

DIVISION 24. CAMPGROUNDS AND RESORTS

New language highlighted in yellow.

UPDATED AS OF 3/21/23

~~Removed language highlighted in red with a line.~~

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- (b) All previous requirements contained in this division are hereby repealed after the effective date of this Code.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.~~ **one permanent dwelling unit for the use of the owner or operator of the campground.**
~~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.~~

~~The seven definitions listed below are from Burnett County's ordinance.~~

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). ~~Typically these have~~ 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. ~~not meant to be mobile.~~ 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 living quarters or shelter during periods of recreations, vacation or leisure time.

Density point means a measure of land that is used, in conjunction with **developable** acreage to determine the density of ~~large and small camping sites and dwelling~~ 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 ~~optionally~~ providing bathroom and kitchen facilities designed and constructed as a ~~unit dwelling for either temporary or permanent residential occupancy by one family~~ for the owner or manager.

~~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 one permanent dwelling unit for the use of the owner or manager.** ~~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 seasonal or temporary use for 365 days to rent, year not to exceed more than 180 cumulative calendar days per occupancy.

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 must include a detailed description with a map including the boundaries and roads abutting to the campground or resort, and a plot plan of the with the estimated location of the proposed campground or resort including camping sites and dwelling-unit resort units density points, resort units, and all accessory structures and facilities (e.g., sheds, decks, pavilions, shelters, sanitary facilities, wash houses etc.) associated with a of the 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. ATP 79, if applicable.
- (4) A campground or resort may be any combination of camping sites, and 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, pavilions, shelters, sanitary facilities, wash houses, etc.) associated with a of the campground or resort shall conform to all dimensional and setback 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 and facilities (e.g., sheds, decks, pavilions, shelters, sanitary facilities, wash houses, etc.) associated with a of the campground or resort, including those (b) All accessory structures (decks, sheds, etc.) associated with Each individual camping unit, camping site, and or resort unit: 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 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~~ allowed.
- d. Campgrounds/resorts created after October 1, 2016, that are located within 300 feet ~~on~~ of navigable lakes, rivers, creeks or streams shall comply with the impervious surface provisions of division 27 of this article.
- e. ~~Small, seasonal~~ Temporary 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 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) 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 Developable Area.	Minimum Shoreline.	Density Factor—Point Per Developable Acre.	Minimum Setbacks From All Lot Lines.
Residential-Recreational 1	4 acres	N/A* See below.	6 3 Limited to maximum of 75 sites.	75 Feet
Residential-Recreational 2	6 acres	N/A* See below.	10 5 Limited to maximum of 75 sites.	75 Feet
Residential Agriculture	8 acres	N/A* See below.	10 5 Limited to maximum of 75 sites.	75 Feet

Agriculture	10 20 acres	N/A* See below.	12 6 Limited to maximum of 100 sites.	75 Feet
Forestry	10 20 acres	N/A* See below.	12 6 Limited to maximum of 100 sites.	75 Feet
* Navigable lakes, streams, rivers and creeks.	5 acres 6 acres	300 ft. 600 ft.	10 3 Limited to maximum of 50 sites.	75 Feet
Streams, rivers and creeks	6 acres	600 ft.	6	

(14) The number of camping sites and ~~dwelling units~~ 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. ATP 79 and NR 115 or 116, if applicable:

- a. Density of ~~large and small~~ camping sites and ~~dwelling~~ resort 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~~ 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.

~~c.~~ d. 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.~~

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4. 1. ~~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~~ 20 acres ~~in a~~ of which 16 acres are developable in Forestry District. The total density points are ~~12~~ 6 by ~~12~~ 16 equaling ~~144~~ 96 sites.

(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.~~

2. Example: A proposed campground or resort contains 20 acres of which 20 acres are developable in Forest district. The total density points are 6 by 20 equaling 120 sites. However, only a maximum of 100 sites are allowable.

- d-e. For a campground or resort abutting a navigable waterway, ~~the density~~ the campground or resort of resort units, which contain one or more dwelling units, shall conform to the multiunit attached or detached Shoreland Class Development Standards of division 27 of this article.
- e-f. The proposed number of camping sites and dwelling 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), ~~; 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 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.
 - 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~~ And must be 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~~ 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 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.
- ~~(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.