

BOARD OF ADJUSTMENT MEETING

Monday, March 28, 2022 – 9:00 a.m.

Room 2106

Barron County Government Center

335 East Monroe Avenue, Barron, WI 54812

AGENDA

1. Call to Order and Roll Call
2. Acknowledgement of Public Posting Requirements
3. Approval of Minutes
4. Public Comment
5. Hearings of applications and appeals to the Board of Adjustment:

9:00 a.m. Appeal #3901: Hitt Properties, LLC, property owner, Requests a special exception to expand an existing campground, in a Recreational-Residential district.
Property address: 864 23 ¾ Street, Chetek, Wisconsin

6. Report from Land Services Director
7. Adjournment

PLEASE CALL 537-6375 IF YOU ARE NOT ABLE TO ATTEND THE MEETING

NOTE: Any person who has a qualifying disability under the Americans with Disabilities Act and requires the meeting or materials at the meeting to be in an accessible format must contact the County Clerk's office at 715-537-6200 at least 24 hours prior to the meeting so that arrangements may be made to accommodate your request.

cc: Organ, Fall, Nelson, Kelsey, Okey (alt), Corporation Counsel, Deputy Corporation Counsel, County Clerk, County Administrator, Department of Natural Resources, Public posting

**Barron County Zoning
Board of Adjustment
February 14, 2022, 9:00 a.m.**

Present: Board of Adjustment: Walter Organ, Gary Nelson, Amy Kelsey, Dan North, Pam Fall.
County Personnel: David Gifford, Kim Collins, Marshall Black.

Organ called the Board of Adjustment to order at 9:00 a.m. and called roll. No public comment. Collins confirmed that proper posting of the notice was done in accordance with the Wisconsin Open Meeting Law.

Motion: (Kelsey/North) to approve the January 10, 2022 minutes; carried 4-0 with Fall abstaining.

9:00 a.m. Appeal #3898: Cory O'Brien, property owner; CBM Real Estate, LLC, applicant, Request a special exception expand an existing business, being the sale and storage of assorted aggregate materials, in an Agricultural-2 district.

Organ opened the hearing and read the public notice. The Board reviewed the file and received testimony from the owner and applicant. Gifford provided a staff report and notified the applicant that fill removed to match the elevation of neighboring property cannot be sold and must remain onsite. The applicant agreed to berm and seed this material. After Board questions, **motion:** (Nelson/Kelsey) to close testimony; carried 5-0. **Motion:** (Kelsey/Fall) to approve the special exception as presented with following conditions:

1. All licenses and permits are obtained prior to construction, and all testimony, oral and written, is part of the decision.
2. All non-metallic material excavated to develop the property shall remain on the property and be bermed and seeded.

Motion carried 5-0.

9:10 a.m. Appeal #3897: Lisa & Christian Jung & Stephanie Wenzel, property owners, Requests a special exception to operate a tourist rooming house (allowing short-term rental), in a Recreational-Residential district.

Organ opened the hearing and read the public notice. The Board reviewed the file and received testimony from the owner. Gifford provided a staff report. After Board questions, **motion:** (Kelsey/North) to close testimony; carried 5-0. **Motion:** (Fall/Nelson) to approve the special exception as presented with the following conditions:

1. All licenses and permits are obtained prior to operation, and all testimony, oral and written, is part of the decision.
2. The operation of the tourist rooming house shall be incidental to the neighborhood and the applicant shall be responsible for any disturbances caused by the operation of the tourist rooming house.
3. The information placard listing property address, maximum occupancy and owner and local contact phone numbers shall be placed on the dwelling and at the junction of the driveway and road.
4. The maximum occupancy is 8, and the quiet hours are 9:00 p.m. to 8:00 a.m., Sunday through Thursday, and 10:00 p.m. to 9:00 a.m., Friday and Saturday.

Motion carried 5-0.

9:20 a.m. Appeal #3899: Daniel & William Hartung, property owners, Requests a special exception to operate a tourist rooming house (allowing short-term rental), in a Recreational-Residential district.

Organ opened the hearing and read the public notice. The Board reviewed the file and received testimony from the owners. Gifford provided a staff report. After Board questions, **motion:** (Nelson/Kelsey) to close testimony; carried 5-0. **Motion:** (Nelson/Fall) to approve the special exception as presented with the following conditions:

1. All licenses and permits are obtained prior to operation, and all testimony, oral and written, is part of the decision.
2. The operation of the tourist rooming house shall be incidental to the neighborhood and the applicant shall be responsible for any disturbances caused by the operation of the tourist rooming house.
3. The information placard listing property address, maximum occupancy and owner and local contact phone numbers shall be placed on the dwelling and at the junction of the driveway and road.
4. The maximum occupancy is 6, and the quiet hours are 9:00 p.m. through 8:00 a.m., Sunday through Thursday, and 10:00 p.m. to 9:00 a.m., Friday and Saturday.
5. The rules shall be modified to add local no wake rules.

Motion carried 5-0.

9:30 a.m. Appeal #3900: A. J. Shiely Shiely Revocable Trust Requests a special exception to operate a tourist rooming house (allowing short-term rental), in a Recreational-Residential district.

Organ opened the hearing and read the public notice. The Board reviewed the file and received testimony from the owner. Gifford provided a staff report. Public testimony was received. After Board questions, **motion:** (North/Kelsey) to close testimony; carried 5-0. **Motion:** (Kelsey/North) to approve the special exception as presented with the following conditions:

1. All licenses and permits are obtained prior to operation, and all testimony, oral and written, is part of the decision.
2. The operation of the tourist rooming house shall be incidental to the neighborhood and the applicant shall be responsible for any disturbances caused by the operation of the tourist rooming house.
3. The information placard listing property address, maximum occupancy and owner and local contact phone numbers shall be placed on the dwelling and at the junction of the driveway and road.
4. The maximum occupancy is 6, and the quiet hours are 9:00 p.m. to 8:00 a.m., Sunday through Thursday, and 10:00 p.m. to 9:00 a.m., Friday and Saturday.

Appeal #3895: Sletten River Cabin LLC, property owner, Request a special exception to operate a tourist rooming house (allowing short-term rental), in an Agricultural-2 district.

Organ re-opened the hearing and the applicant presented updated rules re: ATV use, and a surveyor's quote and easement document. After Board questions, **motion:** (Nelson/North) to close testimony; carried 5-0. **Motion:** (Kelsey/Fall) to approve the special exception as presented with the following conditions:

1. All licenses and permits are obtained prior to operation, and all testimony, oral and written, is part of the decision.
2. The operation of the tourist rooming house shall be incidental to the neighborhood and the applicant shall be responsible for any disturbances caused by the operation of the tourist rooming house.
3. The information placard listing property address, maximum occupancy and owner and local contact phone numbers shall be placed on the dwelling and at the junction of the driveway and road.
4. The maximum occupancy is 8.

5. The rules shall be modified to add trash instructions, quiet hours from 9:00 p.m. to 8:00 a.m., Sunday through Thursday, 10:00 p.m. to 8:00 a.m., Friday and Saturday, and son as a local contact on the placard.

9:50 a.m. Appeal #3896: Mark & Leanne Funke, property owners, Requests a special exception to operate a tourist rooming house (allowing short-term rental), in a Recreational-Residential district. Organ opened the hearing and read the public notice. The Board reviewed the file and received testimony from the owners. Gifford provided a staff report. **Motion:** (Nelson/Fall) to include appeals 1633 and 3883; carried 5-0. Public testimony was received and correspondence was read into the record. After Board questions, **motion:** (Nelson/Kelsey) to close testimony; carried 5-0. **Motion:** (Nelson/Kelsey) to approve the special exception as presented with the following conditions:

1. All licenses and permits are obtained prior to operation, and all testimony, oral and written, is part of the decision.
2. The operation of the tourist rooming house shall be incidental to the neighborhood and the applicant shall be responsible for any disturbances caused by the operation of the tourist rooming house.
3. The information placard listing property address, maximum occupancy and owner and local contact phone numbers shall be placed on the dwelling and at the junction of the driveway and road.
4. The maximum occupancy is 10, and the quiet hours are 9:00 p.m. to 8:00 a.m., daily.
5. The modified rules, as submitted at the February 14th hearing, shall be available upon request.
6. No habitation of the accessory structure.

Motion carried on a roll call vote with all in favor and none opposed.

Report from L.S. Director: Gifford updated the committee on Ordinance changes to the TRH process.

Motion: (Organ/Fall) to adjourn the meeting at 12:47 p.m.; carried 5-0

Respectfully submitted,

Kim Collins
Administrative Assistant

NOTICE OF PUBLIC HEARING

STATE OF WISCONSIN SS

COUNTY OF BARRON

TO WHOM IT MAY CONCERN:

PUBLIC NOTICE is hereby given to all persons in the County of Barron, Wisconsin, that a public hearing will be held on Monday, March 28, 2022 at 9:00 a.m. in Room 2106 of the Government Center, 335 E. Monroe Ave., Barron, Wisconsin, relative to a proposal for a special exception to the terms of the Barron County Land Use Ordinance as follows:

Requests a special exception to expand an existing campground, in a Recreational-Residential district, property described as Plats 2-6, 3-1 & 5-6, part of NW-NE, SW-NE & NE-NW shown as Lot 1 CSM 19/67, consisting of 12.09 acres, located in Section 24, T33N, R11W, Town of Prairie Lake, Barron County, Wisconsin.

The Board of Adjustment reserves the right to view the property and may convene in executive session prior to rendering a decision. Contact Zoning Office staff at 715-537-6375 with questions regarding this appeal.

Property owner: Hitt Properties, LLC
Property address: 864 23 ¾ Street, Chetek, Wisconsin

All persons interested are invited to attend said hearing.

Dated at Barron, Wisconsin, this 9th day of March 2022.

Barron County Board of Adjustment
Walt Organ, Chairman

BARRON COUNTY SPECIAL EXCEPTION APPLICATION

Barron County Zoning Office
335 E. Monroe Ave. Rm. 2104, Barron, WI 54812
715-537-6375, Mon. - Fri 8:00 am - 4:30 pm

Submit completed application to the Barron County Zoning Office
Incomplete or illegible applications will be returned
Please Print - Use Ink

Property Owner: Michael Hitt
Address: 865 23 3/4 street
City/State/ZIP: Chetek, WI 54728
Daytime Phone: 715-924-3259
Email: Wildwoodchetek@gmail.com

Agent: _____
Address: _____
City/State/ZIP: _____
Daytime Phone: _____
Email: _____

SITE INFORMATION

Parcel I.D. Number: 036 - 2400 - 16 - 000 Township: Prairie Lake
Property Address: 864 23 3/4 street Lot Size: 12.09 Sq.Ft./Acres

TYPE OF REQUEST:

Dwelling Tourist Rooming House Business Campground Mineral Extraction
 Livestock Enlargement Other _____

Reason For Special Exception Request:

See Attached Forms
148 campsites total, 16 cabins total (20 overnights)

Complete this application and submit it with the Township Consideration Form and the fee of \$ 500.00 to Barron County Zoning Office. Provide a detailed plot plan of the property and floor plan of the proposed project.

I have read and understand the procedures and requirements for applying for a Special Exception. I understand that the filing fee is non-refundable and that my application may be returned if information is incomplete or illegible. **I also understand that I, or my agent, must appear at the public hearing.**

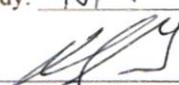

Owner Signature

01 / 07 / 2021
Date

Agent Signature

Date

OFFICE USE

Appeal # 3901 Hearing Date: 3 / 28 / 22 Previous Hearings: 1288, 1779, 3219, 3322, 3772
Name of Water Body: N/A Zoning Dist.: RB
Reviewed By:  Date 3 / 1 / 22

DATE RECEIVED:

RECEIVED

FEB 24 2022

FEB 24 2022

Reason for special exception request-

We are wanting to expand our campsites and camping cabins at our resort. We currently have 14 cabins and 100 Campsites- 98 seasonal and 2 transient sites. Our expansion to the resort includes adding 48 new premium campsites, 2 Park Model Camping Cabin sites and updating 2 of the existing campsites- Sites 99 and 100 to premium sites. Of the 50 newly built campsites, 18 will be transient sites. The reason for the increased number of transient sites is for the high demand of those sites. These sites will bring in new customers for us and in a revolving way, increasing revenue for our town and the surrounding community's tourism businesses. This expansion is the property on the north side of the town road-23 ¾ street. Currently this part of the resort only has 45 campsites, cabin and an infiltration cell. Once the campsite expansion is complete there will be 93 campsites and 3 cabins with other buildings and a playground on that parcel of land.

The size of the campsites will be 40' wide by 60' long. Giving plenty of space for 2 or 3 passenger vehicles per site. Each seasonal site will have the driveway pad, water, electric and sewer. Each transient site will have the driveway pad, water, electric, sewer, picnic table and a brick fire pit. All campsites will have full hook ups, 30amp/50amp/110V plug in electrical hook ups available.

The Park Model Camping Cabin sites will be 40' wide by 65' long. With a 10' wide by 15' long deck/patio from the front door. Also, with a brick fire pit. These 2 sites will only be used for the Park Model Camping cabins, not for a seasonal or a transient camping site. The cabins are a 2-bedroom unit with a kitchen, full bathroom, living and dining areas. The cabin sits on its frame with wheels permanently placed in its spot with landscaping surrounding it.

The buildings we plan to have, are a work/storage shed, main bath house, 2nd restroom and a registration/gift shop.

The work/storage shed- Its planned to be 15' wide by 35' long. It will be used to store parts and machinery. With the expansion we will need more storage space for the resort's needs. Easier part access for repairs on that side of the resort- reducing the traffic crossing the town road for parts/tools. Also, will plan to place the fence barrier on the north side of the shed to block both visual and sounds to the neighbors or people using the town road.

The main bath house- It is planned to be 25' wide by 35' long. This will have 2 showers and 2 restroom stalls for Female and Male sides. The front of the building will have either 2 or 3 washers and 2 or 3 dryers- all coin operated machines. This building will also serve as protection in sever weather. This is needed to serve the north side customers both seasonal and transient sites for restroom needs, along as safety from sever weather. Also allows the customers to conveniently use our washer/dryers on site.

The 2nd restroom- It is planned to be 15' wide by 15' long. It is for the convenience of the customers and staff. Also, will act as a safety building during a sever storm. There is 1 stall for Women and 1 stall for Men.

The registration/gift shop- It is planned to be 24' wide by 16' long. This will be a check in location for the transient campers and the camping cabin customers on that side of the resort. It will be needed for safety and convenience of the customers. We have tight corners by our current main registration/gift shop, busy intersection from pool access, the playground access and other cabin/seasonal sites. By having the transient sites register in this building it will be easier on the resort traffic, the safety of kids

and adults. With today's larger sizes of campers, it is more efficient to check in at this new building and go directly to their site on that same side. No need to cross the town road.

There is planned to be a 2nd playground ~5,300sqft. This will have a large playset and some grassy area for games and picnic areas. The playground equipment is yet to be determined. We are looking at getting the rubber chunks or the PIP- Poured in Place rubber for the ground surface. This will reduce the crowd for the current playground and make it safer for the kids, as well as having the other playground. It will give the kids on the north side of the resort a place to play first without having to cross the town road specifically to use a playground.

We will have parking rules and parking spaces in place to reduce the parking on 23 ¾ street- south side. We will have rules in place for no Campers/guests parking vehicles on the East or North sides of the newly expanded resort. This will reduce the safety issues parked vehicles can have and eliminate the foot traffic from the town road cutting into the resort. Guest may use only the main entrance or the emergency exit on the north side for access to the town road- walking, biking, etc. In total we will have 25 designated parking spots for guests in the new expanded site. Parking spots are 10' wide by 18' long. Each seasonal campsite is to only have 2 vehicles themselves and up to 1 additional guest vehicle. Transient sites up to only 2 vehicles. Currently we have seen up to 8 vehicles parked on the town road- 23 ¾ street, from HWY 55 to our first entrance, with 100 current sites. With the 25 additional parking spots this should eliminate the parking on the road, making the road safer for all. These guest parking spots are to be used first, we will have limited designated parking by the original registration shop, any additional parking needed will then only be on the street. Parking in the street ditch will only be allowed on the south side of the street, west of the 1st resort entrance to hwy 55 as currently been used. There will be parking only allowed for the 2 campsite's vehicles in the ditch. Sites 40 and 55 located next to the town road between the 2 resort's entrances, they will have that parking location as they don't have space at their current site to move those parking spots.

This expansion will maximize the resorts available space. In total the resort will be 148 campsites, 2 Park Model Camping Cabin sites and 14 cabins. We are adding 50 premium sites, in the 50 sites there are 2 sites that already exist and only have water, electric hook ups with sewer holding tanks. These 2 sites will be upgraded with the new water, electric and sewer hook ups. All traffic will still enter from HWY 55 to 23 ¾ street then into the resort. The remaining length of the town road to our neighbors, shouldn't see a major increase of traffic in front of their homes due to this expansion. There will be an increase of foot traffic crossing the town road. There is a designated crossing for all foot/vehicle/golf cart traffic to be used. We are looking to place additional signage and crossing signs up for customer/guest safety for road vehicle traffic. Looking to add vehicle stop signs for resort drivers, slow down/child crossing guard- the plastic kid figure with the orange play flag for road vehicle awareness. There is also an existing 2nd crossing of the town road by foot only. This crosses at the corner of 23 ¾ (going east to north) into the east most resort entrance. This may see an increase of foot traffic, which we will place additional awareness signage for our guests.

Lastly, we have spoken to some of our neighbors about the expansion that are here currently. There is mixed views on the expansion from "ok" to "no". Those views are from not wanting to see campers or people, additional people walking the road in front of their residence with pets and prefer to see woods. They also mentioned they always knew at some point the resort would expand into the woods just didn't think it would be this soon. Those are some of the returned inputs given to us on the expansion.

*Added information from the Planning commission and Town board meetings- below.

Parking-

We will have parking spaces and rules in place to reduce parking on the 23 ¾ street as parking on the opposite side of the road, of our property boarders, of the expansion area are legal street parking.

Rules are for no parking on any of the 23 ¾ street East side or 8 ¾ street North side. This will eliminate the safety for our customers and eliminate any parking issues for our neighbors. With this rule it will eliminate any "trails" being made by walking to campsites or into the resort on those sides. Guest may only use our main entrance or the emergency entrance to access the town roads- by foot, bike, etc. We have started for this season already- Parking passes. All seasonals, cabins, day and overnight guests all need to check in and receive their parking pass. So, if a vehicle is parked and by our observations or a neighbor phone call to the resort, it can/will lead up to being removed from the resort as these parking rules will be in the seasonal contract and the transient check in document. The only street parking that we will allow for daily parking use is for the current 2 sites on the Southside of the resort Site 40 and site 55 located on 23 ¾ southside, as that is there designated parking from when it was built. The only other possible parking for major days would be the 23 ¾ street- south side- this is last resort parking and would need approval from us to park out there as they will still need the parking pass shown in the vehicle. Based on last year there was a max of 8 vehicles parked from Hwy SS to our 1st entrance. Being the new sites are large enough to handle guest parking and were adding 25 additional guest parking, we suspect there will almost be no parking on the road in our rules designated parking only. Making the roads safer for all.

There are 25 new parking spots in the expansion area. Each spot is 10' wide by 18' long. These are for overnight or day guest only.

Traffic car/foot-

All traffic will still enter from hwy SS to 23 ¾ street down to either 3 of the entrances to the resort on 23 ¾ street. Even if they miss the first 2 entrances there is the 3rd entrance to enter. Last year we never saw any campers go or come from 8 ¾ street to the resort that way, along with no phone complaints from neighbors of camper traffic. So, with the expansion there should not be a real big difference, if any, in traffic to the remaining 23 ¾ or 8 ¾ streets. As that will be a longer drive for those and won't make common sense use of driving.

Our staff normally does let the new people know how to get here along with our soon to be updated website will show a map of directions to enter the resort. Also, a resort map is being made up to show guests locations of sites-highlight their site/cabin, buildings and activity areas.

Foot traffic will increase for crossing the road. Knowing this we have added a 2nd large play area and restrooms to help reduce the traffic crossing the road and play area congestion. We are also adding signage for the crossing at the town road entrances. Facing the resort at the entrances we will have stop signs- 24" size to make vehicles/golf carts stop before crossing or entering the town road. We will also add Caution while crossing signs for all foot guests/golf carts/vehicle facing the resort for those crossing or entering the town road. Also add the large plastic child holding the flag at the resort entrances to help slow down or make heightened awareness for vehicles driving on the road past the entrances.

To also add additional safety measures for all- Safety is #1 in our books- We will ask that once the new road is complete that there can be the yellow- or whatever the legal road color is needed- to paint 2 crosswalks. One to be made whatever the legal width is for the designated walking cross walk for pedestrians to use to cross the road from our North Side main entrance to the Southside Main entrance. This will also give a specific area for people to cross and helps give a visual awareness to vehicle traffic of a crossing. The 2nd painted crosswalk would be crossing the road at the designated pathway from the current "log cabin" on the Southeast corner of the resort and crosses to the resort's East 2nd main entrance. With these crosswalks there will need to be a crosswalk road sign- 1 for the South bound lane prior to making the right-hand turn and 1 for the East bound traffic prior to the main entrance- maybe combine this sign with the golf cart sign for this direction. This is also why we have added many additional parking spaces and parking passes to eliminate any road side parking.

7- Fence/screen barrier-

We will plant 2 rows of 5.5' Blue Spruce or white spruce trees and 2 rows of Miscanthus giganteus grass. The spruce will be planted offset rows and about 10-15' apart- this is for long term growth for best base coverage- if planted closer you run into the issue as the trees out by hwy SS does. The bottom of the trees battles for space and slowly die off the lower branches or stub their growth- allowing you to see inside. By planting at these distances, you create the room needed and once mature or "teenage years" the trees themselves will almost block 100% of sights into the resort from the road view. The white spruce grows from 13" to 22" per year. In the meantime, of the tree growth, the grass will be the vision shield from the road. This grass grows to 8' in its first year. Been told by end of the summer the grass will be at its 8' mark. 2nd year it will mature to it 14-15' tall. With the grass being planted in 2 rows this will add about 5' of pure thickness. This height exceeds the 8' mark plus adds bonus feet. The tallest campers are the Class A RV campers at 13' 6" this includes any AC units on top and vent covers. So, with the grass growing to 14-15' tall, it will almost eliminate any vision of campers from the road view. This way drivers or neighbors won't be looking at campers all day every day and would also eliminate seeing through the trees to see the campers. With the grass being its thickness and the trees growing, these will help reduce or muffle the sound coming from the resort. Our quit hours are 10pm to 7am. We do have rules in place for sound disturbances and if someone becomes too disturbing to other campers or we get complaints, we have the right to remove them, as we are a family-oriented resort not a party or being a loud obnoxious resort. Most louder sounds would come from kids yelling having fun or from the playground. We have not had any issues of noise issues at all.

RECEIVED

FEB 24 2022

BARRON COUNTY ZONING OFFICE

CONSTRUCTION PLANS FOR

WILDWOOD RESORT CAMPGROUND EXPANSION

CHETEK, WISCONSIN PROJECT NUMBER: 161395

EXISTING	
---	RIGHT OF WAY
---	PERMANENT EASEMENT
---	PROPERTY LINE
---	HORIZONTAL CONTROL POINT
XX	BENCHMARK
X	SURVEY MARKER
•	SOIL BORING
○	SANITARY SEWER AND MANHOLE
○	FORCE MAIN AND LIFT STATION
○	SANITARY SEWER SERVICE & CLEANOUT
○	WATER MAIN, HYDRANT, VALVE AND MANHOLE
○	WATER SERVICE AND CURB STOP BOX
○	STORM SEWER, MANHOLE AND CATCH BASIN
○	CULVERT AND APRON ENDWALL
○	GAS MAIN, VALVE, VENT AND METER
○	HANDHOLE
○	BURIED FIBER OPTIC CABLE AND MANHOLE
○	BURIED PHONE CABLE, PEDESTAL AND MANHOLE
○	BURIED TV CABLE, PEDESTAL AND MANHOLE
○	BURIED ELECTRIC CABLE, PEDESTAL, MANHOLE, TRANSFORMER AND METER
○	OVERHEAD WIRE, POLE AND GUY WIRE
○	LIGHT POLE
○	TRAFFIC SIGNAL
○	STREET NAME SIGN
○	SIGN (NON STREET NAME)
---	RAILROAD TRACKS
○	DECIDUOUS AND CONIFEROUS TREE
○	BUSH / SHRUB AND STUMP
---	EDGE OF WOODED AREA
---	WETLAND
---	BUILDING
---	FENCE (UNIDENTIFIED)
---	BARBED WIRE FENCE
---	CHAIN LINK FENCE
---	ELECTRIC WIRE FENCE
---	WOOD FENCE
---	WOVEN WIRE FENCE
---	PLATE BEAM GUARDRAIL
---	CABLE GUARDRAIL
---	POST / BOLLARD
---	RETAINING WALL
PROPOSED	
---	STREET CENTERLINE
---	RIGHT-OF-WAY
---	PERMANENT EASEMENT
---	TEMPORARY EASEMENT
---	CONSTRUCTION LIMITS
○	SANITARY SEWER, BULKHEAD AND MANHOLE
○	FORCE MAIN
○	SANITARY SERVICE AND CLEANOUT
○	WATER MAIN, TEE, HYDRANT, BULKHEAD AND VALVE
○	WATER VALVE MANHOLE, REDUCER, BEND AND CROSS
○	WATER SERVICE AND CURB STOP BOX
○	STORM SEWER, MANHOLE AND CATCH BASIN
○	CULVERT AND APRON ENDWALL
○	DRAIN TILE
○	DITCH / SWALE
○	RIPRAP
○	STREET NAME SIGN
○	SIGN (NON STREET NAME)
---	RETAINING WALL



N.T.S.

PROJECT LOCATION

SHEET NO.	DESCRIPTION
1	TITLE SHEET
2	LAYOUT PLAN
3	DETAILS/TYPICAL SECTIONS
4	EROSION CONTROL/GRADING PLAN
5	SANITARY SEWER PLAN
6	WATER SYSTEM PLAN

THIS PLAN CONTAINS 6 SHEETS.

PROJECT LOCATION



CHETEK, WISCONSIN

NOTE:
THE SUBSURFACE UTILITY QUALITY INFORMATION IN THIS PLAN IS LEVEL D. THIS UTILITY QUALITY LEVEL WAS DETERMINED ACCORDING TO THE GUIDELINES OF CIASCE 38-02 ENTITLED "STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA."
THE CONTRACTOR SHALL CALL THE WISCONSIN ONE CALL SYSTEM AT 811 BEFORE COMMENCING EXCAVATION.

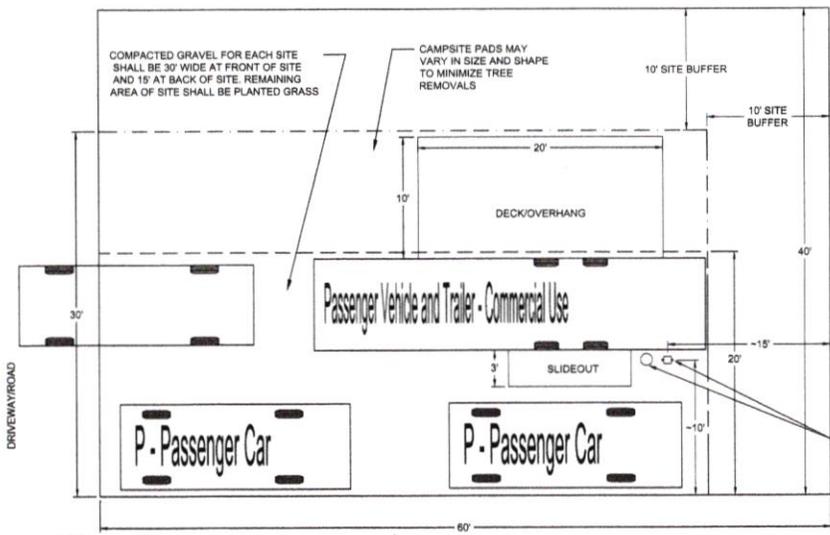


Know what's below.
Call before you dig.

PHONE: 715.238.4000
1701 WEST OLNEY STREET,
SUITE B
RICE LAKE, WI 54880-1300
www.sehinc.com

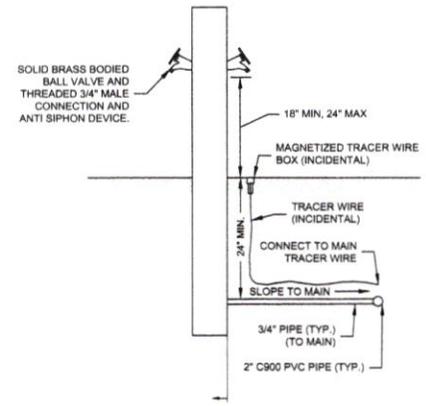
FILE NO.
161395

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of 6



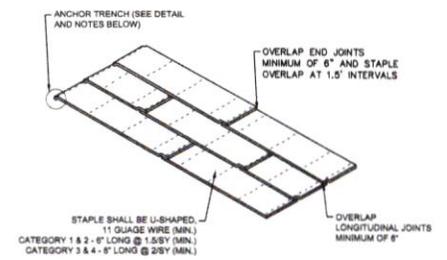
NOTE:
SLOPE VARIES IN DIRECTION AND SEVERITY
FROM 0% TO 4% MAXIMUM IN ANY DIRECTION

RV SITE PLAN VIEW

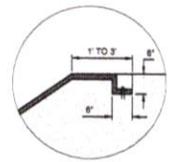


NOTES:
1. MAINTAIN 18\"/>

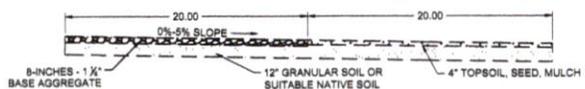
WATER SERVICE DETAIL



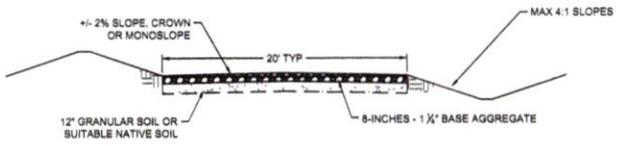
ANCHOR TRENCH
1. DIG 6" X 6" TRENCH
2. LAY BLANKET IN TRENCH
3. STAPLE AT 1.5' INTERVALS
4. BACKFILL WITH NATURAL SOIL AND COMPACT
5. BLANKET LENGTH SHALL NOT EXCEED 100'
WITHOUT AN ANCHOR TRENCH



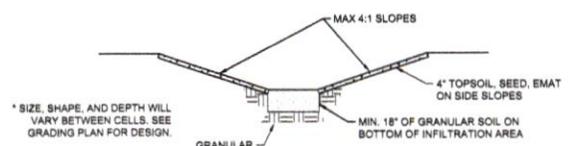
EROSION CONTROL BLANKET INSTALLATION



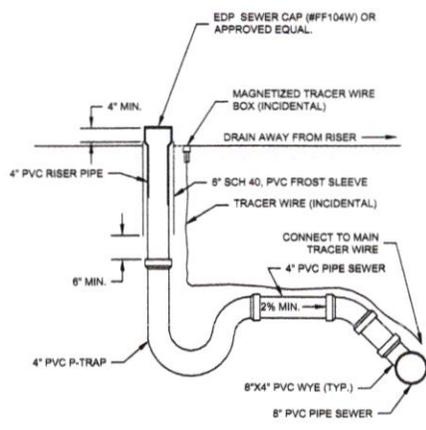
RV SITE TYPICAL SECTION



DRIVEWAY TYPICAL SECTION

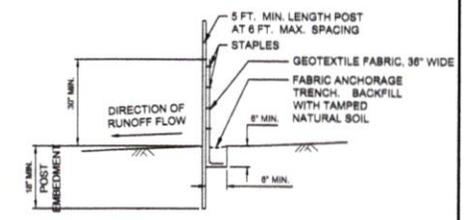


INFILTRATION AREA TYPICAL SECTION



NOTES:
1. MAINTAIN 18\"/>

SEWER RISER DETAIL



SILT FENCE

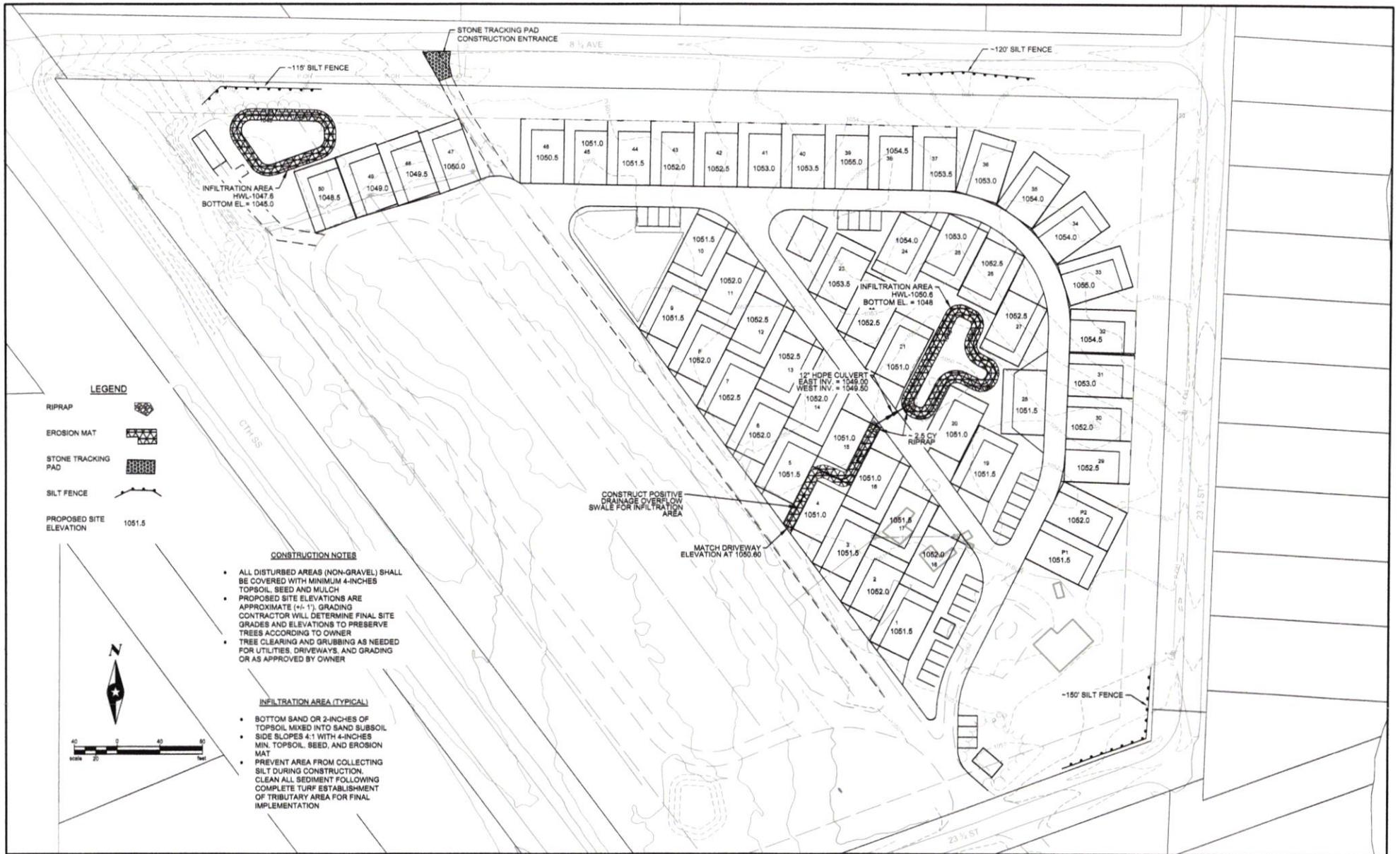
SEH Project	161396
Drawn By	CRT
Designed By	CRT
Checked By	MVG

Rev.#	Revision Issue Description	Date	Rev.#	Revision Issue Description	Date



HITT'S WILDWOOD RESORT
CHETEK, WISCONSIN

DETAILS AND TYPICAL SECTIONS



LEGEND

- RIPRAP 
- EROSION MAT 
- STONE TRACKING PAD 
- SILT FENCE 
- PROPOSED SITE ELEVATION 1051.5

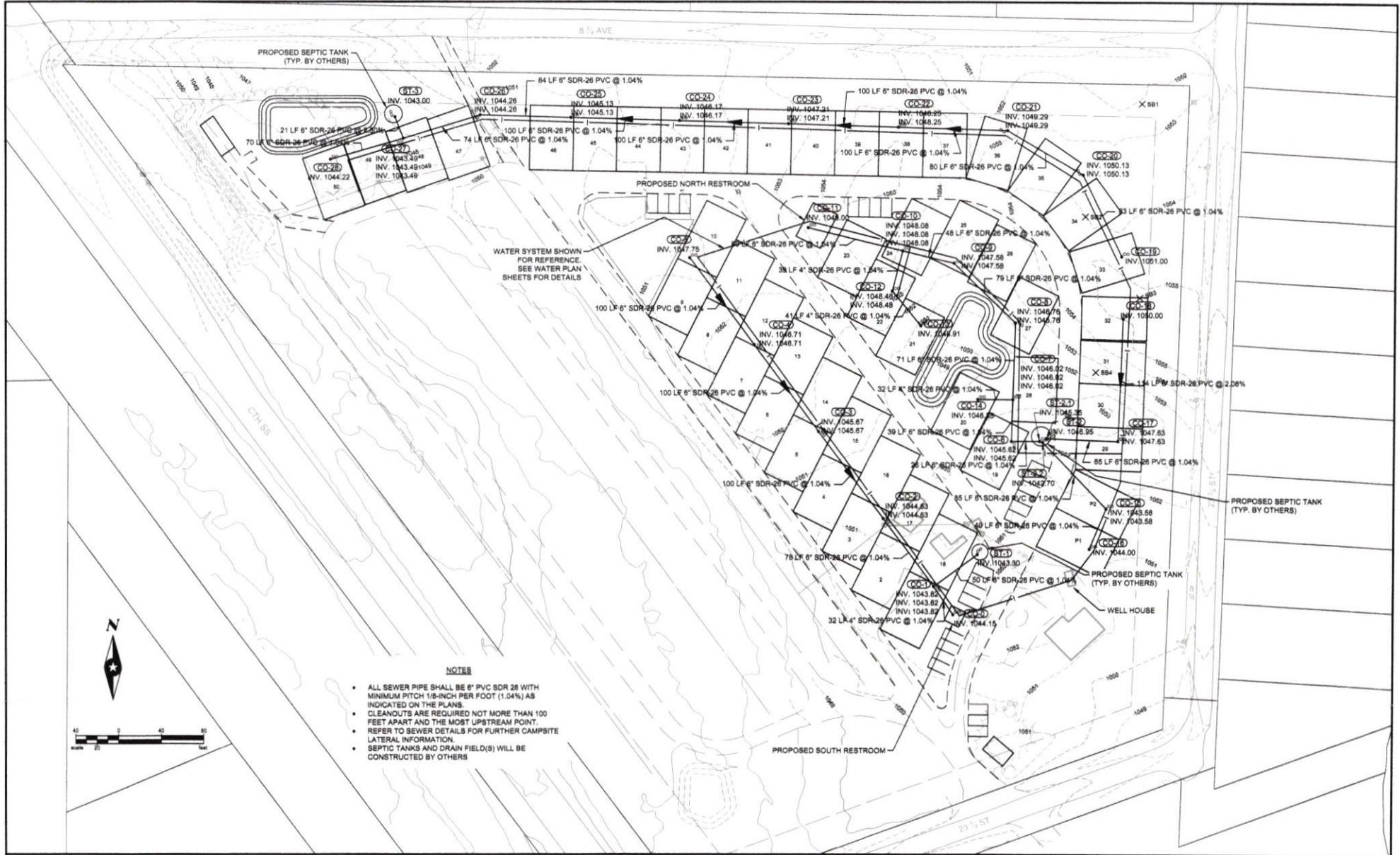
CONSTRUCTION NOTES

- ALL DISTURBED AREAS (NON-GRAVEL) SHALL BE COVERED WITH MINIMUM 4-INCHES TOPSOIL, SEED AND MULCH
- PROPOSED SITE ELEVATIONS ARE APPROXIMATE (+/- 1'), GRADING CONTRACTOR WILL DETERMINE FINAL SITE GRADES AND ELEVATIONS TO PRESERVE TREES ACCORDING TO OWNER
- TREE CLEARING AND GRUBBING AS NEEDED FOR UTILITIES, DRIVEWAYS, AND GRADING OR AS APPROVED BY OWNER

INFILTRATION AREA (TYPICAL)

- BOTTOM SAND OR 2-INCHES OF TOPSOIL MIXED INTO SAND SUBSOIL
- SIDE SLOPES 4:1 WITH 4-INCHES MIN. TOPSOIL, SEED, AND EROSION MAT
- PREVENT AREA FROM COLLECTING SILT DURING CONSTRUCTION. CLEAN ALL SEDIMENT FOLLOWING COMPLETE TURF ESTABLISHMENT OF TRIBUTARY AREA FOR FINAL IMPLEMENTATION





WATER SYSTEM SHOWN FOR REFERENCE. SEE WATER PLAN SHEETS FOR DETAILS

NOTES

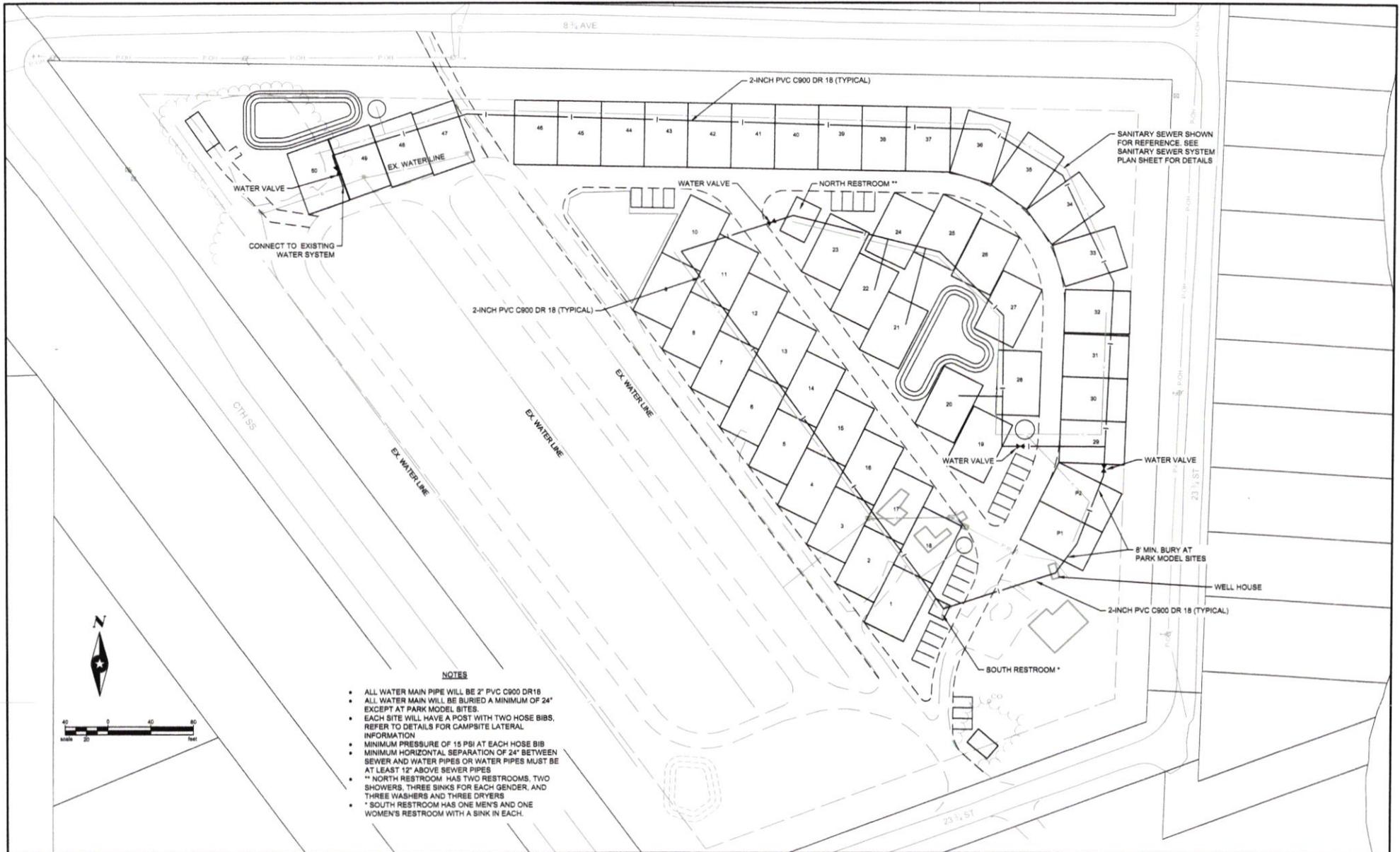
- ALL SEWER PIPE SHALL BE 6" PVC SDR 26 WITH MINIMUM PITCH 1/8-INCH PER FOOT (1.04%) AS INDICATED ON THE PLANS.
- CLEANOUTS ARE REQUIRED NOT MORE THAN 100 FEET APART AND THE MOST UPSTREAM POINT. REFER TO SEWER DETAILS FOR FURTHER CAMPSITE LATERAL INFORMATION.
- SEPTIC TANKS AND DRAIN FIELD(S) WILL BE CONSTRUCTED BY OTHERS

SEH Project	161395	Rev.#	Revision Issue Description	Date	Rev.#	Revision Issue Description	Date
Drawn By	CRT						
Designed By	CRT						
Checked By	MVG						



HITT'S WILDWOOD RESORT
CHETEK, WISCONSIN

SANITARY SEWER SYSTEM



NOTES

- ALL WATER MAIN PIPE WILL BE 2" PVC C900 DR 18
- ALL WATER MAIN WILL BE BURIED A MINIMUM OF 24" EXCEPT AT PARK MODEL SITES.
- EACH SITE WILL HAVE A POST WITH TWO HOSE BIBS. REFER TO DETAILS FOR CAMPSITE LATERAL INFORMATION
- MINIMUM PRESSURE OF 15 PSI AT EACH HOSE BIB
- MINIMUM HORIZONTAL SEPARATION OF 24" BETWEEN SEWER AND WATER PIPES OR WATER PIPES MUST BE AT LEAST 12" ABOVE SEWER PIPES
- ** NORTH RESTROOM* HAS TWO RESTROOMS, TWO SHOWERS, THREE SINKS FOR EACH GENDER, AND THREE WASHERS AND THREE DRYERS
- * SOUTH RESTROOM HAS ONE MEN'S AND ONE WOMEN'S RESTROOM WITH A SINK IN EACH.

SEH Project 161306
 Drawn By CRT
 Designed By CRT
 Checked By M/VG

Rev.#

Revision Issue Description

Date

Rev.#

Revision Issue Description

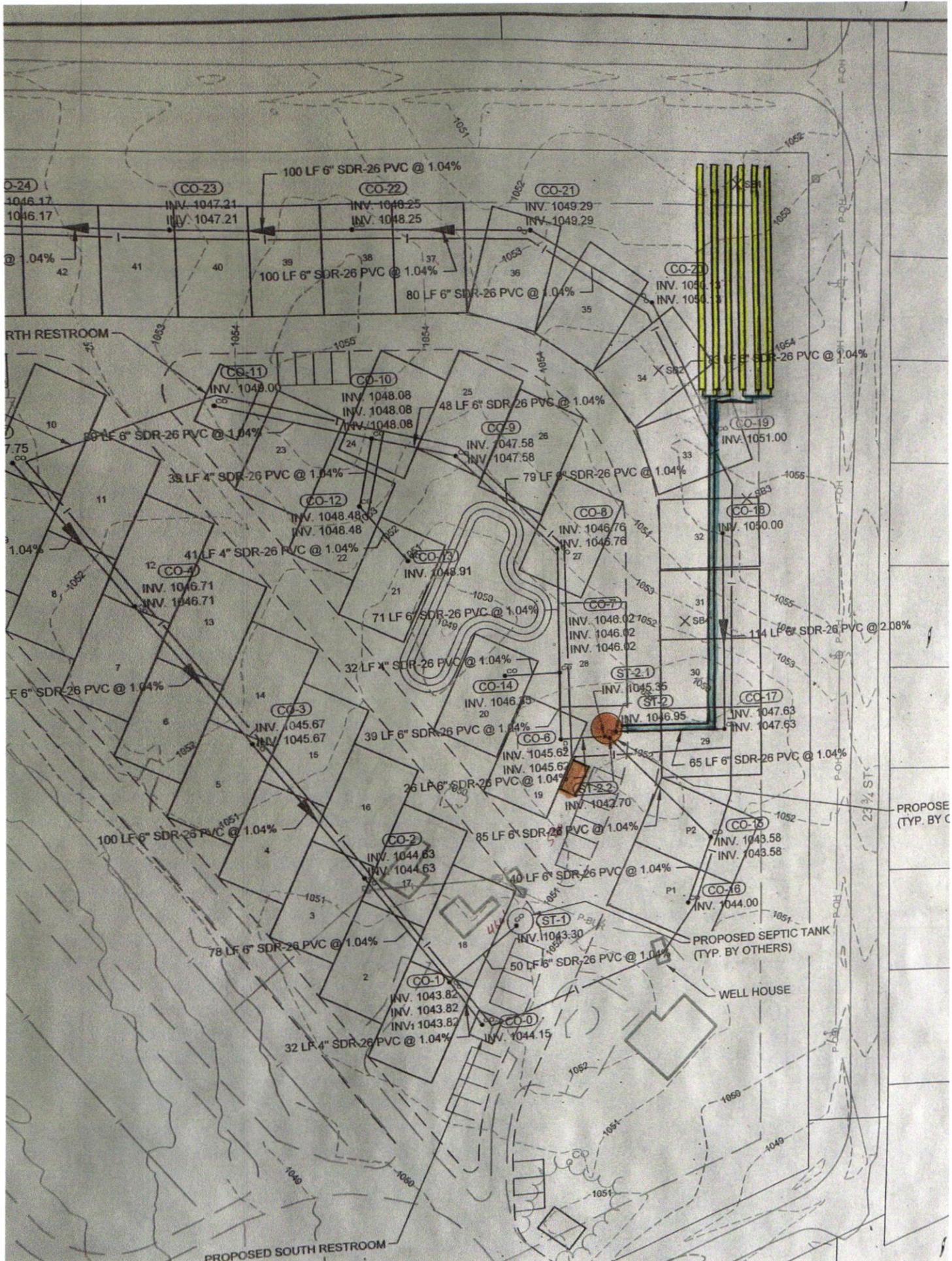
Date



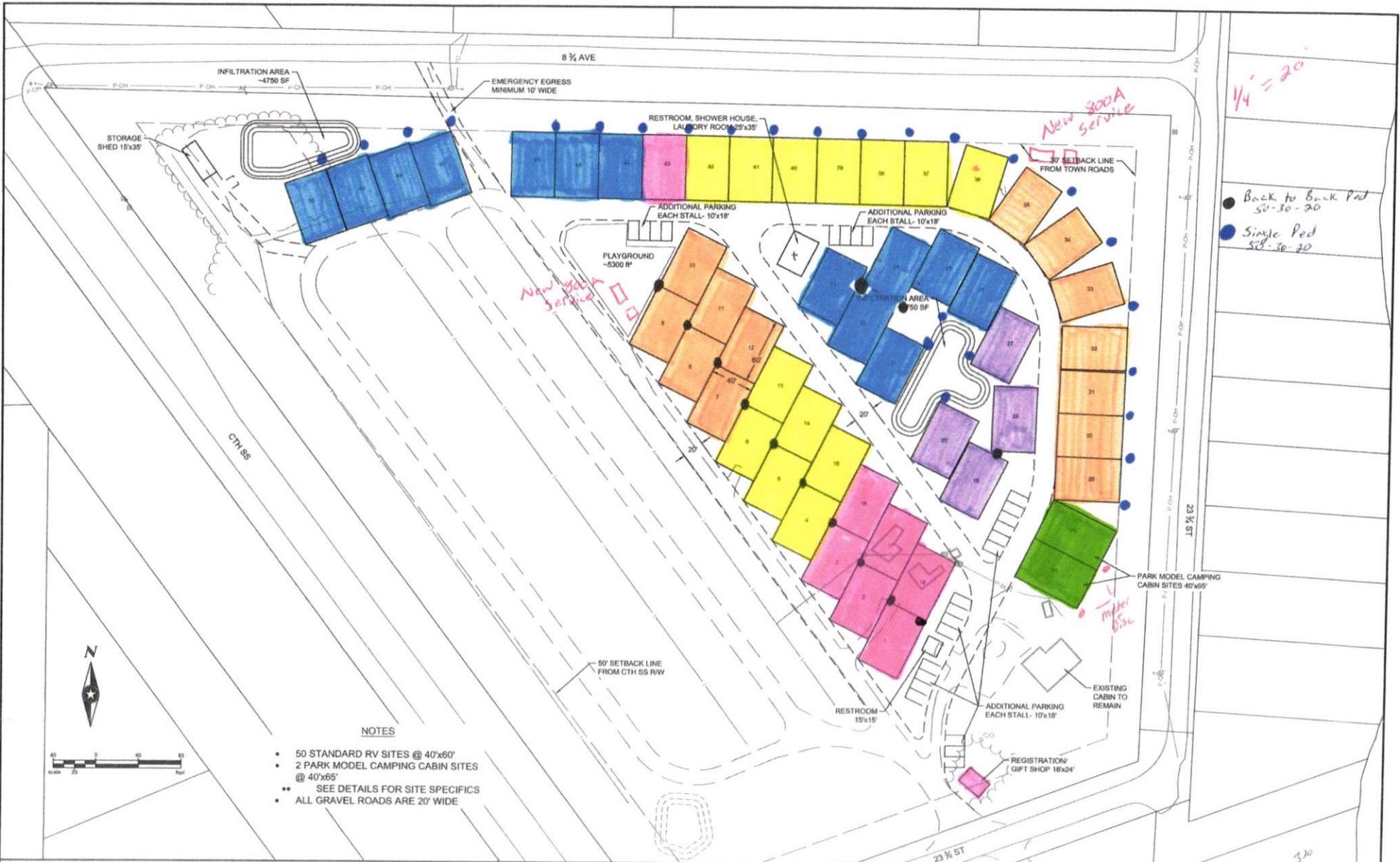
HITT'S WILDWOOD RESORT

CHETEK, WISCONSIN

WATER SYSTEM



Rough Sewer Drain Field design 1pg of 2pgs



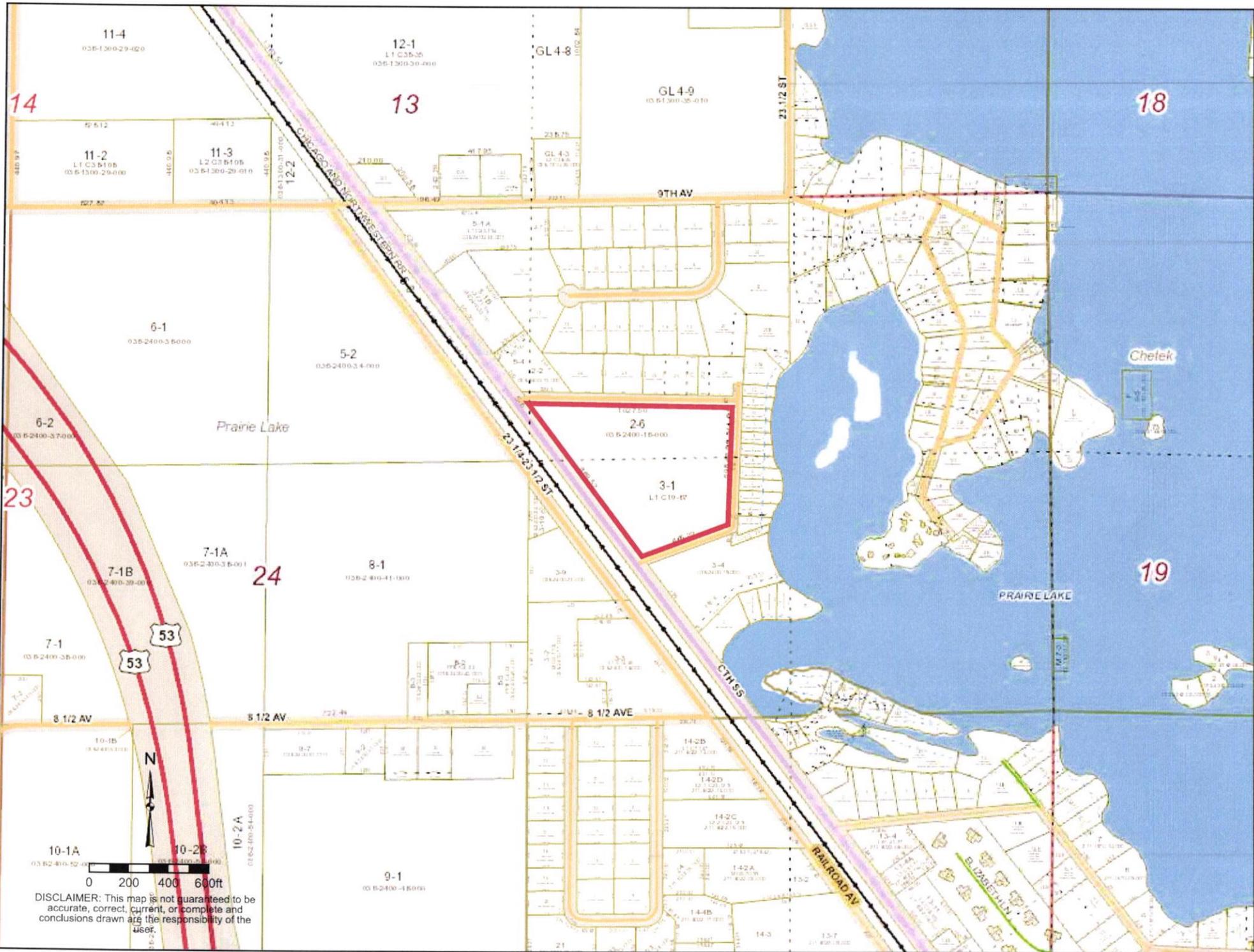
- NOTES**
- 50 STANDARD RV SITES @ 40'x60'
 - 2 PARK MODEL CAMPING CABIN SITES @ 40'x65'
 - SEE DETAILS FOR SITE SPECIFICS
 - ALL GRAVEL ROADS ARE 20' WIDE

SEH Project	161395	Rev.#	Revision Issue Description	Date	Rev.#	Revision Issue Description	Date
Drawn By	CRT						
Designed By	CRT						
Checked By	MVG						



HITT'S WILDWOOD RESORT
CHETEK, WISCONSIN

SITE LAYOUT PLAN





24

PRAIRIE LAKE



DISCLAIMER: This map is not guaranteed to be accurate, correct, current, or complete and conclusions drawn are the responsibility of the user.

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8-2
DDB C4 33

3-2
MOS 7195
2400-17-000

3-3
L1 C1 445
036-2400-18-000

3-9
036-2400-21-000

036-2400-16-000

036-2400-18-000

23174-23175 ST

23175 ST

CTH 155

B 34 AV

036-2400-35-000

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036-2400-43-000

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L1 C1 19-000

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ORDINANCES RELATING TO HEARING

Applicant/Owner: Hitt Properties, LLC

Appeal: 3901

Previous Appeals: #1288, 1779, 3219, 3322 & 3772

Request: A special exception to expand an existing campground, in a Recreational-Residential district, in the Town of Prairie Lake.

Purpose Section 17.02: This chapter is declared to be for the purpose of promoting the public health, safety and general welfare.

Intent Section 17.03: It is the general intent of this chapter to regulate and restrict the use of structures, lands, shoreland and waters; regulate and restrict lot coverage, population distribution and density and the size and location of all structures so as to lessen congestion in and promote the safety and efficiency of the streets and highways; secure safety from fire, flooding, panic and other dangers; provide adequate light, air, sanitation and drainage; prevent overcrowding; avoid undue population concentration; facilitate the adequate provision of public facilities and utilities; stabilize and protect property values; further the appropriate use of land and conservation of natural resources; preserve and promote the beauty of the community; prevent and control water pollution; protect spawning grounds, fish and aquatic life; preserve shoreland cover; and implement the county's general plan or county plan components. It is further intended to provide for the administration and enforcement of this chapter and to provide penalties for its violation.

Section 17.36 RECREATIONAL-RESIDENTIAL The Recreational-Residential District is created to provide for a mixture of residential, recreational and commercial uses, with emphasis on commercial uses which relate to the recreational opportunities or which serve the residential properties. This district will be located primarily along or near navigable waters on lands suited for development.

Section 17.41 SHORELAND OVERLAY AREA

The shoreland regulations of the County are adopted for the purposes of promoting the public health, safety, convenience and general welfare, to further the maintenance of safe and healthful conditions, to prevent and control water pollution, to protect spawning grounds, fish and aquatic life, to control building sites, placement of structures and land uses, and to preserve shore cover and natural beauty. In addition to the use, dimensional rules and other standards provided for shorelands by the zoning district in which they are located, the following shall apply to all shorelands.

17.36	Recreational-Residential District
17.41	Shoreland Overlay Area
17.73(6)	Special Exception Uses

**VARIANCE and SPECIAL EXCEPTION
TOWN CONSIDERATION FORM**

Instructions: This form must be completed and presented to the Town Board for their consideration of the proposed variance or special exception request. The completed form shall be submitted with the Barron County Board of Adjustment Application for Variance or Special Exception prior to scheduling your public hearing.

RECEIVED

FEB 24 2022

BARRON COUNTY ZONING OFFICE

Section A - to be completed by the property owner and/or agent;

Type of Request: Variance Special Exception

Town of Prairie Lake

Owner: Michael Hitt

Applicant/Agent: Michael Hitt

Property Address: 864 23³/₄ street Property Tax ID #: 036-2400-16-000

Explain Request: (must match explanation on application) See Attached Forms

148 Campsites total, 16 cabins total (20 overnights)

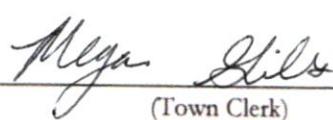
Section B - to be completed by the Township

The Town Board is: In Favor Neutral Opposed

EXPLANATION OF TOWN BOARD DECISION:

Date: 2/23/2022

Signed: 
(Town Chairman)

OR Signed: 
(Town Clerk)

Joe Atwood
Print Name

Megan Biles
Print Name

***Only the signature of the Chairman or the Clerk is required.**