

## Chapter 75

### CAMPGROUNDS

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[HISTORY: Adopted by the Town Board of the Town of Pleasant Springs 3-20-2001 (§ 7.02 of the 1989 Code). Amendments noted where applicable.]

#### GENERAL REFERENCES

Mass public assemblies -See Ch. 60.  
Boating -See Ch. 66.

Parks-See Ch. 160

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#### § 75-1. Definitions.

Whenever used in this chapter, unless a different meaning appears from the context, the following terms shall have the meanings indicated:

**CAMPGROUND** — Any park, court, camp, site, plot, parcel, or tract of land designed, maintained, intended or used for the purpose of supplying a location or accommodations for more than two trailers and shall include all buildings used or intended for use as part of the equipment thereof, whether or not a charge is made for the use of the campground and its facilities. "Campground" shall not include automobile or trailer sales lots on which unoccupied trailers are parked for purposes of inspection and sale. The term shall not include facilities owned by the State of Wisconsin, Dane County, or the Town of Pleasant Springs.

**DEPENDENT UNIT** — A trailer which does not have bathroom or shower and toilet facilities.

**FOOTINGS** — Buried or driven posts, concrete, metal or other anchors which fasten a structure to the ground.

**GAZEBO** — A freestanding structure for outdoor seating and dining, which may have a roof and screen sides.

**NONDEPENDENT UNIT** — A trailer which has bath or shower and toilet facilities.

PERMANENT — Nonremovable, portable and anchored to the ground or to footings.

PERSON- Includes an individual, partnership, firm, company, corporation, limited liability company or partnership, whether tenant, owner, lessee, licensee, or agent, heir, or assign.

SPACE — A plot of ground in a campground not less than 2,178 square feet in area designed for no more than one trailer and no more than two automobiles or motorcycles or trucks and no more than one boat and its associated trailer. There shall be no more than 20 units per acre.

STORAGE SHED - A structure which is not permanently anchored to the ground but which is enclosed for the purpose of holding materials, furniture, objects or things other than animals.

STRUCTURE- Any building, prefabricated or constructed, deck, porch, railing, stairway, shed, booth, outbuilding, garage, house, barn or other non-natural construct, whether attached to the ground or not, but the term shall not include a trailer.

TRAILER — Any coach, cabin, mobile home, house car, motor home, recreational vehicle or other vehicle or structure intended for or capable of human dwelling or sleeping purposes, mounted upon wheels or supports, and/or capable of being moved by its own power or transported by another vehicle, including any such object whose wheels have been removed.

UNIT — A trailer unit.

§ 75-2. Use of trailers; permanent and temporary structures.

- A. A trailer shall not be used as a permanent place of abode or as a permanent dwelling or for indefinite periods of time except as provided in § 75-9.
- B. Any action towards the removal of a trailer's wheels, except for temporary purposes of repair, or other action to attach the trailer to the ground by means of posts, piers, footings, or foundation shall be prohibited.
- C. No permanent structures may be constructed on any space as defined in § 75-1. Any permanent structure which has been constructed on a space prior to the effective date of this chapter shall be removed not more than 40 days after the effective date of this chapter.
- D. The following temporary structures are allowed on spaces:
  - (1) Decks and porches, provided they are not anchored to the ground and are no more than 200 square feet in area, excluding steps and wheelchair access ramps. Decks may have open railings and fabric canopies but may not have solid sides or solid roofs.
  - (2) Storage sheds, provided they are no more than 120 feet in area and no more than 12 feet in height. Storage sheds shall not be anchored to the ground or trailer.
  - (3) Tents, provided they are not permanently anchored or erected on a permanent footing or foundation.

- (4) Gazebos, provided they are not permanently anchored to the ground or on footings and are not more than 120 square feet in area.
- E. There shall be no more than one of the following per space: deck, gazebo, or porch.
- F. Any temporary structure which existed prior to the effective date of this chapter but does not comply with this chapter may be rebuilt if destroyed by natural disaster or by casualty, such as fire, theft or vandalism, but must be reconstructed in conformity with the requirements of this chapter.
- G. Any temporary or permanent structure constructed after the date of this chapter which is in violation of the requirements of this chapter shall be removed upon order of the Town Building Inspector.
- H. All trailers shall be currently licensed and registered with the State of Wisconsin Division of Motor Vehicles or the applicable authority of another state.

§ 75-3. License required; application and issuance.

- A. It shall be unlawful for any person to establish, operate or maintain or permit to be established, operated or maintained upon any property owned, leased, or controlled by that person a campground within the limits of the Town of Pleasant Springs, Dane County, Wisconsin, without having first secured a license for each such camp from the Town Board pursuant to this chapter. Such license shall expire one year from the date of issuance but may be renewed under the provisions of this chapter for an additional period of one year. Licenses may be transferred to the purchaser of a campground only with approval of the Town Board.
- B. The application for each license or the renewal thereof shall be filed with the Town Clerk and shall be accompanied by a fee as set by the Town Board, plus a fee as set by the Town Board for each space in the existing or proposed campground. The Town shall charge the actual cost of fire and EMS calls to the campground. A nonrefundable fee as set by the Town Board shall be paid to the Town Clerk with the application for transfer of a license. [Amended 11-4-2003]
- C. The application for a license, renewal, or transfer thereof shall be made on forms furnished by the Town Clerk and shall include the name and address of the owner of the land. If the land is owned by a person other than the applicant, the applicant shall submit written evidence that the proposed campground has been authorized by the owner and that the applicant is authorized by him to construct or maintain the campground and make the application. The applicant shall furnish a plan and legal description of the premises.
  - (1) The application shall be accompanied by a camp plan showing the following either existing or as proposed:
    - (a) The area used for camp purposes.
    - (b) Roadways and driveways.

- (c) Location of units for dependent and nondependent trailers and number of persons occupying the units.
  - (d) Location and number of sanitary conveniences, including toilets, washrooms, laundries and utility rooms to be used by occupants of units, showing the capacity of the various facilities in gallons per hours of flow and number of persons who may be served.
  - (e) Method and plan of sewage disposal, including a copy of the camp's sanitary permit from Dane County:
  - <0 Method and plan of garbage removal.
  - (g) Plan for water supply.
  - (h) Plan for electrical lighting of units.
- (2) **If** the existing or proposed camp is designed to serve nondependent trailer units, such plans shall clearly set forth the location of all sewer and water pipes and connections.

#### § 75-4. Location of trailers.

No occupied trailer within the limits of the Town of Pleasant Springs, Dane County, Wisconsin, shall be located within the applicable county setback line nor less than 10 feet from any building or other trailer or from the boundary line of the premises on which located.

#### § 75-5. General standards.

- A. Every trailer and campground shall be located on a well-drained area, and the premises shall be properly graded so as to prevent the accumulation of stormwater or other waters. No trailer or campground shall be located in any area that is situated so that drainage from any barn yard, manure storage facility, outdoor toilet or other source of filth or contamination can be deposited or flow into the campground.
- B. Trailer spaces shall consist of a minimum of 2,178 square feet and a width of not less than 20 feet. Each space shall be identified by a sign. The campground shall be so arranged that all spaces shall face or abut on a driveway not less than 22 feet in width for two-way traffic and 11 feet in width for one-way traffic, giving access from all units to a public street. The driveway shall be graveled or paved and maintained in good condition and have natural drainage and shall not be obstructed. The driveway's slope shall not exceed 12% in any 100 feet.
- C. The campground shall be so laid out that no dependent unit shall be located farther than 1,500 feet from the toilets and service buildings provided for herein. There shall be paths or walkways running from dependent units to the toilet and service buildings. The paths or walkways shall be graveled or paved.
- D. Every nondependent trailer space shall be furnished with an electric service outlet which meets state codes. Such outlet shall be equipped with an externally operated switch or

fuse of not less than 30 amperes capacity and a heavy-duty receptacle. Electrical outlets shall be weatherproof, and no power lines shall be less than 15 feet above ground.

- E. No occupied trailer unit shall be parked in a campground outside of a designated space in the campground.

§ 75-6. Water supply.

Every campground shall have water service, the minimum requirements of which are defined in this section.

- A. An adequate supply of potable water, furnished through a pipe distribution system connected directly with the public water main, shall be provided. If public water supplies are not available, the campground shall be served by an approved private water system which complies with state law. The system shall include supply faucets located within a reasonable distance of all dependent trailers for drinking and domestic purposes.
- B. Individual water service connections provided for direct use of a nondependent unit shall be so constructed that they will not be damaged by the parking of such units. Such system shall be adequate to provide 20 pounds of pressure per square inch and capable of furnishing a minimum of 125 gallons per day per space.
- C. No common drinking vessels shall be permitted, nor shall any drinking water faucets be placed in any toilet room.
- D. Every campground serving dependent units shall provide a reasonable supply of hot water at all reasonable hours for bathing, washing, and laundry facilities.

§ 75-7. Service buildings and accommodations.

- A. Every campground designed to serve dependent units shall have erected thereon suitable buildings for housing toilets, lavatories, showers, slop sinks, and laundry facilities as required by this chapter, such buildings to be known as "service buildings." Service buildings shall be located no more than 400 feet from any dependent unit space, nor closer than 15 feet to any trailer space. Such buildings shall be of permanent construction and adequately lighted, screened and ventilated.
- B. There shall be provided separate toilet rooms for each sex. Toilet facilities shall comply with state plumbing codes, except that existing privies may continue to be used as permitted by state law. Water flush toilets shall be required. Toilets shall be provided for each sex in the ratio of one toilet for each eight dependent units or fraction thereof and shall have separate compartments. Every male toilet room shall also contain one urinal for each 16 dependent units, but in no case shall any male toilet be without one urinal. Toilet rooms shall contain lavatories with hot and cold water in the ratio of one lavatory to every two or fewer water closets.
- C. Separate bathing facilities for each sex shall be provided, with one shower enclosed in a compartment at least four feet square for each eight dependent units or fraction thereof. Each shower compartment shall be supplemented by an individual dressing compartment

of at least 12 square feet in area. Bathing facilities shall comply with state plumbing codes.

- D. The above accommodations shall be based on the total campground capacity according to accepted plans.
- E. Floors of toilets, showers, or the laundry shall be concrete, tile, or similar materials impervious to water and easily cleaned and pitched to a floor drain.

§ 75-8. Waste and garbage disposal.

- A. All liquid waste from showers, toilets, laundries, faucets, lavatories, etc., shall be disposed of according to state law. The campgrounds should keep records that list the dates when the sewer waste is picked up and by whom so the Town can check these dates with the hauler.
- B. Every space designed to serve a nondependent unit shall be provided with sewer connections which shall comply with the state plumbing codes. The sewer connection shall be provided with suitable fittings so that watertight connections can be made. Such connections shall be constructed so that they can be closed when not connected and trapped in such a manner as to be maintained in an odor-free condition.
- C. All sanitary facilities in a campground shall be connected with a public sewer system where such a system is or becomes available or to an approved private system by approved pipe connections.
- D. Every space shall be provided with a substantial flytight, watertight garbage container which shall be removed and disposed of in a sanitary manner by the camp custodian at least daily between May 1 and October 15 and otherwise weekly.

§ 75-9. Limitation on length of stay and number of occupants.

- A. It shall be unlawful for any person to occupy any trailer within a campground in the Town of Pleasant Springs for more than 205 days in any twelve-month period, except that upon an application by a campground resident showing proof that there exists in the community a shortage of adequate housing facilities, additional stays of 60 days may be granted by the Town Board as an emergency provision, provided that this time limitation shall not apply to the licensee of a campground or his or her bona fide employees so as to prevent their remaining on the campground premises at all times.
- B. No space may have more than seven occupants.

§ 75-10. Management.

- A. In each campground there shall be located the office of the attendant or person in charge of said camp. A copy of the camp license and of this chapter shall be posted therein, and the camp register shall be at all times kept in said office.
- B. It is hereby the duty of the attendant or person in charge, together with the licensee, to:

- (1) Keep a register of all guests, to be open at all times to inspection by state and federal officers, which shall show for all guests:
  - (a) Names and address.
  - (b) State of legal residence.
  - (c) Dates of entrance and departure.
  - (d) License numbers of all trailers and towing or other vehicles.
  - (e) State issuing such licenses.
- (2) Maintain the camp in a clean, orderly and sanitary condition at all times.
- (3) Ensure that the provisions of this chapter are complied with and enforced and report promptly to the proper authorities any violations of this chapter or any other violations of law which may come to his or her attention.
- (4) Report to the County Health Department or humane officer all cases of persons or animals affected or suspected of being affected with any communicable disease.

§ 75-11. Suspension or revocation of license; enforcement. [Amended 11-4-2003]

Licenses issued under this chapter may be suspended or revoked for violations of this chapter. The Town Building Inspector shall enforce this chapter. **If** the Inspector finds the campground in violation of this chapter, he or she shall issue a citation notifying the owner of the violation(s) or seek abatement under § 75-14. **If** the Inspector finds a violation is an immediate threat to the health and safety of the Town or the residents of the campground, the Inspector may, after giving notice of the grounds for the finding and hearing comments in response from the owner, issue an order closing the campground, which order shall be effective immediately. The Town Board is hereby authorized to suspend or revoke any license pursuant to the terms of this chapter. A license may be suspended for an indefinite period of time until ordinance violations have been corrected or for a definite time as a sanction for violations of this chapter. A license may be revoked for repeated violations of this chapter which have not been corrected after warnings have been issued.

§ 75-12. Violations and penalties. [Amended 11-4-2003]

Any person violating any provision of this chapter shall, upon conviction thereof, be subject to the penalties provided in Chapter 1, General Provisions, § 1-1.

§ 75-13. Conflicts with other laws.

All ordinances or parts of ordinances inconsistent with or contrary hereto are repealed, except nothing in this chapter shall be interpreted so as to conflict with state laws or orders regulating trailers or campgrounds or any of the requirements of any ordinances of the Town of Pleasant Springs not mentioned or made inapplicable by the express terms of this chapter.

**§ 75-14. Abatement of violations.**

Violations of this chapter are declared to be a threat to the health, safety and welfare of the Town and declared to be public nuisances. The Town Building Inspector may, upon determination that a structure, use or other condition of a campground is in violation of this chapter, issue a notice to the campground licensee citing the violation and requesting that the violation be terminated. The notice shall advise the campground licensee that the licensee may dispute the allegations by appearing before the Town Board. In the event that said violation is not terminated within five calendar days of the date of the notice or the date on which the Town Board affirms the notice after hearing, the Building Inspector may issue an order for abatement of the violation and obtain an injunction from the Circuit Court compelling the licensee to abate the violation. In the event the Building Inspector issues an order or an order to abate or obtains an injunction, the licensee shall be responsible for all expenses (including attorneys' fees) incurred by the Town. The Town may recover any costs or expenses incurred by assessing the costs or expenses as a special charge against the real estate of the campground under § 66.0627, Wis. Stats.