

The Honorable Norman Bickford
Burnett County Government Center
Land Use and Information Committee
7410 County Road K
Siren, WI 54872

December 28, 2020

Re: Greg Johnson and North Camp Properties I, LLC Conditional Use Permit
Applications (committee review January 5, 2021)

Dear Mr. Bickford:

This letter is to express concern about the potential property tax equity connected to the Development related to the above Conditional Use Permit. The letter shares five points of possible importance the County Board and the Land Use Committee might consider. I beseech you to review the entire contents of the letter. I apologize for the length, but the letter has value for you to consider.

First, the members of the Board and Committee would benefit from having the actual dollar amounts of current property taxes paid for the current land use, and the estimated property taxes to be paid if the conditional use permit is approved and the RV Campground/Trailer Court is built. A cautious approach is suggested if relying on the developer's claim that campgrounds pay "a lot" in taxes. It is wise to have the actual property tax dollar amounts in hand when voting on this decision. As you know, the amount of property taxes paid by the RV Campground/Trailer Court owner will not increase unless the County Assessor greatly increases the land value of the Park.

Second, a comparison between what a local homeowner pays and expects in county provided and paid for services, and what the RV Campground/Trailer Court and its transient residents pay in taxes and what they will expect in county provided and paid for services has considerable value.

For example, the taxes on my home and land here on near-by Tabor Lake in Danbury are around \$3,000 for 2019 payable 2020 and the county pays for services requested by my 2 occupants and maybe three or four visits from my 5 young adult children. Thanks to a public records request, the owner of the land parcels where the RV Campground/Trailer Court could be built currently pays around \$5,500 in taxes for 2019, payable 2020 and, if the RV Campground/Trailer Court is built, the county would pay for services required by 200 to 350 occupants and maybe 800 to 1,200 visits from children and guests.

The land owner of the Trailer Court land currently pays roughly 1.8 times as much in taxes as I do, but would arguably expect 100 (or more) times as much in county paid service because of the sheer number of people, the size of a small town, that would occupy the Trailer Court.

And, it cannot be ignored that there is a planned event center, bar, and shooting range proposed for the Trailer Court, which would more than likely incrementally add on to and increase the expectations and demand for county paid services from the transient residents who make use of these facilities, when compared to the expectations and demand of a single family homeowner.

This imbalance in taxes paid and service demand related to the Trailer Court when compared to a single family residence is simply not equitable, and is not a very good deal for the county.

The transient residents of the Trailer Court pay nothing in local property taxes. The Trailer Court land owner does. Thus, the transient residents of the Trailer Court do not invest in nor commit to the community of Burnett County in the same way a 40 year resident has and does.

Third, and, obviously, the peak demand for county paid services from the Trailer Court residents and guests will be on weekends, Memorial Day, July 4th, and Labor Day. The question for county board members and the Sheriff will be - does the county need to invest more in, and increase the budget for, these services (sheriff) to cover this increased spotty incremental need created by the Trailer Court's many residents. It's highly likely the timing of the incremental added service demand will at best, put significant pressure on the sheriff's budget, and, more than likely, create demand for an increase in the sheriff's budget. And, the cost of any increase in the sheriff's budget will inequitably fall on the County's other land owners, and not on the owner of the Trailer Court, or its residents. So, it seems the Committee Members must ask if it is equitable for current tax payers to chip in more taxes to cover the costs of services expected by the Trailer Court's many transient residents and the Trailer Court owner.

Fourth, there is no wisdom in combining a large group of people in high density, a bar and alcohol, and a shooting range and guns. Surely, this situation will demand significant service and attention from the sheriff. It seems practical for Sheriff Finch to consider this exposure and advise the County Board and the Committee. It's prudent for the Committee and its staff to reach out to Sheriff Finch for a reaction to and needs analysis of this situation.

Fifth, another question to consider is if the added transient residents create enough of an incremental demand for a new first responder medic service to be added to the Swiss Township budget. The Swiss Town Board rejected the Trailer Court development proposal.

My 35 year career was spent in government as a financial analyst advising legislative bodies. I have considerable experience and other legislators have found my analysis helpful. I appreciate you and any consideration you give to the contents expressed here.

My best regards, please stay healthy, and choose wisely,

Ronald Kline

Cc: Land Use Committee Members
Sheriff Tracy Finch