

Campground Proposal

Dan Springhetti and team

When my wife and I purchased this property, it was because we personally fell in love with it. At the time, we were looking to purchase land for our family to enjoy for generations to come. A place to make memories with our children and grandchildren, to carry on our legacy of family. The more time we've spent on this land, the more we realize we need to share its beauty with others.

Before we present what our goals for this campground are we think it may be best to present what our goals are not. It is not our goal to overwhelm this community with an influx of people and noise. It is not our goal to disturb the land by building a lot of structures or destroying the beauty that already naturally exists. Rather, our goal is to maintain and preserve the peacefulness this land, and community, provides. It is our goal to offer a space for families and friends to connect with each other where they can truly spread out to enjoy their space and the nature surrounding them to the fullest. It is our goal to be as "old-school" as possible, bringing back the look of a farm from the early 1900's, where God, country, and family are the priorities.

In the coming pages you'll see read about the logistics of how we envision this campground coming together. It is my hope that through reading through our material and in meeting me and my team, personally you can get to know our heart for this little piece of heaven on County Road A.

Campsites:

In our site plan maps you will notice a roughly drafted plan that would enable us to host up to 110 camp sites. 85 of these campsites would be dependent campsites dispersed among two of our fields. If we are approved, the actual development of these campsites may not be exactly where these campsites are placed; however, they will remain at a minimum 50 apart from each other. It is not our goal to pack in as many people as possible, we want our guests to be able to spread out and feel like they have their own space and are able to enjoy the nature surrounding them in a peaceful setting.

Our decision to keep dependent campsites in the two fields was a three-fold decision.

- It helps with an internal road system, both ensuring greater safety as people drive in and out as well as ensuring our ability to utilize what roads already exist without needing to add, develop, or alter anything unnecessarily.
- It also helps keep our campers as centrally located as possible, and with low density. It is our hope our campers will go unnoticed by neighbors.
- It keeps the vast majority of our 156 acres untouched by motorized vehicles or large masses of congregated people.

In a similar vein, 25 of these campsites would eventually be rustic tent/hammock campsites dispersed among our walking trails. Rustic campsites defined by ATCP are individual campsites accessible only by canoe, boat, horse, walking, or a nonmotorized vehicle and for which there are no operator-provided campground attributes.

We do not intend on adding any more campsites than what we've listed in our site plan rough draft. Per ATCP guidelines, we will need water spickets, a dump station, and an appropriate number of privies. We are looking into potentially adding electrical hookups to some, maybe eventually all, of the dependent campsites. Low voltage lighting in certain areas to ensure safety. We are intentionally keeping the land as natural as possible. Like we've already stated, we want to keep our density per acreage low and protect the peacefulness and beauty of this property as much as we can. We want to remain as original as we possible, and promote family, Godly living and country.

Camping Season/Hours:

It is our intention to host campers from May 1st to November 1st. We will be establishing quiet hours between 10pm-8am. Check-in and check-out times will not be permitted during this quiet hour window.

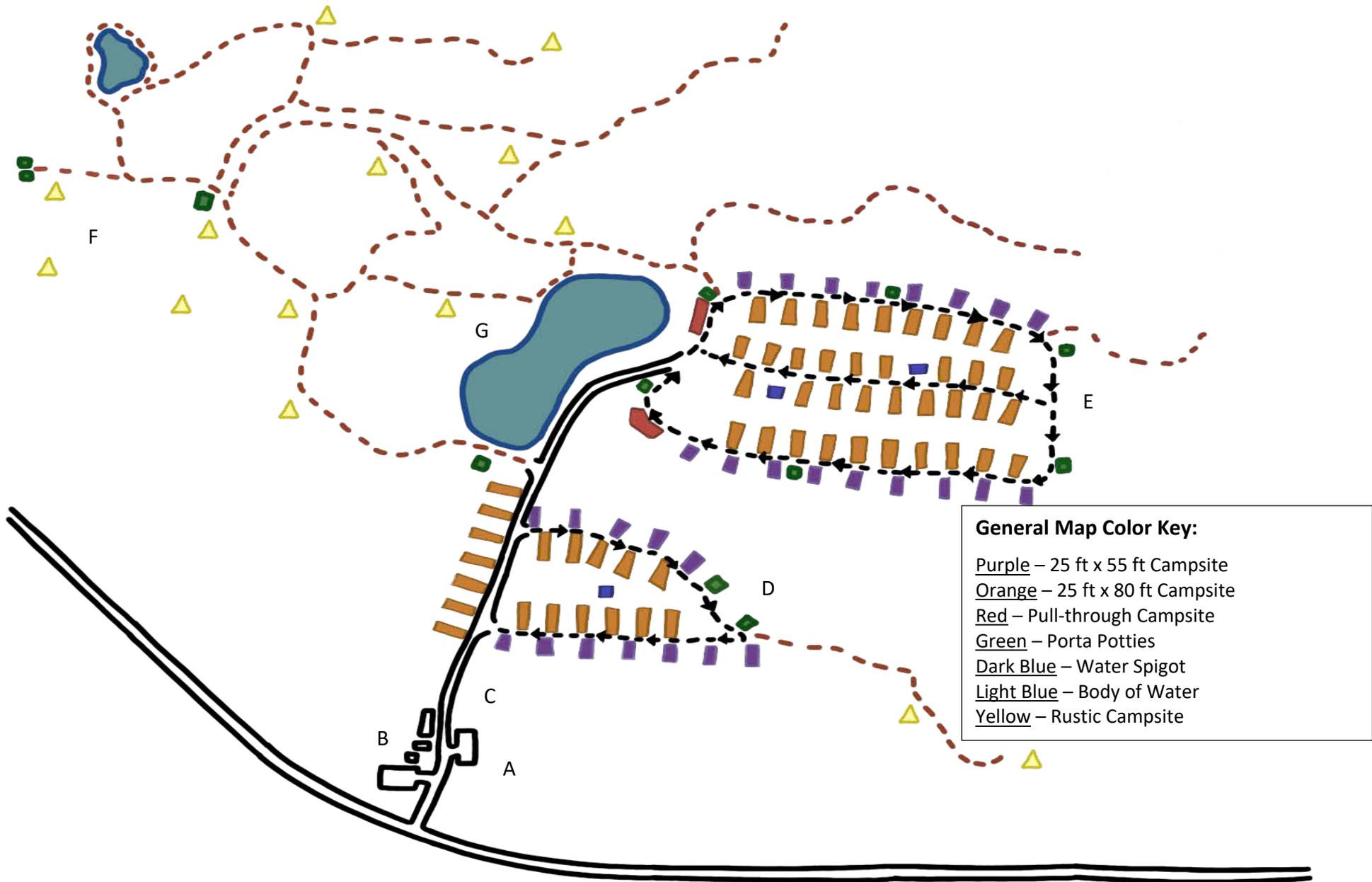
Camping Rules:

- **Speed limit of 5mph** – to ensure safety of all people and animals, domestic and wild, on our property.
- **Fires must be contained in fire rings and be completely put out when not in use** – each campsite will have a designated fire ring and fires will only be permitted within these rings. Each day, and upon each departure of a camper, fire rings will be checked to make sure this rule is being abided by. Location of fire rings will be determined thoughtfully. All of this to ensure that no accidents resulting in damage to our property, or any surrounding property, occur.
- **Quiet hours 10pm-8am** – this is to aide in keeping quietness and peacefulness on our property and in our community. We are being intentional about families.
- **No outside firewood may be brought in** – to prevent the spread of emerald ash borer and other invasive insects, the DNR has prohibited visitors from bringing firewood into state parks or state-managed lands from locations further than 10 miles away. We want to protect our property and surrounding properties and we think abiding by this rule will aide in that.
- **No fireworks of any kind** – We do not want the sounds or hazards of these in any way.
- **No smoking** – Unless inside one’s own camper we will not permit smoking on our property.
- **No abuse of drugs or alcohol on our property** – we do not want the risks or sounds associated with this type of behavior. Our target market of campers is families and people looking to enjoy the peacefulness of nature. If we find that this is occurring, those guests will be asked to leave.
- **Any added accessory to an RV campsite must be approved by campground staff** – we are unsure if we will have campers who request to stay longer term. If we do, we want to make sure that any proposed added structure (i.e. shed, deck, etc) is approved before it is constructed or added.
 - **All accessory structures must be removable, able to fit within the footprint of their camper, be in good working order, and cosmetically able to “camouflage” into the surroundings of the campsite.**
 - **Any accessory deck must not exceed 15 ft. by 15 ft.**
 - **Any accessory shed must not exceed 8 ft. by 6 ft.**

Pets:

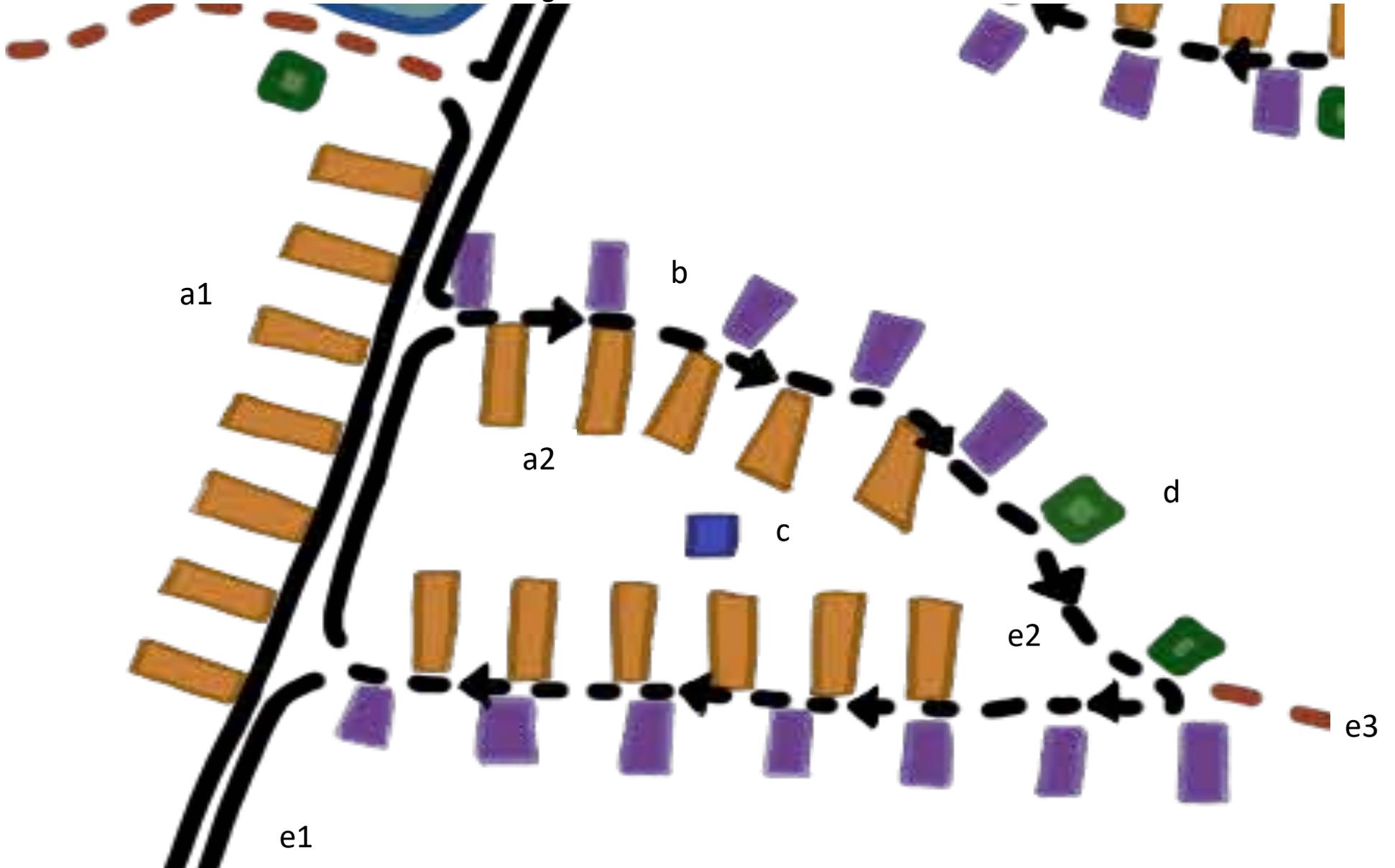
We will allow pets but with very specific rules for the animals. When outside of a camper pets must remain on a leash. We may eventually create a fenced in space designated for dogs to be able to play without being on a leash but that would be the only place dogs would be able to come off their leash. If a pet is not controllable in volume or behavior in a way that disturbs other people or wildlife, we will ask those guests to leave.

2215 County Road A Site Plan Revisited



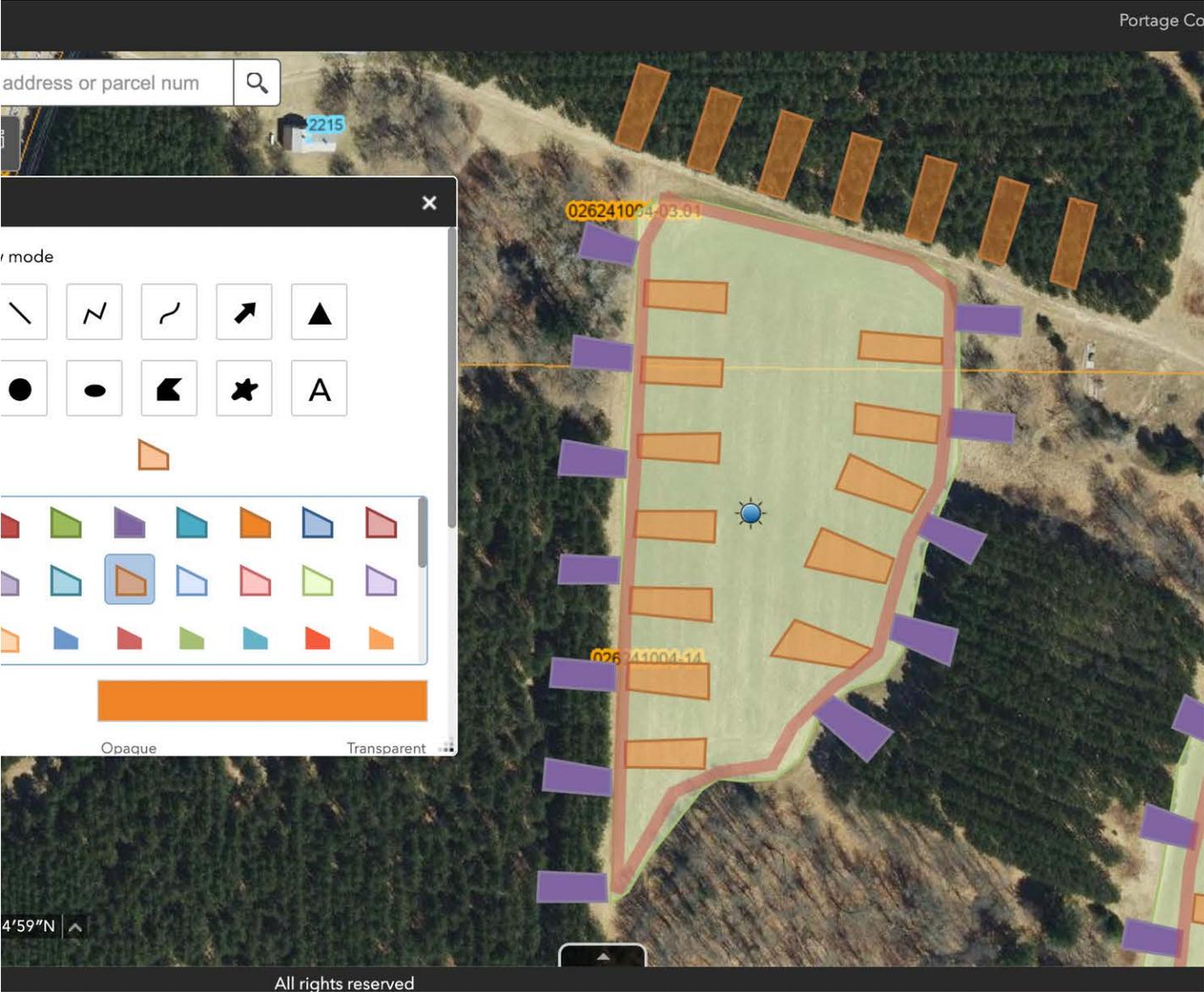
2215 County Road A Site Plan Revisited

Image 2: Zoom in on 3.5 Acre Field

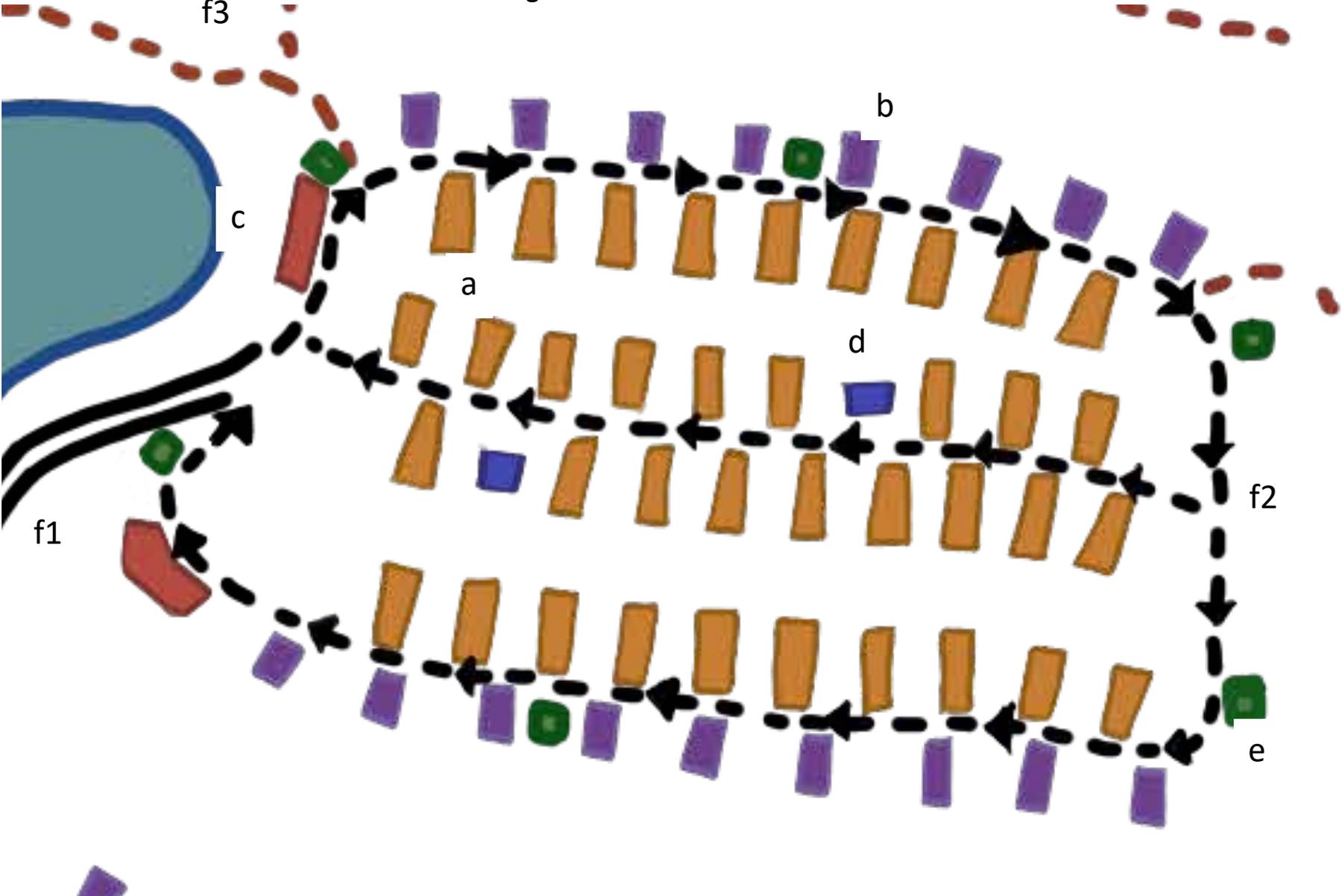


2215 County Road A Site Plan Revisited

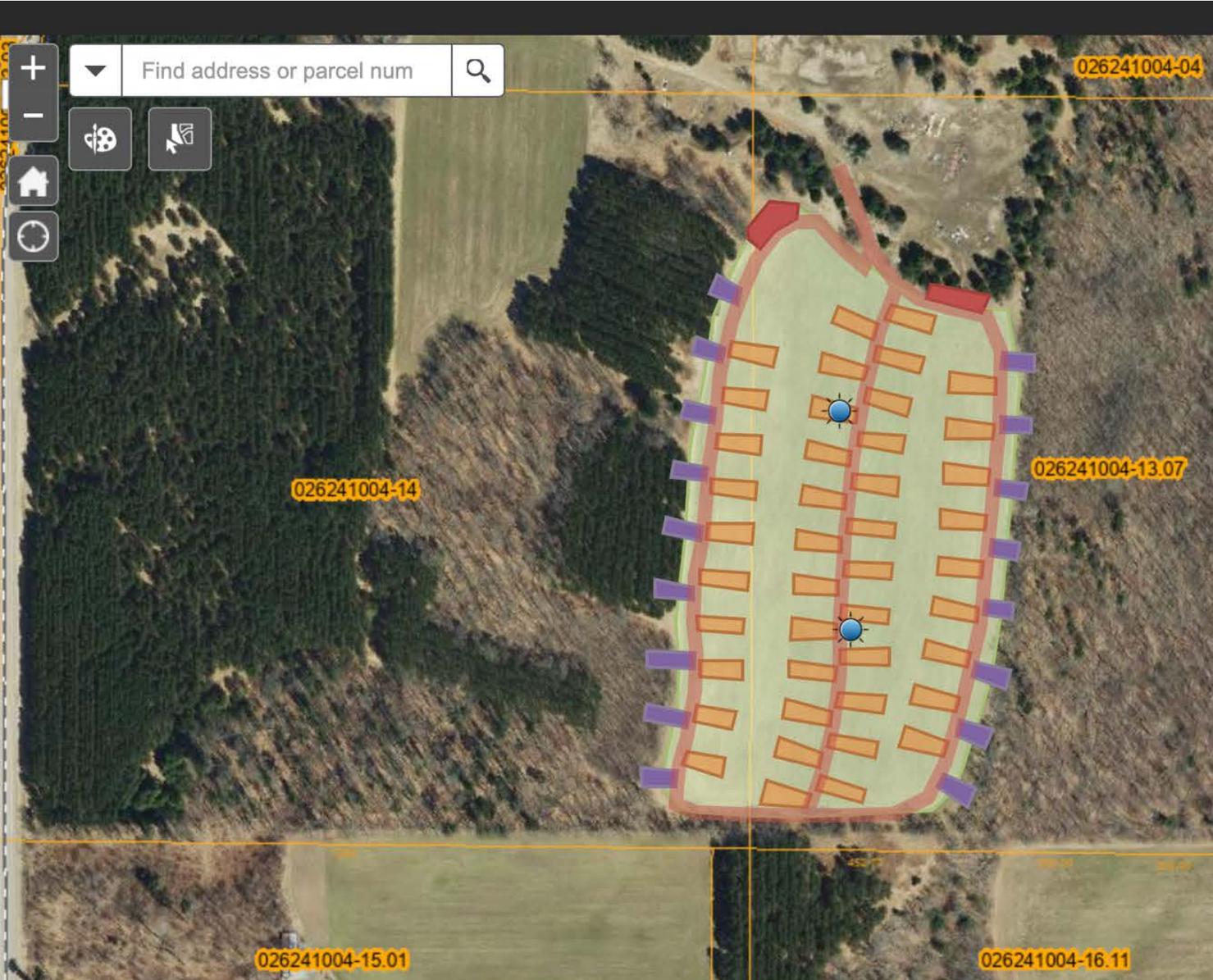
Image 3: 3.5 Acre Field Mapped on GIS



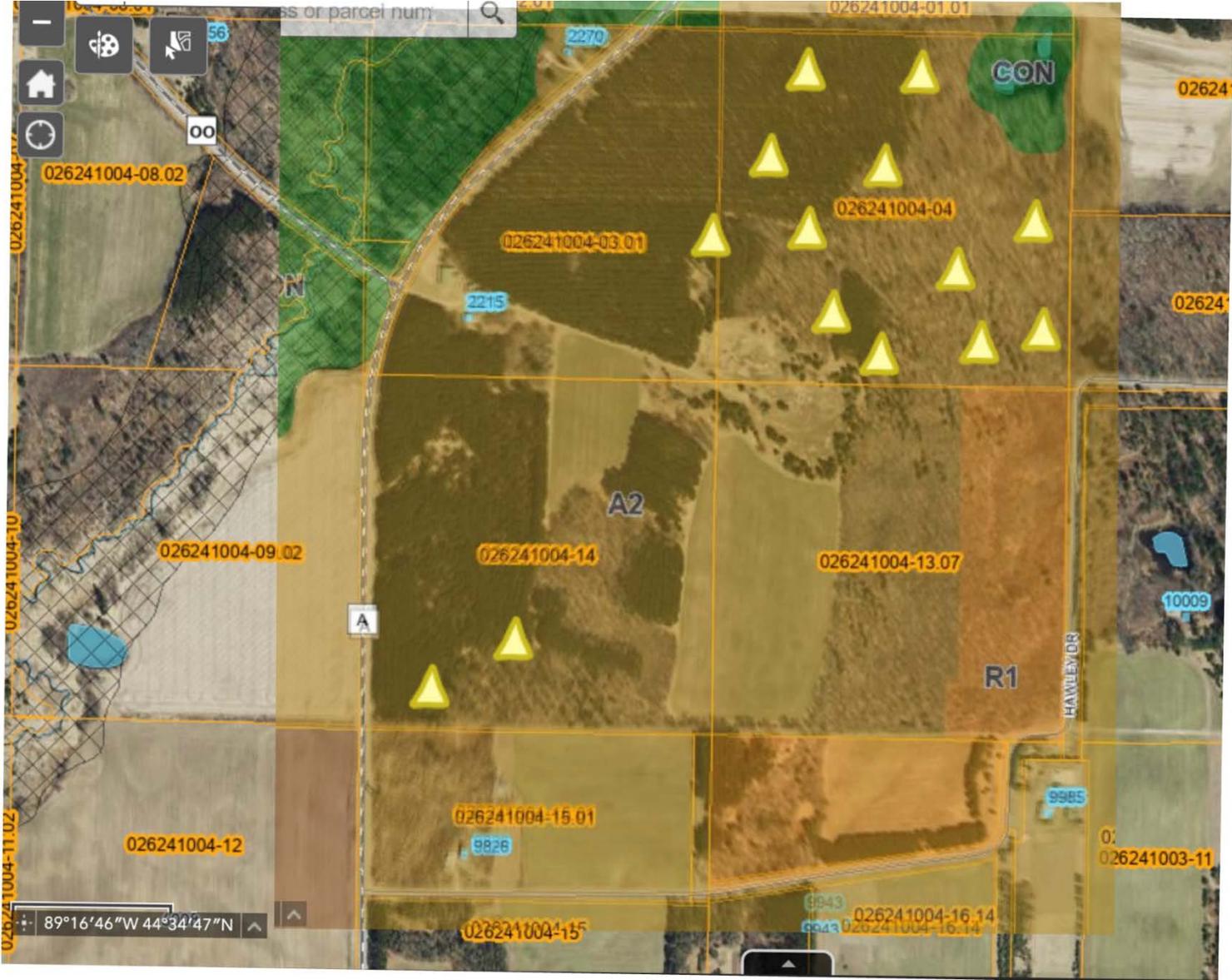
2215 County Road A Site Plan Revisited
Image 4: Zoom in on 11 Acre Field



2215 County Road A Site Plan Revisited
Image 5: 11 Acre Field Mapped on GIS



2215 County Road A Site Plan Revisited
Image 6: Rustic Campsites on GIS



2215 County Road A Site Plan Revisited: Explained

A. Existing Farmhouse Structure – Future Camp Store

This already existing structure, an old farmhouse, came with the purchase of this property. While this property is being utilized as a campground, it is our hope to eventually utilize a portion of this house as a small camp store available to guests. We want to use what we have as often as possible to cause as little disturbance to our property and surrounding properties. We envision selling the following:

- Firewood – from wood split from our property
- Local goods – meat, cheese, coffee from local businesses
- Camping necessities – s'more supplies, peanut butter, hot dogs, etc
- Farm fresh eggs

Within the structure there is a bathroom we intend on allowing campers to use when the camp store is open. This will be dependent upon it passing the proper inspections for it to be utilized in this way. If it is not able to be used, it will be locked to campers with the necessary signage posted. Due to where this structure is located, this will be where we have a large, easy to read, campground map well as outdoor access to a fire hydrant for campers per ATCP Guidelines.

B. Existing Shower House

This already existing structure came with the purchase of this property. While this property is being utilized as a campground, it is our hope to take advantage of this resource and allow our campers to use it. This will be dependent upon it passing the proper inspections for it to be utilized in this way. If it is not able to be used, it will be locked to campers with the necessary signage posted.

C. Sand Play Area

Using the sand and rocks found on the property, this “sand box” was built. It will be a designated play area families will have access to while camping.

D. Small Field – see image 2 and 3

This field is 3.5 acres. Our goal, as pictured, is to put 30 dependent campsites in this field. Utilizing GIS, the different campsites have been spaced out as explained below. You will notice a variety of different colored squares/rectangles as well as a few different distinctions between the different internal roads.

- a. Orange Rectangles – represent campsites sized 25 ft. by 80 ft.

- a1. These campsites have been spaced out 50 ft. from each other. They will be in among the pine trees perpendicular to the main internal road.
- a2. These campsites have been spaced out with 50 ft. to 55 ft. between each other.
- b. Purple Rectangles – represent campsites sized 25 ft. by 55 ft. These have been spaced out with 80 ft. between them.
- c. Water Spigot – per ATCP Guidelines, water access needs to be accessible within 400 ft. from each of the campsites. In this central location, confirmed using GIS, each campsite is within 400 ft of this water spigot.
- d. Porta Potty –three porta potties have been placed near and around this field. From any given campsite, there is a unisex toilet option less than 400 ft. away. Eventually, we will consider transitioning to more permanent privy options.
- e. Internal Road System –
 - e1. Main Internal Road – this is represented on the map with two solid black lines adjacent to each other. This road will be wide enough to fit two “lanes” enabling cars/campers to pass each other, if necessary.
 - e2. One Way Internal Roads – these are represented on the map with a single black dashed line and arrows showing the direction of traffic. These roads will be wide enough for a single vehicle/camper to be able to drive on it, thus the one-way distinction. We will have clearly displayed “Do Not Enter” and “One-Way” signage on these roads.
 - e3. Nonmotorized Internal Trails – these trails are represented by single red dashed lines. Outside of designated campground vehicles, these trails will not be accessible to motorized vehicles of any kind. These trails will have proper signage including: no motorized vehicles past this point, designated trail markers, directions to landmarks where necessary.

E. **Large Field** – see image 4 and 5

This field is 11 acres. Our goal, as pictured, is to put 55 dependent campsites in this field. Utilizing GIS, the different campsites have been spaced out as explained below. You will notice a variety of different colored squares/rectangles as well as a few different distinctions between the different internal roads.

- a. Orange Rectangles – represent campsites sized 25 ft. by 80 ft. spaced out with 50 ft. between each of them.
- b. Purple Rectangles – represent campsites sized 25 ft. by 55 ft. spaced out with 80 ft. between each of them.
- c. Red Rectangles – represent “pull-through” campsites for larger campers or vehicles. These two campsites vary in size however they are comparable, if not larger, than the orange rectangle campsites.
- d. Water Spigot – per ATCP Guidelines, water access needs to be accessible within 400 ft. from each of the campsites. In these two central locations,

confirmed using GIS, each campsite is within 400 ft of one, or both, of these water spigots.

- f. Porta Potties – six porta potties have been placed around this field. From any given campsite, there is a unisex toilet option less than 400 ft. away. Eventually, we will consider transitioning to more permanent privy options.
- e. Internal Road System –
 - f1. Main Internal Road – this is represented on the map with two solid black lines adjacent to each other. This road will be wide enough to fit two “lanes” enabling cars/campers to pass each other, if necessary.
 - f2. One Way Internal Roads – these are represented on the map with a single black dashed line and arrows showing the direction of traffic. These roads will be wide enough for a single vehicle/camper to be able to drive on it, thus the one-way distinction. We will have clearly displayed “Do Not Enter” and “One-Way” signage on these roads.
 - f3. Nonmotorized Internal Trails – these trails are represented by single red dashed lines. Outside of designated campground vehicles, these trails will not be accessible to motorized vehicles of any kind. These trails will have proper signage including: no motorized vehicles past this point, designated trail markers, directions to landmarks where necessary.

F. **Rustic Campsites** – see image 6

Per ATCP Guidelines, a “Rustic Campsite” means an individual campsite that is accessible only by canoe, boat, horse, walking or nonmotorized vehicle and for which there are no operator-provided campground attributes. On this map you will see our laid-out plan for our first 14 rustic campsites. We would like to eventually have 25 rustic campsites. The development of these potential rustic campsites will be dependent upon trail placement and whether said trails fall within the A2 zoned areas.

In order to be classified as a rustic campsite, the campsite must be a minimum of 500 ft away from a motorized road designated parking area, non-rustic campsite, or any other building structure located within the campground and a minimum of 400 ft away from any other rustic campsite. In addition, there may only be one rustic campsite per acre. On our drawn-out overview, motorized roads are represented in solid and dashed black lines and non-motorized roads are represented in single red dashed lines. Utilizing GIS, each rustic campsite has been measured out to meet these specified requirements. Each rustic campsite will have its own firepit.

Proper disposal of all waste will be required of rustic campsite campers. Each camper will be required to bring their trash with them upon departure bringing their garbage and recycling to the appropriate containers at the designated locations on the campground. Porta potties dispersed around the campground, several specifically near the rustic campsites, will be available for all campers, including rustic campsite campers, to use. Rustic campsite campers may utilize these toilet options or abide by leave no

trace practices for disposing of their personal waste in the woods. We would like to work towards each rustic campsite having their own outdoor toilet option.

G. **Potential Future Pond** – see image 1

To be transparent, this is where we would like to build a 6-10 acre pond in the future. While this is not a feature that will be present right away, we want to make it known that we will be seeking permitting and will be planning to build this pond in the future. If we are approved to become a campground through this special exemption approval process, we will move forward with the special exemption process to develop this pond.

In talking with Tracy Arnold, it was discussed that if we are approved and receive the appropriate permits in order to construct this pond in the future, the mining process would only be completed in the wintertime. This would be the off-season for the campground so as to not overlap with the presence of campers. We do not intend on utilizing the non-metallic mining permit for anything other than the sand removal for this pond project.

If approved in the future, this will be a private pond, only available to be used by campground patrons.

Other Important Items:

1. **Human Waste**

a. **Dump Station**

We likely will have campground guests that come in RV's or other independent camping units. As defined by ATCP guidelines, independent camping units means a camping unit that is equipped with a self-contained water storage tank and toilet facility which discharges to a holding or transfer tank. For these camping units to use, we will be putting in a dump station. As campers need to dispose of their waste, either during their stay or as they depart the campground, they will be able to the dump station.

b. **Porta Potties**

We will be placing porta potties intentionally around the campground. We will place several around the 11 acre field. We will place several around the 3.5 acre field. We will place several along the nonmotorized trail near the majority of the rustic campsites. Campers will be able to use any of these porta potties as needed.

c. **Flush Toilet Bathroom**

If we are able, per inspection approval, we will have a bathroom in the camp store that will be able to be utilized by campers.

2. Water/Wells

We will have Clean Water Systems test our water to test for atrazine.

If possible, we would like to avoid installing a high-capacity well. If we can stay between 35-70 gallons per minute.

3. Welcome Sign

Eventually, we would like to add a welcome sign at the front of this property for campers to easily find the entrance to the campground. Upon the approval of these plans, we will be able to move forward with determining our sign construction plans. We anticipate it being 100 square feet. This sign will be between 25 to 75 feet away from County Road A.