

## STAFF REPORT    LAND MANAGEMENT COMMITTEE

Land Management Committee Meeting, November 4, 2020

Agenda Item 4

**Applicant:** Wieser Concrete Properties LLC.

**Request:** Conditional use permit (CUP) for expansion of a nonconforming structure

**Background:**

The applicant is proposing a 1,150 square foot addition to the existing office. The addition will be to the west of the current office in an area that is currently paved. The addition will not change the current operations. It will provide additional security for the office when outside companies pick up product. It will also improve office flow and provide area for a new break room. The applicant anticipates hiring one or two additional employees.

In 2014, the LMC granted a CUP to expand the production plant within the US Hwy 10 setback.

**Issues Pertaining to the Request:**

- This industrial zoned property is located in the SE ¼ of the SE ¼ in Section 9, in the Town of Salem at street address W3716 Highway 10.
- The proposed addition is 18'-6" x 57'-2" and will be 137' from the centerline of US Hwy. 10 and 65' from the right-of-way.
- Pierce County Code §240-27A. State and federal highways. Except as provided in subsection E and F, the required setback for all structures fronting on state and federal highways shall be 110 feet from the center line of the road or 77 feet from the edge of the right-of-way, whichever is greater. (Subsections E and F are not applicable to the request.)
- Pierce County Code §240-67 A (2) Nonconforming structures. Additions to or extensions of nonconforming structures are permitted, provided that such additions or extensions comply with all the provisions of this chapter or a conditional use permit is granted as provided in § 240-76.
- Neighboring land uses are undeveloped woodland and residential. The residential use is to the south of the site across Hwy. 10.
- The access points off of Hwy. 10 will not change.
- Pierce County Code §240-54 Off-street parking, requires 1 space per 250 feet of primary floor area. The proposed addition will require the applicant to provide 5 additional parking spaces. The site has adequate area to accommodate the additional parking.
- Part of the addition will be a bathroom. The applicants plan on installing a holding tank for the new bathroom.
- The Town of Salem recommended approval of this request on October 8, 2020; stating "The Town recommended a similar approval in 2013/14 of a building which was within 63' of the Hwy. 10 right-

of-way. The proposed project would be entirely with existing paved surface/yard areas and does not present a threat to public health and safety or resent a nuisance to neighboring properties.”

### **Recommendation**

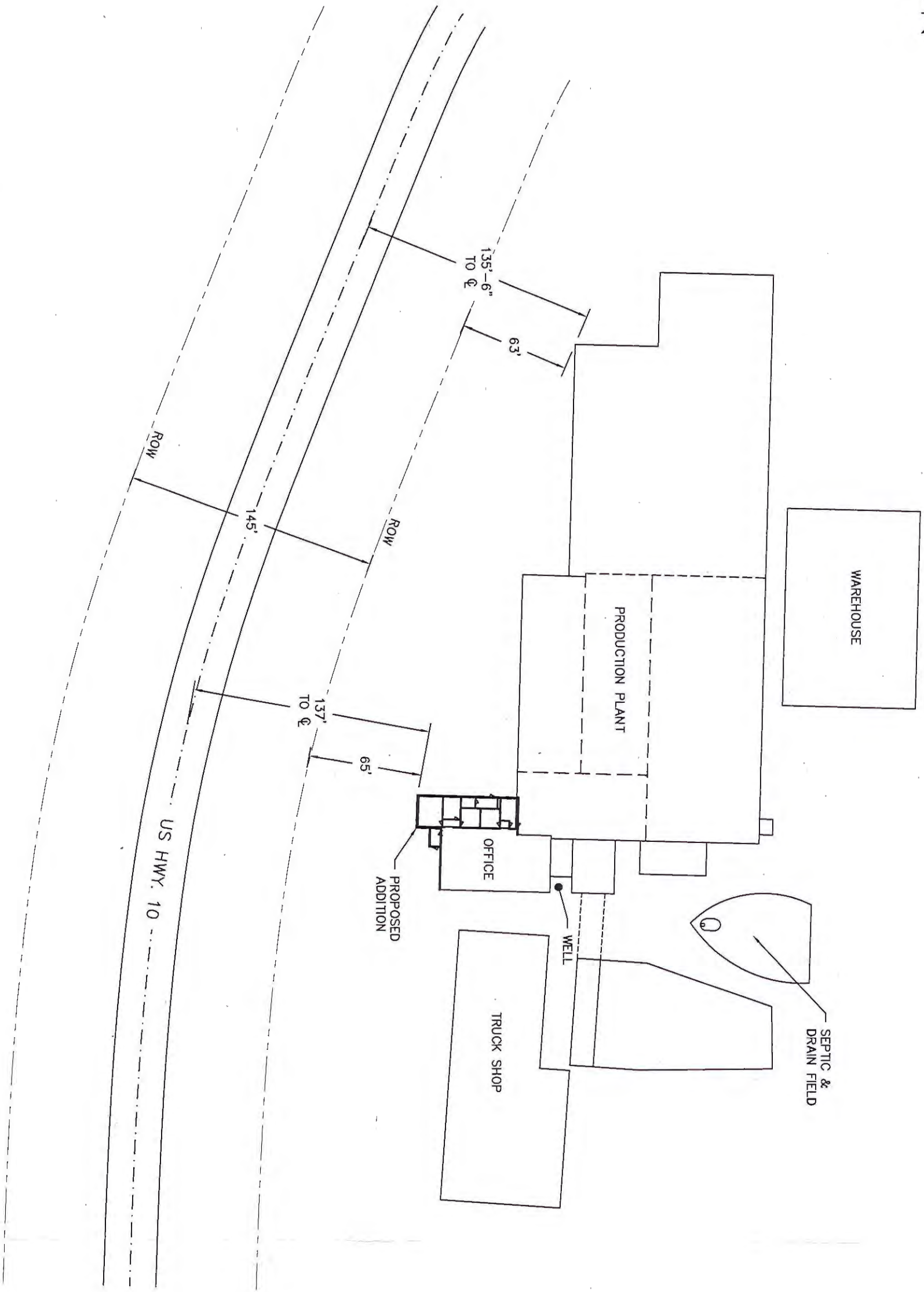
Staff recommends that the Land Management Committee consider whether this request would be contrary to the public interest or whether it would be detrimental or injurious to public health and safety, or the character of the area. If determined to not be contrary to the above, staff recommends this CUP be approved with the following conditions:

1. The addition shall be constructed consistent with submitted plans.
2. A copy of the State plan approval for the building expansion from WI DSPS shall be submitted to the Land Management Department prior to construction.

**Submitted By:** Brad Roy  
Zoning Administrator



**WIESER CONCRETE**  
**MAIDEN ROCK OFFICE REMODEL**  
**ADDITION SETBACK**



**DRAWINGS SUBMITTED**  
**FOR APPROVAL**  
 APPROVED BY: \_\_\_\_\_  
 APPROVAL DATE: \_\_\_\_\_  
 PRODUCTS NEEDED BY: \_\_\_\_\_  
 REVIEWED BY: \_\_\_\_\_  
 REVIEW DATE: \_\_\_\_\_



# Land Management Committee

Wieser Concrete Prop. LLC  
(November 4, 2020)

CUP - Expansion of a  
Nonconforming Structure


## Legend

-  Dwellings
  -  Weiser Parcel
  -  Proposed Addition
- Parcels

## Zoning

-  General Rural
-  Industrial
-  Primary Agriculture

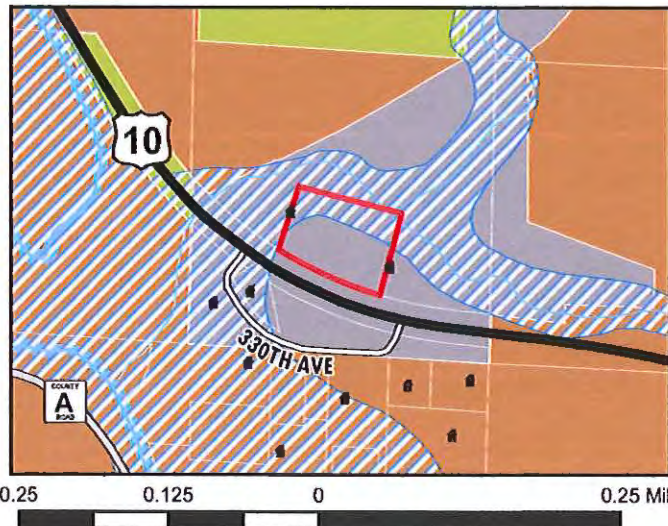
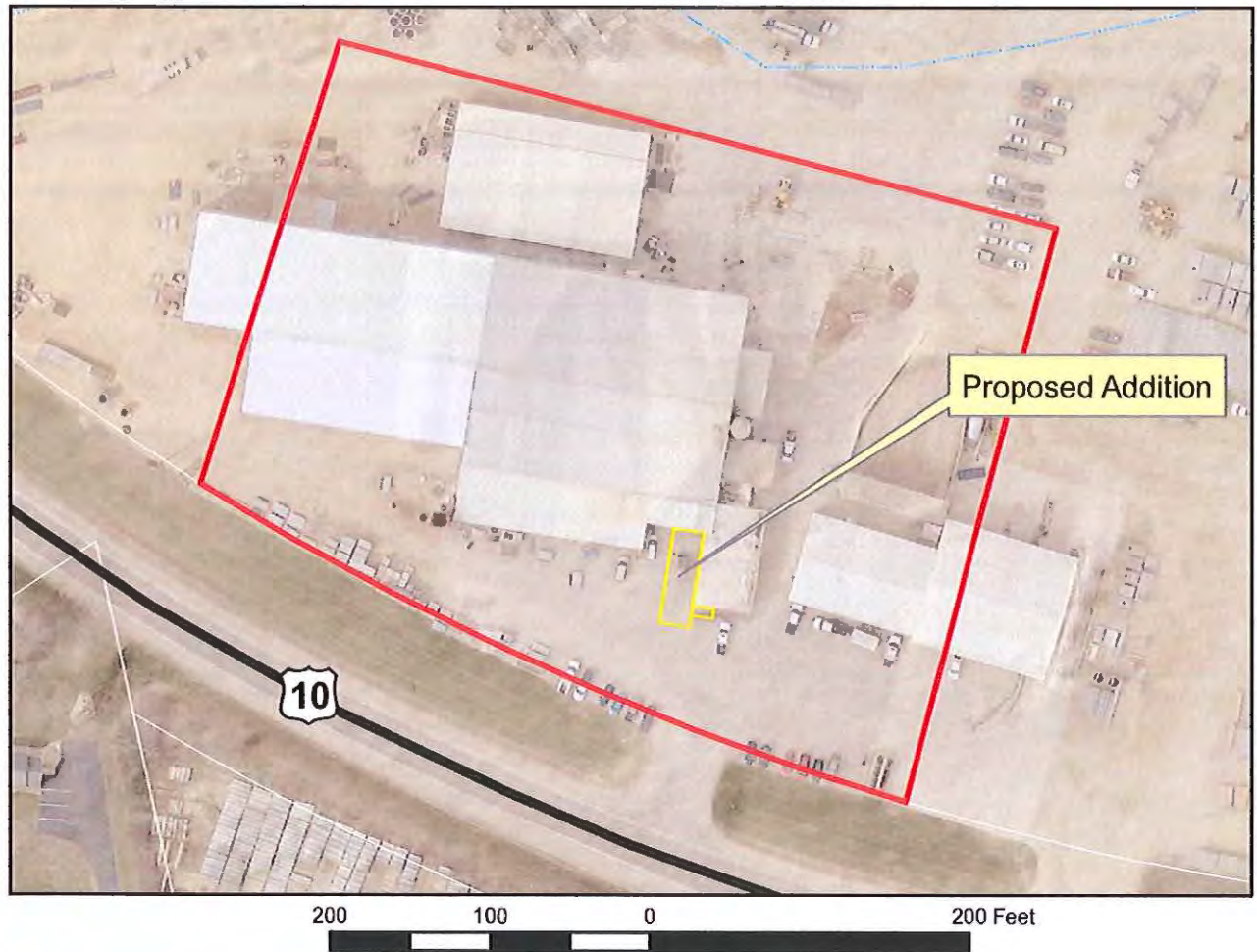
## Flood Hazard Zones

-  100 Yr Floodway/  
No Base Elev. Det

Orthophotography - 2015 Pierce County

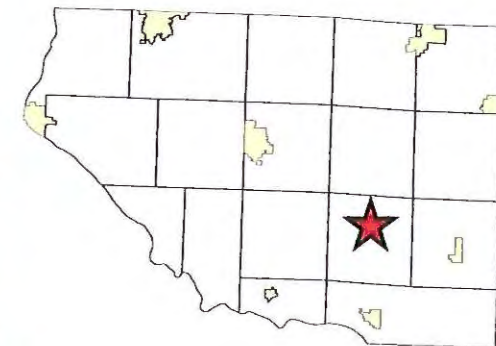


Prepared by the Department of Land Management



## Site Location

W3716 US Hwy 10  
TOWN OF SALEM





## STAFF REPORT LAND MANAGEMENT COMMITTEE

Land Management Committee Meeting, November 4, 2020

Agenda Item 5

**Applicant:** Ryan & Jennifer Lake (owners) and Josh Rhy (agent)

**Request:** A rule exception to the requirement that any lot created under Chapter 237 (Subdivision) have 66 feet of frontage on a public or private road and the lot width at the building setback line and at the building construction line shall be 100 ft.

**Background:** Previous land owner, Carol Weberg Revocable Trust, hired Surveyor, Brandon King, to create Map of Survey dated 1-30-2017. The Map of Survey has "Parcel A" outlined with 57.597 acres that was sold to Ryan & Jennifer Lake by Land Contract Doc# 572719 on 6-26-2017. The Lake's access their land through a 30 ft easement through Craig & Teresa Flynn's property per Doc# 572721. Jason Rhy wants to split off 3-acres from Ryan & Jennifer Lake without 66 ft of road frontage on 450<sup>th</sup> Street that is required by Pierce County Code § 237-26(C) and without the lot width at the building setback/construction line be 100 ft that is required by Pierce County Code § 237-26(G).

### Issues Pertaining to the Request:

- The property is in the SW ¼ of the NE ¼ of Sec. 31, T25N, R16W, Town of Salem, Pierce County, Wisconsin. The parcel is zoned General Rural.
- Pierce County Code (PCC) Subdivision of Land § 237-26(C) states, "Every lot in a land division shall front or abut on a public or private street for a distance of at least 66 feet unless a rule exception is granted by the Land Management Committee."
- Pierce County Code (PCC) Subdivision of Land § 237-26(G) states, "Lot width at the building setback line and at the building construction line shall be 100 feet."
- PCC § 237-30 regarding Rule Exceptions states,
  - “A. Where the Land Management Committee finds that undue difficulties will result from strict compliance with the regulations of this chapter or better design will result, it may vary the regulations so that substantial justice may be done and the public interest secured, provided that such rule exception will not have the effect of nullifying the intent and purpose of this chapter.
  - B. A majority vote of the entire membership of the Land Management Committee shall be required to grant any rule exception to these regulations and any rule exception thus granted shall be entered into the minutes of the Committee setting forth the reasons which, in the judgment of the Committee, justified the rule exception.”
- PCC § 237-3 regarding Purpose and Intent states, "The purpose and intent of this chapter are to advise and regulate the division of land in Pierce County, Wisconsin, to promote public health, safety, aesthetics and general welfare, and to:
  - A. Ensure accurate legal descriptions of subdivided land and adequate records of land titles;
  - B. Ensure proper monumenting of subdivided land;
  - C. Prevent the overcrowding of land, provide for suitable building sites, and protect the health, safety, prosperity and welfare of the future residents of the proposed subdivision and of the community;

- D. Ensure that the design of the street system will contribute to neighborhood quality, traffic flow and safety;
- E. Provide for adequate light and air; provide for erosion control and the protection of the natural environment, aesthetics and historical sites;
- F. Facilitate sound, orderly development of land by encouraging well-planned and -designed plats with workable design standards;
- G. Secure safety from fire, flooding, and other dangers;
- H. Facilitate adequate provision for transportation, stormwater drainage, water and sewer, parks and open space, and other facilities;
- I. Ensure that future development is consistent with adopted County, municipal and town comprehensive or development plans or their components, and official maps;
- J. Ensure that future development is consistent with the Pierce County zoning, floodplain, riverway, and other ordinances, where applicable.

▪ Alternatives to requesting this Rule Exception:

- 1. Purchase greater than 15 acres from the Ryan & Jennifer Lake, the land could be accessed by an easement, and the subdivision code regulations would not apply;
- 2. Purchase land from a neighbor that would extend wide enough and long enough to abut or front onto 450<sup>th</sup> Street; or
- 3. Build a 2-lane private road that is long enough so the proposed 3-acre lot abuts or fronts on the private road for a distance of at least 66 ft.

**Recommendation:**

Staff recommends the Land Management Committee to consider whether or not this situation results in undue difficulties and warrants a rule exception.

**Submitted By:** Emily Lund,  
Assistant Zoning Administrator



10-14-2020

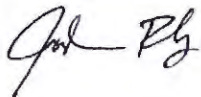
Pierce County Land Management Committee,

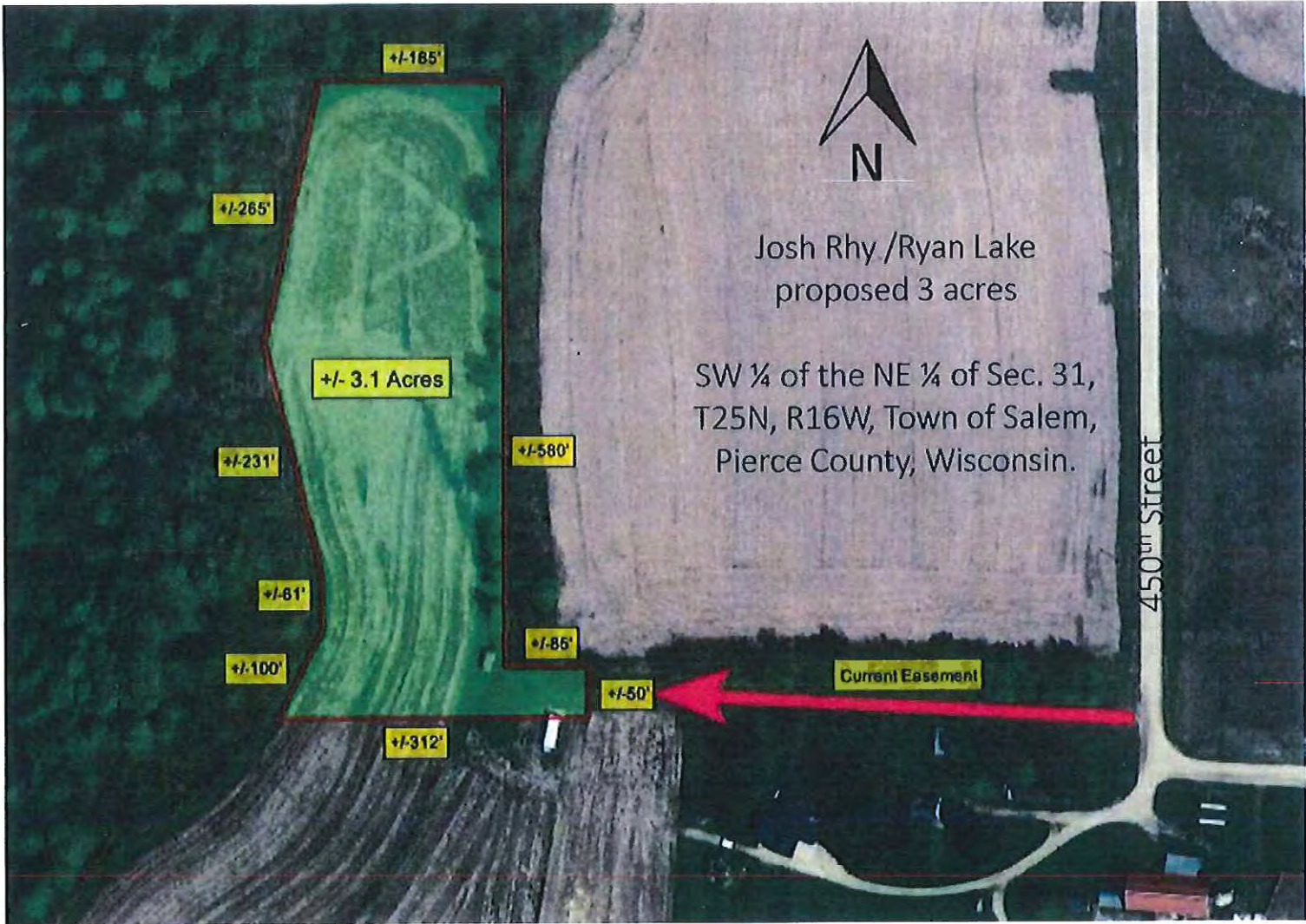
Attached you will find a map that shows the 57 acres that I currently own with a good friend. The survey and land records show Ryan Lake as the owner; however, me (Josh Rhy) and Chas Hollander are assuming Ryan and Jennifer Lakes mortgage on this property and it will be held in our names. Ryan is a friend of mine and we have been making payments to him for several years. Transfer of ownership will be happening shortly.

I would like to propose the exception to the rule Code section 237-30. We are asking you to grant us permission to separate approximately three acres (map attached) to build a home for our family. The house we plan to build will consist of approximately a 40 x 60 pole shed and an 1800 square ft. footprint home. We have a permanent deeded easement and a driveway permit in place already to access our property. I am a pierce county resident and my current house in River Falls has an offer to purchase and my intent was to build on this property in Salem Township that we are discussing. I recently purchased a business nearby to this property which will bring jobs to the county and this house would bring additional tax revenues. I know the rule is that 15 acres shall be owned to build a home where no roadside frontage is owned; however, I have no option to own any roadside frontage. I did contact the neighbor to ask if they would sell the 66 ft required frontage but there has been no successful response. I will still own the adjacent 54 acres along with my good friend Chas Hollander. There are no safety concerns to a home here and there should be no neighbor complaints as our neighbor (Craig Flynn) is the one who we purchased the land from, and he supports our decision to build our dream home in this location. Please consider a rule exception or conditional use permit so that my fiancé Cassidy Quinton and I can build our home here.

Thank you

Joshua D. Rhy

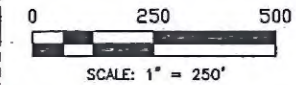
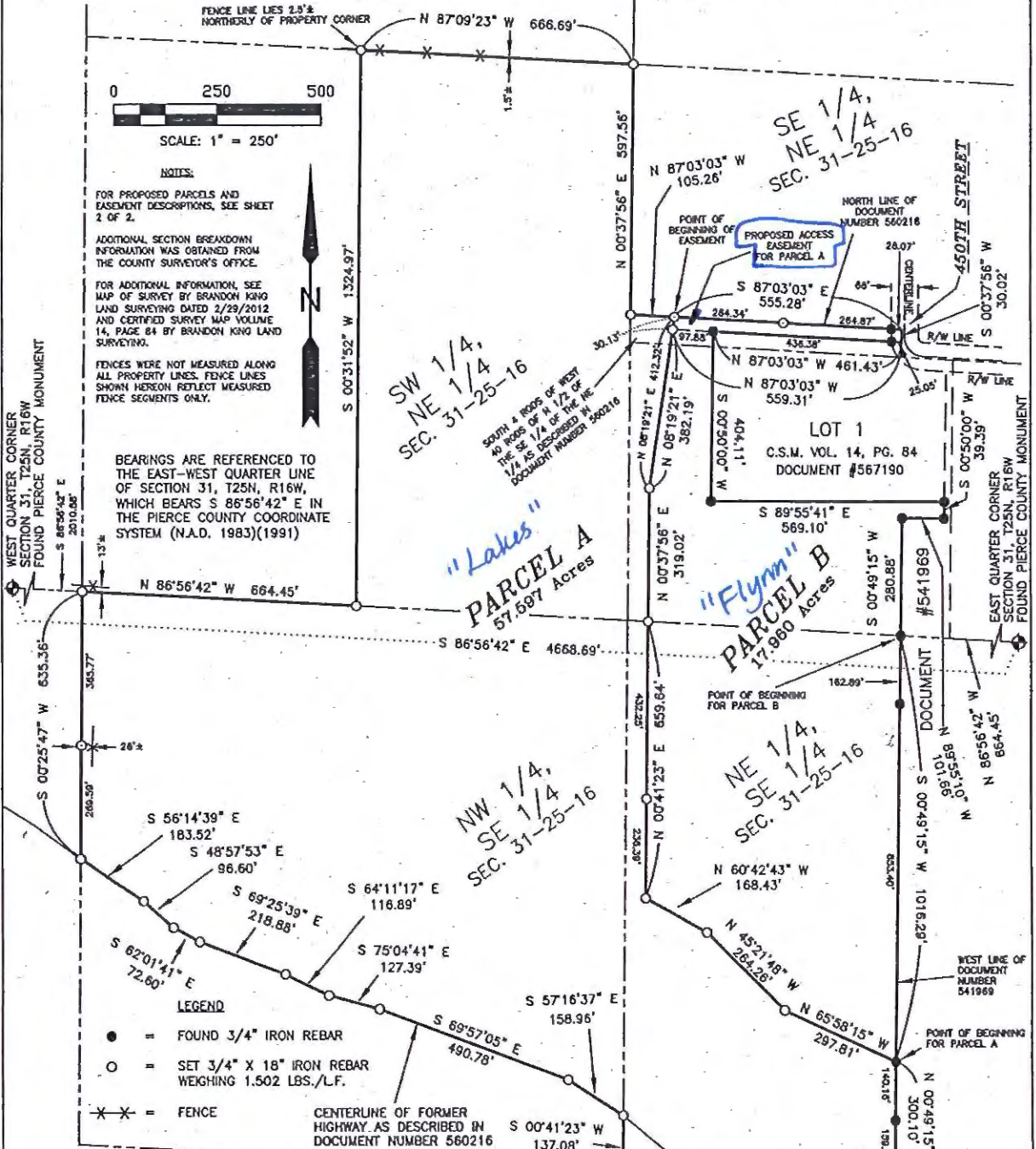






# MAP OF SURVEY

LOCATED IN PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER, IN PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER, IN PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER, AND IN PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER, ALL IN SECTION 31, TOWNSHIP 25 NORTH, RANGE 16 WEST, TOWN OF SALEM, PIERCE COUNTY, WISCONSIN



**NOTES:**  
 FOR PROPOSED PARCELS AND EASEMENT DESCRIPTIONS, SEE SHEET 2 OF 2.  
 ADDITIONAL SECTION BREAKDOWN INFORMATION WAS OBTAINED FROM THE COUNTY SURVEYOR'S OFFICE.  
 FOR ADDITIONAL INFORMATION, SEE MAP OF SURVEY BY BRANDON KING LAND SURVEYING DATED 2/29/2012 AND CERTIFIED SURVEY MAP VOLUME 14, PAGE 84 BY BRANDON KING LAND SURVEYING.  
 FENCES WERE NOT MEASURED ALONG ALL PROPERTY LINES. FENCE LINES SHOWN HEREON REFLECT MEASURED FENCE SEGMENTS ONLY.

BEARINGS ARE REFERENCED TO THE EAST-WEST QUARTER LINE OF SECTION 31, T25N, R16W, WHICH BEARS S 86°56'42" E IN THE PIERCE COUNTY COORDINATE SYSTEM (N.A.D. 1983)(1991)

WEST QUARTER CORNER SECTION 31, T25N, R16W FOUND PIERCE COUNTY MONUMENT  
 S 86°56'42" E 2010.05'  
 N 86°56'42" W 664.45'  
 S 00°25'47" W 635.36'  
 S 00°31'52" W 1324.97'  
 N 87°09'23" W 666.69'  
 N 00°37'56" E 597.56'  
 N 87°03'03" W 105.26'  
 S 87°03'03" E 555.28'  
 N 87°03'03" W 461.43'  
 S 87°03'03" W 559.31'  
 S 89°55'41" E 569.10'  
 N 00°49'15" W 280.88'  
 S 00°49'15" W 1018.29'  
 N 00°48'15" E 300.10'  
 S 00°48'15" W 1018.29'  
 N 86°56'42" W 864.45'  
 S 01°55'58" W 1011.68'  
 N 86°56'42" W 864.45'  
 S 00°41'23" W 137.08'  
 S 86°53'38" E 661.49'

SW 1/4, NE 1/4 SEC. 31-25-16  
 SOUTH 4 RODS OF WEST 1/4 AS DESCRIBED IN DOCUMENT NUMBER 560216  
 "Lakes" PARCEL A 57.597 Acres  
 "Flynn" PARCEL B 17.980 Acres  
 LOT 1 C.S.M. VOL. 14, PG. 84 DOCUMENT #567190  
 DOCUMENT #541969  
 NE 1/4, SE 1/4 SEC. 31-25-16  
 CENTERLINE OF FORMER HIGHWAY AS DESCRIBED IN DOCUMENT NUMBER 560216

- LEGEND**
- = FOUND 3/4" IRON REBAR
  - = SET 3/4" X 18" IRON REBAR WEIGHING 1.502 LBS./L.F.
  - X—X— = FENCE

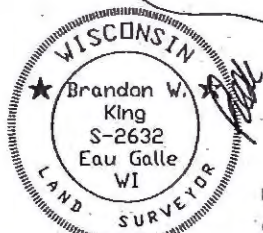
**SURVEYOR'S CERTIFICATE**

I, Brandon W. King, Wisconsin Professional Land Surveyor, hereby certify that I have surveyed, divided, and mapped that part of the Southwest Quarter of the Northeast Quarter, that part of the Southeast Quarter of the Northeast Quarter, that part of the Northwest Quarter of the Southeast Quarter, and that part of the Northeast Quarter of the Southeast Quarter, all in Section 31, Township 25 North, Range 16 West, Town of Salem, Pierce County, Wisconsin.

That I have made such survey under the direction of Carol Weberg, owner of said land and in compliance with the provisions of Chapter AE-7 of the Wisconsin Administrative Code and that this survey and map are true and correct to the best of my knowledge and belief.

*Brandon W. King* 1/30/2017  
 Date

Brandon W. King  
 N324 County Road D  
 Eau Galle WI 54737  
 Wisconsin Professional Land Surveyor  
 License No. S-2632



PREPARED FOR:  
 CAROL WEBERG  
 W7330 163RD AVE  
 HAGER CITY, WI 54014

DATES SURVEYED:  
 1/23/2017-1/25/2017  
 DATE DRAWN: 1/30/2017

BRANDON KING LAND SURVEYING, LLC  
 N324 COUNTY ROAD D EAU GALLE WI  
 PHONE: 715-639-5243 EMAIL: bkislrc@gmail.com

FILE NAME: C:/BURTSURV/JOBS/Pierce County/Flynn, Craig/weberg.dwg

SHEET 1 OF 2 SHEETS

RF-02-4A-1



# MAP OF SURVEY

## PROPOSED PARCEL A DESCRIPTION

That part of the Southwest Quarter of the Northeast Quarter, that part of the Northwest Quarter of the Southeast Quarter, that part of the Northeast Quarter of the Southeast Quarter, and that part of the Southeast Quarter of the Northeast Quarter, all in Section 31, Township 25 North, Range 16 West, Town of Salem, Pierce County, Wisconsin, described as follows:

Commencing at the east quarter corner of said Section 31; thence North 86°56'42" West, along the east-west quarter line of said Section, a distance of 664.45 feet to the west line of a parcel of land as described in Document Number 541969; thence South 00°49'15" West, along said west line, a distance of 1016.29 feet to the point of beginning of the parcel to be described; thence North 65°58'15" West, 297.81 feet; thence North 45°21'48" West, 264.26 feet; thence North 60°42'43" West, 168.43 feet; thence North 00°41'23" East, 659.64 feet; thence North 00°37'56" East, 319.02 feet; thence North 08°19'21" East, 412.32 feet to the north line of the South 4 rods of the West 40 rods of the North one-half of said Southeast Quarter of the Northeast Quarter as described in Document Number 560216; thence North 87°03'03" West, along said north line, 105.26 feet to the east line of the Southwest quarter of the Northeast quarter of said Section 31; thence North 00°37'56" East, along the east line of said Southwest quarter of the Northeast quarter, 597.56 feet to the northeast corner thereof; thence North 87°09'23" West, along the north line of said Southwest quarter of the Northeast quarter, 666.69 feet to the west line of the East one-half of the Southwest quarter of the Northeast quarter; thence South 00°31'52" West, along said west line, 1324.97 feet to the north line of said Northwest quarter of the Southeast quarter; thence North 86°56'42" West, along said north line, 664.45 feet to the northwest corner of said Northwest quarter of the Southeast quarter; thence South 00°25'47" West, along the west line of said Northwest quarter of the Southeast quarter, 635.36 feet to the centerline of a former highway as described in Document Number 560216 (the next eight courses are along said centerline); thence South 56°14'39" East, 183.52 feet; thence South 48°57'53" East, 96.60 feet; thence South 62°01'41" East, 72.60 feet; thence South 69°25'39" East, 218.88 feet; thence South 64°11'17" East, 116.89 feet; thence South 75°04'41" East, 127.39 feet; thence South 69°57'05" East, 490.78 feet; thence South 57°16'37" East, 158.96 feet to the west line of said Northeast quarter of the Southeast quarter; thence South 00°41'23" West, along said west line, 137.08 feet to the southwest corner of said Northeast quarter of the Southeast quarter; thence South 86°53'38" East, along the south line of said Northeast quarter of the Southeast quarter, 661.49 feet to the southwest corner of a parcel as described in Document Number 541969; thence North 00°49'15" East, along the west line of said parcel, 300.10 feet to the point of beginning.

Subject to any easements or restrictions of record.

Together with an access easement, the boundary described as follows:

Commencing at the east quarter corner of said Section 31; thence North 86°56'42" West, along the east-west quarter line of said Section, a distance of 664.45 feet to the west line of a parcel as described in Document Number 541969; thence South 00°49'15" West, along said west line, 1016.29 feet; thence North 65°58'15" West, 297.81 feet; thence North 45°21'48" West, 264.26 feet; thence North 60°42'43" West, 168.43 feet; thence North 00°41'23" East, 659.64 feet; thence North 00°37'56" East, 319.02 feet; thence North 08°19'21" East, 412.32 feet to the north line of the South 4 rods of the West 40 rods of the North one-half of said Southeast Quarter of the Northeast Quarter as described in Document Number 560216 and being the point of beginning of the easement boundary to be described; thence South 87°03'03" East, along said north line, 555.28 feet to the northeast corner thereof; thence South 00°37'56" West, along the east line thereof, 30.02 feet to the north line of Lot 1 of Certified Survey Map Volume 14, Page 84; thence North 87°03'03" West, along the north line of said Lot 1, a distance of 559.31 feet; thence North 08°19'21" East, 30.13 feet to the point of beginning.

## PROPOSED PARCEL B DESCRIPTION

That part of the Southeast Quarter of the Northeast Quarter, and that part of the Northeast Quarter of the Southeast Quarter, all in Section 31, Township 25 North, Range 16 West, Town of Salem, Pierce County, Wisconsin, described as follows:

Commencing at the east quarter corner of said Section 31; thence North 86°56'42" West, along the east-west quarter line of said Section, a distance of 664.45 feet to the west line of a parcel described in Document Number 541969 and being the point of beginning of the parcel to be described; thence South 00°49'15" West, along said west line, 1016.29 feet; thence North 65°58'15" West, 297.81 feet; thence North 45°21'48" West, 264.26 feet; thence North 60°42'43" West, 168.43 feet; thence North 00°41'23" East, 659.64 feet; thence North 00°37'56" East, 319.02 feet; thence North 08°19'21" East, 412.32 feet to the north line of the South 4 rods of the West 40 rods of the North one-half of said Southeast Quarter of the Northeast Quarter as described in Document Number 560216; thence South 87°03'03" East, along said north line, 555.28 feet to the northeast corner thereof; thence South 00°37'56" West, along the east line thereof, 30.02 feet to the north line of Lot 1 of Certified Survey Map Volume 14, Page 84; thence North 87°03'03" West, along the north line of said Lot 1, a distance of 461.43 feet to the northwest corner thereof; thence South 00°50'00" West, along the west line of said Lot 1, a distance of 404.11 feet to the southwest corner thereof; thence South 89°55'41" East, along the south line of said Lot 1, a distance of 569.10 feet to the southeast corner of said Lot 1 and the west line of a parcel as described in Document Number 541969 (the next three courses are along said west line); thence South 00°50'00" West, 39.39 feet; thence North 89°55'10" West, 101.66 feet; thence South 00°49'15" West, 280.88 feet to the east-west quarter line of said Section 31 and the point of beginning;

Subject to the right of way of 450th Street and subject to any easements or restrictions of record.

PREPARED FOR:

CAROL WEBERG  
W7330 163RD AVE  
HAGER CITY, WI 54014

DATES SURVEYED:  
1/23/2017-1/25/2017

DATE DRAWN: 1/30/2017

FILE NAME: C:/BURTSURV/Joba/Pierce  
County/Flynn, Craig/weberg.dwg

BRANDON KING LAND SURVEYING, LLC  
N324 COUNTY ROAD D EAU GALLE WI  
PHONE: 715-639-5243



Brandon W. King

SHEET 2 OF 2 SHEETS





Rf-02-414-2



# Land Management Committee

Josh Rhy & Ryan Lake  
 (November 4, 2020)  
 Request for a Rule Exception  
 to Sec. 237- 26 (C)


## Legend

-  Dwellings
-  Lake Parcel
-  Proposed 3 acres
-  Parcels

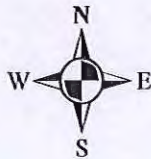
## Zoning

-  Agriculture - Residential
-  General Rural
-  General Rural Flexible
-  Primary Agriculture

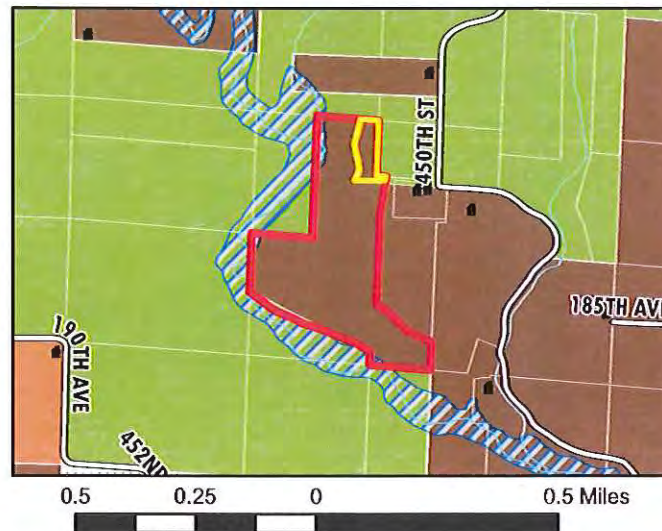
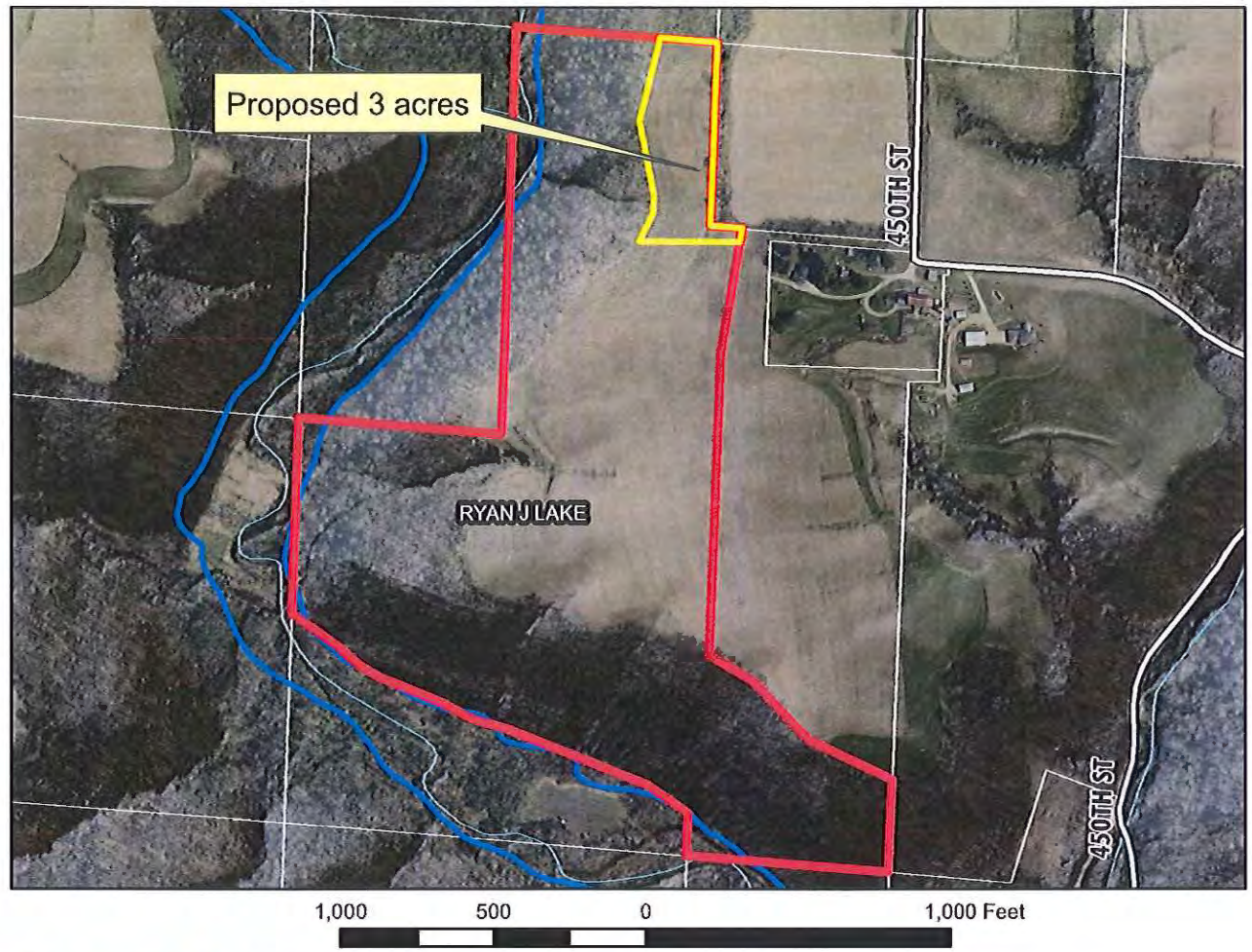
## Flood Hazard Zones

-  100 Yr Floodway/  
No Base Elev. Det

Orthophotography - 2015 Pierce County

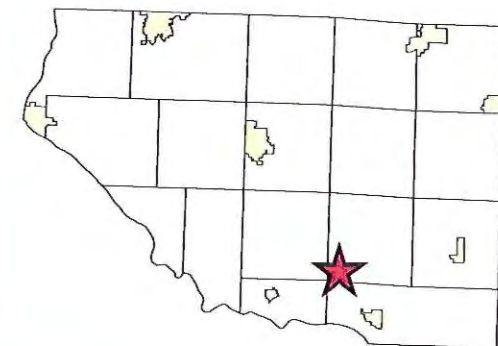


Prepared by the Department of Land Management



## Site Location

SW ¼ of the NE ¼ of Sec. 31  
 TOWN OF SALEM





# STAFF REPORT    LAND MANAGEMENT COMMITTEE

Land Management Committee Meeting, November 4, 2020

Agenda Item 6

**Applicant:** Jeff Kessler and Chris Willgrubs (agent)

**Request:** Request for Renewal of Conditional Use Permit for Campground

**Background:**

In 2015, the applicant received a Conditional Use Permit to establish a campground along the Mississippi River. The campground is intended to provide seasonal camping space for individuals with campers, travel trailers, and recreational vehicles. The initial CUP approved the establishment of 16 camping sites outside the floodplain with the option to add four additional sites upon campsite layout approval by Land Management staff.

The applicant originally established 7 campsites. The applicant later determined there was only room for 11 campsites outside of the floodplain. In 2018, the LMC authorized the establishment of 9 campsites in the floodplain for a total of 20 campsites. Campsites designated as 12 through 19 on the map are in the floodplain. Campsite 20 is a rustic site with no electricity or water supply.

The original CUP was anticipated to be the first of several phases of campground development on the site. The planned full scope of the project is to establish approximately 120 campsites, most of which would be located in the floodplain and shoreland areas of the property. The expansion or intensification of this use will require issuance of a new CUP. The applicant has expressed an interest in obtaining a new CUP to add more campsites.

There was an inadvertent error by staff in tracking the renewal of this permit.

**Issues Pertaining to the Request:**

- This property is located on 11.6 acres in the SE ¼ of the SE ¼ in Section 3, T24N, R18W, in the Town of Trenton.
- In 2013 this parcel and an adjacent parcel were rezoned from Rural Residential 20 to General Rural Flexible (GRF).
- A campground is defined in Pierce County Code §240-88 as “any parcel or tract of land which is designed, maintained, intended, or used for the purposes of providing sites for nonpermanent overnight use by four or more camping units or by one to three camping units if the parcel or tract or land is represented as a campground and may include multiple related uses managed as one operation.”
- Campgrounds are subject to conditions set forth in Pierce County Code §240-39(A):
  1. Each campsite shall be plainly marked and surfaced with gravel, asphalt or other material to free the site of mud.
  2. The maximum number of campsites shall be 15 per acre.
  3. The minimum lot size shall be five acres.
  4. Each campsite shall be a minimum of 1,000 square feet.
  5. There shall be two off-street parking spaces for each campsite.
  6. All sites shall meet the required setbacks from roads and from the ordinary high-water mark and shall be located at least 50 feet from all exterior lot lines.



Applicant: Jeff Kessler – Chris Willgrubs (agent)

November 4, 2020

Renewal of CUP for a Campground

7. Each campground shall be screened by means of a vegetative screening, as described in § 240-31D, along all lot lines. Such requirement may be waived by the Zoning Administrator if existing woody vegetation is such that the screening objective is or will be achieved.
  8. No more than one mobile recreational vehicle shall be allowed on any individual campsite.
  9. A camping unit shall not be occupied for more than eight months in a calendar year, although a camping unit may remain on an individual campsite for an entire calendar year. The wheels and tires shall remain in an in-transit position.
  10. No porches, lean-tos or additions shall be constructed onto or immediately adjacent to a camping unit. Canvas screen rooms or awnings shall be allowed.
  11. A wooden deck may be provided adjacent to a camping unit subject to the following:
    - (a) The deck shall not exceed 256 square feet in area.
    - (b) The deck may be enclosed by open railings but shall not have built-in benches or tables.
    - (c) The deck shall not have a permanent foundation in the ground.
  12. A camping unit and deck may only be skirted with lattice; however, solid skirting may be installed immediately adjacent to the tires.
  13. One storage shed may be allowed per campsite. Said shed shall not exceed 80 square feet in floor area.
  14. A shelter unit may be located on an individual campsite, provided it is designed only to protect occupants from the elements and does not have a permanent water supply, a sewage system, electricity or heating and cooking facilities. A shelter unit shall not exceed 300 square feet in total floor area.
  15. One dwelling unit to be occupied by the owner and not more than one additional dwelling unit to be occupied by the manager may be permitted in a campground.
  16. Camping shall be permitted in approved campgrounds without issuance of a regular land use permit.
- A holding tank dump station for the collection of waste from recreational vehicles camping on-site was installed on June 4<sup>th</sup>, 2018.
  - Each site has a minimum of 1,000 square feet and will have two off street parking spaces. Each site is marked and surfaced with gravel. Gravel campsite pads may vary in sized based on site layout. However each site is estimated to have approximately an 8' x 30' gravel pad.
  - In order to comply with floodplain regulations, the placement of gravel or other material cannot increase the existing surface elevation.
  - No more than one mobile recreation vehicle is allowed on each campsite.
  - Wheels and tires are required to be in an in-transit position.
  - Camping units in the floodplain are required to be moved every 180 days consistent with the floodplain zoning regulations.
  - Each campsite except for the rustic campsite is provided with electricity and water.
  - A well has been installed between campsites 1 and 7 out of the floodplain. Each access pedestal will be at elevation 685' or higher and supplied with a backflow preventer.
  - The electric transformer is located outside of the floodplain between the main driveway entrance and the holding tank dump station. Campsites in the floodplain will have electrical services located at an elevation of 685' or higher.



Applicant: Jeff Kessler – Chris Willgrubs (agent)

November 4, 2020

Renewal of CUP for a Campground

- The site is located in an area where there is more than a 72-hour warning of likely flood events. There is a flood warning procedure for the campground that offers notice to all persons in the campground and includes a written agreement between the campground owner, the municipal emergency government coordinator and the chief law enforcement official.
- Signage has been placed near the entrance that informs that a “Flood Hazard Area” is being entered. The sign provides contact information and illustrate the evacuation route.
- The Department has not received any complaints regarding the campground.
- Staff contacted Town of Trenton Chairperson regarding the renewal of this conditional use permit and no complaints or concerns were reported.
- The existing conditions of the permit are:
  1. Operations shall be consistent with the application unless modified by another condition of this permit.
  2. Total number of campsites present shall not exceed 20 individual sites. The expansion or intensification of this use beyond the 20 campsites delineated will require issuance of a new CUP.
  3. Internal roads, camping pads and sanitary improvements shall be completed prior to the operation of the campground. Staff shall be contacted to verify improvements prior to commercial use.
  4. Any campground advertising signage shall comply with Pierce County zoning standards.
  5. A land use permit shall be obtained for all future structures prior to construction. Applicant shall also comply with all relevant local and state ordinances and regulations and secure all necessary permits and licenses (e.g. Pierce County Subdivision Code, Department of Safety and Professional Services (DSPS), Department of Health-DHS standards etc.).
  6. Applicant understands that expansion or intensification of this use will require issuance of a new conditional use permit. If applicant has questions as to what constitutes expansion or intensification, Land Management staff should be contacted.
  7. The campground shall comply with all items listed under Section §238-20 and §240-39 of the Pierce County Code. If conflict between regulations occurs, the most restrictive shall apply.
  8. The Campground shall comply will all applicable regulations in Chapter 242 of the Pierce County Code.
  9. Prior to the placement of any material on the surface in the floodplain, existing elevations shall be established as well as final grade determinations by a registered surveyor.
  10. Any additional filling and grading shall be verified by staff to determine if a conditional use permit is needed.
  11. Written flood warning procedures for the upcoming year shall be submitted to the Zoning Office annually prior to December 31<sup>st</sup> of the preceding year.
  12. Owner and manager contact information shall be prominently posted on site.
  13. This conditional use permit shall expire in two years. A status review shall be presented to the Land Management Committee within one year:
- Based on advice from Corporation Counsel, staff is not recommending any conditions which require the permitting or compliance with other agencies, organizations, or departments regulations or rules.

**Recommendation:**

Staff recommends the Land Management Committee consider the above and determine whether any additions or changes to conditions are necessary to protect public health and safety, or the character of the area. If no additions or changes are warranted, staff recommends the LMC renew this conditional use permit with the following conditions:



Applicant: Jeff Kessler – Chris Willgrubs (agent)

November 4, 2020

Renewal of CUP for a Campground

1. Operations shall be consistent with the application unless modified by another condition of this permit.
2. Total number of campsites present shall not exceed 20 individual sites. The expansion or intensification of this use beyond the 20 campsites delineated will require issuance of a new CUP.
3. Internal roads, camping pads and sanitary improvements shall be completed prior to the operation of the campground. Staff shall be contacted to verify improvements prior to commercial use.
4. Any campground advertising signage shall comply with Pierce County zoning standards.
5. **A land use permit shall be obtained for all future structures prior to construction.**
6. Applicant understands that expansion or intensification of this use will require issuance of a new conditional use permit. If applicant has questions as to what constitutes expansion or intensification, Land Management staff should be contacted.
7. The campground shall comply with all items listed under Section §238-20 and §240-39 of the Pierce County Code. If conflict between regulations occurs, the most restrictive shall apply.
8. The Campground shall comply will all applicable regulations in Chapter 242 of the Pierce County Code.
9. Prior to the placement of any material on the surface in the floodplain, existing elevations shall be established as well as final grade determinations by a registered surveyor.
10. Any additional filling and grading shall be verified by staff to determine if a conditional use permit is needed.
11. Written flood warning procedures for the upcoming year shall be submitted to the Zoning Office annually prior to December 31<sup>st</sup> of the preceding year.
12. Owner and manager contact information shall be prominently posted on site.
13. **This conditional use permit shall expire in two years. Renewal may be completed administratively if no compliance issues exist.**

Submitted By: Brad Roy  
Zoning Administrator

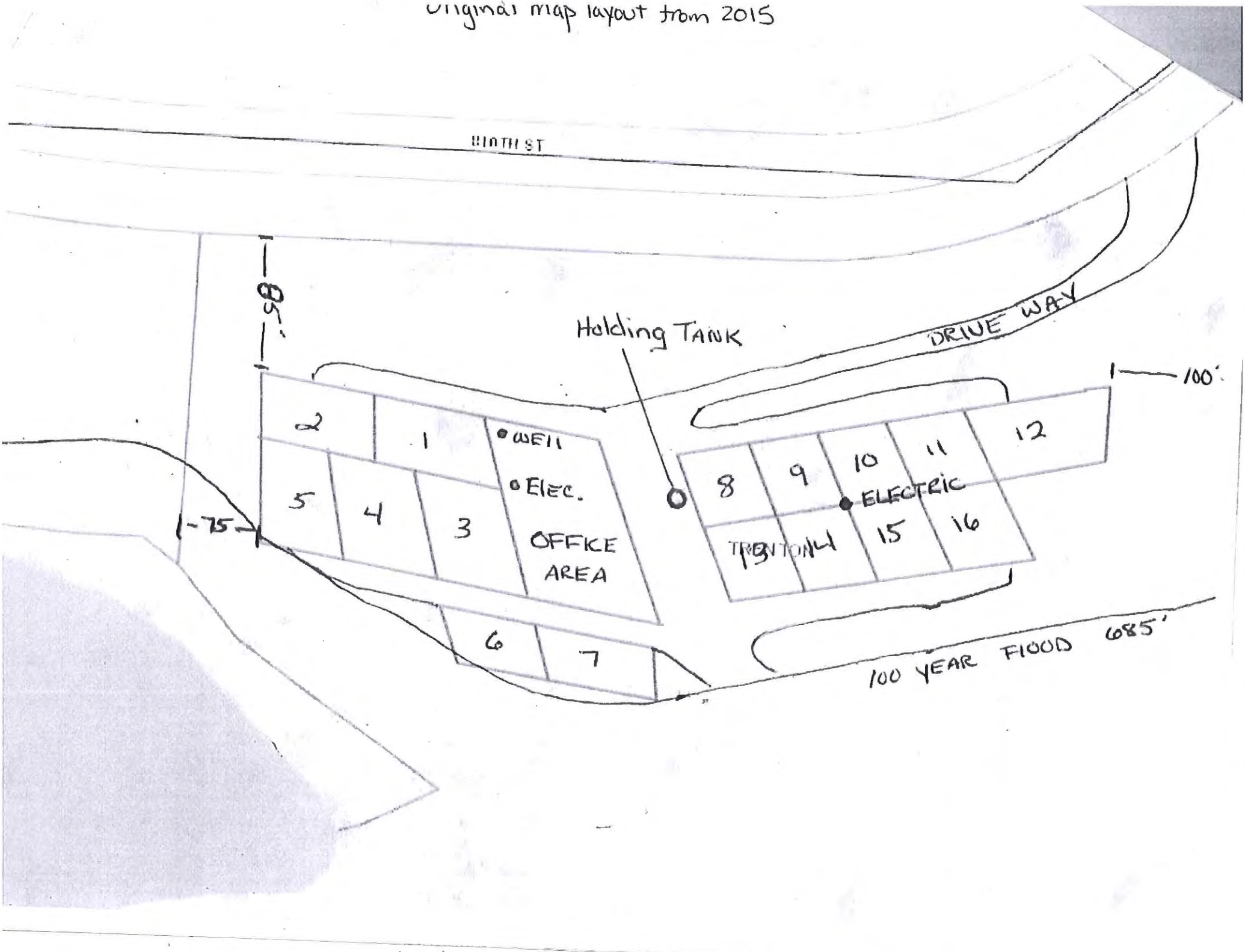




New map layout 2018



original map layout from 2015






# Land Management Committee

Kessler/Willgrubs  
(November 4, 2020)  
Request for Renewal of  
CUP for Campground

## Legend

-  Dwellings
  -  Kessler/Willgrubs CUP
  -  Parcels
  -  Elevation Contours
- 
- ### Zoning
-  Commercial
  -  General Rural Flexible
  -  Industrial
  -  Rural Residential - 20

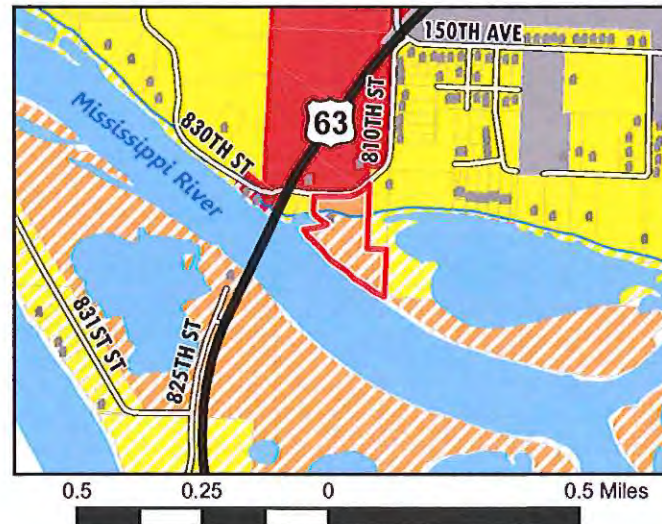
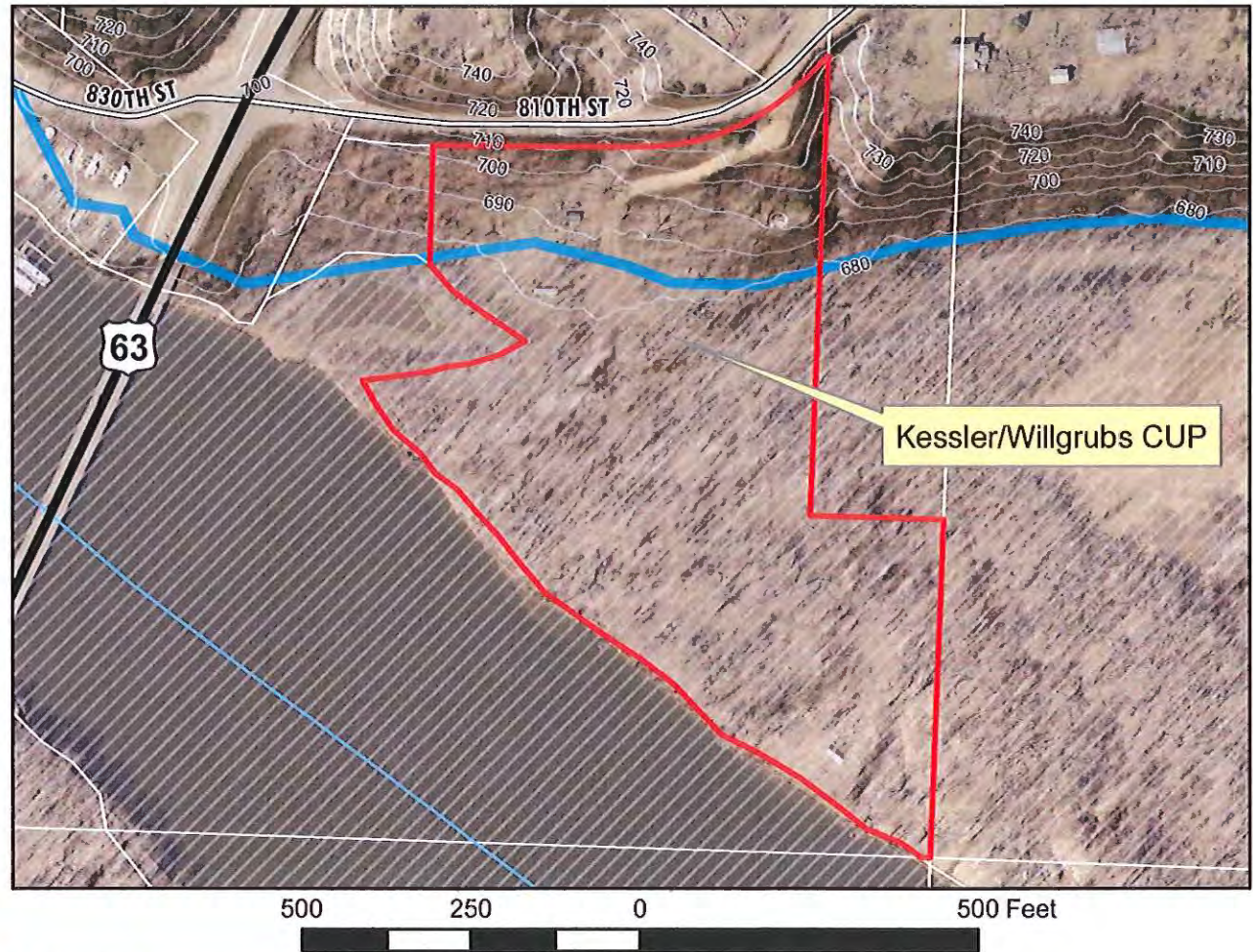
## Flood Hazard Zones

-  100 Yr Floodway/  
Base Elev. Det

Orthophotography - 2015 Pierce County



Prepared by the Department of Land Management



## Site Location

N1428 810TH ST  
TOWN OF TRENTON

