

Additions are noted with underlines and deletions are noted with strikes.

Section 74-62/ 74-189

(7) Planned campground developments are conditional uses in the P-1, P-2, and B-5 zoning district subject to the following regulations, DHS 178, and such other regulations as the Committee may deem appropriate after viewing the site or sites and considering evidence presented at the hearing:

- a. *Planned campground development area location.* In approving such locations, the Committee shall view the proposed site and consider the general purpose and intent of this zoning ordinance to promote the public health, safety, and general welfare and to prevent overcrowding and the development of unhealthful or unsanitary conditions on the premises. Occupancy of a camping unit on a continuous year-round basis or utilization of a camping unit as a permanent abode or legal place of residence shall be prohibited. Compliance with this requirement shall be the responsibility of the campground association.

Within the camping areas approved on the site plan, every camping unit shall be located on generally well-drained ground, and no camping unit nor any building or structure related to the operation of such camping area, shall be located on ground on which storm or other surface waters accumulate, or on ground which is substantially wet or muddy due to subsoil moisture. Any grade changes or retaining walls of more than 6", not included in the original approved development plan, is subject to conditional use review by the County Zoning Agency. No camping area, nor any camping unit within such camping area, shall be so located as to be subject at any time to the flow of surface waters from a barn yard, or other source of pollution.

- b. *Camping unit definition.* Camping unit as used in this section shall mean any "recreational vehicle," including travel trailer, pick-up coach, motorhome, camping trailer and park model. A camping unit shall not exceed a maximum living area of 400 square feet. All camping units shall remain mobile. The original wheel assembly shall not be removed, wheels shall be in contact with the pad, the pad shall not exceed six inches above the original grade and the unit shall not be installed upon footings nor a foundation.

- c. *Perimeter yards.* There shall be a buffer yard on all sides of a planned campground development as follows:

1. Street: Minimum 100 feet.
2. Rear: Minimum 100 feet.
3. Side: Minimum 50 feet.
4. Shore: Minimum 75 feet.

- d. *Screening.* There shall be a condition if granting the permit for a planned campground development and a continuing condition for the operation of the same, that the natural vegetation of the area, including grass, flowers, shrubs and trees be allowed to grow and develop in all perimeter yards (except noxious plants, weeds and trees), or the vegetation of equivalent density be planted therein so as to provide a natural screen between the campground and neighboring areas and so that perimeter yards shall be unused and unusable for general purposes of the camp operation.

- e. *Off-street parking.* Off-street parking shall be provided on the premises of all camping areas in the ratio of not less than one parking space for each camping unit, plus one additional parking space for each motor vehicle operating in connection with such camping, but not to be located in any required yard. Each such parking space shall not be less than 12 feet in width and of a length sufficient to accommodate the longest vehicle or vehicles to be parked therein.

- f. *Sewage disposal.* Where public sanitary sewer service is not available, sanitary sewage and waste disposal facilities shall be provided as required by Chapter COMM 83 of the Wisconsin Administrative Code and constructed and maintained as required by the County sanitary ordinance. No camping unit shall be located more than 400 feet from a toilet or service building.

- g. *Water supply.* There shall be an adequate source of pure water with water outlets for drinking and domestic purposes located not more than 300 feet from any camping unit. Where a public water supply is not available, the well or wells supplying any camping area shall comply with the Wisconsin Well Construction Code; except that well pits or pump pits shall not be permitted. Supply outlets may be located in a service building if separate from toilet or laundry rooms. No

common drinking vessels shall be permitted nor shall any drinking water faucets be placed in any toilet rooms.

h. *Interior roadways and walkways.* There shall be a system of roadways and walkways connecting every unit within any camping area with a public street or highway. Such roadways shall be not less than 16 feet in width and such walkways shall be not less than five feet in width, unless by means of a conditional use permit, the width of the roadway(s) or walkway(s) within the planned campground are modified by the County Zoning Agency. All roadways, walkways, and parking areas shall be so constructed and maintained as to prevent the accumulation of surface waters and the formation of substantial muddy areas. Roadways shall be well lit at night and shall be unobstructed at all times.

i. *Interior setback requirements.*

1. Ten-foot street yard setback requirement from edge of pavement of the interior roadways (corner lots require two street yard setbacks).
2. Five-foot side yard setback requirement.
3. Five-foot rear yard setback requirement.
4. 75-foot shore yard setback requirement.

j. *Storage sheds.* (Note: fee discussion for 50sq. ft. or less )

1. The storage shed shall be freestanding in its construction.
2. Maximum size not to exceed ~~400~~ 150 square feet total.
3. Height not to exceed ~~ten~~ 11 feet from original grade to peak.
4. If located in the rear yard shall be located at least three feet from lot lines.
5. If located in the street yard shall be located at least ten feet from the pavement of the interior roadway and five feet from the side lot line.
6. If located in the side yard shall be located at least five feet from the lot lines.
7. If located in the shore yard shall be located at least five feet from the side property line and seventy-five feet from the ordinary high water mark.

k. *Structures (including but not limited to enclosures, porches, decks, stairways, and gazebos).*

1. The structure shall be freestanding in its construction. A nonpermanent weather/storm seal may be used to adjoin the camping unit to the enclosure, deck, and/or gazebo.
2. Structures shall be required to maintain the interior setback requirements as listed above.
3. HVAC, plumbing and electrical shall be subject to all applicable codes.
4. Height not to exceed 17 feet or the height of the ridge line of the camping units original roof whichever is less.
5. A combination of structures not to exceed the size/square footage of the existing camping unit is permitted subject to meeting setback requirements.
6. Any detached enclosure or porch (not a deck, stairway, gazebo or an enclosure enjoined to the camping unit by a weather seal) is only permitted through the conditional use process.
7. If a unit is replaced with a smaller unit and the structures remaining exceed the unit size, the continued location of those structures exceeding the unit size are subject to County Zoning Agency review and approval.

1. Structures, limited to those listed below, are exempt from the size limitations listed above and zoning permit requirement, provided:

1. Essential service structures limited to the minimum necessary to screen or enclose utilities to protect from the weather. The structure shall not be used for additional storage.
2. Temporary gazebo tent limited to 150 square feet in size, shall be located on existing grade, and further provided the side wall components shall be constructed of fabric, screening or shall be open sided and the roofing material shall also consist of fabric and shall provide for zero dead load, live load and snow load, except for the skeleton of the roof. The skeleton of the structure shall not be made of wood or concrete. All fabric and screening shall be removed from November through March. No overnight stays are permitted in the gazebo.

3. Interior fencing shall be limited to dog and essential service fencing not to exceed a 15' x 15' enclosure and no more than 3' in height. Fencing may not be anchored by a frost footing. Essential service fencing shall not exceed the necessary dimensions to conceal the services.

~~h~~ m. *Maintenance*. It shall be a condition on the granting of a permit for the camping area, and the continuing condition for the operation of the same that:

1. Drainage of the area shall be maintained and camping units placed on well drained ground.
2. Required yards shall be maintained.
3. Water supply, sanitary sewage, and waste disposal facilities shall be maintained.
4. Roadways, walkways, and parking areas shall be maintained.
5. All requirements of the Wisconsin Administrative Code shall be met and maintained.

~~h~~ n. *Permit renewal*. Any conditional use permit issued for a planned campground development including permits issued to existing operations, shall be in effect for a one-year period and shall be subject to annual renewal. Modifications to previous conditions or additional conditions may be imposed upon an application for renewal provided, however, that such modifications or additional conditions must recognize existing lawful nonconforming uses and may only be imposed by the Committee after a public hearing.

~~h~~ o. *Existing operations*. Within 60 days after the effective date of the adopted policy dated February 20, 1998, all existing campground operations shall be required to register with the County Zoning Administrator and shall submit pertinent data relative to the present operation, including the boundaries of the operation, ownership date, maps showing existing campground layout, and such other data as may be necessary to enable the County Zoning Administrator to create a permanent file establishing the size, layout, and operational characteristics of the existing operation. A permit shall be granted by the Zoning Administrator to such existing operations for the extent of the existing operation only. Any site within the existing operation which does not comply with this registration requirement shall be required to meet current ordinance requirements.