

Land Use and Information Committee Campground Work Group Recommendations (LUI Campground Work Group)

After considerable investigation, the LUI Campground Work Group has reached the conclusion that amendments to Chapter 30 and Chapter 45 of the Burnett County Land Use Code are in order. When the original zoning ordinance was written and adopted, campgrounds were seasonal, temporary occupancy by mobile camping units. Over time, they have transitioned to the semi-permanent placement of large campers and park model units that clearly are not intended to be removed from the site after use.

- **Recommendation:** Limit campground size and type of camping unit in the Agricultural District (A-2), Forestry District (F-1) and Residential-Recreation District (RR-3) to a maximum of 25 sites by Conditional Use Permit (CUP), restricted to mobile camping units and/or rustic/primitive sites.
 - Campgrounds in the A-2 District are limited to 25 sites, with not more than one mobile camping unit per site, and are to be in conjunction with, or accessory to, other permitted or conditionally permitted uses. The purpose of the A-2 District is primarily the continuation of general farming and related activities and to additionally provide for limited residential development.
 - Campgrounds in the F-1 District are limited to 25 sites, mobile camping units and/or rustic/primitive sites, with no more than one unit per site. Camping cabins/yurts, not served by plumbing or electricity, may be permitted by CUP on rustic/primitive sites. The purpose of the F-1 District is to provide for the continuation of forestry programs and related uses and also to recognize the value of the forest as a recreational resource by permitting as a CUP certain recreational activities which, when adequately developed, are not incompatible with the forest.
 - Campgrounds in the RR-3 District are limited to 25 sites, mobile camping units and/or rustic/primitive sites only, with no more than one unit per site. The RR-3 District is intended to provide for large size lots for residential-recreational development as a means to preserve open space characteristics of country living.
- **Recommendation:** Provide a Residential Recreational-Recreational Commercial District (RR-RC) mixed use district in which campgrounds with general camping is allowed by a CUP. All types of camping units as defined in DATCP 79 may be permitted within this district.
 - Campgrounds have largely become high density, mixed use recreational facilities with long-term seasonal occupancy predominating, along with associated recreational commercial uses. This proposed RR-RC floating district will provide a zoning district that will be compatible with those uses, while still providing for some residential-recreational use as well. Additionally, the act of rezoning to this district will provide Town governments with review authority; as a zoning action will provide for determination of consistency and compatibility with

Town and County Comprehensive Plans; and provide applicants with a reasonable expectation of success by reducing the uncertainty associated with the single application process of a CUP request.

- **Recommendation:** Delete campgrounds as CUPs from the RR-1 and RR-2 zoning districts.
 - The RR-1 District is a high density residential-recreational district that is largely already developed. The RR-1 District is intended to provide for year-around residential development and essential recreation oriented services.
 - The RR-2 District is intended to provide medium sized lots for residential-recreational development as a means of preserving estate living and allowing a lot size sufficient enough for recreational value.
 - Neither district has been shown to be compatible with new, large, high density campground use.
- **Recommendation:** Provide for the rezoning of existing campgrounds that meet its dimensional requirements (10 acre minimum parcel) to the new floating RR-RC District, which will maintain them as conforming uses, subject to the provisions of Section 30-543, Campgrounds. Existing small campgrounds would remain legal nonconforming uses and could continue to operate as they have.
- **Recommendation:** Occupancy of campgrounds to continue as provided under DATCP 79 Wisconsin Administrative Code.
- **Recommendation:** Update Article V, Section 30-543 Campgrounds.
 - Add: Campground Purpose.

Burnett County regulates campgrounds in order to protect the health, safety and welfare of its citizens, and the natural, historical and cultural resources of Burnett County. These land uses are permitted by Burnett County because of their importance in providing the general public access to recreational opportunities. It also is recognized that such land uses promote tourism and contribute to the general economic welfare of the County.

- Add to Definitions: Mobile camping units, “rustic/primitive sites” (per DATCP 79, “general camping” and camping cabins/yrurts (per DATCP 79).
- All other amendments to this section that may be required.
- **Recommendation:** Amend Chapter 10 - Aviation, Article II. - Burnett County Airport, to provide a conditional use permit for Special Event Camping in conjunction with an event like the fly-in/air show.

Summary of Meetings of the LUI Campground Work Group

The LUI Campground Work Group met at 9:00 a.m. Friday mornings from April 23rd to present, with the exception of July 2nd. The following is a summary of meeting subjects.

April 23rd: Discussed potential expert and guest speakers and research and discuss topics for upcoming meetings.

April 30th: Presentation by Lynn Markham from the Center for Land Use Education (CLUE) at the University of Wisconsin – Stevens Point (UWEX). Discussion followed.

May 7th: Presentation by Bob Pardun, Assessor, on effects of campgrounds on adjoining property, along with assessment of improvements within campgrounds.

May 14th: Presentation by Dick Hartmann, Economic Development Director, on effects of campgrounds on Burnett County's economy.

May 21st: Presentation by Ted Tuchakski, R.S. from DATCP, on campground regulations, inspections, enforcement, etc.

May 28th: Presentation by Surveyor Mark Krause, R.L.S. on campground development, design, application process, etc.

June 4th: Presentation by Don Hamilton, Town of Oakland Planning Commission, on Towns' issues with campground development.

June 11: Round Table discussion on campgrounds with other potentially affected agencies: Burnett County Highway Dept., Mike Hoefs; Sheriff's Dept., Sheriff Finch; Land and Water Conservation, Dave Ferris and WDNR, Ruth King.

June 18th: The Committee reviewed a selection of land use ordinances from other counties regarding their campground regulations with the CLUE at UWSP.

June 25th: The LUI Campground Work Group began working on potential amendments to the Burnett County Code, Chapters 30 and 45, along with reviewing other counties' language.

July 9th: The Work Group continued working on developing amendments to the County Code.

July 16th: The Work Group continued to work on amendments, and reviewed a map showing Burnett County campground locations and the zoning districts in which they are located.

July 23rd: The Work Group continued work on the code, including zoning districts' purpose and a proposed floating mixed-use district.

July 30th: The work group reviewed the updated spread sheet, reviewed the draft report of recommended changes to the code, and considered an additional recommendation to provide a CUP process for special event camping at the Burnett County Airport district.

August 6th: The work group will consider its draft report of recommendations and move its final report to the LUI Committee for its consideration.

Proposed Campground Definitions

Mobile Camping Unit means a tent, tent trailer, travel trailer, camping trailer (ATCP 79.03(5)), pickup camper, motor home 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.

Rustic/primitive campsites have the meaning as described in ATCP 79.27 (1) through (5).

Park Model Camping Unit is a camping unit which is no more than 400 square feet in area, typically is 10 to 12 feet in width, is built on a trailer chassis, is set up in a campground with its tongue and wheels removed after set up, is skirted and is not meant to be mobile.

General Camping is camping as defined in ATCP 79.03 (3).

Camping Cabins/Yurts are as defined in ATCP 79.04 (4).

Division 7A. - RR/RC Residential Recreational / Recreational Commercial District
(Floating District)

Sec. 30 - 227 - Purpose

The Recreational Residential / Recreational Commercial District is intended to provide for a mixed use of seasonal and year round residential development in close proximity to essential recreation-oriented services in areas of high recreational value. Residential users should expect relatively high intensity recreation-oriented commercial uses to be ongoing within this district. Recreational-Commercial uses should be directly supporting the Recreational uses of the immediate area and district.

This "floating district" district is available to rezone to for uses appropriate within it, subject to consistency and compatibility with the Town and County's Comprehensive Land Use Plans, and approval by the Town Board, where applicable.

The minimum parcel size for rezoning to this district is 10 acres. Minimum lot size within the district is an average of 150 feet in width, with a 30,000 square foot minimum area

Sec. 30 - 228- Permitted Uses

- (1) One single family dwelling.
- (2) Private garages and carports.
- (3) Horticulture and gardening.
- (4) Essential services and utilities to serve the permitted uses.
- (5) Customary accessory uses provided such uses are clearly incidental to the principal permitted use.
- (6) Private residence for recreational rentals requiring State licensing under Wisconsin Administrative Code Chapter DATCP 72, and subject to County licensing requirements as listed in 30-455.
- (7) Home occupations or professional offices provided no such use occupies more than 25% of the total floor area of the dwelling, and not more than one non-resident person is employed on the premises.
- (8) Convenience stores.
- (9) Licensed day care facility.

Sec. 30 - 229- Conditional Uses

- (1) Campgrounds subject to the provisions of Article V of this chapter.
- (2) Recreational service oriented uses such as resorts and motels, restaurants and cocktail lounges, sport shops and bait sales, and other recreational services, which, in the opinion of the Land Use and Information Committee are of the same general character or are clearly incidental to a permitted, or Conditionally approved, use.
- (3) Two family dwelling units also known as duplexes. A two family dwelling cannot be separate structures, and must have a common roof.
- (4) Mini-storage rental buildings or storage rental buildings for storage of personal property when in conjunction with, and accessory to, a campground approved by a Conditional Use Permit.
- (5) Expanded home occupations or professional offices, provided such use will not include an operational activity that would create a nuisance and/or be determined incompatible or inconsistent with the existing or historical uses of the parcel by the Land Use and Information Committee. Expanded home occupations may be carried on other than within the confines of the home and may involve persons other than the resident family.
- (6) Drive-in establishments offering in-car service to customers.
- (7) Public and semi-public conditional uses as stated in the RR-1, RR-2 and RR-3 districts.
- (8) Telephone and power transmission towers, poles and lines, substations, relay and repeater equipment and structures. (see article VI of this chapter for tower communications facilities.)