

BARNES MUNICIPAL CAMPGROUND

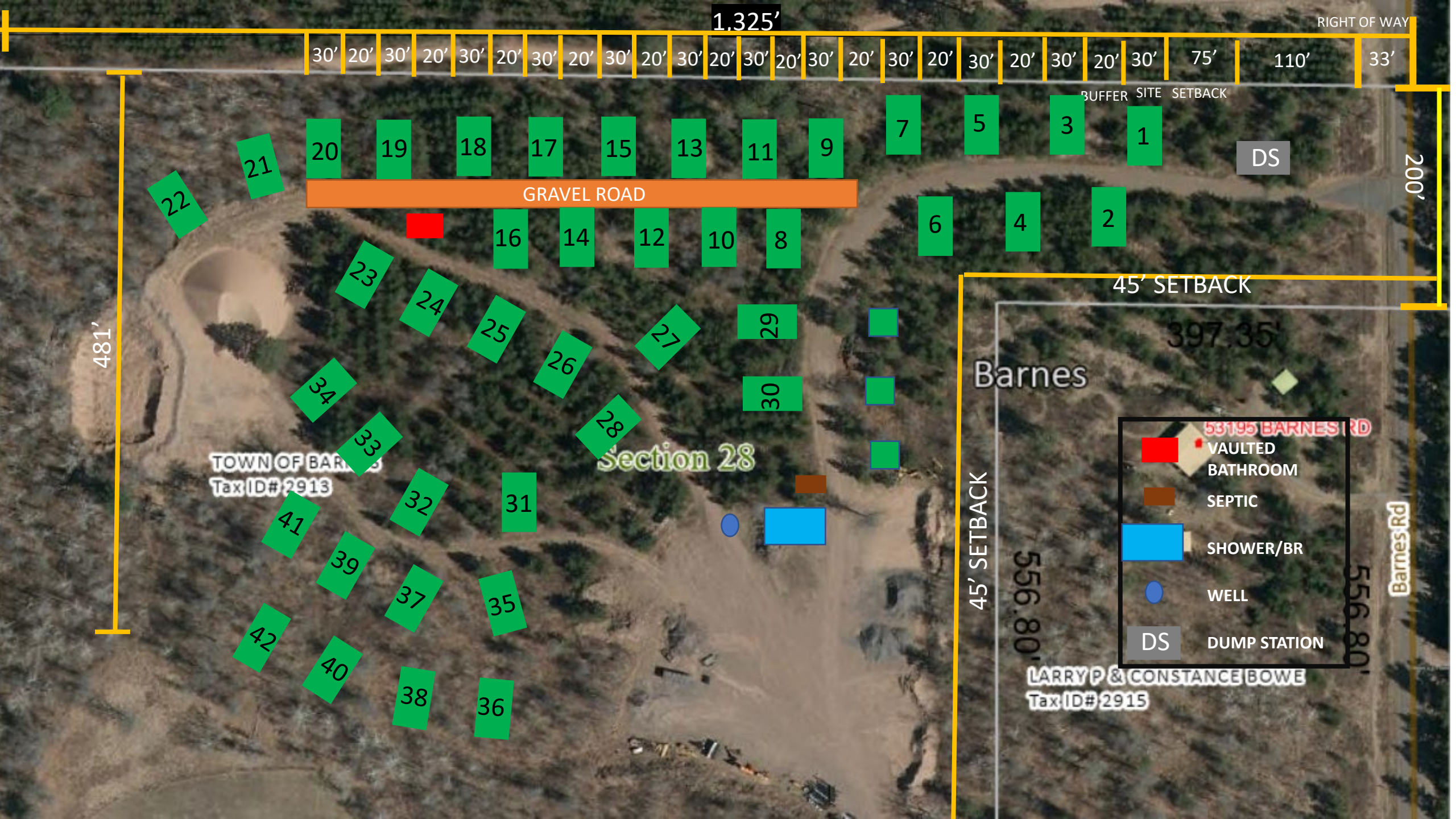


AGENDA

- Why is a campground needed?
- Proposed location
- Site example
- Amenities needed/costs
- Revenue source
- Similar municipal campgrounds
- Funding sources
- References
- FAQs
- Questions

WHY IS A CAMPGROUND NEEDED?

- Lack of affordable lodging options
- VRBO's/unregulated by Barnes
 - UNK quantity of rentals in area
- 5 resorts/campgrounds in Barnes
 - Total capacity-50-80 people approx.
- Revenue source for Barnes
 - Drummond nets \$30,000 in 2020
 - Profits have doubled since 2018
- Increase tourism to support our local businesses



1,325'

RIGHT OF WAY

30' 20' 30' 20' 30' 20' 30' 20' 30' 20' 30' 20' 30' 20' 30' 20' 30' 20' 30' 20' 30' 20' 30' 20' 30' 75' 110' 33'

BUFFER SITE SETBACK

DS

200'

GRAVEL ROAD

45' SETBACK

481'

Barnes

397.35'

TOWN OF BARNES
Tax ID# 2913

Section 28

53195 BARNES RD

	VAULTED BATHROOM
	SEPTIC
	SHOWER/BR
	WELL
	DUMP STATION

45' SETBACK

556.80'






556.80'

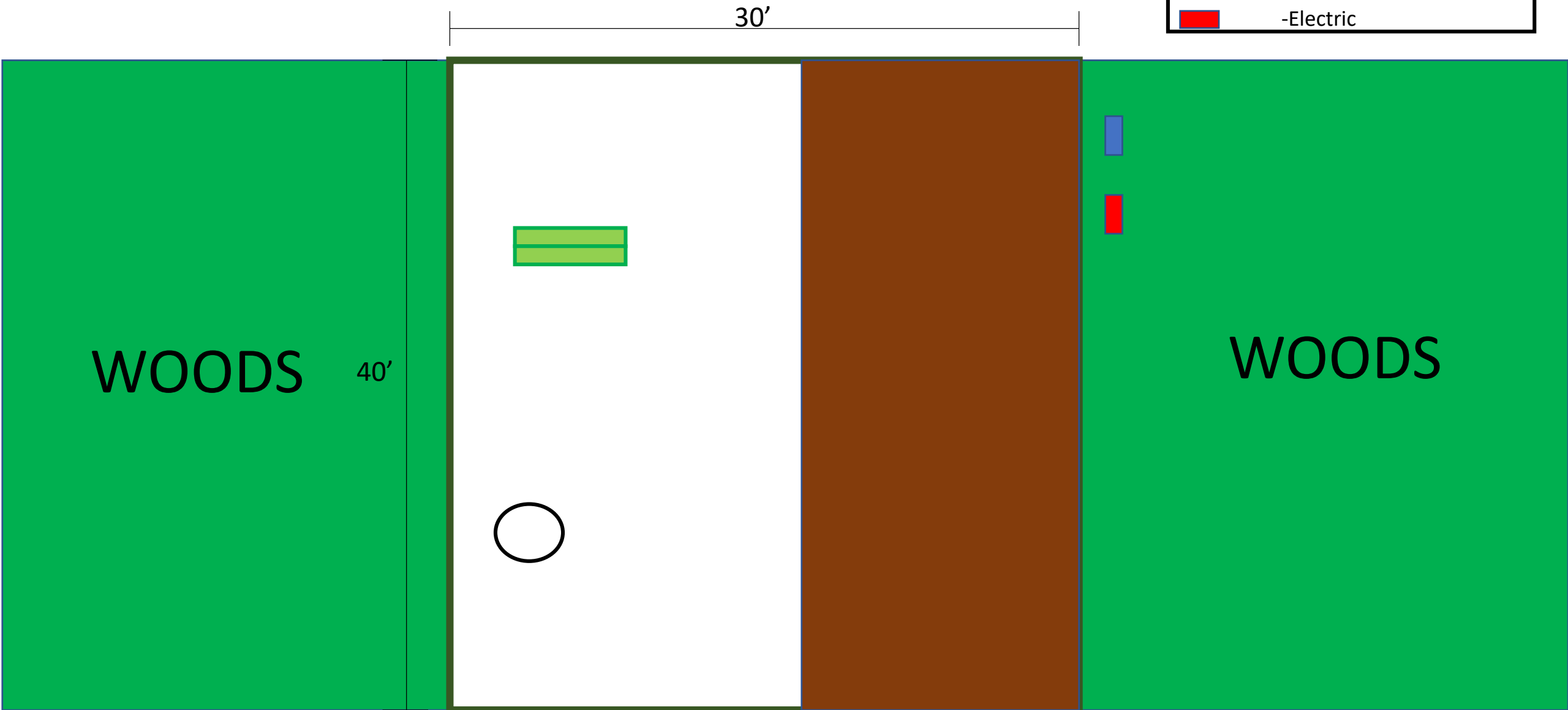
Barnes Rd

LARRY P & CONSTANCE BOWE
Tax ID# 2915

- 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42

SITE EXAMPLE

	-Gravel pad
	-Picnic table
	-Fire ring
	-Water
	-Electric



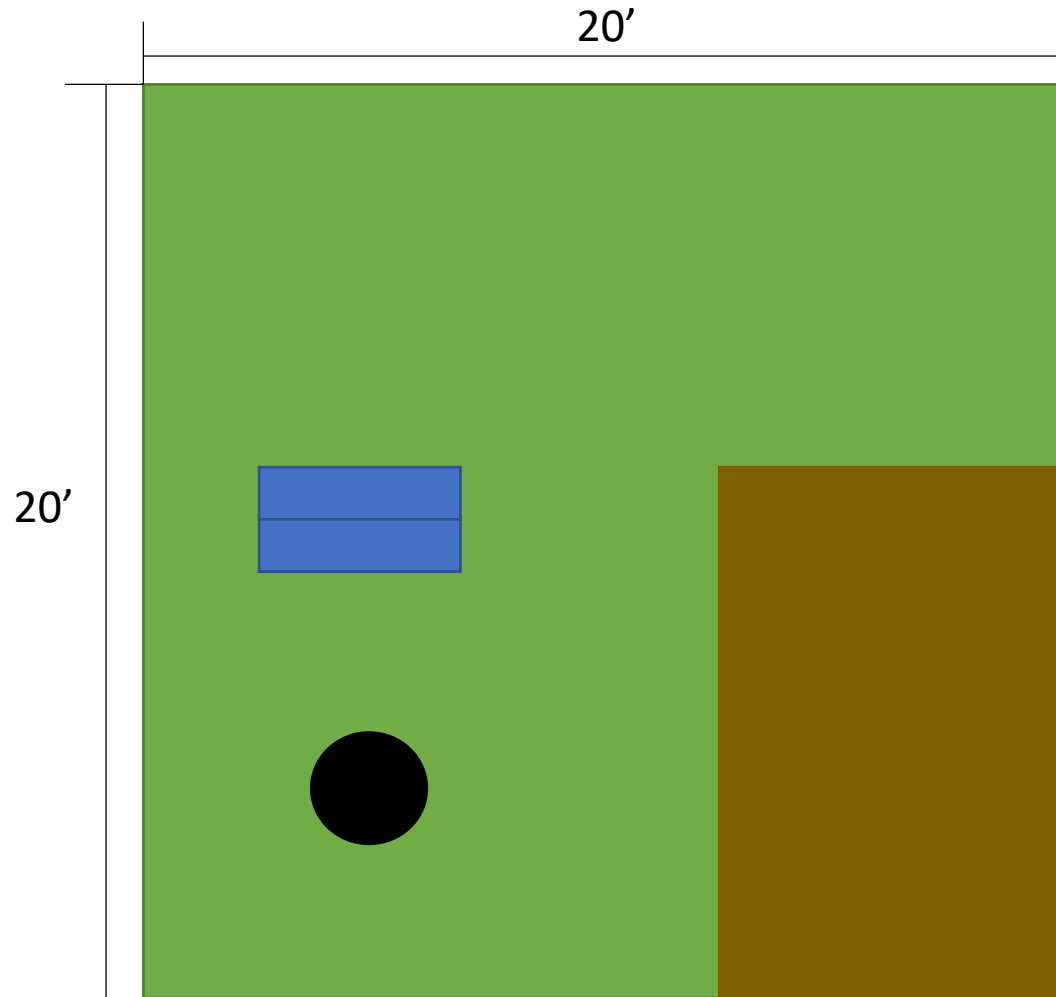
30'




WOODS

40'

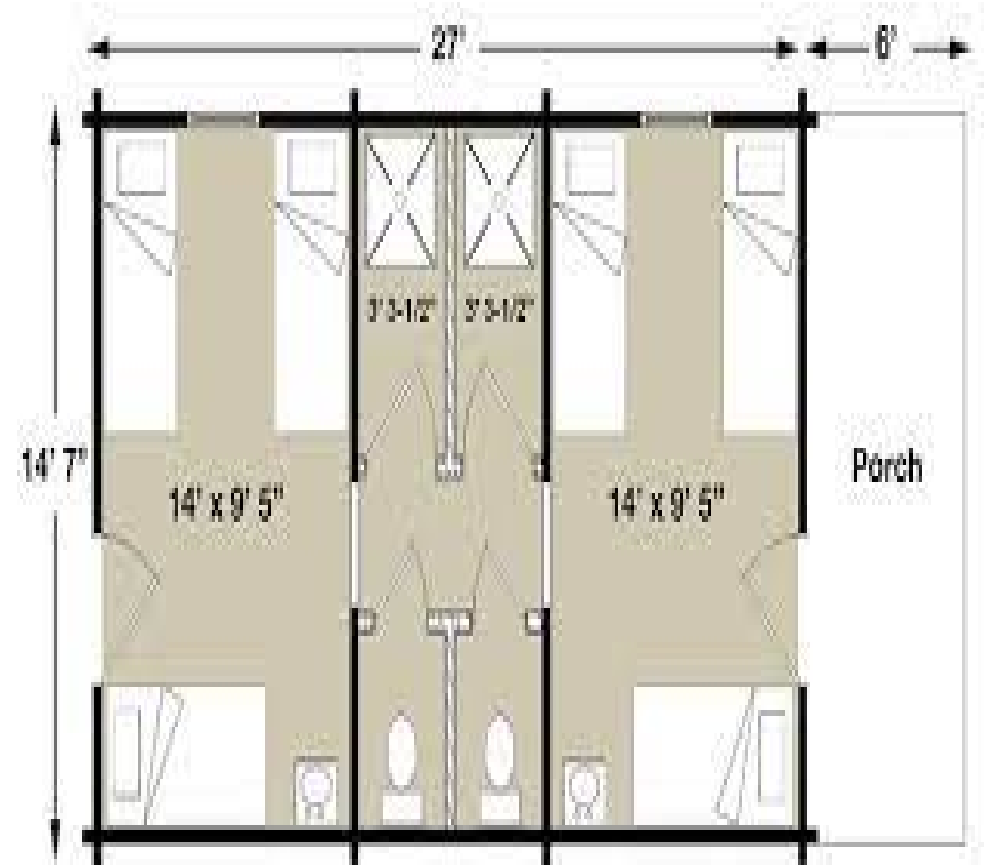
WOODS

TENT SITE



	-Gravel
	-Picnic table
	-Fire ring

CAMPING CABINS

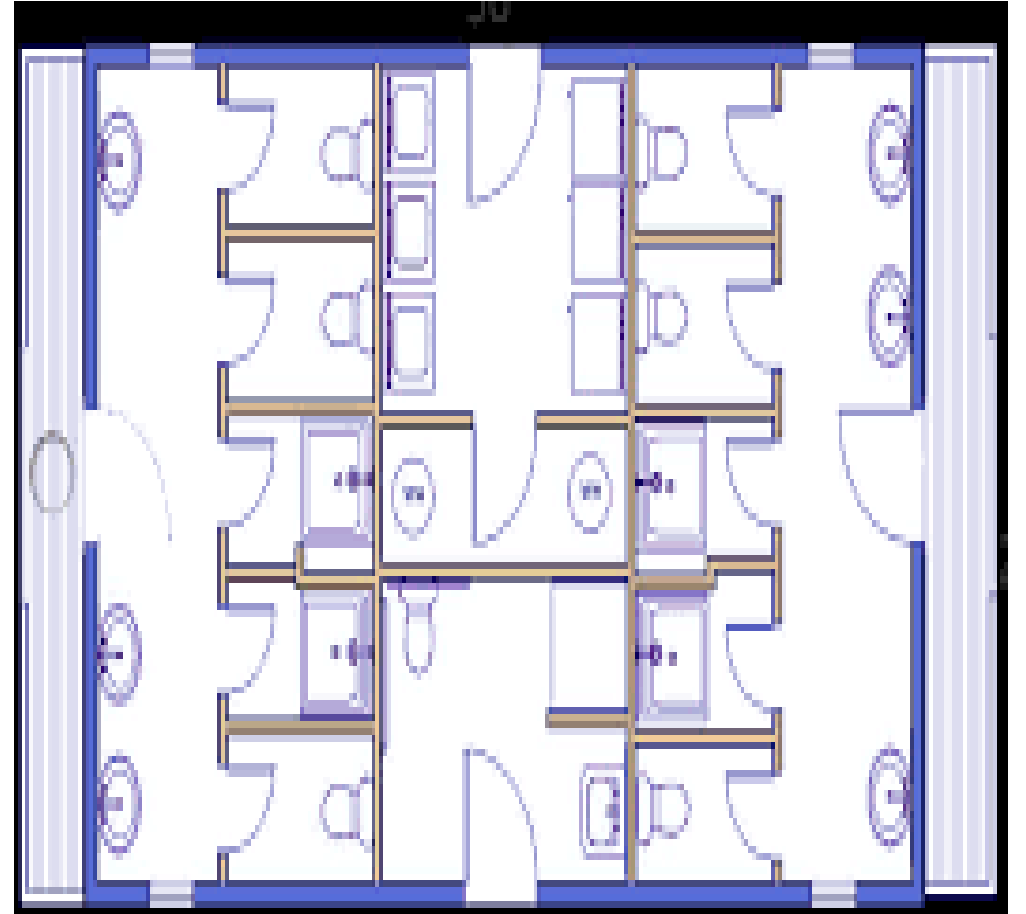


CAMPING CABINS

COST

- Material
 - Concrete \$5,760
 - Building \$10,000
 - Shipping
 - Labor
 - N/A
- \$75 a night
 - 180 nights rented out
 - \$13,500 annually
 - 8 cabins rented
 - 180 nights rented out
 - \$108,000

BATHHOUSE/BATHROOM



AMENITIES NEEDED/COSTS

- Shower/bathroom
 - \$25,000-\$50,000
 - 30-50 amp hookups
 - \$1500-\$2500 per site
 - **\$105,000**
 - Dump station/Septic
 - \$10,000-\$25,000
 - Water hookup \$25,000
 - **\$50,000**
 - Cottages
 - \$10,000-\$15,000 each
 - **\$120,000**
 - 1-2 Outhouses
 - \$3,000 each
 - Well
 - \$6500
 - Insurance
 - \$450-\$1500 per year
 - Permits- State and County
 - State via Department of Agriculture and Consumer Protection
 - 1-25 sites
 - Annual License fee \$175
 - One time pre-inspection fee \$380
 - 26-50 sites
 - Annual License fee \$250
 - One time pre-inspection fee \$565
 - Garbage
 - Picked up and hauled to Transfer Site
- Total initial cost, minus site prep- \$336,815**
***Based on 42 sites**

REVENUE SOURCES FROM CAMPGROUND

- Showers
 - Coin operated
 - Site Fees
 - \$35 a night Wat/Elec
 - \$25 a night water
 - Cottage
 - \$75 a night
- Possible total annual revenue: \$322,200*
 - Possible total annual revenue if half of each site is booked: \$161,100
- *Based on fully booked 184 days a year 1MAY-31OCT
- **Dates correspond roughly with Drummond's season

SIMILAR MUNICIPAL CAMPGROUNDS

- Drummond
 - 17 RV sites
 - \$26 night/w elec and wat
 - Working on expanding on own dime
- Minong
 - 15 sites
 - 10 sites/w full hookup \$35/night
 - 5 sites no elec \$10/night
 - Right on the Wild River Trail
- Iron River
 - 26 seasonal sites
 - 4 per night sites \$25 wat/elec
 - Right on Moon Lake
- Cable
 - 5 rustic sites-\$10 night
 - First come first serve
- Solon Springs
 - County Campground
 - 24 sites
 - 13 wat/elec \$18 night
 - 11 non electric \$15 night
- Gordon Dam
 - 12 hookup sites \$25 night
 - 21 non-hookup sites \$20

FUNDING SOURCES

- DNR
 - Drummond was given a \$400,000 grant for their campground
 - Grant was not dependent upon the town matching funds
 - 15APR deadline for application
- Department of Interior
 - Grants available, but need to be matched
- ARPA
- WI Department of Tourism
- Bayfield County

REFERENCES

- Septic/Water hook up
 - Rasmussen Heating and Cooling
- Well
 - Froemel well
- Electrical
 - Regional Average
- Shower/Bathroom
 - Jake Kinnunen
- Cabins
 - Multiple websites
 - Conestoga Cabins

FAQ

Q: How are you going to vet people staying at the campground?

A: Short answer is that we are not going to. I have been in contact with Deputies within the Bayfield County Sheriffs Office and our campground would be a part of their patrolling route.

Q: Why would we want more people here, there would be more garbage on the sides of the roads.

A: As much as it annoys me to no end, people litter. This is an issue that we can discuss with the Board and maybe put more trash bins around town.

Q: Why is it the towns responsibility to build this in order to help local businesses?

A: It isn't the towns responsibility to help local businesses, and I am not promoting this as a tool for their success, it may however be a second order effect of it. My bottom line is this, our town is losing resorts and more importantly places to stay. This plan somewhat helps that out, but most importantly is this, it brings in revenue to our town which will help pay for EMS, Fire, Roads, trails, lakes, parks etc.

QUESTIONS????