiet hours from 10pm to 7 am were adhered to and enforced. Interestingly enough I have found commercial campgrounds are much more strict about noise and enforcing quiet times than city/county or state campground. When it comes to noise concerns, what about the other neighbors in the area? This past summer there were many nights when I could hear the music from Howl on my front porch on Old San Road.
Some also seem to be put off by the idea of a mini golf course and not wanting it to become “Wisconsin Dells”. If Bayfield wants to be a family friendly destination there is a need for entertainment for those with children. A mini golf course at the campground keeps those families and their children entertained. Wouldn’t it be better for future generations to be outside playing mini-golf interacting as a family, rather than to be inside playing on an electronic device?

Density – this is the only point that I may be in agreement on, but I have to admit I was surprised to realize that the campground already had over 60 sites. It does not feel like a crowded campground. The current layout has plenty of room between sites, giving you the option of interacting with your neighbor or not. Perhaps an option is to reduce the number of new sites by 10.

Just because RVing or camping in a commercial campground is not your idea of a good time, is it fair to stand in the way of a responsible business person expanding their business?

I never would have imagined that I would own an RV or be writing to support a campground expansion. BUT, I have discovered that it is the best way for me to travel, and again having stayed at AIAG it is the best commercial campground I have stayed in.

Thank you for your time.

Debora

Debora Radtke
President
Mobile: 954-684-9456

Kelly Faye, Clerk
Town of Bayfield
85450 County Hwy. J
Bayfield, WI 54814
bayfieldtownclerk@centurytel.net
715-779-5671 Office
www.townofbayfield.com
October 12, 2020

Bayfield Town Hall
85450 County Hwy J
Bayfield, WI 54814

Attention: Town of Bayfield Planning Commission

Re: Proposed Expansion of Existing Campground - Apostle Islands Camping LLC

Dear Commissioners,

I am writing to express my concern regarding the proposed expansion of the Apostle Islands Camping LLC, located on Trailer Court Road, Bayfield, where I also own a home (85050 Trailer Court road). My home is directly south of the current campground and east of the proposed expansion, with a small buffer between Trailer Court Road and the proposed expansion. Though I have no problem an expansion of sorts, I am absolutely opposed to the scope of the expansion as proposed in rendered drawings by CS Design & Engineering.

My concerns include but are limited to the following:
- **Removal of a significant number of trees to facilitate an expansion of this scope.** Trees act as a natural buffer for sound and visual distancing for neighboring landowners. I am not confident that trading campsites for the destruction of timber is a wise use of the land.

- **Noise level - we hear every truck/camper going up and down Trailer Court Road entering or leaving the campground.** Not only the noise of the vehicles but the increase in people’s voices and conversations. When I am at my house in Bayfield, I can already hear conversations from campers at the campground. What will the increase in campsites and people do to the noise level of those already living in the area experience?

- **The proposed expansion, when looking at the plans submitted to the Zoning Dept, has the feel of something you might see in the Wisconsin Dells or Branson, Missouri, an atmosphere that Bayfield has sought hard to prevent, preserving the integrity of the community.**

Would the number of people the campground hosts be a boon to our area? That is without question but at what cost to the integrity of the natural surroundings of the area and our community at large.

Again, I am not opposed to an expansion - simply not as proposed and not without significant conditions, such as:
- the number of trees removed vs. left standing,
- noise barriers,
- lighting considerations that prevent light pollution, a
- significant reduction in the number of campsites allowed to complement the surrounding natural resources and topography of the area.

Because the proposed expansion site borders County Highway J, a scenic corridor route to the area orchards and Star Route, I would ask for a consideration of preserving as many trees as possible along
County Hwy J so an expansion of the campground, however large or small, not be visible from the road except for a driveway to the property. I believe the proposed expansion would ultimately be an eyesore and is entirely out of place with the character of the surrounding community along County Highway J. It is not off the beaten path but located along a fairly busy county highway and tourist area.

I encourage the Planning Commission to consider tabling their vote on the campground expansion as proposed, asking for significant modifications that address some, if not all of the concerns listed above.

Thank you for your time.

Sincerely,

[Signature]

Paula Cunningham
1121 19th Ave W
Ashland, WI 54806
715-292-3830
September 7, 2020

Bayfield Town Hall
85450 County Hwy. J
Bayfield, WI 54814

Attention: Town of Bayfield Planning Commission

Re: Proposed Expansion of Existing Campground – Apostle Islands Camping, LLC

Dear Commissioners,

I am writing to express my concerns regarding the request for expansion of the existing campground submitted by Apostle Islands Camping, LLC. The proposed expansion will have an effect on the property owners/homeowners nearby and the Bayfield community.

We first visited the Bayfield area in 1983 and every year after. We finally bought property, built a house and moved here permanently to retire in 2009. During those years, we visited here, had many conversations with the locals, construction workers, business owners, real estate people, etc. and a “common thread” in those conversations was that Bayfield was not over run with big commercial businesses, it was not a tourist trap like Wisconsin Dells, etc. Bayfield was a quiet place, concerned about preserving the environment, keeping it as natural as possible, etc.

I’m not opposed to expanding the campground BUT I am opposed to the scope which is proposed for expansion.

1. The scope of the proposed expansion does not compliment the natural surroundings of the area, a quiet and peaceful neighborhood.
2. The density (49 camp sites) which is proposed will certainly add noise and additional traffic to the neighborhood.
3. The proposed expansion would negatively affect the property values of the homeowners and/or property owners near the campground.

I would rather see a campground similar to that of Dalrymple with camp sites carved out among the trees making them larger and more private for each camper rather than a campground that resembles a Wisconsin Dells, KOA and/or Yogi Bear campground.

Please think about these concerns when discussing the proposed expansion of the existing campground. Let’s keep Bayfield a “magical place”.

Thank you,

Joyce M. Anderson
85645 Woodland Trail
Bayfield, WI 54814

cc: Bayfield County Planning and Zoning Department
**APPLICATION FOR PERMIT**

**BAYFIELD COUNTY, WISCONSIN**

**DATE: [Date Received]**

- **Type of Permit Requested:**
  - [ ] Land Use
  - [ ] Sanitary
  - [ ] Privy
  - [ ] Conditional Use
  - [ ] Special Use
  - [ ] B.O.A.
  - [ ] Other

**Address of Property:**

**Owner's Name:**

**Authorized Agent:** (Person Signing Application on behalf of Owner(s))

**Description:**

- **Address:**
- **City/State/Zip:** Bayfield, WI 54814
- **Telephone:**
- **Fax:**

**Legal Description:**

**Applicable Regulations:**

- **Distance Structure is from Shoreline:**
  - Feet

**Value at Time of Completion**

- **Type of Property/Land within 1000 feet of Lake, Pond or Flowage**
  - Yes
  - No

**Value at Time of Completion**

- **Is Property/Land within 300 feet of River, Stream or Creek or Landward side of Floodplain?**
  - Yes
  - No

**Project**

- **New Construction**
- **Addition/Alteration**
- **Conversion**
- **Relocate**
- **Run a Business on Property**

**Dimensions**

- **Number of Stories:**
- **Foundation:**
- **Place of Construction:**

**Sewer/Sanitary System(s)**

- **Type of Water System:**
  - [ ] Municipal/City
  - [ ] (New) Sanitary
  - [ ] Sanitary (Exists)
  - [ ] Privy (Pit)
  - [ ] Vaulted (min 200 gallon)

**Type of Water System:**

- **Type of Property:**
  - [ ] Residential
  - [ ] Commercial
  - [ ] Municipal

**Proposed Use**

- **Principal Structure**
- **Residence**
- **Commercial Use**

**Proposed Structure**

- **Dimensions:**
- **Square Footage:**

**Other:**

- **Plumbing:**
- **Electricity:**

**Address to send permit:**

- **Telephone:**

**City/State/Zip:** Bayfield, WI 54814

**Phone:**

- **Fax:**

**Mail:**

- **City/State/Zip:**

**Permit #:**

**Date:**

**Amount Paid:**

**Refund:**

**INSTRUCTIONS:**

- No permits will be issued until all fees are paid.

**PAYMENT:**

- Checks made payable to: Bayfield County Zoning Department.

**FILL OUT IN INK**

- **NO PENCIL**

**ORIGINAL APPLICATION MUST BE SUBMITTED**

**Address of Permit,**

**Owner's Name,**

**Authorized Agent,**

**Project Location,**

**Legal Description,**

**Project**

- **New Construction**
- **Addition/Alteration**
- **Conversion**
- **Relocate**
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**Address to send permit,**

**Telephone:**

**Fax:**

**City/State/Zip:**

**Permit #:**

**Date:**

**Amount Paid:**

**Refund:**
APPLICANT - PLEASE COMPLETE PLOT PLAN ON REVERSE SIDE

Please complete (1) – (7) above (prior to continuing)

(8) Setbacks: (measured to the closest point)

<table>
<thead>
<tr>
<th>Description</th>
<th>Measurement</th>
</tr>
</thead>
<tbody>
<tr>
<td>Setback from the Centerline of Platted Road</td>
<td>75 Feet</td>
</tr>
<tr>
<td>Setback from the Established Right-of-Way</td>
<td>Feet</td>
</tr>
<tr>
<td>Setback from the North Lot Line</td>
<td>Feet</td>
</tr>
<tr>
<td>Setback from the South Lot Line</td>
<td>Feet</td>
</tr>
<tr>
<td>Setback from the West Lot Line</td>
<td>Feet</td>
</tr>
<tr>
<td>Setback from the East Lot Line</td>
<td>Feet</td>
</tr>
<tr>
<td>Setback from Septic Tank or Holding Tank</td>
<td>Feet</td>
</tr>
<tr>
<td>Setback from Drain Field</td>
<td>Feet</td>
</tr>
<tr>
<td>Setback to Septic Tank or Holding Tank</td>
<td>Feet</td>
</tr>
<tr>
<td>Setback to Well</td>
<td>30 Feet</td>
</tr>
<tr>
<td>Setback to Privy (Portable, Composting)</td>
<td>Feet</td>
</tr>
</tbody>
</table>

Prior to the placement or construction of a structure within ten (10) feet of the minimum required setback, the boundary line from which the setback must be measured must be visible from one previously surveyed corner to the other previously surveyed corner or marked by a licensed surveyor at the owner's expense.

Prior to the placement or construction of a structure more than ten (10) feet but less than thirty (30) feet from the minimum required setback, the boundary line from which the setback must be measured must be visible from one previously surveyed corner to the other previously surveyed corner, or verifiable by the Department by use of a corrected compass from a known corner within 500 feet of the proposed site of the structure, or must be marked by a licensed surveyor at the owner's expense.

(9) Stake or Mark Proposed Location(s) of New Construction, Septic Tank (ST), Drain Field (DF), Holding Tank (HT), Privy (P), and Well (W).

NOTICE: All Land Use Permits Expire One (1) Year from the Date of Issuance if Construction or Use has not begun.

For the Construction Of New One & Two Family Dwelling: ALL Municipalities Are Required To Enforce The Uniform Dwelling Code. The local Town, Village, City, State or Federal agencies may also require permits.

You are responsible for complying with state and federal laws concerning construction near or on wetlands, lakes, and streams. Wetlands that are not associated with open water can be difficult to identify. Failure to comply may result in removal or modification of construction that violates the law or other penalties or costs. For more information, visit the department of natural resources wetlands identification webpage or contact a department of natural resources service center (715) 685-2900.

Issuance Information (County Use Only)

<table>
<thead>
<tr>
<th>Sanitary Number:</th>
<th># of bedrooms:</th>
<th>Sanitary Date:</th>
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</thead>
<tbody>
<tr>
<td>Permit Denied (Date):</td>
<td>Reason for Denial:</td>
<td></td>
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</table>

<table>
<thead>
<tr>
<th>Case #:</th>
<th>Previously Granted by Variance (B.O.A.)</th>
<th>Case #:</th>
<th>Mitigation Required Mitigation Attached</th>
</tr>
</thead>
<tbody>
<tr>
<td>Yes</td>
<td>No</td>
<td>Yes</td>
<td>No</td>
</tr>
<tr>
<td>No</td>
<td></td>
<td>No</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Was Parcel Legally Created</th>
<th>Mitigation Required Mitigation Attached</th>
</tr>
</thead>
<tbody>
<tr>
<td>Yes</td>
<td>No</td>
</tr>
<tr>
<td>No</td>
<td></td>
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</tbody>
</table>

<table>
<thead>
<tr>
<th>Inspected By:</th>
<th>Date of Inspection:</th>
<th>Date of Re-Inspection:</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Condition(s): Town, Committee or Board Conditions Attached?</th>
<th>Yes</th>
<th>No</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>0</td>
<td>0</td>
</tr>
</tbody>
</table>

Signature of Inspector:

<table>
<thead>
<tr>
<th>Date of Approval:</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
</tr>
</tbody>
</table>
Surface Water Data Viewer Map

Legend
- Wetland Identifications and Confirmations
  * Wetland Class Points
    - Dammed pond
    - Excavated pond
    - Filled excavated pond
    - Filled/drained wetland
    - Wetland too small to delineate
- Filled Points
- Wetland Class Areas
  * Wetland
  * Upland
- Filled Areas
- Wetland Class Points
  * Dammed pond
  * Excavated pond
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- Filled Points
- Wetland Class Areas
  * Wetland
  * Upland
- Filled Areas
- Municipality
- State Boundaries
- County Boundaries
- Major Roads
  - Interstate Highway
  - State Highway
  - US Highway
- County and Local Roads
  - County HWY
  - Local Road
  - Local Road

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/