

**SPECIAL
WASHBURN COUNTY BOARD OF SUPERVISORS AGENDA**

August 9, 2023

10:30 a.m.

Board Room, Washburn County Services Center, Shell Lake, Wisconsin

1. Call Meeting to Order – Chair Wilson
2. Moment of Silent Meditation and Pledge of Allegiance – Supv. L. Featherly
3. Notice of Meeting – County Clerk Swearingen
4. Roll Call – County Clerk Swearingen
5. Approval of July 12, 2023 Committee of the Whole and July 18, 2023 County Board Proceedings
6. Concerned Citizens
7. Resolution Re: Chapter 38, Division 24 Campgrounds & Resorts Ordinance Amendment
8. Citizen Comments
9. Chair Comments
10. Next Meeting Date and Possible Future Agenda Items
11. Audit Per Diems
12. Adjourn

Copy via Email: County Clerk; Department Heads; News Media.

Individuals with qualifying disabilities under the Americans with Disabilities Act, in need of accommodations, should contact the County Clerk's Office at 468-4600 at least 24 hours prior to the meeting.

WASHBURN COUNTY BOARD OF SUPERVISORS MINUTES

COMMITTEE OF THE WHOLE

July 12, 2023

11:00 a.m.

Board Room, Washburn County Services Center, Shell Lake, Wisconsin

1. Called Meeting to Order by Chair Wilson at 11:00 a.m.
2. Notice of Meeting read by County Clerk Swearingen
3. Roll Call was done by County Clerk Swearingen. Board members present: (19); Excused: (2) Linda Featherly and Scott Roppe; Youth present: (1) Aaron Anderson
4. Jail Study Update – Presentation was given by Cory Beyer from Venture Architects, Kurt Berner from Samuels Group and Brad Hoover from Department of Corrections (DOC).
 - It was identified multiple years ago that the current jail is out of compliance and the most viable option to correct this issue may be to build a new jail. A jail study was conducted earlier this year to gather more information.
 - Multiple areas of concern were identified during the study. A new code came out in 2014 which created multiple different classification codes for a jail which Washburn County does not currently have the ability to meet.
 - After the study, several potential new jail options were presented to the Law Enforcement Committee. The Law Enforcement Committee decided to go with the option that would allow the new jail to be built in the existing parking lot next to the current jail. They recommended to forward this conversation on to the County Board and have the complete study presented to them.
 - If we choose to move forward, the next phase would be the Communications Plan with a cost of \$175,000. This would include a detailed design, public meetings, mailings and also a website to keep the public informed.
 - The next phase after this would include Bid Documents, which would cost 6.6% of the total estimated cost. If the County decides to build, it would be 3-4 years before a jail is built after the Bid Document phase is complete. The estimated cost of this jail option would be in the mid 40 million dollar range for the entire project.
 - The DOC wants to work with the county to update their process and avoid more serious violations. They need to see that we are trying to correct current issues. Moving forward with the Communications Plan phase will show this.

Copy via Email: County Clerk; Department Heads; News Media. Individuals with qualifying disabilities under the Americans with Disabilities Act, in need of accommodations, should contact the County Clerk's office at 468-4600 at least 24 hours prior to the meeting.

- The recommendation coming from Committee of the Whole, is to move forward with the \$175,000 Communications Plan and to have a joint meeting of the Executive and Finance Committee's to determine the funding source for this phase.
5. Audit Per Diems on motion by Supv. C. Masterjohn, 2nd by Supv. G. Cusick; MC
 6. Adjourned at 2:10 p.m.

Copy via Email: County Clerk; Department Heads; News Media. Individuals with qualifying disabilities under the Americans with Disabilities Act, in need of accommodations, should contact the County Clerk's office at 468-4600 at least 24 hours prior to the meeting.

WASHBURN COUNTY BOARD OF SUPERVISORS MINUTES

July 18, 2023

6:00 p.m.

Board Room, Washburn County Services Center, Shell Lake, Wisconsin

1. Called Meeting to Order at 6:00 p.m. by Chair Wilson
2. Moment of Silent Meditation and Pledge of Allegiance was lead by Supv. L. Featherly
3. Notice of Meeting was read by County Clerk Swearingen
4. Roll Call was done by County Clerk Swearingen. Board members present: (18), Excused: Sandy Johnson, Brian Berg and Brian Melton; Youth: (3) Hailey Stariha, Serena Lu and Aaron Anderson
5. Approval of June 20, 2023 County Board Proceedings on motion by Supv. C. Masterjohn, 2nd by Supv. G. Cusick; MC
6. Concerned Citizens - none
7. **Consent Agenda Resolutions:** on motion to approve by Supv. C. Masterjohn, 2nd by Supv. B. Olsgard; MC
 - a. **Resolution 2023-55 on motion to Approve Update to Policy C-1 – Washburn County Technology Usage Policy**
8. **Resolutions and Ordinances:**
 - a. **Resolution 2023-56 to Authorize the Sale of the County-Owned Evergreen Town Closed Dumpsite** on motion to approve by Supv. L. Featherly, 2nd by Supv. S. Smith; Discussion followed. Supv. S. Smith withdrew his 2nd, and Supv. L. Featherly withdrew her motion original motion to approve. Motion by Chair Wilson to postpone this item until it can go back to public property for further clarification on details of the sale, 2nd by Supv. L. Featherly; MC on voice vote.
 - b. **Resolution 2023-57 to Increase the Washburn County Humane Society Allocation by \$5,000 for 3rd Quarter 2023** on motion to approve by Supv. S. Smith, 2nd by Supv. C. Masterjohn. Members from the Humane Society were present and spoke of the need for this request. Roll Vote: Yes (18), No (0), Excused (3), Youth; Yes (3), No (0); MC
 - c. **Resolution 2023-58 to Transfer Funds from the Solid Waste Fund to the Recycling Fund and Payout to Town of Sarona** on motion to approve by Supv. S. Smith, 2nd by Supv. G. Cusick; Roll Vote: Yes (18), No (0), Excused (3), Youth; Yes (3), No (0); MC
 - d. **Resolution 2023-59 Approving New 1.0 Cook Position for Washburn County Wellness Center 50+** on motion to approve by Supv. H. Graber, 2nd by Supv. L. Olson; Discussion followed. Anticipated start date would be in September. Funding sources were discussed. Amendment by Chair Wilson to: re-access the funding source 1 year from today, if position is approved, 2nd by Supv. G. Cusick. Roll Vote on amendment: Yes (18), No (0), Excused (3), Youth; Yes (3), No (0); MC. Roll Vote on original motion as amended: Yes (18), No (0), Excused (3), Youth; Yes (3), No (0); MC.
 - e. **Resolution 2021-50 (amended) Approving New Position of .8 FTE Passenger Transit Van Driver Amended to Remove Paragraph Relating to \$10,000 Commitment from HHS/June 2023 and Fiscal Impact** on motion to approve by Supv. L. Featherly, 2nd by Supv. L. Olson; Roll Vote: Yes (18), No (0), Excused (3), Youth; Yes (3), No (0); MC
 - f. **Resolution 2023-60 Authorizing the Creation of a New Full-Time Position for the 2024 Budget – Prevention Coordinator** on motion to approve by Supv. H. Graber, 2nd by Supv. J. Bruce; Roll Vote: Yes (18), No (0), Excused (3), Youth; Yes (3), No (0); MC

Resolution # _____

**Resolution Amending Washburn County Code of Ordinances, Chapter 38, Article II,
Division 24 Campgrounds and Resorts**

Zoning Ordinance Text Amendments 2023

WHEREAS, the Washburn County Zoning Committee held an advertised public hearing on July 25, 2023 to adopt the attached text amendments to the Zoning Ordinance and;

THEREFORE, be it resolved that the above mentioned text amendments be brought before the Washburn County Board of Supervisors for action, in accordance with Chapter 59.69 (5)(e)5 of the Wisconsin Statutes.

Recommended for adoption by the Washburn County Zoning Committee this 25th day of July, 2023 and approved by the Washburn County Board of Supervisors this 9th day of August, 2023.

Jocelyn Ford, Chair

Bob Olsgard, Vice Chair

Brian Melton

Jerry Smith

Paul Johnson

Pursuant to Chapter 59.69 (5)(e)5 of the Wisconsin Statutes, the Board's action on the text amendments to Washburn County Code of Ordinances, Chapter 38, Article II, Division 24 Campgrounds and Resorts is:

Approval of the text amendments.

Approval of the text amendments with the following amendments made by the Board:

_____.

Denial of the text amendments.

Referral of the text amendments back to the Zoning Committee with instructions to prepare another text amendment for full County Board approval/denial.

David Wilson, Chair-Washburn County Board

Date

Swearingen, Alicia

From: Swearingen, Alicia
Sent: Thursday, June 29, 2023 10:56 AM
To: 'Abbie Schmidt'; 'Alece Stubbe (stubbealece@yahoo.com)'; 'Andy Eiche'; 'Ashley Beffa'; 'Christy Davis'; 'Corinne Slabaugh'; 'Debbie Bouma (clerktownoflonglake@gmail.com)'; 'Janel Lee'; 'Jenny Arnes'; 'Jeri Boyce (BLW_Clerk@outlook.com)'; 'Jo Anne Denninger'; 'Jo Anne Denninger'; 'Julie Kessler'; 'Julie Kessler'; 'Katie Parks'; 'Krista Lyons-Hartwig'; 'Lesla Dahlstrom Clerk'; 'Leslie Arf'; 'Lolita Olson (townofgulllake@outlook.com)'; 'Melissa Warner'; 'Michelle Drabek'; 'Michelle Jung (townofmadge@yahoo.com)'; 'Nancy Erickson'; 'Nicci Minnick (clerk@tn.birchwood.wi.gov)'; 'Patti Butterfield'; 'Stefanie Naessen - Deputy'; 'Susan Conaway'; 'Terri Corrie'; 'Vickie Lombard'
Subject: PLEASE RESPOND - Final Draft of the Proposed Campground Ordinance Amendment
Attachments: Notice.pdf; Proposed Campground Ordinance Amendment Draft.pdf; Approve or Deny.pdf
Importance: High

Good Morning!

I'm sure most of you are aware, the proposed campground ordinance amendment went to county board this month and they sent it back to the zoning committee with areas that needed to be looked at again.

Our zoning committee met on Tuesday this week and made changes. This will now follow the same process as last time.

It will go to a public hearing at the July 25th zoning meeting.

As I stated last time, I am *REQUIRED* by statute to send the proposed ordinance to you. I *NEED* a response from you stating you have received it. I would really like to avoid sending this copy to you certified, that is costly as I'm sure you all know. Even the townships that are not zoned, need to receive this.

Attached is the notice that will go in next week's paper, the proposed ordinance and also an Approve/Deny letter for your municipality to send back in if they so choose.

PLEASE, respond back stating you have received this. I very much appreciate your help with this 😊

I hope you all have a safe and relaxing holiday weekend coming up!!!

Alicia Swearingen

Box 506, 10 Fourth Ave.
Shell Lake, WI 54871

(715) 468-4690
FAX (715) 468-4640



Washburn County
Zoning Division

DATE 6/29/2023

TO: Members of the Town Board

Your Town Board decision is an integral part of the decision making process for the Washburn County Zoning Committee. The Committee would like your cooperation in stating your reasons or comments as to why this request should be either **approved or denied**.

TEXT AMENDMENT APPLICATION OF: Chapter 38 Land Development, Division 24 Campgrounds and Resorts

REQUEST TO CHANGE: See attached proposed Chapter 38 Land Development, Division 24 Campgrounds and Resorts ordinance amendment and current Chapter 38 Land Development, Division 24 Campgrounds and Resorts ordinance.

ZONING COMMITTEE HEARING DATE: July 25, 2023 at 4:00 p.m.

Approve _____

Deny _____

TOWN OF: _____

CHAIRMAN: _____

SUPERVISOR: _____

SUPERVISOR: _____

DATED THIS: _____ DAY OF _____, 2023

TOWN CLERK: _____

TOWNSHIP DECISION LIST as of 7/26/23

BA	-	BARRONETT	
BL	-	BASS LAKE	DENIED
BB	-	BEAVERBROOK	APPROVED
BI	-	BIRCHWOOD	
BR	-	BROOKLYN	APPROVED
CA	-	CASEY	APPROVED
CH	-	CHICOG	APPROVED
CR	-	CRYSTAL	
FC	-	FROG CREEK	APPROVED
GL	-	GULL LAKE	
LL	-	LONG LAKE	
MA	-	MADGE	APPROVED
MI	-	MINONG	
SA	-	SARONA	
SP	-	SPOONER	
SB	-	SPRINGBROOK	
ST	-	STINNETT	
SL	-	STONE LAKE	DENIED

Un-Zoned Townships No Decision

BA	-	Bashaw
EV	-	Evergreen
TR	-	Trego

Villages No Decision

VB	-	BIRCHWOOD, VIL
VM	-	MINONG, VILLAGE

Cities No Decision

CS	-	SPOONER, CITY
CSL	-	SHELL LAKE, CITY

PRINTER'S AFFIDAVIT

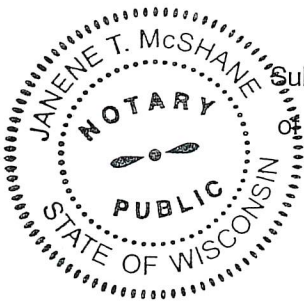
State of Wisconsin
Washburn County

Rich Jackson, being duly sworn, says that he is the General Manager of...

SPOONER ADVOCATE

which is a weekly newspaper printed and published in the City of Spooner, in said county and state, that a notice of which the annexed is a printed copy taken from said newspaper, was printed and published in the full regular edition of said newspaper once each week for

1 successive weeks, commencing and the first publication being on the 6 day of July, 2023 and ending and the last publication on the 6 day of July, 2023, being 1 such publications.



Rich Jackson

Subscribed and sworn to me before this 6 day of July, 2023.

Janene T. McShane
Janene T. McShane

Notary Public, Washburn County, Wisconsin

My Commission Expires April 8, 2026.

FEES: 2 ^{boxes} ~~line~~ one week at ~~.6193~~ \$ 555.62
lines week at .4893
Affidavit \$3.00 = Total \$ 558.62

Received the above fees _____, 2023

Fees charged based on six/nine point line

(16) Provisions applicable to condominium ownership:

a. A new campground or resort created in condominium ownership shall conform to the density standards of this division of this Code and shall be operated with valid state and county permits if the campground or resort contains any camping sites.

b. Any campground or resort with camping sites regardless of ownership must be operated with valid state and county permits. Any campground or resort that ceases to operate with valid state and county permits shall not be allowed any camping sites or resort units.

(17) Any contiguous parcels or tracts of land, which are owned, controlled, or managed as a single entity shall be treated as a single parcel or tract for the purpose of this chapter.

(Code 2000, § 38-563; Res. No. 61-08, 6-17-2008; Res. No. 25-15, 3-24-2015; Res. No. 47-17, 6-20-2017; Res. No. 1-19, 2-19-2019)

Sec. 38-659. Camping units outside of permitted campgrounds and resorts.

Camping units including mobile recreational vehicles located outside of a state-licensed and permitted campground or resort shall be subject to the following provisions:

(1) A camping unit outside of a permitted campground or resort shall be allowed only in residential, residential mobile, residential-recreational 1, residential-recreational 2, residential-agricultural, agricultural, and forestry zoning districts.

(2) No more than two camping units shall be allowed on any parcel at the same time.

(3) A camping unit shall not be used as a primary residence.

(4) A camping unit shall conform to all dimensional and setback requirements of the zoning district in which it is located.

(5) A camping unit located on a parcel abutting navigable waters shall conform to shoreland setbacks as specified in division 27 of this article.

(6) A camping unit occupied for a period of 9 days or more shall be served with suitable sanitary facilities in accordance with the County private sewage systems ordinance (chapter 74) and Wis. Admin. Code Ch. SPS 383.

(Code 2000, § 38-564; Res. No. 61-08, 6-17-2008; Res. No. 64-10, 7-27-2010; Res. No. 25-15, 3-24-2015; Res. No. 47-17, 6-20-2017)

**AD HOC COMMITTEE
CHANGES TO
CAMPGROUND
ORDINANCE**

DIVISION 24. CAMPGROUNDS AND RESORTS

Updated as of 6/27/2023

~~Deleted wording is Cyan with a line through it.~~

Changed or re-worded is highlighted in green.

~~Deleted wording is red with a line through it.~~

Changed or re-worded is highlighted in yellow.

Sec. 38-655. Purpose.

The purpose of this division is to regulate campgrounds and resorts in order to protect the health, safety, and welfare of the citizens, and the natural, historical and cultural resources of the county. These land uses are encouraged by the county because of their importance in providing the general public access to recreational opportunities and the public waters in accordance with the state public trust doctrine. It is also recognized that such land uses promote tourism and contribute to the general economic welfare of the county.

(Code 2000, § 38-560; Res. No. 61-08, 6-17-2008)

Sec. 38-656. Applicability.

- (a) The provisions of this division shall apply to all campgrounds and resorts within the unincorporated areas of the county that are created, expanded, require a new conditional use permit, or require an amendment to an existing conditional use permit after the effective date of this Code.
- (b) When a campground or resort existing before the effective date of the ordinance from which this article is derived wishes to expand beyond its current conditional use permit approval parameters and conditions, the existing campground or resort and the expansion area will be considered as a whole to determine the allowable density points.
- (c) All previous requirements contained in this division are hereby repealed after the effective date of this code.

(Code 2000, § 38-561; Res. No. 61-08, 6-17-2008)

Sec. 38-657. Definitions.

The following words, terms and phrases, when used in this division, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Campground means a publicly or privately owned parcel of land that has a valid permit issued under Wis. Stats. § 97.67 and Wis. Admin. Code Ch. ATCP 79, and an approved conditional use application by the Washburn

County Zoning Committee if applicable, open to the general public, with or without a daily fee that is used primarily for the purpose of providing camping sites for use by camping units. A campground may also provide one permanent dwelling unit for the use of the owner or operator of the campground.

Camping site means a portion of land within a campground or resort for placing a camping unit.

Camping Type - seasonal means camping where the unit is allowed to be stored on the campsite/parcel during periods when the unit is not occupied or when the campground is not in operation.

Camping Type – temporary means camping where the unit is removed when the unit is not occupied.

Camping Type – rustic/primitive means camping as defined in ATCP 79.27.

Camping Unit – cabin means a building or other structure as defined in ATCP 79.03(4). These are used for temporary living quarters or shelter during periods of recreation, vacation or leisure time.

Camping Unit – mobile means tents, tent trailer, travel trailer, camping trailer (ATCP 79.03(5)), pickup camper, motor home (ATCP 79.03(20)), or any other portable device or vehicular type structure as may be developed, marketed, or used for temporary living quarters or shelter during periods of recreation, vacation, leisure time or travel.

Camping Unit – park model means a camping unit that is built on a single chassis mounted on wheels that has a gross trailer area of not more than 400 square feet in setup mode, and bears a label, symbol or other identifying mark indicating construction to nationally recognized standards ANSI 119.5 (ATCP 79.03(23)). If the tongue and wheels are removed after set up and/or is skirted the tongue, wheels and axle must remain on the campground or resort property. A park model camping unit is not considered a mobile camping unit due to the fact of its limited mobility. These are used for temporary living quarters or shelter during periods of recreation, vacation or leisure time. These type of camping units are required to be connected to a POWTS; unless it is located at a facility licensed to sell this type of camping unit and only located there for the purpose of sale.

Camping Unit – yurt means a building or other structure as defined in ATCP 79.03(42). These are used for ~~temporary~~ **seasonal** living quarters or shelter during periods of recreations, vacation or leisure time.

Contiguous parcels or tracts of land means - adjoining, touching or unbroken.

Density point means - a measure of land that is used, in conjunction with developable ~~acreage~~ **building area** to determine the density of units in campgrounds and resorts.

Developable building area means - an area suitable for construction which does not include floodways, wetlands, slopes greater than or equal to 20 percent, easement areas which prohibit construction, or the area required for setbacks.

Dwelling unit means - a permanent structure or part thereof having one or more rooms and providing bathroom and kitchen facilities designed and constructed as a permanent residential occupancy for the owner or manager.

Entity means - a person or organization possessing separate and distinct legal rights, such as an individual, partnership or corporation. An entity can, among other things, own property, engage in business, enter into contracts, pay taxes, sue and be sued. An entity is capable of operating legally, suing and making decisions through agents, e.g. a corporation, a state or an association.

Resort means - a publicly or privately owned parcel of land that has a valid permit issued under Wis. Stats. § 97.67 and Wis. Admin. Code Ch. ATCP 79, **and an approved conditional use application by the Washburn County Zoning Committee** if applicable, open to the general public, with or without a daily fee that is used primarily for the purpose of providing resort units. ~~And~~ **resort may have** one permanent dwelling unit for the use of the owner or manager **of the resort.**

Resort unit means - a permanently placed ~~structure~~ ~~cabin~~ (e.g., ~~building or cabin~~) in a resort or campground used for seasonal or temporary use ~~only~~, for 365 days to rent, year not to exceed more than 180 cumulative calendar days per occupancy.

(Code 2000, § 38-562; Res. No. 61-08, 6-17-2008; Res. No. 47-17, 6-20-2017)

Sec. 38-658. General provisions.

Campgrounds and resorts shall be subject to the following provisions:

- (1) Nothing in this division shall apply to the placement of mobile homes, which are regulated by federal and state authorities and division 23 of this article.
- (2) A campground or resort shall be allowed only in residential-recreation 1, residential-recreation 2, residential-agriculture, agriculture, and forestry zoning districts by ~~an approved~~ conditional use application by the Washburn County Zoning Committee. An application for a conditional use permit for a campground or resort must include a description with a map including the boundaries ~~of neighboring properties~~ and roads abutting to the campground or resort, and a plot plan with the estimated location of the proposed campground or resort including camping sites and resort units density points, and all accessory structures and facilities (e.g., pavilions, shelters, sanitary facilities, wash houses.) of the campground or resort.
- (3) A campground or resort shall have a valid permit issued under Wis. Stats. § 97.67 and Wis. Admin. Code Ch. ATCP 79, ~~if applicable~~ and an approved conditional use application by the Washburn County Zoning Committee ~~if applicable~~.
- (4) A campground or resort may be any combination of camping sites, and resort units.
- (5) Camping sites shall be restricted to permitted campgrounds or resorts.
- (6) All roads in a campground or resort shall be no less than 20 feet wide and have an unobstructed overhead clearance of no less than 15 feet.
- (7) Camping units, resort units, and accessory structures (e.g., pavilions, shelters, sanitary facilities, wash houses.) of the campground or resort shall conform to all dimensional requirements of the zoning district in which they are located, and the setback requirements as indicated in the parameters of the campgrounds and resorts table located under sub paragraph 13 below.
- (8) Land-use permits shall not be required for individual camping units.
- (9) Land-use permits shall be required for (a) all resort units and all accessory structures (e.g., pavilions, shelters, wash houses, of the campground or resort. (b) Each individual camping unit, camping site, or resort unit ~~is allowed~~ 1. One storage shed with 100 square feet maximum, maximum of 12 feet high, and not for human habitation. 2. One deck or patio with 150 square feet maximum and to be open sided without a roof. No shed or deck may be attached to camping unit or resort unit.
- (10) A campground or resort abutting navigable waters shall be subject to the additional provisions:
 - a. The minimum standards specified in Wis. Admin. Code Ch. NR 115 and 116 shall be satisfied.
 - b. ~~Shoreline~~ ~~land~~ setbacks for all structures including camping units, resort units, and accessory structures and facilities (e.g., sheds, decks, ~~patios~~, sanitary facilities, wash houses) associated with a campground or resort shall conform to the provisions of division 27 of this article.
 - c. The shoreline viewing corridor, the access pathway, and the vegetative protection buffer shall conform to the provisions of division 27 of this article. Pathways and viewing corridors, depending on the total parcel area and ~~shoreline~~ ~~land~~ frontage, may be allowed.

- d. ~~Campgrounds/resorts created after October 1, 2016,~~ **New impervious surfaces** that are located within 300 feet of navigable lakes, rivers, creeks or streams shall comply with the impervious surface provisions of division 27 of this article.
- e. Temporary items such as benches, chairs, picnic tables, fire rings, etc. in the shoreline setback area, access corridor, are allowed.

All docks and piers shall conform to the State department of natural resources (DNR) regulations and guidelines for docks and piers.

- (11) ~~Only a permitted campground or resort may permit camping units to be located at a camping site beyond the dates of April 1 to November 30.~~ No camping unit or resort unit may be used as a primary residence. ~~See section 38-659 for provisions for placing camping units outside of a permitted campground or resort.~~
- (12) All camping units located at camping sites for three or more consecutive weeks shall be served with suitable sanitary facilities in accordance with the county private sewage systems ordinance (chapter 74) and Wis. Admin. Code Ch. SPS 383. All proposals for expansion of existing campgrounds and/or resorts includes an inspection and evaluation of the private sewage system. Modifications to existing sanitary systems may be required by the zoning committee as a condition of the conditional use permit.
- (13) The setback for the side yard lot lines from a camping unit or resort unit shall be 35 feet.

~~(13)~~ (14) A campground or resort shall have a minimum area, and if abutting navigable waters, a minimum shoreline measured at the ordinary high water mark, according to the following table:

Parameters for Campgrounds and Resorts

Zoning District.	Minimum Area.	Minimum Shoreline.	Density Point Per Developable Acre.	Minimum Setbacks From All Lot Lines.
Residential-Recreational 1	4 acres	* See below.	3 Limited to maximum of 75 25- 50 sites.	75-50 Feet. Buffer to be trees and a fence.
Residential-Recreational 2	6 acres	* See below.	5 Limited to maximum of 75 25- 50 sites.	75-50 Feet. Buffer to be trees and a fence.
Residential Agriculture	8 acres	* See below.	5 Limited to	75-50 Feet.

			maximum of 75 sites.	Buffer to be trees and a fence.
Agriculture	20 acres	* See below.	6 Limited to maximum of 100 sites.	75-50 Feet. Buffer to be trees and a fence.
Forestry	20 acres	* See below.	6 Limited to maximum of 100-150 sites.	75-50 Feet. Buffer to be trees and a fence.
* Navigable lakes, streams, rivers and creeks. Shoreland Zoning	<u>6 acres</u>	600 ft.	3 Limited to maximum of 50 sites.	75-50 Feet. Buffer to be trees and a fence.

(14) (15) The number of camping sites and resort units permitted in a campground or resort shall not exceed, and may be less than by condition of the conditional use permit, the least of that established by the following procedure, Wis. Admin. Code Ch. ATCP 79 and NR 115 or 116, if applicable:

- a. Density of camping sites and resort units shall be determined by density points. Listed in the table under subsection 13.14 above.
- b. The allowable number of density points for a campground or resort shall be determined by multiplying the developable acreage by the density factor in table of parameters for campgrounds and resorts. Fractional numbers shall be rounded down.
- c. The density point value for camping sites is 1 and the density point value for resort unit is 1.
- d. The allowable density points thusly obtained shall be allocated as follows until the number of density points has been exhausted.

1. Example: A proposed campground or resort contains 20 acres of which 16 acres are developable in Forestry District. The total density points are 6 by multiplied by 16 equaling 96 sites.

2. Example: A proposed campground or resort contains ~~20~~ 30 acres of which ~~20~~ 30 acres are developable in Forest district. The total density points are 6 ~~by multiplied by~~ 20 30 equaling ~~120~~ 180 sites. However, only a maximum of ~~100~~ 150 sites are allowable.
- e. For a campground or resort abutting a navigable waterway, the campground or resort, shall conform to the Shore land Class Development Standards of division 27 of this article.
- f. The proposed number of camping sites and resort units in a new campground or resort, or in the expansion area of an existing campground or resort, established by this procedure shall be verified by the zoning office prior to applying for a conditional use permit or applying to amend an existing conditional use permit.

~~(15) When a campground or resort existing before the effective date of the ordinance from which this article is derived wishes to expand (e.g., add camping sites, resort units) the existing campground or resort and the expansion area will be considered as a whole to determine the allowable density points.~~

(16) Provisions applicable to condominium ownership:

- a. A new campground or resort created in condominium ownership shall conform to the density standards of this division of this Code and shall be operated with valid state and county permits if the campground or resort contains any camping sites.
- b. Any campground or resort with camping sites regardless of ownership must be operated with valid state and county permits. Any campground or resort that ceases to operate with valid state and county permits shall not be allowed any camping sites ~~or resort units. and shall be restricted to resort units.~~

(17) Any contiguous parcels or tracts of land, which are owned, controlled, or managed as a single entity shall be treated as a single parcel or tract for the purpose of this chapter.

(Code 2000, § 38-563; Res. No. 61-08, 6-17-2008; Res. No. 25-15, 3-24-2015; Res. No. 47-17, 6-20-2017; Res. No. 1-19, 2-19-2019)

Sec. 38-659. Camping units outside of permitted campgrounds and resorts.

Camping units including mobile recreational vehicles located outside of a state-licensed and permitted campground or resort shall be subject to the following provisions:

- (1) A camping unit outside of a permitted campground or resort shall be allowed only in residential, residential mobile, residential-recreational 1, residential-recreational 2, residential-agricultural, agricultural, and forestry zoning districts. ~~unless such unit is being stored in accordance with subsection (8) of this section.~~
- (2) No more than two camping units shall be allowed on any parcel at the same time.
- (3) A camping unit shall not be used as a primary residence.

~~(4) The following time limitations shall apply to the use of camping units:~~

- a. ~~Camping units may remain on the property from April 1 through November 30, unless such unit is being stored in accordance with subsection (8) of this section.~~

~~And must be authorized by a land use permit issued by the zoning department.~~

- ~~(5)~~ (4) A camping unit shall conform to all dimensional and setback requirements of the zoning district in which it is located.

~~(6)~~ (5) A camping unit located on a parcel abutting navigable waters shall conform to shoreland setbacks as specified in division 27 of this article.

~~(7)~~ (6) A camping unit occupied for a period of 9 days or more shall be served with suitable sanitary facilities in accordance with the County private sewage systems ordinance (chapter 74) and Wis. Admin. Code Ch. SPS 383.

~~(8) — A camping unit may be stored within a pole barn, garage, carport, or in conjunction with a residential dwelling if placed in the rear or side yard area and located in accordance with all applicable setbacks. A conditional use permit shall be required for the storage of more than two mobile recreational vehicles or camping units.~~

(Code 2000, § 38-564; Res. No. 61-08, 6-17-2008; Res. No. 64-10, 7-27-2010; Res. No. 25-15, 3-24-2015; Res. No. 47-17, 6-20-2017)

Secs. 38-660—38-681. Reserved.

**ORIGINAL
CAMPGROUND
ORDINANCE**

DIVISION 24. CAMPGROUNDS AND RESORTS

Sec. 38-655. Purpose.

The purpose of this division is to regulate campgrounds and resorts in order to protect the health, safety, and welfare of the citizens, and the natural, historical and cultural resources of the county. These land uses are encouraged by the county because of their importance in providing the general public access to recreational opportunities and the public waters in accordance with the state public trust doctrine. It is also recognized that such land uses promote tourism and contribute to the general economic welfare of the county.

(Code 2000, § 38-560; Res. No. 61-08, 6-17-2008)

Sec. 38-656. Applicability.

- (a) The provisions of this division shall apply to all campgrounds and resorts within the unincorporated areas of the county that are created, expanded, require a new conditional use permit, or require an amendment to an existing conditional use permit after the effective date of this Code.
- (b) All previous requirements contained in this division are hereby repealed after the effective date of this Code.

(Code 2000, § 38-561; Res. No. 61-08, 6-17-2008)

Sec. 38-657. Definitions.

The following words, terms and phrases, when used in this division, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Campground means a publicly or privately owned parcel of land that has a valid permit issued under Wis. Stats. § 97.67 and Wis. Admin. Code ch. ATCP 79, if applicable, open to the general public, with or without a daily fee that is used primarily for the purpose of providing camping sites for use by camping units. A campground may also provide resort units containing dwelling units.

Camping site means a portion of land within a campground or resort for placing a camping unit. A camping site is classified as a large camping site or a small camping site depending on the size of the camping unit that can be accommodated by the camping site.

Camping unit means a portable device or enclosure, no more than 400 square feet in area, including, but not limited to, a tent, camping trailer, bus, van, pick-up truck, park model or other mobile recreational vehicle used for human habitation.

Density point means a measure of land that is used, in conjunction with acreage to determine the density of large and small camping sites and dwelling units in campgrounds and resorts.

Dwelling unit means a permanent structure or part thereof having one or more rooms and optionally providing bathroom and kitchen facilities designed and constructed as a unit for either temporary or permanent residential occupancy by one family.

Large camping site means a camping site accommodating camping units between 200 and 400 square feet in area. Mobile recreational vehicles, buses, large camping trailers and park models are typical examples of camping units suitable for a large camping site.

Mobile recreational vehicle means a recreational vehicle no more than 400 square feet in area that is carried, towed, or self-propelled including, but not limited to, an RV, bus, van, and pickup truck; and is, or may be, licensed for highway use, if registration is required. A mobile recreational vehicle is a camping unit for purposes of this division.

Primary residence means the residence, whether owned or rented, is used as a primary dwelling for income and property tax purposes.

Resort means a publicly or privately owned parcel of land that has a valid permit issued under Wis. Stats. § 97.67 and Wis. Admin. Code ch. ATCP 79, if applicable, open to the general public, with or without a daily fee, that is used primarily for the purpose of providing resort units and dwelling units. A resort may also provide camping sites.

Resort unit means a permanently placed structure (e.g., building or cabin) in a resort or campground used for human habitation. A resort unit contains one or more dwelling units.

Small camping site means a camping site accommodating camping units less than 200 square feet in area. Tents, small camping trailers, and pick-up trucks are typical examples of camping units suitable for a small camping site.

(Code 2000, § 38-562; Res. No. 61-08, 6-17-2008; Res. No. 47-17, 6-20-2017)

Sec. 38-658. General provisions.

Campgrounds and resorts shall be subject to the following provisions:

- (1) Nothing in this division shall apply to the placement of mobile homes, which are regulated by federal and state authorities and division 23 of this article.
- (2) A campground or resort shall be allowed only in residential-recreation 1, residential-recreation 2, residential-agriculture, agriculture, and forestry zoning districts by conditional use. An application for a conditional use permit for a campground or resort includes a detailed description of the proposed campground or resort including camping site and dwelling unit densities, resort units, and all accessory structures and facilities (e.g., sheds, decks, sanitary facilities, wash houses, etc.) associated with a campground or resort following the provisions of this division.
- (3) A campground or resort shall have a valid permit issued under Wis. Stats. § 97.67 and Wis. Admin. Code ch. ATCP 79, if applicable.
- (4) A campground or resort may be any combination of camping sites, resort units, and dwelling units.
- (5) Camping sites shall be restricted to permitted campgrounds or resorts.
- (6) All roads in a campground or resort shall be no less than 20 feet wide and have an unobstructed overhead clearance of no less than 15 feet.
- (7) All structures, including camping units, resort units, and accessory structures and facilities (e.g., sheds, decks, sanitary facilities, wash houses, etc.) associated with a campground or resort shall conform to all dimensional and setback requirements of the zoning district in which they are located.
- (8) Land-use permits shall not be required for individual camping units.
- (9) Land-use permits shall be required for all resort units and all accessory structures and facilities (e.g., sheds, decks, sanitary facilities, wash houses, etc.) associated with a campground or resort including

those accessory structures (decks, sheds, etc.) associated with each individual camping site and camping unit.

- (10) A campground or resort abutting navigable waters shall be subject to the additional provisions:
- a. The minimum standards specified in Wis. Admin. Code chs. NR 115 and 116 shall be satisfied.
 - b. Shoreline setbacks for all structures including camping units, resort units, and accessory structures and facilities (e.g., sheds, decks, sanitary facilities, wash houses, etc.) associated with a campground or resort shall conform to the provisions of division 27 of this article.
 - c. The shoreline viewing corridor, the access pathway, and the vegetative protection buffer shall conform to the provisions of division 27 of this article. Multiple access pathways and viewing corridors, depending on the total parcel area and shoreline frontage, may be permitted.
 - d. Campgrounds/resorts created after October 1, 2016, that are located on navigable lakes, rivers, creeks or streams shall comply with the impervious surface provisions of division 27 of this article.
 - e. Small, seasonal items such as benches, chairs, picnic tables, fire rings, etc. in the shoreline setback area, access corridor, and buffer are allowed.

All docks and piers shall conform to the state department of natural resources (DNR) regulations and guidelines for docks and piers.

- (11) Only a permitted campground or resort may permit camping units to be located at a camping site beyond the dates of April 1 to November 30. No camping unit or resort unit may be used as a primary residence. See section 38-659 for provisions for placing camping units outside of a permitted campground or resort.
- (12) All camping units located at camping sites for three or more consecutive weeks shall be served with suitable sanitary facilities in accordance with the county private sewage systems ordinance (chapter 56) and Wis. Admin. Code ch. SPS 383. All proposals for expansion of existing campgrounds and/or resorts includes an inspection and evaluation of the private sewage system. Modifications to existing sanitary systems may be required by the zoning committee as a condition of the conditional use permit.
- (13) A campground or resort shall have a minimum area, and if abutting navigable waters, a minimum shoreline measured at the ordinary highwater mark, according to the following table:

Parameters for Campgrounds and Resorts

<i>Zoning District</i>	<i>Minimum Area</i>	<i>Minimum Shoreline</i>	<i>Density Factor</i>
Residential-recreational 1	4 acres	N/A	6
Residential-recreational 2	6 acres	N/A	10
Residential agriculture	8 acres	N/A	10
Agriculture	10 acres	N/A	12
Forestry	10 acres	N/A	12

Navigable lakes	5 acres	300 ft.	10
Streams, rivers and creeks	6 acres	600 ft.	6

- (14) The number of camping sites and dwelling units permitted in a campground or resort shall not exceed, and may be less than by condition of the conditional use permit, the least of that established by the following procedure, Wis. Admin. Code chs. ATCP 79 and NR 115 or 116, if applicable:
- a. Density of large and small camping sites and dwelling units shall be determined by density points.
 - b. The allowable number of density points for a campground or resort shall be determined by multiplying the total acreage by the density factor in table of parameters for campground resorts. Fractional numbers shall be rounded down.
 - c. The allowable density points thusly obtained shall be allocated as follows until the number of density points has been exhausted:
 1. One small camping site, one density point.
 2. One large camping site, two density points.
 3. One dwelling unit, 3½ density points.
 4. Dwelling units may be separate or combined into a single resort unit (for example: one structure, a resort unit, may contain three separate dwelling units for three separate families). Example: A proposed campground or resort contains 12 acres in a Forestry District. Total density points are 12 by 12 equaling 144.
 - (i) Divide the total density points by the number required for each type of usage. Round down fractional numbers. This example campground or resort may contain 144 small camping sites (one point per site), or 72 large camping sites (two points per site), or 41 dwelling units (3.5 points per dwelling unit) as an illustration.
 - (ii) Alternatively, the 144 points may be used in any combination, such as 42 small camping sites (one point per site), 30 large camping sites (two points per site) and 12 dwelling units (3.5 points per dwelling unit) as another illustration.
 - (iii) As an example of the relationship between resort units and dwelling units: One resort unit containing accommodations for four families would be considered four dwelling units and utilize 14 density points.
 - d. For a campground or resort abutting a navigable waterway, the density of resort units, which contain one or more dwelling units, shall conform to the multiunit attached or detached Shorelands Class Development Standards of division 27 of this article.
 - e. The proposed number of camping sites and dwelling units in a new campground or resort, or in the expansion area of an existing campground or resort, established by this procedure shall be verified by the zoning office prior to applying for a conditional use permit or applying to amend an existing conditional use permit.
- (15) When a campground or resort existing before the effective date of the ordinance from which this article is derived wishes to expand (e.g., add camping sites, resort units, dwelling units, or any combination thereof), or change of use within the campground or resort (e.g., convert from camping

sites to resort units), the number of density points shall be adjusted accordingly. The existing campground or resort and the expansion area will be considered as a whole to determine the allowable density points.

- (16) Provisions applicable to condominium ownership:
- a. A new campground or resort created in condominium ownership shall conform to the density standards of this division of this Code and shall be operated with valid state and county permits if the campground or resort contains any camping sites.
 - b. Any campground or resort with camping sites regardless of ownership must be operated with valid state and county permits. Any campground or resort that ceases to operate with valid state and county permits shall not be allowed any camping sites and shall be restricted to resort units.

(Code 2000, § 38-563; Res. No. 61-08, 6-17-2008; Res. No. 25-15, 3-24-2015; Res. No. 47-17, 6-20-2017; Res. No. 1-19, 2-19-2019)

Sec. 38-659. Camping units outside of permitted campgrounds and resorts.

Camping units including mobile recreational vehicles located outside of a state-licensed and permitted campground or resort shall be subject to the following provisions:

- (1) A camping unit outside of a permitted campground or resort shall be allowed only in residential, residential mobile, residential-recreational 1, residential-recreational 2, residential-agricultural, agricultural, and forestry zoning districts, unless such unit is being stored in accordance with subsection (8) of this section.
- (2) No more than two camping units shall be allowed on any parcel at the same time, unless authorized by special permit issued by the zoning department in accordance with the conditions described in subsection (9) of this section.
- (3) A camping unit shall not be used as a primary residence.
- (4) The following time limitations shall apply to the use of camping units:
 - a. In areas classified as shoreland, camping units may remain on the property from April 1 through November 30, unless such unit is being stored in accordance with subsection (8) of this section.
 - b. In areas under comprehensive zoning that are non-shoreland, campers may remain on the property indefinitely if authorized by a land use permit issued by the zoning department.

Note: It is presumed that camping units in this situation are being used on parcels that are undeveloped and therefore cannot be stored in accordance with subsection (8) of this section.

- (5) A camping unit shall conform to all dimensional and setback requirements of the zoning district in which it is located.
- (6) A camping unit located on a parcel abutting navigable waters shall conform to shoreline setbacks as specified in division 27 of this article.
- (7) A camping unit occupied for a period of three or more consecutive weeks shall be served with suitable sanitary facilities in accordance with the county private sewage systems ordinance (chapter 74) and Wis. Admin. Code ch. SPS 383.
- (8) A camping unit may be stored within a pole barn, garage, carport, or other similar structure, or in conjunction with a residential dwelling if placed in the rear or side yard area and located in accordance with all applicable setbacks. A conditional use permit shall be required for the storage of more than two mobile recreational vehicles or camping units.

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- (9) More than two camping units may be placed on a parcel for no more than nine consecutive days when authorized by a special event permit issued by the zoning department. Such permit is designed for family reunions and events, etc., and shall be available no more than once in a calendar year per parcel.

(Code 2000, § 38-564; Res. No. 61-08, 6-17-2008; Res. No. 64-10, 7-27-2010; Res. No. 25-15, 3-24-2015; Res. No. 47-17, 6-20-2017)

Secs. 38-660—38-681. Reserved.