



August 14, 2017

Polk County Board of Adjustment
Polk County County Zoning
100 Polk County Plaza, Suite 130
Balsam Lake, WI 54810

RE: Polk County Conditional Use Permit Application No. 48254

Bone Lake Management District (BLMD) opposes the proposed development of Bone Lake parcel #026-77777-000 into a usable public landing for the following reasons:

A detailed engineering design, one of the requirements of the Storm Water and Erosion Control Ordinance, has not been done. Development is subject to this ordinance if: 1) it disturbs a land surface of 3,000 square feet or more; 2) involves excavation or filling, or a combination thereof, in excess of 400 cubic yards of material; and 3) adversely impacts the adjoining properties on an environmental basis. The proposed landing impacts all three of these determinants and should be subject to the Polk County Storm Water and Erosion Control Ordinance, according to the Polk County Land and Water Resources engineer.

Slopes. According to the Polk County Shoreland Ordinance (Article 12.B.7), public and private water craft constructed launching sites are authorized only by the following standards and are authorized as a conditional use permit provided the following are maintained: (a) Construction allowed on slopes of less than 20 percent. The slopes of this property are forty and fifty percent near Sandy Hook Lane. This illustrates that this site is not an appropriate site for lake access.

Furthermore, Article 16. (Filling, Grading, and Ditching B.) Requires a filling and grading plan and permit before filling or grading of any area which is within 300 feet of the ordinary high water mark of a navigable water and which has surface drainage toward the water and on which such activities will occur on areas having slopes of 20 percent or more. We contend that such a plan, if properly prepared, would illustrate the impracticality and threat to the lake and adjacent properties from grading this site. If not graded, the approach is way too steep for an access.

The steep slope can create unsafe recreation (brake failure, roll overs) while traveling downhill or across the slope. The U.S. Forest Service Handbook, section 2309.18, Trails Management Handbook, Chapter 22 – trail development, ATV Design Parameters guidelines generally recommends a maximum design cross slope of 15 percent, or approximately 8.5 degrees, although exceptions are allowed. The “Trail Construction and Maintenance Notebook” says, “Keep the grade of each uphill and downhill section less than 10 percent.” (Hesselbarth et al. 2007) Help prevent accidents by restricting cross-country travel to 15 percent slopes, maximum. Source: <https://www.fs.fed.us/eng/pubs/pdf/11231302.pdf>

There is great potential for polluted runoff to the lake. BLMD has been proactive these past seven years in reducing runoff from lakeshore properties to improve the lake’s water clarity. The proposed trail along steep slopes to the lake is high risk for polluted runoff, especially considering erosion typically caused by ATV and snowmobile use and the potential for oil and gas spills. If runoff control practices are required by permit, our WDNR lake protection grant funding cannot be used to mitigate runoff. Runoff mitigation should be included in the permit

requirements if granted, requiring maintenance by the Town of Georgetown.

Wetland delineation. Because of springs present on the site and wet conditions, a wetland delineation should be required for permit submittal.

Bone Lake does not need another public access. Bone Lake has adequate and user-friendly access points for visitors and residents alike. Two public landings are maintained—one at the north and one at the south end of the lake. In addition, there are three boat landings at the lake's resorts. The north landing has ample parking, boat launch, toilets, a picnic pavilion, tables and grills.

Monitoring an additional landing will increase our costs. BLMD spends thousands of dollars each year monitoring our landings for invasive species. Paid staff inspect boats and distribute educational materials. We operate and monitor cameras at each launch. While the application states the access would "at this time be walk in only access in the summer months," a proposed twelve-foot wide gravel path could very easily be transformed into a boat or PWC launch that would require BLMD monitoring for invasive species.

Maintaining an additional landing will increase our costs. On-going maintenance of this proposed landing is not specified in the application. BLMD contributes thousands of dollars annually to the maintenance of our north and south landings because the Towns of Georgetown and Bone Lake claim they do not have funds available to cover all the expenses. The Balsam Lake Rod and Gun Club, who is funding the development of the proposed landing, initially developed the Bone Lake south landing; to date they provide no on-going support. There is clearly a precedent for lack of maintenance and financial support, requiring future District funding. We will not allow this to happen again.

The proposed access will have neither ample parking nor public toilets. At the Bone Lake south landing we have experienced the unsafe impacts of inadequate parking along Dueholm Drive and the sanitation issues when toilets are unavailable. We believe the parking design is inadequate and overflow parking on Sandy Hook Lane will be unsafe for residents and visitors. One can imagine the sanitation issues.

The developed, narrow 50-foot access will negatively impact environmental conditions for adjacent lakefront properties along the entire length of their properties as well impact other properties along Sandy Hook Lane with year-round noise, fumes and activity from cars, trailers, ATVs, UTVs and snowmobiles.

The application process has not been transparent. While the Town of Georgetown has a seat on our Bone Lake Management District board, the District was never informed of this proposed landing before the Board of Adjustment notice. Requests for information by property owners following the installation of property stakes were not answered. Requests for updates on the permit application were not granted.

The application was discussed at our Bone Lake Management District annual meeting held Saturday, August 12, 2017. A representative of Sandy Hook property owners explained their opposition and Georgetown Town Board member John Molamphy answered questions. From a vote taken, one hundred percent of 110 eligible voters present opposed this landing.

In summary, The Bone Lake Management District Board of Commissioners and the District members strongly and unanimously oppose this development.

Bob Murphy, Chairman
Phil Foster, Vice Chairman
Karen Engelbretson, Secretary
Alex Chorewycz, Treasurer
Mike Musial, at large

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