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December 2012



COUNTY OF KENOSHA

Kenosha County

Department of Planning and Development

RECEIVED

NOV - 7 2016

Kenosha County
Deputy County ClerkCONDITIONAL USE PERMIT APPLICATION

(a) Property Owner's Name:

Wisconsin Boy Scouts Sol Crown Nature Appreciation Society Inc.

Print Name: Michael HaleSignature: Michael HaleMailing Address: 2745 Skokie Valley RoadCity: Highland ParkState: ILZip: 60035-1042Phone Number: 847/433-1813

E-mail (optional): _____

Note: Unless the property owner's signature can be obtained in the above space, a letter of agent status signed by the legal property owner must be submitted if you are a tenant, leaseholder, or authorized agent representing the legal owner, allowing you to act on their behalf.

(b) Agent's Name (if applicable):

Print Name: _____

Signature: _____

Business Name: _____

Mailing Address: _____

City: _____

State: _____

Zip: _____

Phone Number: _____

E-mail (optional): _____

(c) Architect's Name (if applicable):

Print Name: Joseph J. BehlesSignature: Joseph J. BehlesBusiness Name: BEHLES+BEHLESMailing Address: 818 Church StreetCity: EvanstonState: ILZip: 60201Phone Number: 847/864-0440E-mail (optional): joeb@behlesbehles.com

(d) Engineer's Name (if applicable):

Print Name: _____

Signature: _____

Business Name: _____

Mailing Address: _____

City: _____

State: _____

Zip: _____

Phone Number: _____

E-mail (optional): _____

CONDITIONAL USE PERMIT APPLICATION

(e) Tax key number(s) of subject site:

67-4-120-311-0502

Address of the subject site:

11637 304th Avenue

(f) Plan of Operation (or attach separate plan of operation)

Type of structure: See attached Plan of Operation

Proposed operation or use of the structure or site: See attached Plan of Operation

Number of employees (by shift): See attached Plan of Operation

Hours of Operation: See attached Plan of Operation

Any outdoor entertainment? If so, please explain: See attached Plan of Operation

Any outdoor storage? If so, please explain: See attached Plan of Operation

Zoning district of the property: PR-1

(g) Attach a plat of survey prepared by a land surveyor registered by the State of Wisconsin or site plan drawn to scale and approved by the Department of Planning and Development showing all of the information required under section 12.05-1(h)3 for a zoning permit. In addition, the plat of survey or site plan layout shall show the location, elevation and use of any abutting lands and the location and foundation elevations of structures within 50 feet of the subject site; soil mapping unit lines; ordinary high water mark, historic high water marks and floodlands on or within 50 feet of the subject premises, and existing and proposed landscaping.

CONDITIONAL USE PERMIT APPLICATION

For conditional use permit applications that are made within shoreland and floodland areas, such description shall also include information that is necessary for the County Planning, Development & Extension Education Committee to determine whether the proposed development will hamper flood flows, impair floodplain storage capacity, or cause danger to human, animal or aquatic life. This additional information may include plans, certified by a registered professional engineer or land surveyor, showing existing and proposed elevations or contours of the ground; fill or storage elevation; basement and first floor elevations of structures; size, location, and spatial arrangement of all existing and proposed structures on the site; location and elevation of streets water supply and sanitary facilities; aerial photographs, and photographs showing existing surrounding land uses and vegetation upstream and downstream; soil types and any other pertinent information required by either the Planning, Development & Extension Education Committee or the Office of Planning and Zoning Administration:

(h) The Kenosha County Department of Planning and Development may ask for additional information.

(i) The fee specified in Section 12.05-8 of this ordinance.

Request for Conditional Use Permit \$750.00

(For other fees see the Fee Schedule)



(f) Plan of Operation

RE: Camp Sol R Crown – Existing Conditional Use Amendment Request
11637 304th Ave.
Trevor, WI

Application is made to modify the existing Conditional Use Permit for the above referenced property. Camp Sol R. Crown, operated by the Boy Scouts of America, is located in the PR-1 PARK-RECREATIONAL DISTRICT, and operates as a campground by right of an existing Conditional Use Permit.

Camp Sol R Crown has provided outdoor activities for Cub Scouts, Boy Scouts and Venture Scouts since 1957. The Camp's 146 acres of rolling hills with wooded and open areas make weekend camping a memorable experience for Scouts. Existing improvements include 28 campsites, a heated shelter building, a caretaker's residence, and the Frank Jadel training center. Camp Crown is used year-round for weekend activities, Scout unit campouts, Camp-O-Rees, winter camping, and adult & youth training.

To maintain & improve the Scout experience at Camp Crown, request is made to modify the existing Conditional Use Permit for the property to include four new projects. Attachment A, Site Plan, provides an accurate plan of the Camp property, and shows the location of the four proposed projects.

1 & 2 Two new Camper Cabins (Attachment B):

Type of structure:

1 story, wood framed, slab on grade buildings, each 2614 SF gross building area, with open covered porches totaling an additional 357 SF. The height of each cabin will be 20'-8". The cabins will be heated & air conditioned for year round use, and include 4 single person toilet rooms, a main youth bunk room, 2 adult bunk rooms, a serving kitchen, a janitor/utility room, and two entries. Exterior materials include horizontal wood siding, board & batten wood siding, residential windows & doors, laminated fiberglass/asphalt shingles, and round log columns. The cabins will be fully ADA compliant and accessible to Scouts of all abilities.

Proposed operation or use of the structure or site:

The Cabins' primary use will be to provide a comfortable transition to outdoor weekend camping, with a focus on younger Cub Scouts and their families. BSA guidelines require qualified, trained adult leader & parent supervision of all Scouts, and the cabin will only be occupied by youth when trained adult leaders are present. The Cabins are intended primarily for weekend use, & may be occupied by older Scout groups during winter weekends, & occasionally by visiting adult Scouters attending training at the Frank Jadel training center. Check-in, check-out, & management of the cabins will be by on-site adult volunteer camp masters.

3 Climbing Wall & Zip Line (Attachment C):

Type of Structure:

Outdoor, open air, wood structure of wood log, dimensional lumber & wood decking construction. All wood materials will be treated & rated for outdoor exposure.





Two structures are proposed: One is a combined climbing tower and zip-line take-off platform. The climbing tower will include Scout climbing, bouldering, & rappelling sections, and a Cub climbing wall. Scout sections will be as high as 40', with Cub areas limited to 20' in height. The building footprint will be approximately 18' x 24', with a height to the top of the open roof above the tower of approximately 54'. The lower portion of the building will include a take-off platform for the zip-line, which will run above the terrain for a distance of approximately 600 feet to the zip-line landing platform.

The second structure, the zip-line landing structure, will be approximately 18' x 24', with a height to the top of the covered open roof of approximately 20'.

A small, wood framed garden type building, no larger than 8' x 12', will be located adjacent to the climbing tower for storage of climbing and zip line gear.

Proposed operation or use of the structure or site:

Both the climbing tower and zip line will be used during daylight hours only, primarily during weekends when Scouts are at camp. Operation will be by BSA trained & certified staff, in accordance with National BSA requirements. A similar climbing wall and zip-line have recently been constructed and operated at Camp Crown's sister facility, Camp Ma-Ka-Ja-Wan, in Pearson WI. Photographs of that climbing wall are included for reference.

4 Storage Building (Attachment D):

Type of Structure:

Wood framed, slab on grade, storage garage to be located near the Frank Jadel training center. The building will be 36' x 36', with an open, covered front canopy projecting 12' at the front façade. Exterior materials include horizontal wood siding, residential style doors, a 12' wide overhead sectional door, and fiberglass/asphalt shingles. The building will include lighting & convenience electric power, but no heating or air conditioning.

Proposed operation or use of the structure or site:

The storage building will be used to consolidate existing, miscellaneous materials now dispersed throughout the camp. Additionally, adult & junior leader training program materials will be stored on-site in the building, diminishing the need to transport supplies to Camp Crown for recurring training programs. No hazardous materials will be stored in the facility.

To support these four projects, improvements to the existing gravel Camp roads will be made as shown on Attachment A, Site Plan. The improvements will be made to better consolidate existing scattered parking at Camp, and provide clear access for emergency equipment, as discussed with the Town of Salem Fire/Rescue, and subject to additional review and approval by the Department.

Number of employees (by shift):

Existing facilities at Camp Crown include a single family residence for a Caretaker who lives on the property near the Camp entrance. Scouts attending Camp are always accompanied by trained adult volunteer Scout Leaders. Additional volunteers attend to assist when Camporees, winter events, training, and other camp-wide special events are held. Operation of the climbing tower and zip line will take place only when BSA certified staff are present to operate these





BOY SCOUTS OF AMERICA®

NORTHEAST ILLINOIS COUNCIL

facilities on weekends. These staff may be a combination of both trained volunteers and paid climbing professionals.

Hours of Operation:

The Camp is open weekends year round for camping, Scout activities, and youth and adult training. Additionally, the Jadel center is used by Scout units for Eagle Scout Courts of Honor on occasional weekday evenings.

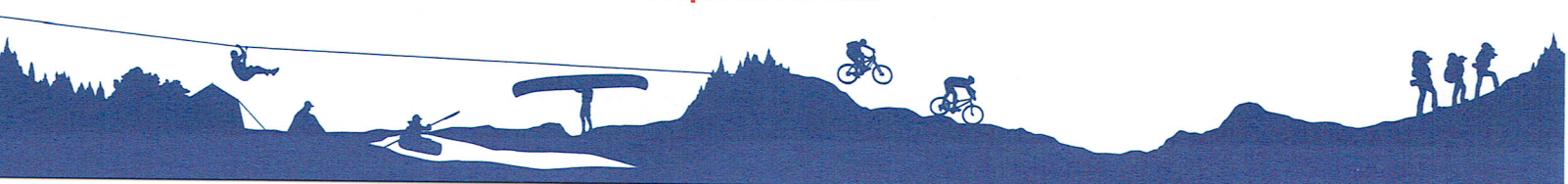
Any Outdoor Entertainment? If so, please explain:

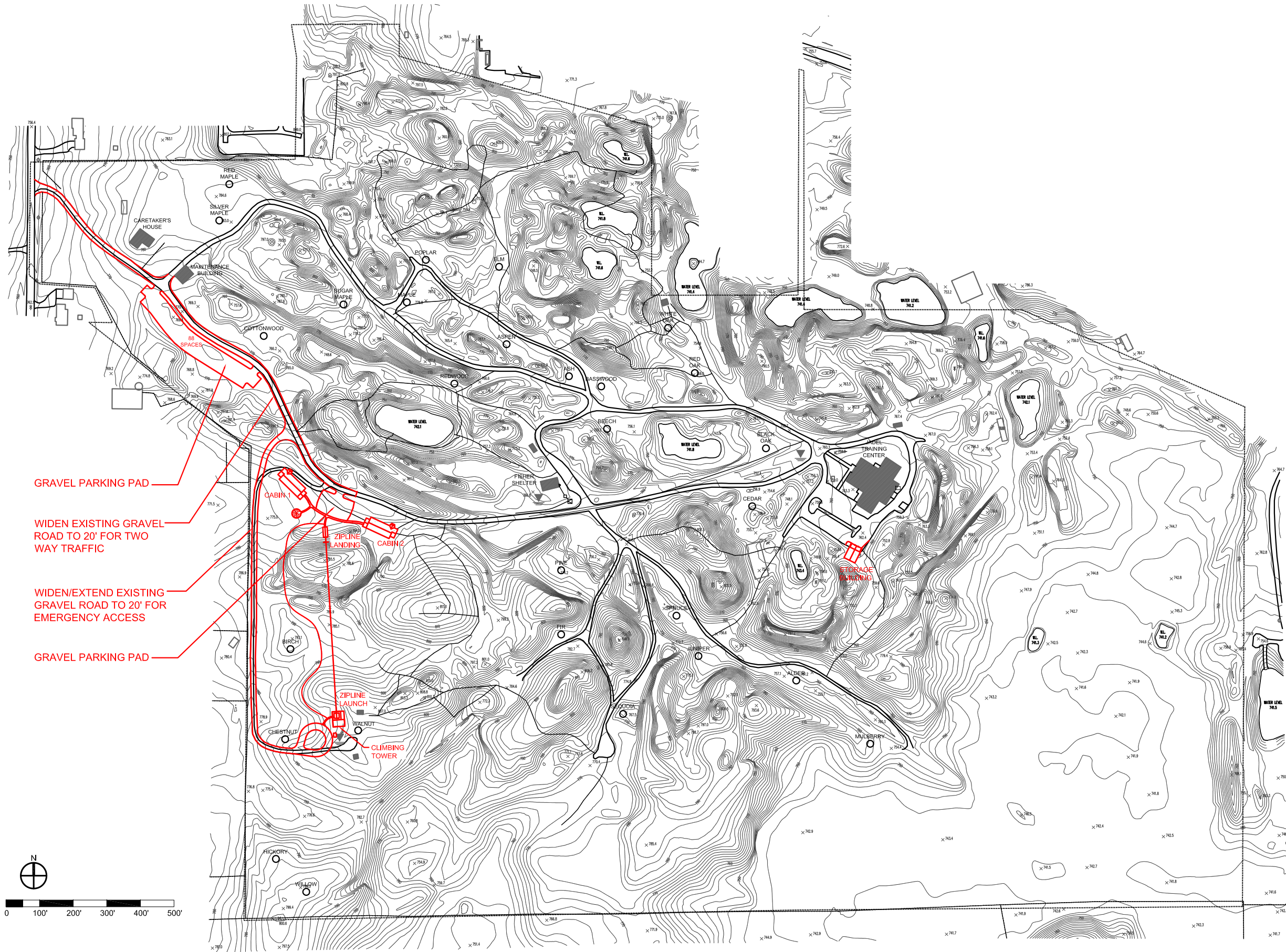
The Camp does not schedule Outdoor Entertainment per se. Individual Scout units participate in outdoor activities, which may include evening campfires, including storytelling and group sing-alongs. No amplified music, loudspeakers, etc., are used at Camp Crown.

Any outdoor Storage? If so, please explain:

No specific areas of Camp are used for outdoor storage. Item 4 of this amendment request includes construction of a storage building to allow training materials to be kept at Camp Crown.

Zoning District of the Property: PR-1





CONDITIONAL USE: EXISTING CONDITIONS

ROAD	=====	POND	~~~~~
TRAIL	-----	CAMP BUILDING	■
CAMPSITE	○		

PROPOSED CONDITIONAL USE MODIFICATIONS

- CABIN 1
- CABIN 2
- CLIMBING TOWER & ZIPLINE LAUNCH
- ZIPLINE LANDING
- 36'x36' STORAGE BUILDING WITH 12' PORCH

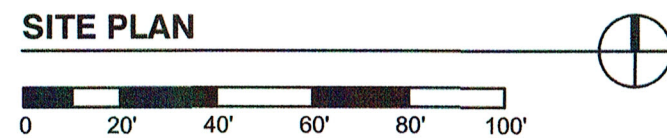
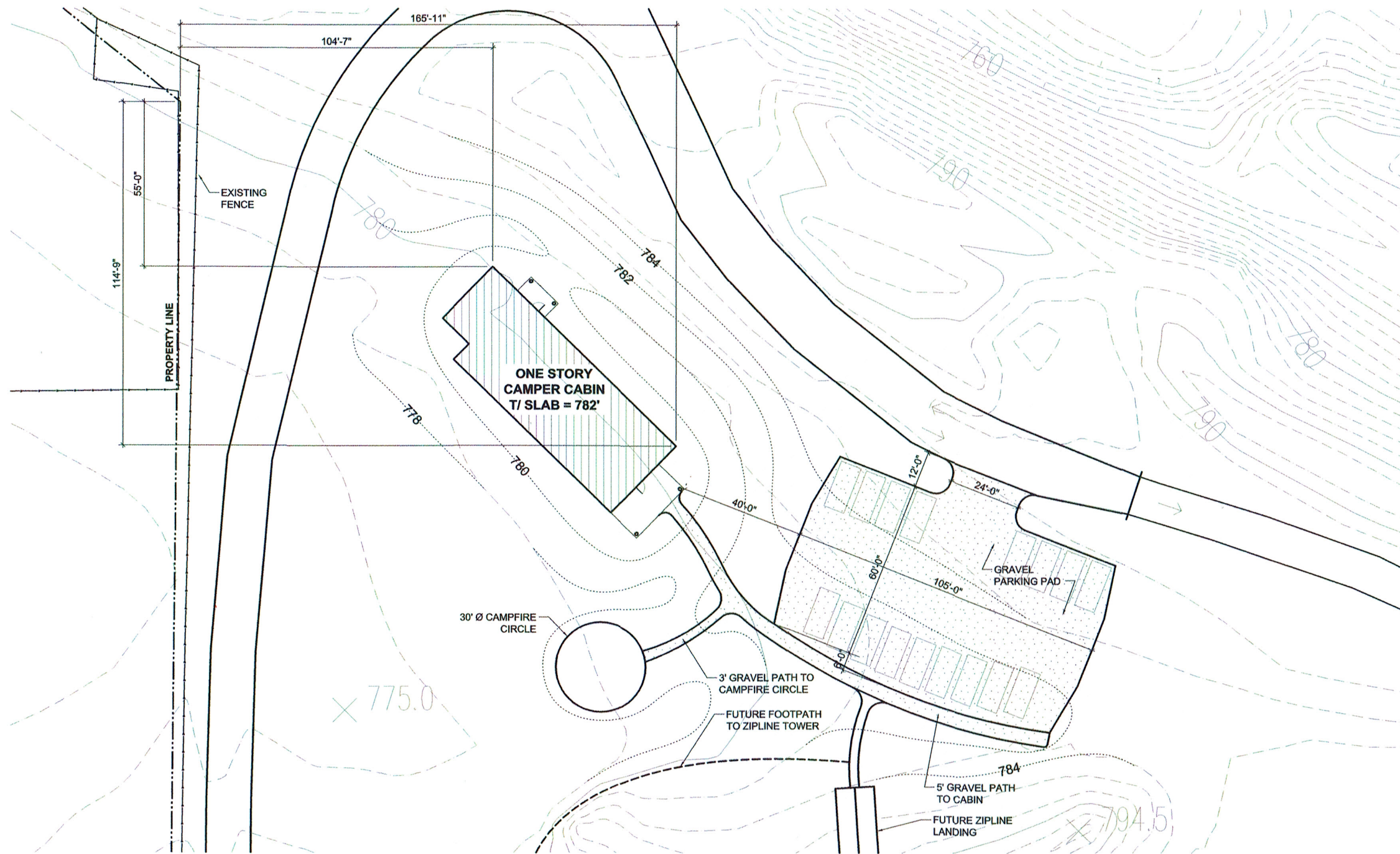
CAMP SOL R. CROWN - ATTACHMENT A

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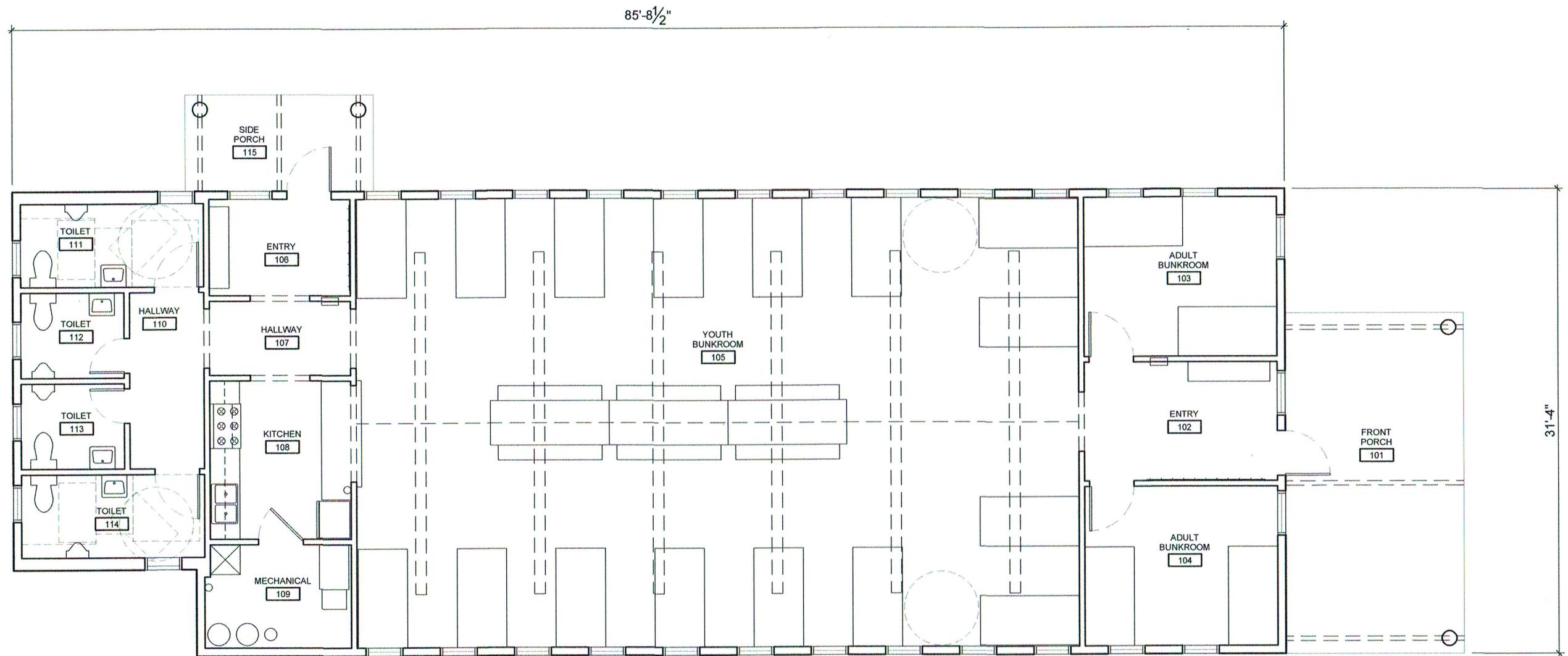
CAMP SOL R. CROWN - ATTACHMENT B

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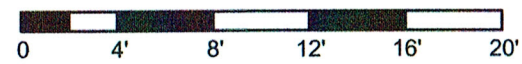
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CABIN PLAN - 2,614 S.F.



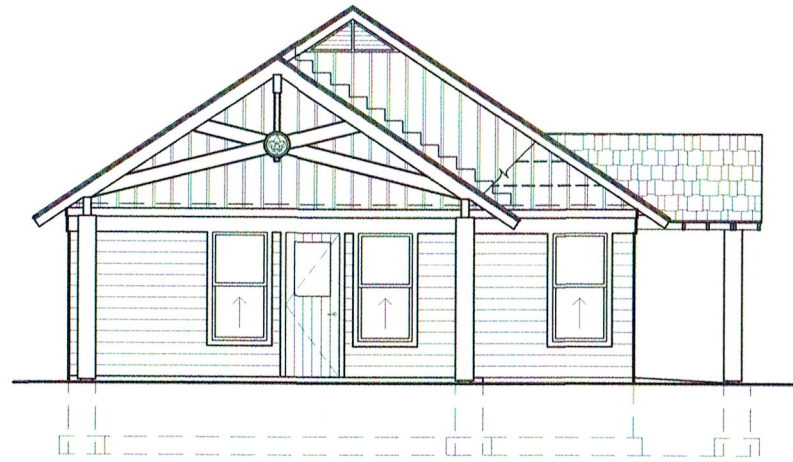
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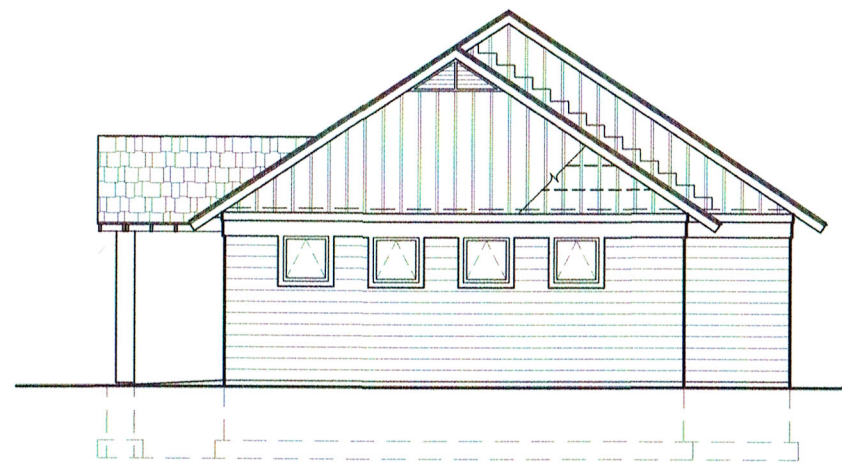
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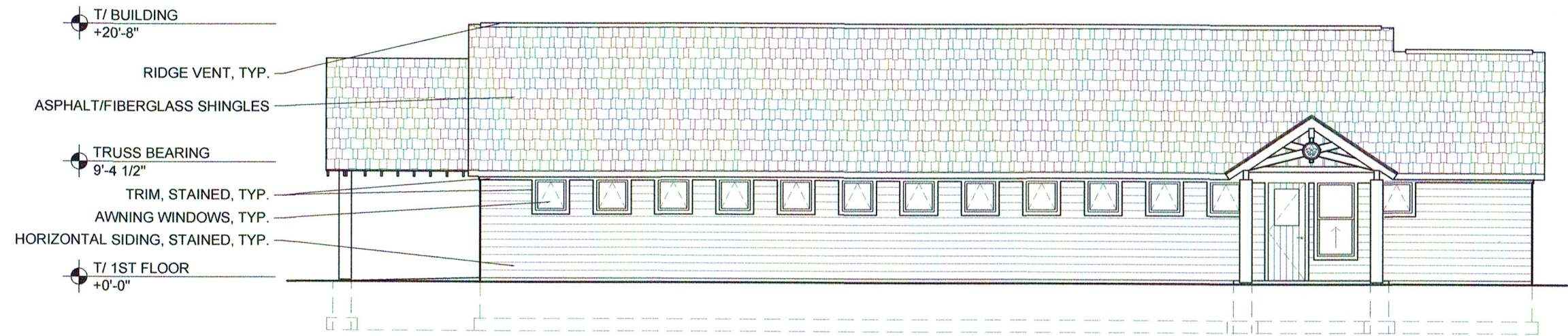
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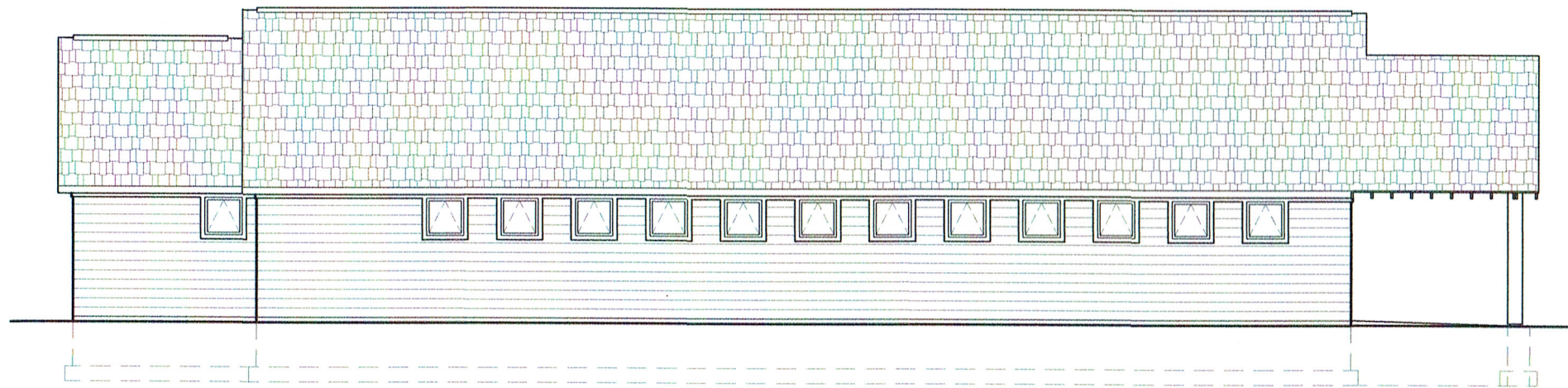
EAST ELEVATION



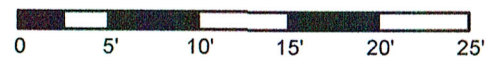
WEST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION



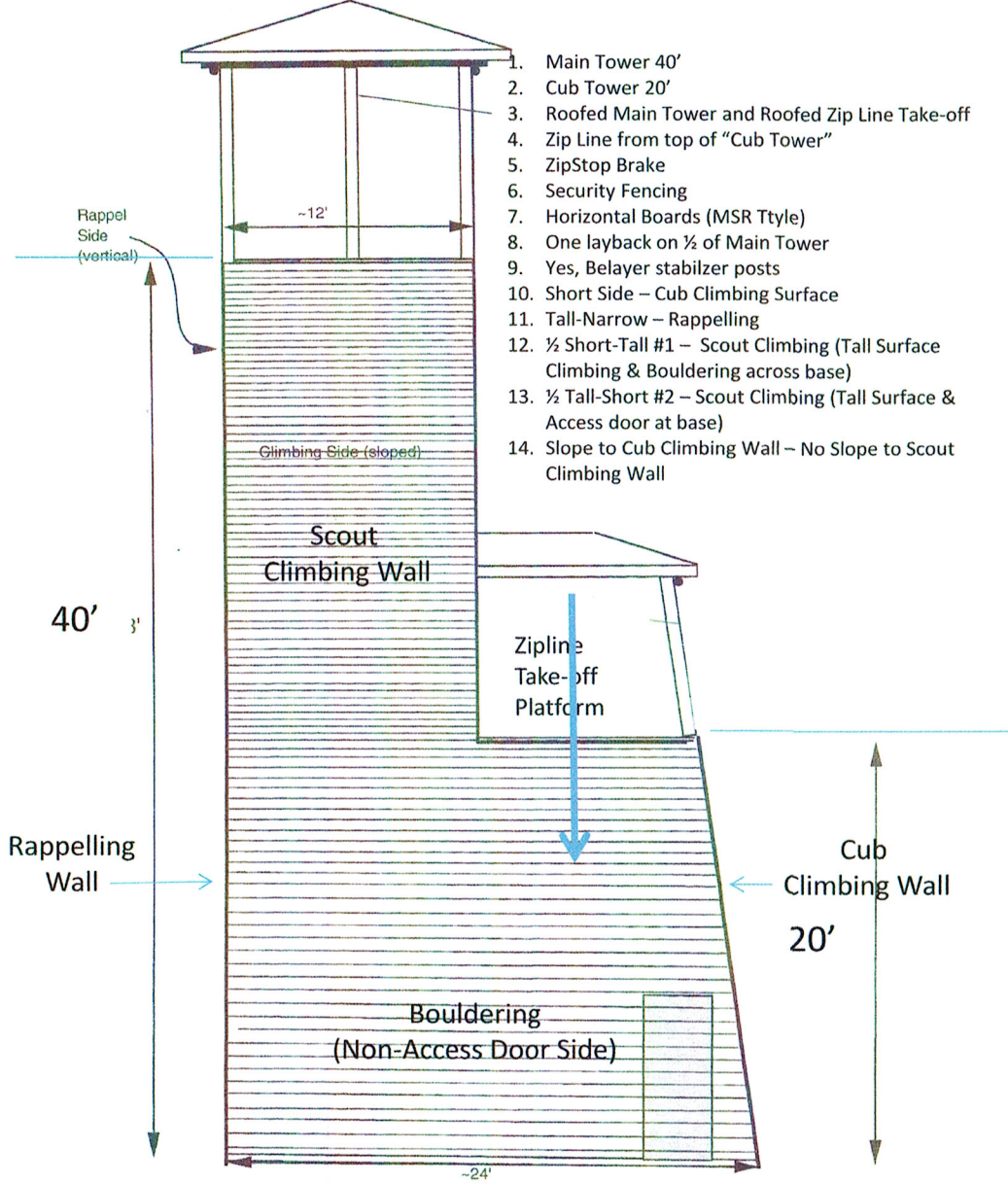
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NEIC Camp Crown

SIDE VIEW OF A POSSIBLE TOWER



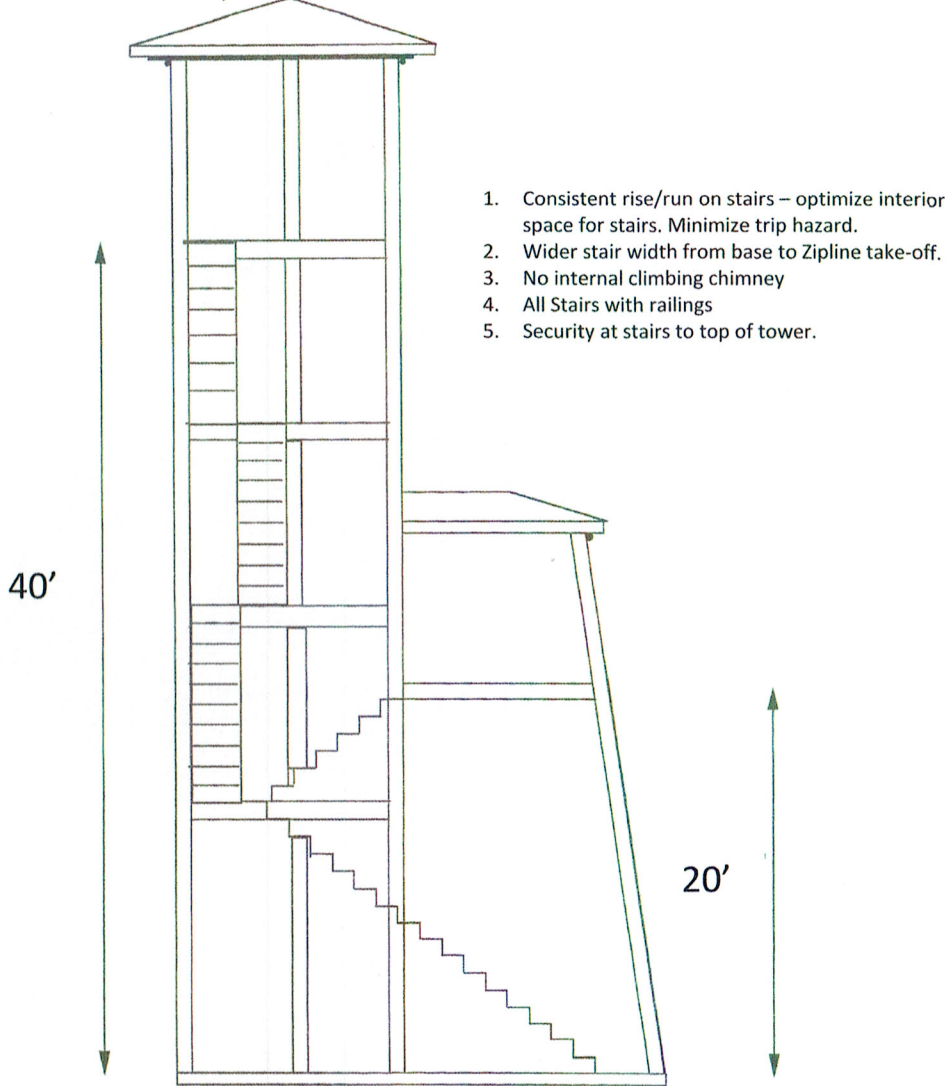
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NEIC - Camp Crown Climbing Wall

1

NEIC Camp Crown

SIDE, INTERNAL VIEW POSSIBLE TOWER



9/6/2016

NEIC - Camp Crown Climbing Wall

2

CAMP SOL R. CROWN - ATTACHMENT C

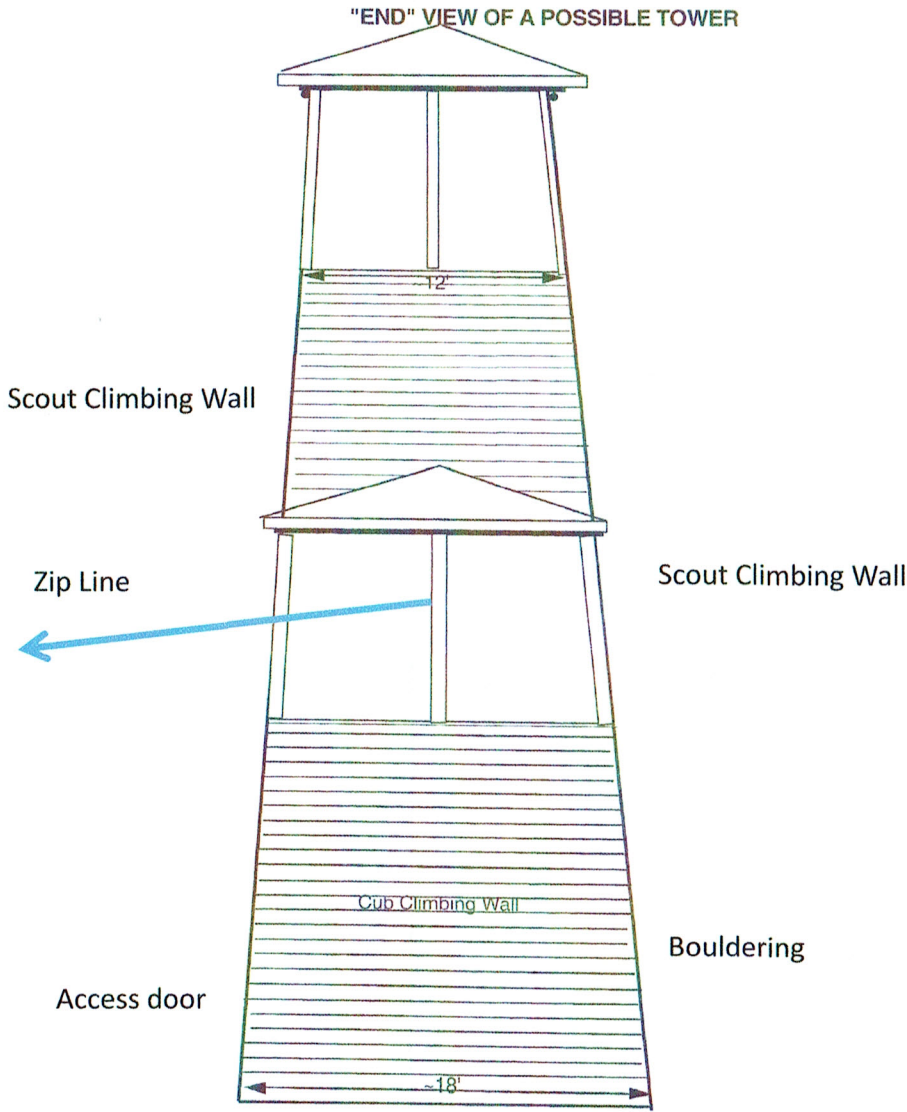
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NEIC Camp Crown



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NEIC - Camp Crown Climbing Wall

3



EXAMPLE: CLIMBING TOWER LOCATED AT CAMP MA-KA-JA-WAN

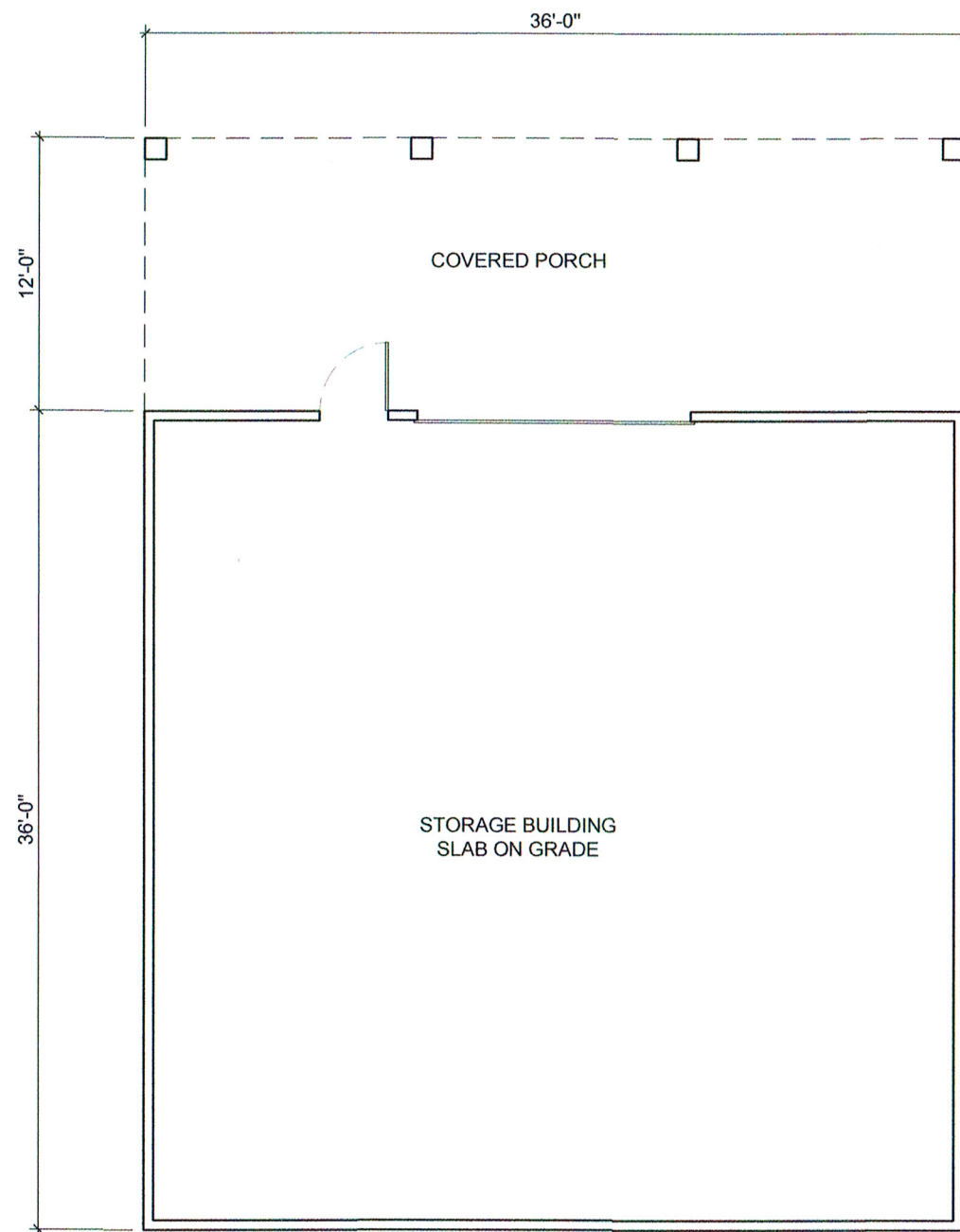
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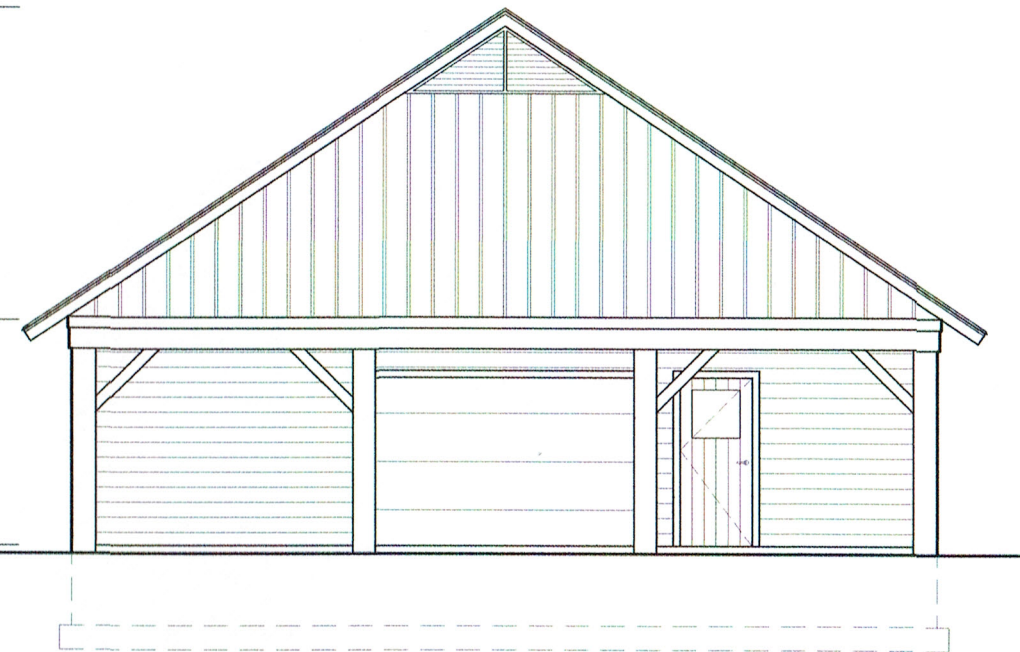
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T/ BUILDING
+22'-4 1/2"

TRUSS BEARING
9'-4 1/2"

T/ 1ST FLOOR
+0'-0"



CAMP SOL R. CROWN - ATTACHMENT D

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