

LANGLADE COUNTY SCOUT CAMP CONCEPT PLAN - 2019



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I. Introduction

On December 15, 2017, Langlade County purchased the Robert S. Lyle Scout Reservation, which is located east of Elcho in the northeast section of the County, from the Three Harbors Boy Scout Council of Milwaukee, Racine and Kenosha counties. For a representation of where the camp is located within Wisconsin, see **Map 1: Location**. The facility operated as a Boy Scout Camp for over 50 years.

The 522-acre camp was closed in 2015 and became available. The County researched and evaluated acquiring the site for a variety of potential uses. They then applied for funding from the Department of Natural Resources through the Knowles-Nelson Stewardship Land Acquisition program to help fund the purchase. The acquisition of the 522-acre site cost a total of \$1.35 million, with \$730,000 being provided from the Knowles-Nelson Stewardship Land Acquisition Program. **Map 2: Site Boundary** displays the boundaries of the entire site.

The County plans to utilize the site as a campground and to open public access to the two lakes on the site. The Langlade County Forestry Department will also manage the site's wooded areas for timber production. The campground will be developed in phases over time and will provide for tent, cabin, and RV camping. This concept plan was prepared to provide a general development plan for the site, and to provide some general recommendations for the site.

The County currently operates Veteran's Memorial Campground located along Jack Lake. This facility is located about 15-miles north of Antigo and about 5 miles south of Camp Lyle. Jack Lake is a spring-fed lake surrounded by hundreds of acres of the county-owned forest, with many recreational opportunities. The campground is open from May 1 through December 1 and consists of 48 individual campsites with electrical hook-ups. All other sites are booked on a first come-first serve basis. Pets are allowed in the campground on a leash. Amenities include newly constructed flush toilets and a shower facility, firewood sales, ice sales, boat rentals, picnic tables, fire rings, playground equipment, volleyball and basketball courts, 18-hole disc golf, horseshoe pits, and an RV dumping station.

A new campground would compliment this existing facility and help to provide additional capacity. This new facility would be another tourist draw bringing additional visitors to Langlade County and spending money in local restaurants, gas stations and other stores.

II. Background

The Robert S. Lyle Scout Reservation was dedicated on August 2, 1964 and served as a retreat for scouts from southern Wisconsin starting in 1963 until it closed in 2015. Tens of thousands of scouts attended the camp over the years. About 500 scouts were on-site over the course of the summer participating in numerous activities, ranging from archery to swimming.

The camp was named in honor of Robert S. Lyle, who lost his life in World War II. Lyle flew B-17 Bombers in Europe as part of the 338th Bomb Squadron of the 96th Bomb Group. During his time in the U.S. Army Air Forces, Lyle attained the rank of First Lieutenant and earned the Air Medal, an award that primarily recognizes personnel on flight status requiring frequent participation in aerial flight. Lyle lost his life on July 29, 1944 as part of a crash-landing while returning from a mission.



The campground could be named "Scout Camp County Park" to honor the previous use of the site. The County might also use a scouting theme to name buildings and camp areas to play off the history of the site. Group campsites could be named "Trustworthy, Loyal, or Kind" or other terms relating to scouting. Trails signs could be designed with Merit "type" Badges to also play on the scouting theme.



III. Existing Site

The 522-acre property includes two lakes, the 39-acre Aninnan Lake and the 10-acre Perch Lake. The site is mostly wooded, with 473 acres of woodlands, of which 100 acres is considered wooded wetlands. There is an 8 acre open area in front of the main lodge.

A variety of facilities are currently located on this site, including buildings, campsites, showers, restrooms, roads, and numerous recreational facilities and activities. **Map 3: Existing Infrastructure** identifies all of these facilities.



Buildings and Facilities

Buildings

There are 34 total structures on the existing site. The main lodge is the largest building at about 5,000 square feet. Behind the main lodge there is an observation deck that overlooks Aninnan Lake. The deck appears to be in good condition, but the main lodge should be closely inspected to determine if it can be renovated. If determined to be adequate for renovation, the lodge could be used as the main registration area and could accommodate on-site living quarters with some renovation on the second floor.

There are 15 small cabins to the north west of the main lodge building. All of those appear to be in good structural condition. The cabins would need to be painted and new furniture added before they could be used. Cabins are in close proximity to each other and may work well for a large group camping site, where all cabins would be rented by one group.



Campsites

The Scouts utilized 15 individual and 5 group campsites. These sites are scattered throughout the site. Some of these will be retained and others added.

Showers

The showers are located near the main lodge building and with some renovations they are in a usable condition. This would be the main showers for both male and female. The County has already budgeted \$35,000 restroom renovations, including improvements to the shower facilities.

Restrooms

There are 10 restrooms located throughout the site. All restrooms are in need of renovation and or updating. It would be recommended that restrooms are updated in a phased approach. See **Map 4: Restroom Coverage**.

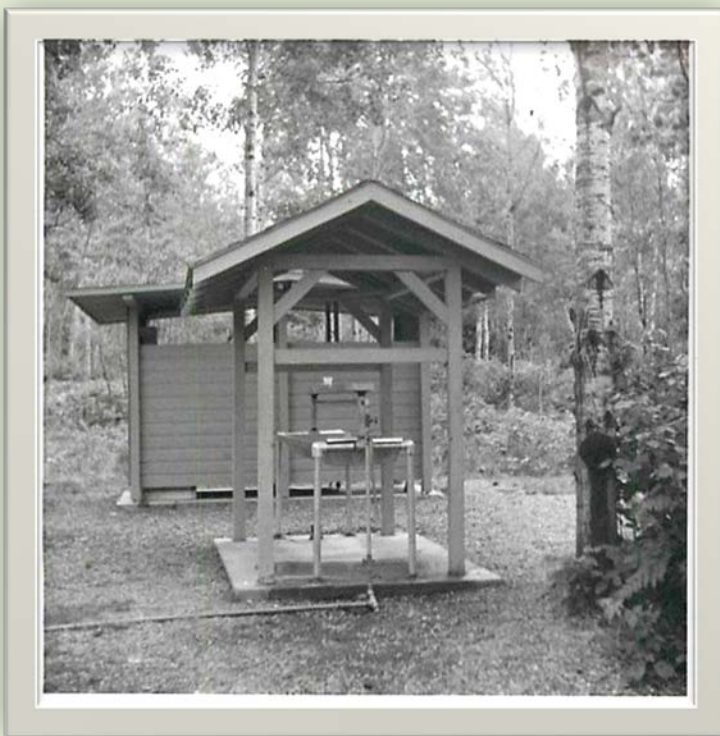
Sanitation System / Water

There are two wells on the site. One is located near the main entrance to the campground and the other is located near the main lodge. There are also 7 sinks with roofs that are located near some of the existing restrooms. A pressurized water system supplies water to these locations, and that system is currently being evaluated. The roof structures covering these sink areas need to be repaired or replaced.

Roads

There are about 3 miles of roads throughout the site. This includes some of the newly created roads by the County. All roads are gravel or dirt. Most of the original roads need leveling and widening to accommodate larger vehicle movement. Overall, an examination of the road needs to be completed, particularly related to drainage system. Trees and brush would need to be trimmed back as well to allow RV campers and other large vehicles to have adequate overhead clearance.

The County has already started to work on the existing roads and started to cut in new roads to the site. **Map 5: Roads & Trails** displays the current and proposed road layout of the site.



Electric Service

There is electric service throughout most of the site. Most of the electric infrastructure is near the main lodge. There is adequate electric service currently coming into the site to meet current and future needs.

Recreation Facilities

Trails

According to the 2017 North American Camping Report, Hiking is the number one activity of campers and biking is fifth. This site has potential for a large trail system. Trail activities enjoyed by previous campers include: walking & hiking, biking, running, and horseback riding. A full inventory of the existing trail system will need to be completed. The county should look to connect trails onsite to existing trails located nearby. **Map 6: Area Trails and Routes** displays the existing trails and routes in the area.



Lakes

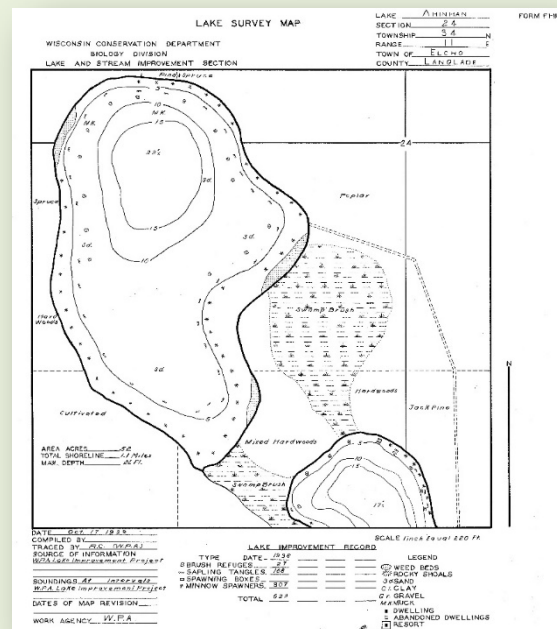
There are two lakes on the site; the 39-acre Anninan Lake and the 10-acre Perch Lake. Motorized boats are not allowed on either lake.

Kayaking, canoeing, fishing and swimming were the primary uses on these lakes when it was a Boy Scout Camp and those uses should continue. All of these activities rank as top recreational activities enjoyed by campers.

Boat Launch / Water Access

There was no public access to these lakes, so to encourage use of these lakes access is needed. Providing areas for launching and parking vehicles/boat trailers is highly recommended for this campground.

A location on the northwest side of Anninan Lake appears to be an ideal location for a small boat/canoe/kayak launch.





Fishing

According to the 2017 North American Camping Report, fishing is the number two recreational activity that campers enjoy. In addition to boat access, adding areas to fish from shore would increase opportunity for this activity. Fish cleaning facilities might be considered as well. Common fish species found in these lakes include, Panfish and Largemouth Bass.

Pier

Currently there is a large “F” shaped pier located on Aninnan Lake. Since this dock was installed in the 1960’s, an inspection of this pier is recommended. There is limited access from the buildings and main camping area to the dock. A new path or road would need to be installed to allow easy access to the dock and swimming area. There is also a small dock located on the southern-most part of Aninnan Lake. This dock is in poor condition and should be replaced.



Beach

Better access from camping areas to the beach / pier area will be needed. The path from the main lodge to the swimming area needs to be improved to provide access to the swimming pier. Signs should be posted, to help warn that there is no life guard present and campers swim at their own risk.

Increasing users to the lake, especially those using the beach will require parking. There is no area that is currently designated as a parking lot. A parking lot should be created to the south of the swimming area. This parking area would allow campers and the public an area to park and utilize the swimming area.

See **Attachment 1**. It includes a map with the locations of all existing improvements located within the site as well as a description of each improvement.

IV. Concept Plan

The Concept Plan is intended to provide general recommendations to develop the site into a campground with other related amenities. Knowing there are budget constraints the plan is presented in phases. Grant funds will be applied for to help offset costs for future development. **Map 7: Proposed Phases** displays future expansion areas in addition to the proposed phases of improvements that will be made on the site.

Phase 1 (2019)

The goal is to open the campground for campers this year. Tent and camping units will be able to utilize existing designated sites. To do that, campsites need to be identified and labeled with signage, some roads need to be graveled, graded, and widened. The main bathroom/shower facilities need to be renovated. It is suggested that a reservation system is implemented and campers reserve campsites in advance of arrival. Remote bathrooms need to be functioning by the remote campsites or marked as closed. In the interim, portable restroom facilities will be utilized to meet necessary statutory requirements. Construct the boat launch and parking area on the northwest side of Aninnan Lake.

- Campsites will need to be signed with location numbers
- Install fire rings and picnic tables
- Widen and clean up road system
- Main shower house renovation
- Install Fee Collection Box
- Remote bathrooms open/closed
- Develop boat launch to Anninan Lake

Estimated Cost is about \$70,000.

Phase 2 (2020)

Camping continues and additional group camp sites are established and more remote bathrooms are opened. The Main Lodge building needs to be studied to determine the best use moving forward. The results of that study will determine if it can be renovated or if a new building needs to be built. A parking area needs to be created near the beach area as well as a ramped trail for access to the beach and dock area. If cabins are utilized as they are currently positioned, they will need to be painted and furnished to open them to group campers. Parking will need to be designated for cabin campers. The trail Inventory should be completed and improvements made where needed. Construct the boat launch and parking area on the

northwest side of Aninnan Lake. This would include a new road off Clear Lake Road to provide public access to lake without having to enter the campground.

- Study Main Lodge building
- Study/develop plans for existing cabins
- Inventory and improve existing onsite trail system
- Improve access to beach area

Estimated Cost is about \$25,000.

Phase 3 (2021)

Campground is near fully developed all existing camp sites open, the cabins are open and the RV area being developed, some late season camping might be possible. Build roads and extend electricity to the future RV sites. Install electric pedestals throughout RV area. Plant trees, install parking pads, fire pits, and picnic tables. Install dump station and water fill area for RV campers. **Map 8:** shows the proposed RV area. An online reservation system should be considered for both county campgrounds.

- RV Campground Development – roads and electricity
- Dump and water fill station for RVs
- Explore online registration system

Estimated Cost is about \$60,000.

Long Term (2022 and Beyond)

Beyond the first three years there will be additional activities that need to be completed, including the construction of a new building, potentially. The schedule below was prepared as part of the recent County Outdoor Recreation Plan.

Table from County Outdoor Recreation Plan 2017-2021		Campground Five Year Capital Improvement Plan	
		Estimated Cost	
Campsite development		\$50,000	
Road construction		\$60,000	
Remodeling and building construction		\$100,000	
Equipment purchases		\$65,000	
Beach access rehabilitation		\$30,000	
Electric service distribution		\$35,000	
Total Estimated Cost for Five - Year Plan		\$340,000	

V. Estimated Revenues

Below is a simple presentation of potential revenues that could be generated at buildout of this facility. Assuming the camping season runs from May 1st to October 15th or a 165 day season, estimated rental rates, and a fully developed facility, annual revenues would likely fall between \$150,000 to \$300,00.

Table 1 below displays the detailed revenue calculations. Estimates show that the maximum daily revenue would be around \$1,860 per day, which totals out to about \$306,900 for the entire camping season at full occupancy. Obviously full occupancy would not occur, but even at 50% occupancy \$153,450 could be generated.

Table 1: Estimated Campground Revenue

<i>Type</i>	<i>Number</i>	<i>Rent Per Day</i>	<i>Max Revenue Per Day</i>	<i>Camping Season</i>	<i>50% Occupancy</i>
Campsites	60	\$15	\$900	\$148,500	\$74,250
RVs	22	\$30	\$660	\$108,900	\$54,450
Cabins (group 1)	10	\$20	\$200	\$33,000	\$16,500
Cabins (group 2)	5	\$20	\$100	\$16,500	\$8,250
Totals	97		\$1,860	\$306,900	\$153,450

If the campground maintained at least 50% occupancy over the course of the season, and we assume 2.5 persons per camp site and 2 persons per cabin and RV, that calculates to about 19,388 visitors.

Estimates of Traveler Expenditures

According to data from Wisconsin Department of Tourism, direct visitor spending in Langlade County was \$47.7 million in 2017. The latest state spending information identified about \$84 per person per day for transportation, recreation, retail and food/beverage.

Using visitor spending information from the Department of Tourism and the information from above, those 19,000 visitors would result in displayed in an additional \$1.6 million in travel expenditures in the County. **Table 2** details the spending by category.

Table 2: Visitor Spending By Category

<i>Category</i>	<i>Spending</i>
Transportation	\$290,812
Recreation	\$310,200
Retail	\$445,912
Food & Beverage	\$581,625
Total Spending	\$1,628,550

Outreach and Marketing

In the future to increase revenue generation, the County could develop an online method to accept advanced campground registrations, much like reserving a hotel room. Allowing tourists and residents to reserve campground spots in advance provides a guarantee that a spot exists when they get there. After a reservation system is established, if a campsite is not reserved, then drive-in and self-registration would be allowed. If there is concern that tourists will reserve all the spots first, then resident registration could occur 1 week earlier, and a resident and non-resident fee could be charged.

The county should utilize social media and county websites to promote the new campground. A budget for marketing and advertising the new campground should be determined to let the public know of the new facility.

There are just over 5 million people within 200 miles travel distance of the campground. About 61% of households within the United States camp based on the 2017 North American Camping Report. This means that the camp could realistically have a potential market of about 3 million households within the 200-mile radius. **Table 3** displays the number of residents located within a certain distance of the camp, while **Map 9: Travel Time** displays the areas within a 200-mile radius of the camp.

Table 3: Travel Distance from Camp

<i>Travel Distance</i>	<i>2018 Population</i>
0 to 50 Miles	103,687
50 to 100 Miles	816,918
100 to 150 Miles	1,194,190
150 to 200 Miles	2,892,893
Total Population	5,007,688

VI. Estimated Operational Costs

Below are some general operational costs estimates for the campground. Capital costs were discussed in a previous section.

General Operations:

- Staffing

Much like the phasing of projects to develop the campground, phasing of staff is anticipated. In year one, anticipate hiring one additional seasonal LTE position. However, moving into year two and in subsequent years there will be a need for at least one full time position and likely one limited term position to help manage and maintain the facility.

The estimate cost for staffing would be around \$30,000 per year.

- Annual Expenses

Operating expenses for the campground are listed below:

Operation expenses will vary depending on how many visitors attend the campground and what the county decides to do with the facility. Estimates of operation expenses should be estimate and added to the Forestry Departments budget to manage the campground.

Utilities – Water, Septic, Electric

Customer Service

Insurance

Equipment Operations

Estimated cost \$67,000.

We all remember the first time we stepped into the
paradise known simply as Camp Lyle.

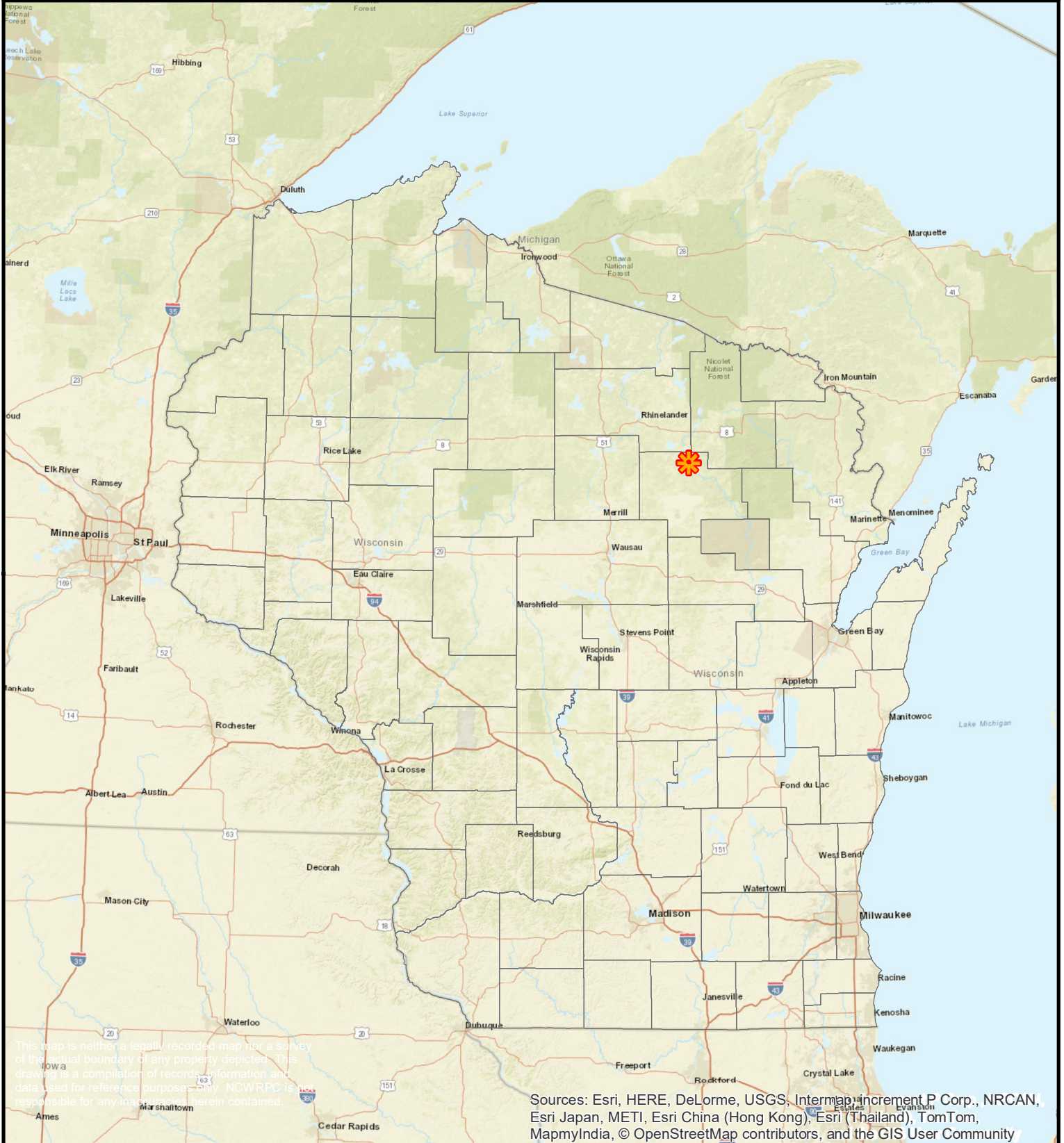
More than just a piece of property – it was two
beautiful lakes, sunsets, sounds of laughter and joy,
incredible sights, sounds, smells and close friends...
it was Lyle!

A place to get away, explore, learn,
make new friends and have fun.
A place where you could make your
own decisions, even as a young Scout.
A place that helped young boys grow into men.

After only a short time in camp, Lyle
wove its way into your DNA.
Our personal experiences at Lyle permeated
our very being until it hurt anytime
we were away from our close friend.

We each left a piece of ourselves at Lyle.
But it will live on within our souls.
There is no need for tears,
sad goodbyes, or even regrets...
save the fact that we'll not find a place that
means as much to us this side of heaven.

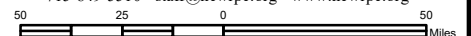
Camp Lyle.
Born summer of 1963.
Developer of confidence, skills and talents.
Survived by tens of thousands of scouts, leaders, and
countless other friends and family.
Put to rest peacefully after camp
the summer of 2015.
Lyle will truly be missed.

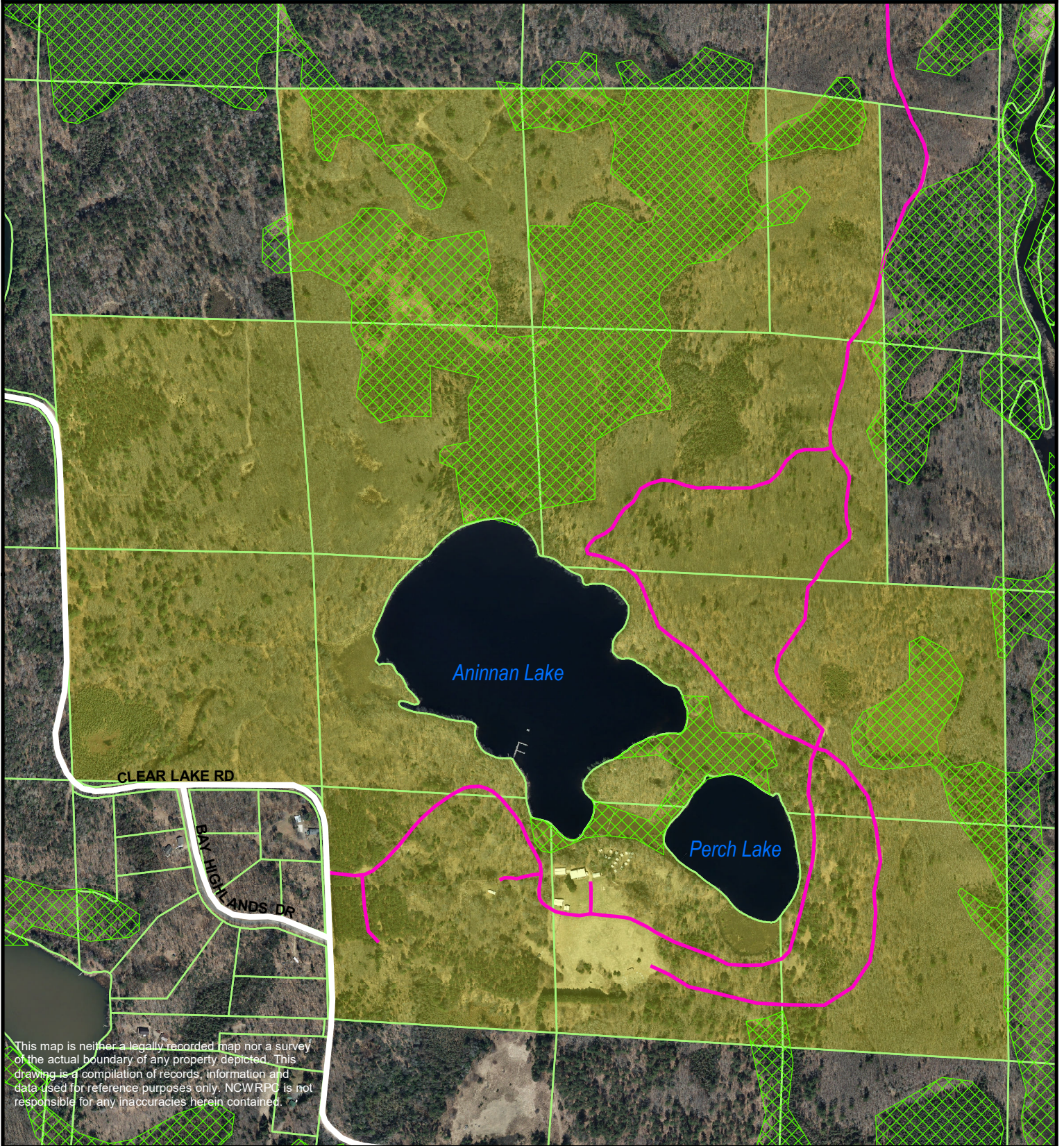


Camp Location



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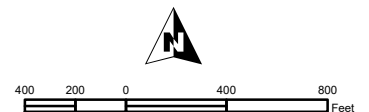




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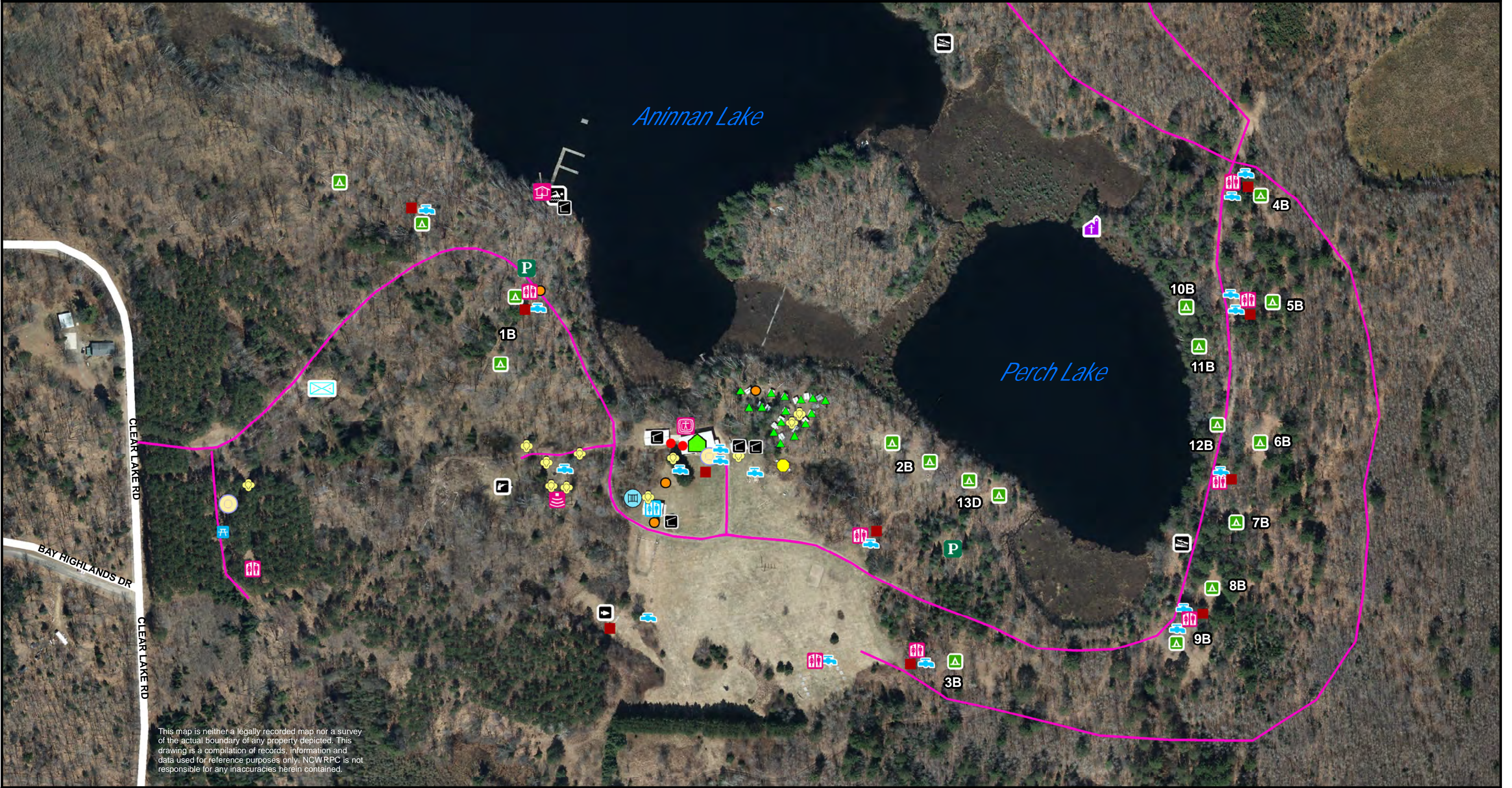
-  Parcels
-  Existing Roads
-  Site Boundary
-  Wetlands

Add Hunting Area Boundary



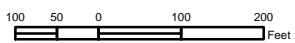
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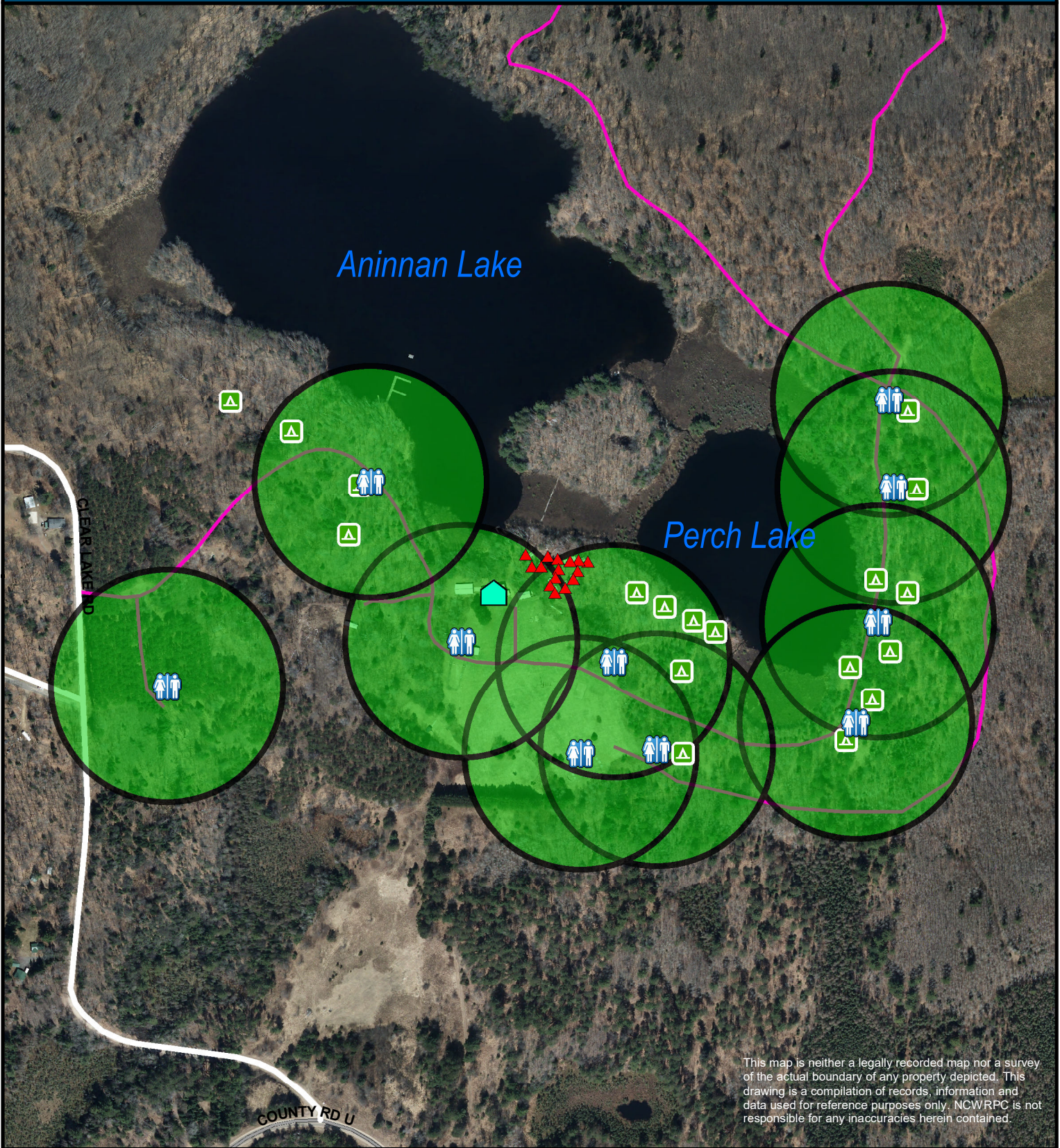


Legend

Existing Roads	Beach	Cabin	Chapel	Electric Infrastructure	LP Tank	Manhole / Pedestal	Sink / Faucet - Water Utility
Amphitheater	Boat Landing	Campsite	Concrete Slab	Garbage Collection Site	Large Culvert	Parking Area	Well
Bathroom	Bow Range	Changing Room	Deck	Gas Utilities	Main Lodge	Picnic area	
Bathroom/Shower			Gun Range			Shelter /Storage Shed	

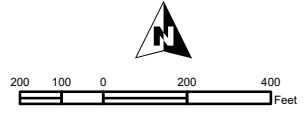
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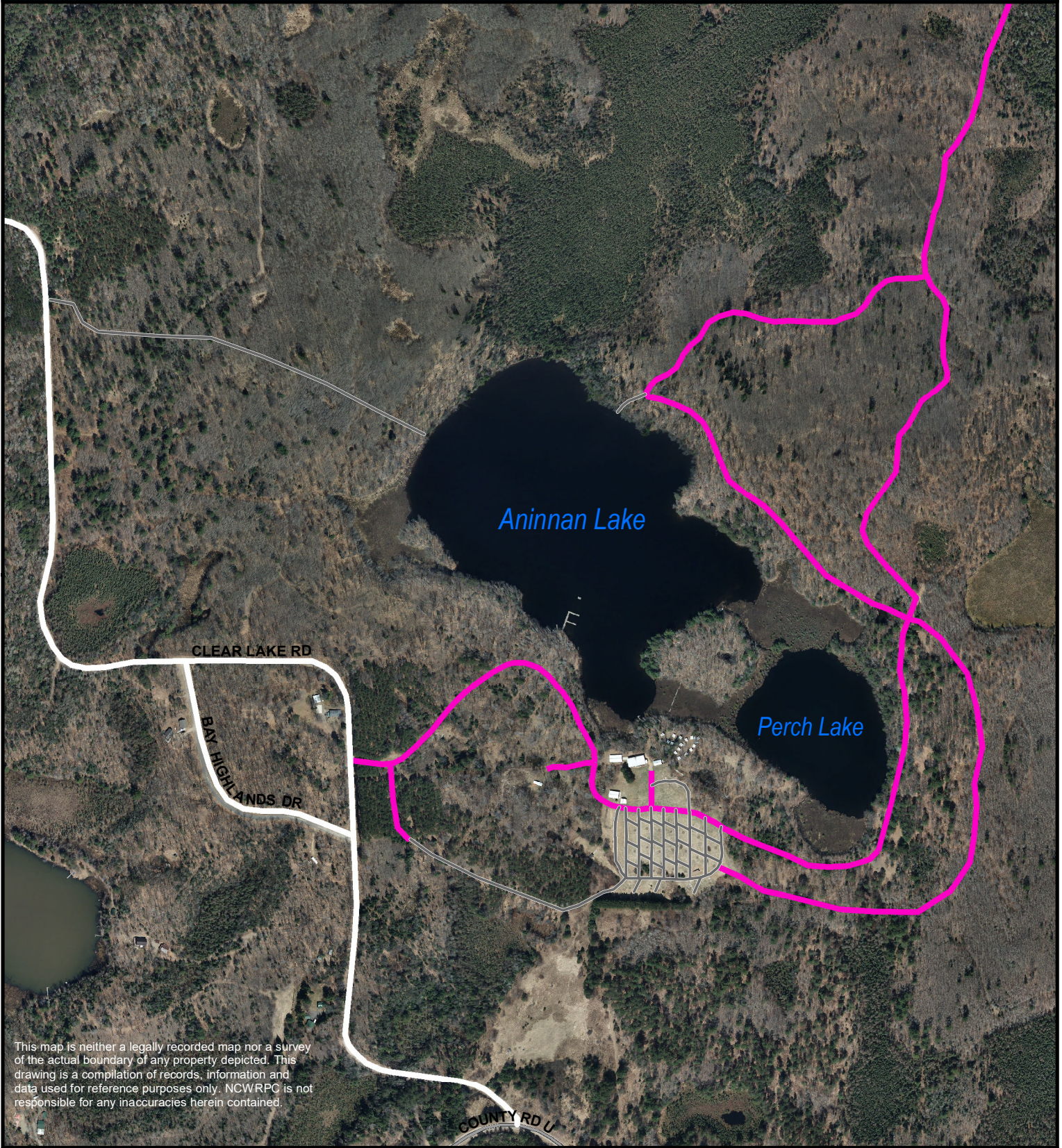


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Legend

- Existing Roads
- Restroom Coverage 400 Feet Buffer
- Restroom
- ▲ Cabin
- ▲ Campsite
- Main Lodge

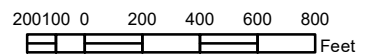




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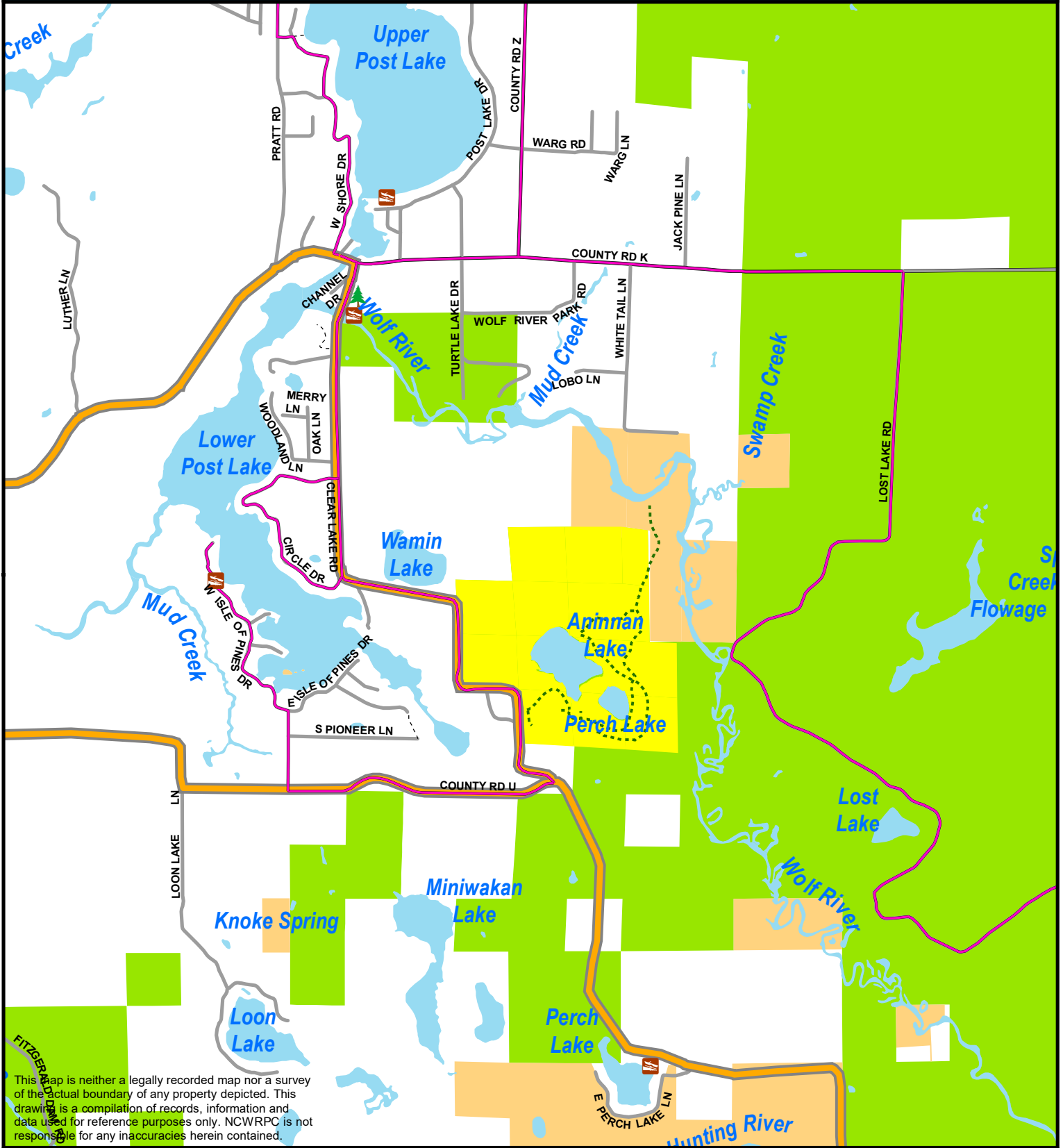
- Existing Roads
- Proposed Road Layout

ADD EXISTING TRAILS / PROPOSED TRAILS AND ROADS



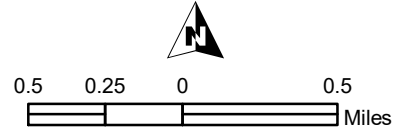
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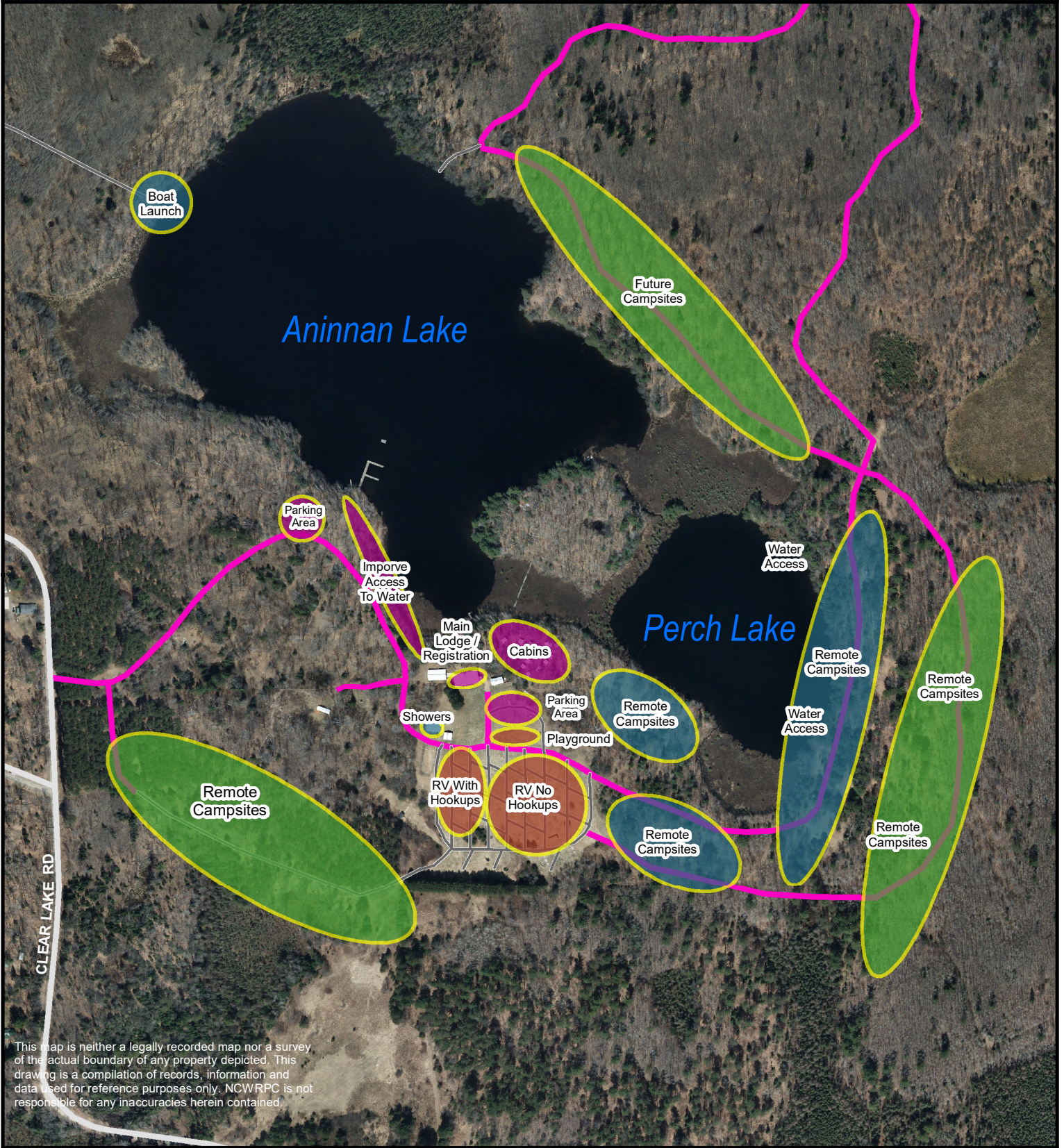
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- Post Lake Dam County Park
 - Boat Launch
 - Site Boundary
 - Existing Campground Roads
 - Bike and Walking Routes
 - ATV Route
 - County Lands
 - Nicolet National Forest
 - State Lands
 - Water
- ADD PROPOSED TRAILS AND ROADS**

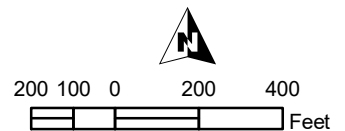




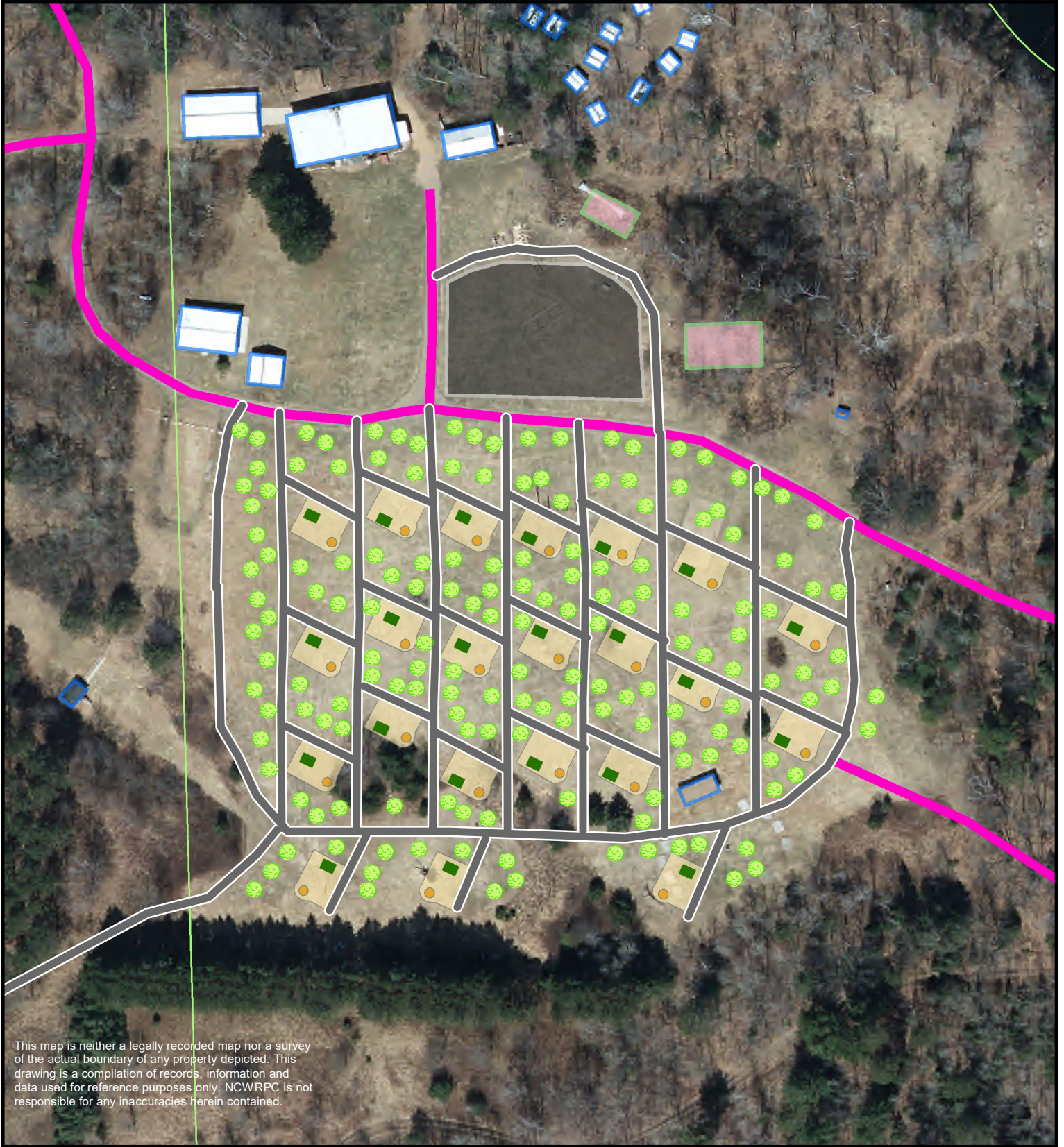
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Existing Roads
Proposed Road Layout

Phases
 Phase 1
 Phase 2
 Phase 3
 Future Expansion

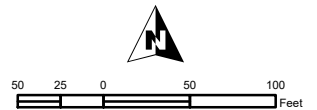


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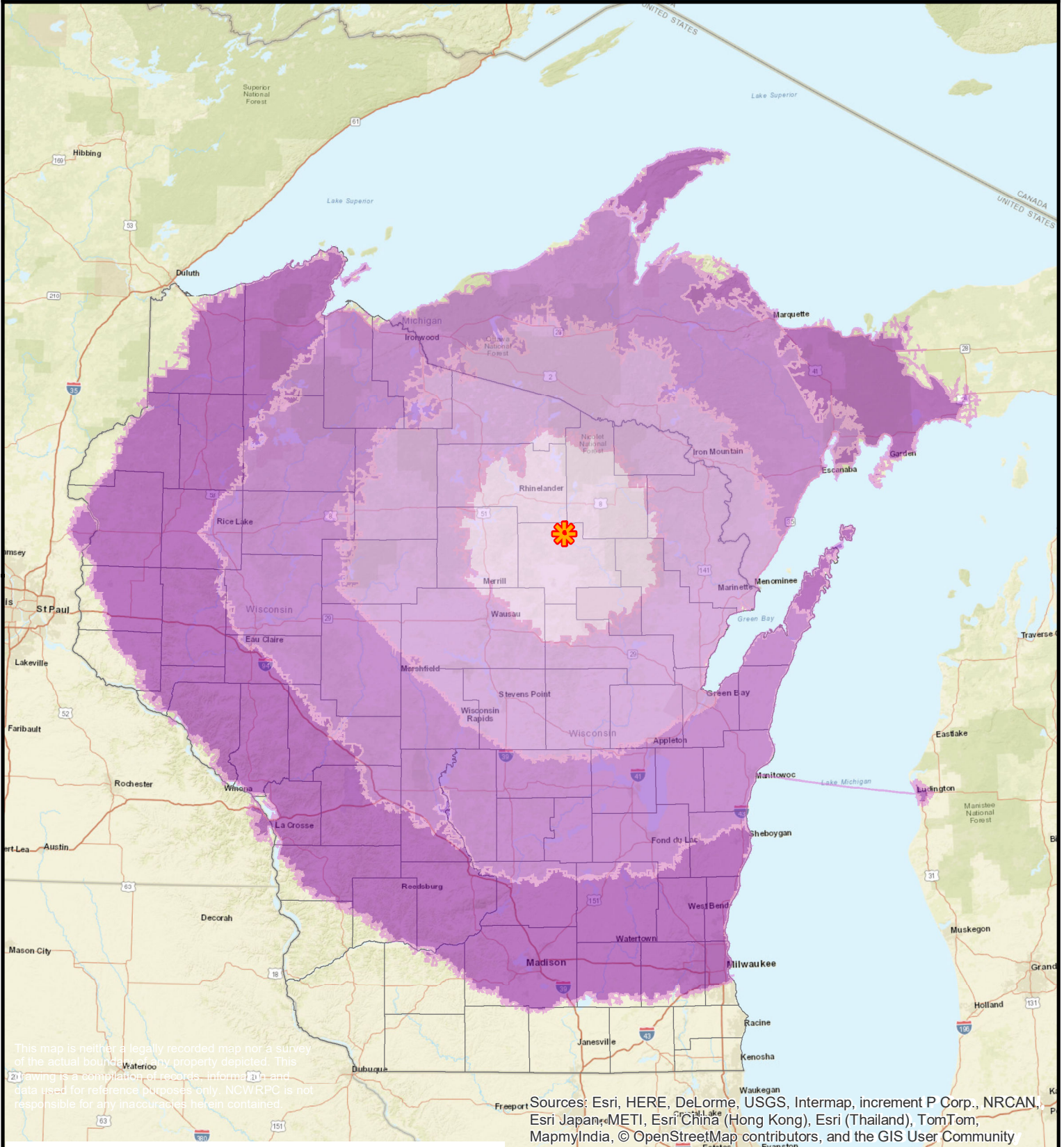
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- Existing Roads
- Existing Building
- Proposed Road Layout
- Future Building
- Picnic Table
- Fire Pit
- Fire Pits
- RV Site
- Proposed Parking Areas
- Table



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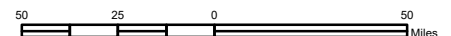


Legend

 Camp Location

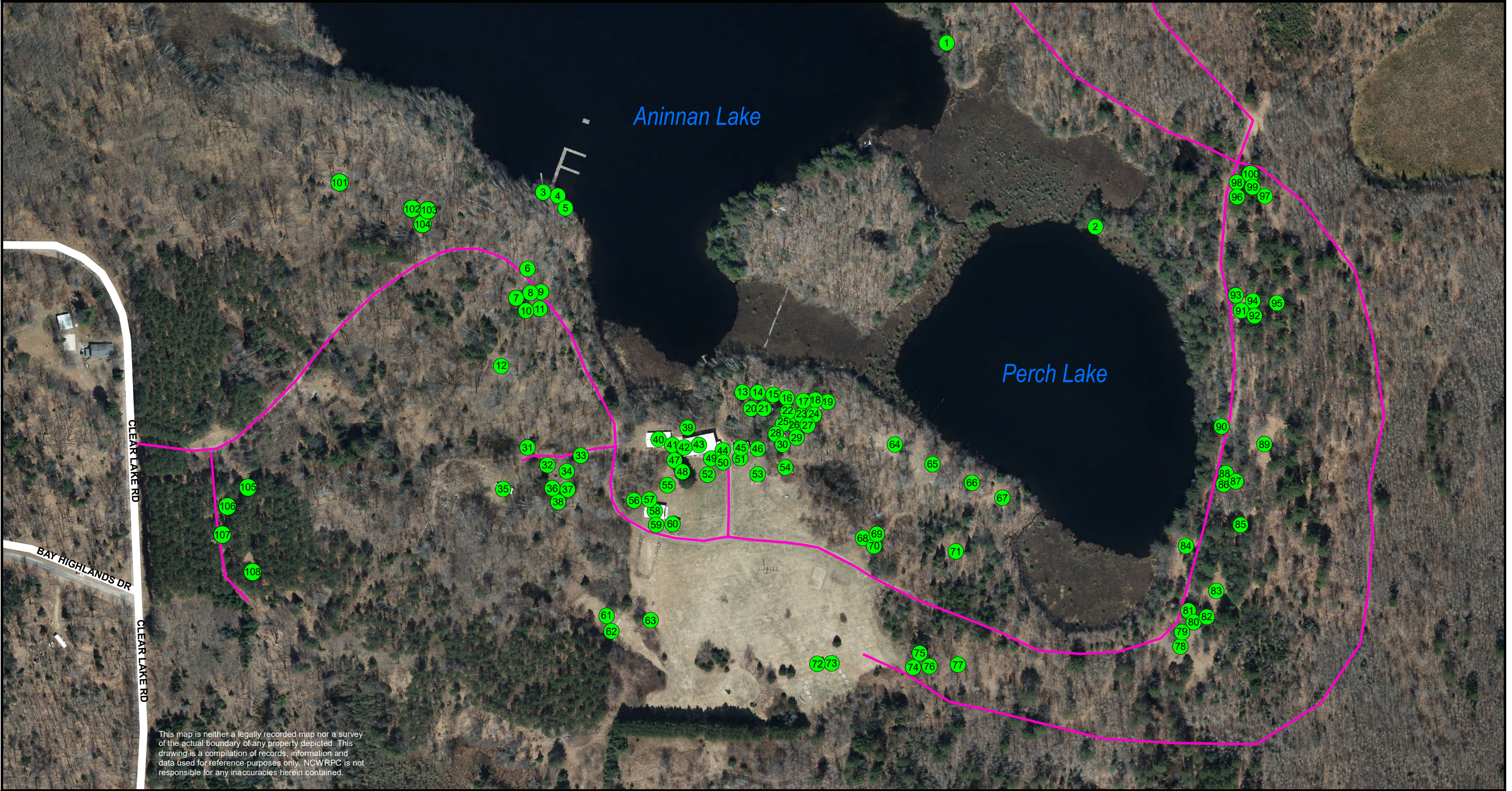
Travel Distance in Miles

-  50
-  100
-  150
-  200



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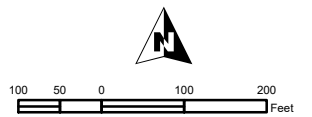
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Legend

- Improvements
- Existing Roads

See Attachment 1 for inventory descriptions



Number	Type	Description	Notes
1	Boat Landing		
2	Chapel	Walk in area with 10 benches.	
3	Changing Room	Old Wood one stall	
4	Beach		
5	Storage shed	Wood 8'x8'	Poor condition
6	Parking Area		Parking for 2 to 3 cars
7	Campsite	Large	
8	Bathroom		Need new roof
9	Telephone Pedestal		
10	Concrete Slab	4'x8'	
11	Sink W/ Roof		Unstable roof
12	Campsite	Large	Possible group site
13	Cabin	83	bad door
14	Telephone Pedestal		
15	Cabin	84	Screens no glass, unfinished interior
16	Cabin	No number	Glass windows, finished interior
17	Cabin	74	Screens no glass, bad door, unfinished interior
18	Cabin	75	Screens no glass, unfinished interior
19	Cabin	65	Screens no glass, unfinished interior
20	Cabin	82	Glass windows, finished interior
21	Cabin	81	Glass windows, finished interior
22	Cabin	73	Screens no glass, unfinished interior
23	Electrical Pedestal	240V	
24	Cabin	64	Glass windows, unfinished interior, Porkey damage
25	Cabin	72	Glass windows, unfinished interior
26	Electrical Pedestal	240V	
27	Cabin	63	Screens no glass, unfinished interior
28	Cabin	71	Screens no glass, unfinished interior
29	Cabin	62	Screens no glass, unfinished interior, bad door
30	Cabin	61	Glass windows, bad odor, interior needs to be redo
31	Electirc Meter	WPSC 375439	Has breaker pannel associated with meter
32	Electric Receptacle	6x6 posts with electric receptacles	
33	Electrical Pedestal	Large	

Number	Type	Description	Notes
34	Faucet	Threaded	
35	Gun Range		Old building in poor condition
36	Electric Receptacle	6x6 posts with electric receptacles and lights	
37	Electric Receptacle	6x6 posts with electric receptacles and lights	
38	Amphitheater		
39	Deck	Wood 15'x25'	
40	Shelter	Screened in 50'x25'	
41	Gasline Manhole		
42	Gas supply line and shutoff		
43	Main Lodge		
44	Water Line Access		Culver with plywood cover
45	Storage Building	15'x30'	
46	Steel Shed on Slab		
47	Electric Meter	WPSC 7999162	
48	Water Valve Bank		
49	Well		
50	Faucet	Threaded	
51	Electric Meter	WPS 957915	
52	Concrete Slab	Octagon about 6' across	
53	Faucet	Threaded	
54	Large Culvert		Remove at some point
55	Septic manhole		
56	LP Tank	500 gal	#2 lock
57	Electric Meter	WPSC 957917	
58	Bathroom	Bathroom with showers	
59	Manhole access		Unkown (septic ?)
60	Shelter	Open 20'x20'	
61	Bow Range		
62	Concrete Slab	10'x15' with sidewalk to NNE	Former range building
63	Faucet	Threaded	
64	Campsite	Walk in	
65	Campsite	Large walk in	
66	Campsite	Walk in	

Number	Type	Description	Notes
67	Campsite	Walk in	
68	Bathroom		Walls open at bottom about 1 foot, Poor condition
69	Concrete Slab	4' x 8'	
70	Sink W/Roof		Poor condition
71	Campsite	medium	
72	Bathroom	Sink also under the same roof	Walls open at bottom about 1 foot
73	Faucet	Threaded	
74	Concrete Slab	4' x 8'	
75	Bathroom		Needs new roof, fair condition
76	Sink W/ Roof		Good Condition
77	Campsite	Large	Possible group site
78	Campsite	Large	Possible group site
79	Sink W/ Roof		fair condition
80	Bathroom		Fari condition
81	Water Line Access	Culvert access to water line with plywood cover	
82	Concrete Slab	4' x 8'	
83	Campsite	Large	
84	Campsite	Small	
85	Campsite	Large	
86	Bathroom		Poor condition needs to be rebuilt
87	Concrete Slab	4'x8'	
88	Sink W/ Roof		Poor condtion roof
89	Campsite	Large	Could be two sites or group site
90	Campsite	small	Likely tent only
91	Water Line Access	Culvert access to water line with plywood cover	
92	Concrete Slab	4' x 8'	
93	Sink W/ Roof		fair condition
94	Bathroom		Porkey Damage
95	Campsite	Large	
96	Sink W/ Roof		Good Condition
97	Campsite	Large	
98	Bathroom		Fair condition
99	Concrete Slab	4' x 8'	

Number	Type	Description	Notes
100	Faucet	Smooth end	
101	Campsite	Walk in	
102	Concrete Slab	5'x10'	
103	Faucet	Threaded	Old sink location
104	Campsite	Medium	
105	Electric Meter	WPSC 523862	
106	Well		exposed presuretank and no sample faucet
107	Picnic area		
108	Bathroom	Block building w/ extended roof	needs updating to meet ADA requirments

