1. **Owners of the camper lots are violating the zoning for temporary dwelling.**

2. **Camper lots are not paying their fair share in taxes to the town for the services they get.**

3. **Campers are transient, non-residents who cause more loud noise complaints, pose an increased fire hazard and are generally more unruly than other LLBC residents.**

4. **Camper lots are affecting the property value of those who built a house.**

5. **The town needs to take action to slow the growth of Camper lots in the LLBC any way it can. The majority complaint being that Campers are violating sanitation requirements that will lead to contaminated wells and other ecological problems in the future.**

Points to Consider

8-9-21 Tony

Owners of the camper lots are violating the zoning for temporary dwelling. I first talked with David Gifford who is the head of zoning in Barron county. I learned from him that Lots in the LLBC are for for the most part zoned RR 1. Owning a lot in the LLBC allows for a camper as long as the owner receives a land use permit from Barron county zoning. This requires a one time fee and there are waste water requirements that must be followed. There are other restrictions spelled out specifically on the application, but moving them off the lot for a period of time are not one of them.

The town of Cedar Lake turned over zoning to Barron in around 2002. This was a three-year process that included forming a land-use committee which I was a member of, and a survey that was sent out to all property owners in the town. There was a majority of property owners who wanted to keep our zoning but in the end it was not practical because of the changes and requirements coming down from the state. One good thing that came from the change was the town contracted our own building inspector who enforces building codes, and insures proper permits that continues today.

Camper lots are not paying their fair share in taxes to the town for the services they get.

Just under $200 is the amount of my property tax that goes to our town. Is that fair?
Fortunately what makes it fair is not up to my neighbor. It is based on the assessed value of the property and any improvements. The amount I will have to pay in property taxes is spelled out and is part of the decision as to whether or not I can afford to buy it.
I talked to our tax assessor, Randy Prochnow and he informed me Improvements on a camper lot include electric service, septic tanks and water wells as well as garages, sheds and decks. He also let me know that as more lots change hands he can get a better idea of assessed value in the future. The adage of you get what you pay for applies here. A lot of the lots would be otherwise hard to build on because of low areas, most are on dirt roads, and many are a distance from the lake. Consequently, this affects the value of the lot and that's why the taxes are low.
As far as paying "their fair share" for services.
I talked to our town patrolman and asked if they currently service all our gravel roads, including snow removal. He told me he maintains, grades and plows all the roads in LLBC wether someone lives on the road or not. I asked him if he needed another full-time person to help and he related he didn't think there would be enough work to be worth paying another guy.

Campers are transient, non-residents who cause more loud noise complaints, pose an increased fire hazard and are generally more unruly than other LLBC residents.

This also ties into services provided camper lots. I talked to our sheriff Fitzgerald, our fire chief, Ken George, and the ambulance director for the BFCESD.

Sheriff Fitzgerald related no above average calls over last two years. The calls that were received were about traffic complaints and boating activity. He told me there were more responding calls required from the town of Dallas, (Pop 409) than there were for Loch Lomond. "

He doesn't believe more policing in Loch Lomond is warranted.

Fire Chief- Ken George, I asked if there have been an increase in fire calls in the last few years, no. Any calls specifically to camper lots? No.

Ambulance director- Vince Fairchild. Any increase in ambulance calls as a result of increased camper lots? No. He related that he is not aware of any calls to a camper lot in a number of years.

Camper lots are affecting the property value of those who built a house.

When developing the Loch Lomond beach club, the original plan was limiting Campers because they wanted permanent dwellings. That did not work out as intended because most of the back lots didn't sell and the beach club couldn't sustain itself and went belly up.

As it restructured over the following decades it struggled to sell some lots until people who were interested in outdoor recreation started to buy them for weekend camping.

They were willing to pay the beach club dues in exchange for access to the lake and beach club facilities.

I believe this allowed Loch Lomond to facilitate a comeback that also helped pay for the expense of a much-needed new beach club facility.

As far as property value is concerned, the realtors I have had conversation with relate that it is a sellers market right now. There are many realtors who have a waiting list of buyers. Often when a property is listed, there is a bidding war within a few days of the property being listed.

The town needs to take action to slow the growth of Camper lots in the LLBC any way it can. Notwithstanding the LLBC not being able to do it themselves. The majority complaint being that Campers are violating sanitation requirements that will lead to contaminated wells and other ecological problems in the future.

Barron zoning requires sanitation specifics with the land use permits for campers. Part of those are that if there is no septic tank available, a temporary holding tank

had to be contracted for service with a septic tank pumping company. I Called two of the septic companies I know of in this area and they both had contracts with camping lots in the LLBC area, although they could not tell me exactly how many, they provided a guess.
Kenway approx 85 contacts
Lake area sanitation less than 10?
If there are complaints about zoning compliance, it should be brought to the attention of the Barron Board of Supervisors.

My Proposal: (Compromise)
I believe this is not a problem the town board can solve.

From what I can tell the increase in camper lots within the LLBC has been a needed partner in ensuring the survival of the LLBC and at the same time caused a divide between members who have different goals for the clubs future. My recommendation is that you work it out.

The board of of the LLBC should create a policy that members can agree on that will make sure all the camper lots have applied for the proper land use permits and ensure compliance of all restrictions. This will allow for policing of your own, especially when it comes to sanitation and wastewater. If you can't or won't do that, I suspect the LLBC will not survive long term.