

BC LAND USE SUB-COMMITTEE WORKGROUP ON CAMPGROUNDS

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INTRODUCTION AND BACKGROUND

- Wisconsinite
- USAF – Enlisted
- UW-Madison
- USAF – Officer
- USAF University – Air War College
- Town of Oakland



OVERVIEW

- Define and “Fence” the Problem
 - Establish Goals
 - Determine Solution
 - Prioritize and Select Best Solutions
 - Identify Target
 - Implement
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DEFINE AND “FENCE” THE PROBLEM

- Campgrounds exist solely as a Conditional Use (RR-1, RR-2, RR-3, & A-2 parcels)
- Impact of Act 67 on local discretion to approve/disapprove CUPs
 - County Reaction
 - Developer Reaction
 - Public Reaction
- Lack of Understanding – Appl Statutes, Chap 30, Comp Plans, & Process
 - Stand-Alone Documents
 - Interrelationship between them

DEFINE AND “FENCE” THE PROBLEM

#1 Campgrounds exist solely as a Conditional Use (RR-1, RR-2, RR-3, and A-2 parcels)

- **Historically** low impact: soft walled tents/small pop up campers: primitive, temporary, w/ low or no-conveniences or infrastructure = stays 3-14 days. People actually “slept” or “camped”
 - Pre-Act 67: County had complete local discretion to approve or deny (low threat)
 - If they failed: CUP would terminate and land use would remain RR-1, RR-2, RR-3, or A-2
- **Currently** high-density, high intensity communities: hard walled motorhomes, RVs, and Park Models: hi-tech, advanced, long-term dwellings w/ heat, elec, sewer, water, internet, sat, LG sheds/decks/porches/patios = seasonal residences with large expanded living/storage spaces
 - Always expanding: technological advancements combined w/new recreation & work location choices = high density/high intensity commercial district (islands) in previously low-density RR and AG zoning districts
 - Post Act 67: County discretion to approve or deny remains, however, a “reason” (based on Substantial Evidence) must be given
- **RESULT?** Although Campgrounds are not a “Permitted Use” anywhere, they’re everywhere

DEFINE AND “FENCE” THE PROBLEM

- **#2 Impact of Act 67 on local discretion to approve/disapprove CUPs**
 - County Reaction - initially “we have no choice,” “our hands have been tied” (Substantial evidence)
 - Developer Reaction – low investment, high profit margin, “all CUPs have to be approved.”
 - Public Reaction – shock, awe, fear, anger, “show up/shout out” (educated, organized)
- Result?
 - Long, inefficient, and contentious meetings (leading to appeal, regardless of decision)
 - Land Rush to create and/or expand Campgrounds
 - Fractured RR and AG zoning districts with huge islands of commercial activity
 - Buy Low – Sell High
 - Increased workload - County and Land Services
 - Campground fatigue

DEFINE AND “FENCE” THE PROBLEM

- **#3 Lack of Understanding – Applicable Statutes, Chap 30, Comp Plans, & Process**

- 1999 WI Act 9 “Smart Growth Law”
 - Mandated Comprehensive Planning, including specific elements to be addressed
 - Consistency Requirement – Sec 66.1001(3) zoning “ordinances shall be consistent with the Comprehensive Plan.”
- 2015 WI Act 391
 - Clarified Sec 66.1001(3) “...a CUP does not need to be consistent with the Comprehensive Plan.”
 - Local municipalities have the authority to enact ordinances requiring consistency with the Comp Plan.
 - Act 391 only clarified the State won’t mandate CUPs be consistent with Comprehensive Plan
- BC Chap 30
 - Sec 30-5 “The County Board, by enacting ordinance 2010-03, formally adopts” the BC 2030 Comprehensive Plan
- Result? Recent legislative changes have exposed Chap 30’s vulnerable areas and weak points.

ESTABLISH GOALS

- 1. Recognize Campgrounds as a legitimate commercial opportunity**
- 2. Eliminate long and contentious meetings**
- 3. Eliminate vulnerable and weak points in Chap 30**
- 4. Eliminate islands of varying zoning activities created via CUPs**
- 5. Schedule and complete periodic updates to key documents/processes:**
 - 5a. Comprehensive Plan**
 - 5b. Chap 30**

DETERMINE SOLUTIONS

1. Recognize Campgrounds as a legitimate commercial opportunity

- Allow Campgrounds as a Permitted Use in C-1 Commercial
 - Levels playing field
 - Increase inter-governmental collaboration and cooperation
 - Ensures Comprehensive Plans are considered and adhered to (Future Land Uses and Maps)
- Remove Campgrounds as a Conditional Use in RR-1, RR-2, RR-3, and A-2 zoning districts
 - Eliminate long, inefficient, and contentious meetings
 - Reduce workload of County and Land Services Staff
 - Ensures Comprehensive Plans are considered and adhered to (Future Land Uses and Maps)
 - Eliminate islands of varying zoning activities via CUP process

2. Eliminate long, inefficient, and contentious meetings

- Allow Campgrounds as a Permitted Use in C-1 and remove as Conditional Use; and Solution 3.
- Build and utilize checklists to standardize decision-making process (consistency and compliance)

DETERMINE SOLUTIONS

3. Eliminate vulnerable and weak points in Chap 30

- Allow Campgrounds as a Permitted Use in C-1 and remove as Conditional Use
- Update all zoning districts to mirror the format in Exclusive AG
- Update Article 8, Conditional Uses
 - Sec 30-633 General Procedures
 - Sec 30-634 Procedure
- Update Article 9, Administration
 - Sec 30-657 Zoning Administrator; Duties and Powers

DETERMINE SOLUTIONS

4. Eliminate islands of varying zoning activities created via CUPs

- Allow Campgrounds as a Permitted Use in C-1 and remove as Conditional Use
- Implement Solution 3.
- Implement Solution 5.

5. Schedule and complete periodic updates to key documents/processes:

5a. Comprehensive Plan: scheduled updates ensure Plan is currency/compliance

5b. Chap 30: scheduled updates ensure currency and compliance;

**** Create Checklists to standardize LUIC review and decision-making process.**

PRIORITIZE AND SELECT BEST SOLUTIONS

- 1. Recognize Campgrounds as a legitimate commercial opportunity**
- 2. Eliminate long and contentious meetings**
- 3. Eliminate vulnerable and weak points in Chap 30**
- 4. Eliminate islands of varying zoning activities created via CUPs**
- 5. Schedule and complete periodic updates to key documents/processes:**
 - 5a. Comprehensive Plan**
 - 5b. Chap 30**

IDENTIFY TARGET

1. Chap 30 – needs to be updated

- **Article 2**
- **Article 8**
- **Article 9**

2. Comprehensive Plan Update

3. Schedule future updates

IMPLEMENTATION

- 1. Extend the Moratorium- 3-4months**
- 2. Chap 30 updates – 1-3 months (Changes and Checklists)**
- 3. Comprehensive Plan Update – 2022 or 2023**
- 4. Schedule future updates – 1 month**



CLOSING

Thanks for the opportunity

