

## Chapter 69 TRAILERS AND CAMPGROUNDS

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**69.01 Definitions.** The definitions set forth in **Wisconsin Administrative Code section DHS 178.03** are hereby adopted and incorporated into this Chapter as though fully set forth herein.

**“Accessory structure”** means any stationary man-made object with form, shape and utility, placed for thirty (30) or more continuous days in one (1) location. It includes, but is not limited to, decks, steps, carports, shelters, canopies, enclosures, ramps, sheds, garages, platforms, cabanas and ramadas that may, or may not, be anchored to the ground. It also includes the mounding and excavation of earth and retaining walls.

**“Business purposes”** means engaging in trade, promotion, demonstration, commerce, dealing, merchandising, or buying or selling goods or services.

**“Cabana”** means an accessory structure that may, or may not be, prefabricated, with two (2) or more walls, used adjacent to and in conjunction with a camping unit to provide additional living space.

**“Camping unit”** shall have the meaning set forth in Wisconsin Administrative Code section DHS 178.03(4), and shall include a “camping trailer” as defined in section 340.01(6m) of the Wisconsin Statutes, “recreational mobile home” as defined in section 66.0435(1)(hm) of the Wisconsin Statutes, “recreational vehicle” as defined in section 340.01(48r), and “recreational motor home” as defined in section 70.112(5) of the Wisconsin Statutes, and as those sections are subsequently amended.

**“Deck”** means a wooden floor that is suspended by posts or pillars and is primarily made of wood or a composite wood material or vinyl. Decks can be different levels and often need railings.

**“Dwelling”** means a camping unit used as a place for living, sleeping, eating or bathroom facilities.

**“Emergency personnel”** means the Village of Lake Delton Police Department, the Delton Fire Department and the Dells Delton EMS.

**“Fire Chief”** means the Village Fire Chief.

**“Lodging”** means a place for sleeping.

**“Parking space”** means an area within a campsite which is accessible by and suitable for parking of, a motor vehicle measuring not less than nine (9) feet wide by eighteen (18) feet long.

**“Patio”** means a flat, open horizontal surface or platform located on the grade of the land.

**“Permanent occupancy”** shall mean occupying or using a camping unit for three (3) months or more in any twelve (12) month period.

**“Permanently placed”** shall mean placing, parking or maintaining a camping unit, cabana, ramada or other accessory structure within the same campground for three (3) months or more in any twelve (12) month period.

**“Ramada”** means a stationary structure having a roof extending over a camping unit, which may also extend over a patio or parking space for motor vehicles, and is used principally for protection from snow, ice, sun or rain.

**“Residential Specialty Code”** shall mean the applicable state or code regulating the equipment or structure.

## *Article I – General Provisions*

### **69.02 Campgrounds.**

- A. No person shall use a camping unit for permanent occupancy, lodging or for business purposes within the Village of Lake Delton outside of a licensed campground.
- B. No camping unit shall be parked or placed outside a permitted campground for more than twenty-four (24) consecutive hours, except as follows:

1. When left unoccupied and parked for purposes of utilizing other hotel, motel or tourist rooming house lodging, or visiting, for a maximum period of two (2) weeks.
2. On the premises of an authorized camping unit dealer, provided the camping unit is not occupied for business purposes.
3. One (1) camping unit is allowed in a rear yard of the owner provided the camping unit is not occupied as a dwelling, temporary dwelling, or used for business purposes.
4. On the premises of any vehicle service business for the purpose of servicing or making repairs thereto.
5. No cabana, ramada, camping unit accessory structure or motor vehicle shall be located within ten (10) feet of any campfire or campfire ring.

C. No camping unit within a campground shall be permanently occupied.

D. No camping unit shall be parked in the campground outside an individual campsite for more than twenty-four (24) hours.

E. No camping unit, cabana, ramada or other accessory structure shall be permanently placed without a permit as set forth in Article II.

F. No vehicle or camping unit or other obstruction shall be placed on any roadway nor area designated by the Fire Chief, or his designee, as a fire lane.

#### **69.03 Permit for Campground.**

A. No person or entity shall establish, operate or maintain a campground without a permit.

B. Permits shall be subject to revocation or suspension for violation of any of the provisions of this Chapter or state or local regulation relating to campgrounds, health, safety or welfare.

C. Any person whose permit has been suspended or revoked under this Chapter shall not be eligible for a permit or renewal hereunder for a period of twelve (12) months thereafter.

D. Village campground permits may be transferred from one owner or operator to another upon payment of a fee of one hundred dollars (\$100.00).

E. A permit application shall include, but is not limited to, the following information: accurate map of all campsites including the number assigned to each, proof of state permit, scale map showing design and layout to show compliance with the requirements of this Chapter, and list of all permanently parked camping units.

#### **69.04 Campground Location and Design.**

A. The provisions of [Wisconsin Administrative Code section DHS 178.11](#) are hereby adopted and incorporated into this Chapter as though fully set forth herein, with the following additional restrictions:

1. Exposed ground surfaces in all parts of every parking area and campsite shall be paved or covered with stone screenings, or other solid material, or protected with a vegetative growth capable of preventing soil erosion and of eliminating objectionable dust. All surfaces traveled by vehicles, other than individual campsites, shall be paved.
2. Each designated campsite shall be clearly marked and numbered on a sign at each site and on a map available to all campground occupants. Each campsite sign shall be attached to a post adjacent to the roadway and visible at all times.
3. There shall be a minimum separation of ten (10) feet between camp fires and camping units.
4. Excepting for the interior road system, all camping units shall be located at least fifty (50) feet from the lot line or any public right-of-way.

5. All construction within a campground shall comply with the building, electrical, heating and plumbing codes of the State of Wisconsin and the Village of Lake Delton.
6. In new campgrounds or extensions of existing campgrounds, all distribution lines, including without limitation, electrical, water, sewerage and telephone lines, shall be located underground.
7. Key boxes.
  - a. All campgrounds protected by an automatic gate or alarm system, automatic suppression system, or secured in a manner that restricts access during an emergency shall be equipped with a key lock box at or near the main entrance or such location required by the Fire Chief. The owner or operator of the campground required to have a lock box shall, at all times, keep key(s) in the locked box that will allow emergency personnel access to the campground. The owner or operator of a campground required to have a key system shall provide emergency contact numbers to the Police department, the Delton Fire Department and the Dells Delton EMS. The key box shall be a type approved by the Fire Chief and shall contain those keys found to be necessary to provide emergency access.
  - b. Unauthorized removal of any key from a key box by anyone is prohibited.
8. A minimum of one and one-half (1-1/2) off-street automobile parking spaces shall be provided for each individual campsite within a campground.

#### **69.05 Campground Street System.**

- A. Campgrounds shall be established with safe and convenient vehicular access from abutting public streets or roads to each campsite. Alignment and gradient shall be properly adapted to topography. Surfaces for vehicular traffic shall be paved.
- B. All campground sites shall abut upon a street. Streets shall be a minimum of eleven (11) feet wide. Streets shall be at approximate right angles within one hundred (100) feet of an intersection. Intersections of more than two (2) streets at one (1) point shall not be allowed. A distance of at least one hundred fifty (150) feet shall be maintained between centerlines of offset intersecting streets.
- C. Access to campsites, except primitive or walk-in, shall be designed to minimize congestion and hazards at their entrance or exit and allow free movement of traffic on adjacent streets. All traffic into or out of the parking areas and campsites shall be through such entrances and exits.
- D. Each campground shall provide sufficient parking and maneuvering space so parking, loading or maneuvering camping units incidental to parking, shall not necessitate the use of any public street, sidewalk or right-of-way, or any private grounds not part of the recreational vehicle parking area.

#### **69.06 Campground Electrical Service.**

- A. Individual campsites furnished with electrical service shall be furnished with an electrical service outlet equipped with an externally operated switch or fuse of not less than sixty (60) amperes capacity and a heavy-duty outdoor outlet receptacle. Electrical outlets shall be weatherproof.
- B. Accessory structures shall obtain electrical service directly from the service described in section 69.06(A). Accessory structures shall not utilize a camping unit for electrical service or supply. All electrical lines extending from the meter to the camping unit or accessory building exceeding five (5) feet in length shall be underground.

C. All permanently placed structures shall be connected to power sources according to Article 552 of the NFPA 70, National Electrical Code.

D. A permanently placed structure shall not be powered by another permanently placed structure. Each permanently placed structure must have an individual connection to the power supplied by the campground.

E. At the time of installation, all permanently placed structures shall be tested to the following criteria:

1. All one hundred ten (110) volt electrical receptacle outlets shall be subjected to a polarity test to determine all connections have been made properly; and
2. All electrical lights, equipment, ground fault circuit interrupters, and appliances shall be subjected to an operational test to demonstrate all equipment is connected and in working order.

**69.07 Campground Water, Sewerage and Toilets.** The provisions of *Wisconsin Administrative Code* section DHS 178.12 through 178.20 are hereby adopted and incorporated into this Chapter as though fully set forth herein, with the following additional restrictions:

1. All campgrounds shall connect to the municipal water supply.
2. All sanitary facilities shall connect to the municipal sewerage system.
3. No incineration of garbage or refuse is permitted. Campgrounds shall comply with the municipal recycling requirements.
4. Campgrounds shall be kept free of camper generated litter, rubbish and other flammable materials. At least one (1) maintained fire extinguisher shall be available in the campground office or other building within the campground. The fire extinguisher shall be of the type approved for outdoor storage and use and/or shall be housed in an appropriate outdoor box or enclosure.
5. There shall be located in every campground a park office wherein the permit holder shall maintain a register of all campground occupants to be open at all times to inspection by state, federal and municipal officers, showing:
  - a. Names and addresses of all owners and occupants of each camping unit.
  - b. Dates of entrance and departure of each camping unit.
  - c. Make, model, year and license number of each camping unit and motor vehicle and state, territory or county issuing such licenses.
6. Any permanently placed structure allowed to be connected to water sources and waste disposal terminals must comply with the following standards:
  - a. A full way shutoff valve shall be provided on the water supply serving each PPS.
  - b. The water inlet shall be connected to the site water supply outlet by an approved flexible connector not less than three-quarter (1/2) -inch nominal diameter or by other approved means approved by the Village Building Inspector.
  - c. Where static water pressure exceeds eighty (80) pounds per square inch, a pressure regulator shall be installed.

**69.08 Conflicting Standards.** Except as specifically authorized under s. 69.25 in the event of a conflict between the standards of *Wisconsin Administrative Code* DHS Chapter 178 and this Chapter the more stringent standard shall apply.

**69.09 Enforcement.** This Chapter shall be enforced by the Building Inspector, the Assistant Zoning Administrator, or their designees.

**69.10 Campground Inspection.** The Village Building Inspector, Assistant Zoning Administrator, Fire Inspector or a designated official shall have the right to inspect campgrounds as necessary to ensure compliance with the provisions of this Chapter.

*Article II – Permanently Placed Structures*

The following regulations apply to permanently placed camping units, cabanas, ramadas, decks, porches, additions, and other accessory structures (hereinafter collectively referred to as “PPS”):

**69.11 Permit.**

- A. No person holding a campground permit shall allow a PPS to be permanently placed without a permit, nor shall a person holding a campground permit allow a PPS to be placed, used or maintained without compliance with the terms and conditions set forth in this Subchapter.
- B. Application for a campground permit shall identify all PPS located within the campground.
- C. Except as provided under Section 69.06, all PPS existing as of the date of enactment of this Subchapter shall be brought into conformance with the regulations set forth in this Subchapter within one (1) year from the date of enactment.
- D. The Village may pursue violations of this Subchapter against either:
  - 1. The campground permit holder for the campground where a PPS is located;
  - 2. The owner or possessor of a PPS in violation of this Subchapter; or
  - 3. Both.
- E. No camping unit shall be allowed to be permanently placed on a campsite unless the campsite is serviced with water, sewer and electrical hookups.
- F. No person may occupy a PPS without it being permitted.
- G. Permit Fees. Campground Permit fees including a surcharge for Permanently Place Structures shall be established by the Village Board in accordance with the provisions of Chapter 19 Village Municipal Code. 69.11 G Modifying and Amending Ordinance 17-010 Passed 6/26/2017 Published 7/8/2017

**69.12 Support.**

- A. Except for axles, wheels, tires, hitches, and transportation lights designed to be detached from the camping unit, no portion of a camping unit platform (chassis) shall be removed before or after the camping unit is installed.
- B. Any foundation for a PPS shall be capable of transferring design vertical loads and other loads unique to local sites due to wind, seismic, and water conditions imposed by or on the structure into the underlying soil bedrock without failure. The Building Inspector may approve an installation design and materials not contained in these rules.
- C. PPS shall be installed according to the manufacturer’s installation instructions. Where manufacturer’s installation instructions are not available, installations shall meet the minimum requirements in these rules.
- D. Footings for a PPS shall be a minimum of sixteen inches (16”) x sixteen inches (16”) x eight inches (8”). Concrete slab footings shall be placed level on solid ground.
- E. Piers for a PPS shall be at a maximum of eight feet (8’) on center under the main frame (I-Beam or channel beam). Piers shall not exceed thirty-six inches (36”) in height under the main frame (I-Beam or channel beam).
- F. Under the main frame, (I-beam or channel beam) pier supports shall be placed not more than two (2) feet from the exterior of each end wall. All pier supports shall be installed (centered) directly under and perpendicular to each main frame of the PPS.
- G. Retaining walls used to resist the lateral displacement of soil and other materials shall be

designed to resist the loads imposed upon it, including both dead and live load surcharges to which such walls are subjected, and to insure stability against overturning, sliding, excessive foundation pressure and water uplift. Unless drainage is provided, the hydrostatic head of pressure shall be assumed to be equal to the height of the wall. Retaining walls shall be constructed of treated foundation grade wood, concrete, masonry, or other approved materials or combinations of these materials. Railings or other approved barriers shall be installed on or adjacent to the top of retaining walls that are higher than twenty-four (24) inches. Whenever the Village or its designee finds that an existing retaining wall, or any part thereof, is dangerous to life or adjoining property by reason of bad conditions, defective construction, decay, general dilapidation or other cause, the property owner upon which the wall exists shall be ordered to cause it to be made safe or to be removed and replaced, as in the judgment of the Building Inspector may be necessary. The property owner of such structure shall thereupon immediately cause it to be made safe, or to be removed and replaced, as ordered.

**H.** All fill and backfill soil surrounding a PPS shall be compacted to not allow displacement. Soil grading around a PPS shall allow water to drain away from the PPS at a slope of one-half (1/2) -foot vertical for every twelve (12) feet horizontal.

**I.** Regardless of the type of foundation system provided, the foundation construction shall assure a level PPS floor where applicable.

**J.** All poured in place concrete shall cure three (3) days prior to installation of a PPS and shall have a compressive strength not less than two thousand five hundred (2,500) pounds per square inch in twenty-eight (28) days.

#### **69.13 Anchoring Systems.**

- A.** To resist overturning and lateral movement from high winds, a PPS shall be anchored.
- B.** A PPS shall be anchored according to the manufacturer's instructions, where applicable.
- C.** If no manufacturer's installation instructions are available, anchoring systems shall be designed and tested according to the Manufactured Home Construction and Safety Standards 24 CFR 3280.306 or otherwise approved by the Village's Building Inspector.

**69.14 Fire Hydrants.** All campgrounds with PPS shall have fire hydrants installed in accordance with the requirements of Village Municipal Code Chapter 36 and subject to the approval of the Fire Chief.

**69.15 Plumbing Connections.** All plumbing connections shall be in accordance with the Village Plumbing Code Chapter 57.

#### **69.16 Mechanical.**

- A.** Mechanical equipment installed outside of and not supported by a PPS shall be placed on a solid level surface.
- B.** Exhaust duct systems of clothes dryers, applicable cook tops, and other appliances shall not terminate beneath a PPS. Exhaust ducts shall be routed through any skirting to the exterior. Exhaust duct installations shall have no dips or traps and shall be installed according to the applicable appliance manufacturer's installation instructions.
- C.** Moisture or heat producing appliances, such as dryers and applicable cook tops, shall be vented to the outside atmosphere to insure moisture-laden air is carried out beyond the perimeter of a PPS.
- D.** Exhaust ducts shall be installed according to the appliance manufacturer's installation instructions and the following requirements:

1. The duct shall be a minimum of four (4) inches in diameter unless otherwise specified by the appliance manufacturer;
2. The duct material shall be metal or listed flexible metal if approved by the appliance manufacturer;
3. There shall be no dips in the duct run;
4. There shall be no screws, mechanical fasteners, screens, or any other obstructions extending into any interior portion of the duct;
5. The total length of the duct shall not exceed fifteen (15) feet unless otherwise specified by the appliance manufacturer; and
6. There shall not be more than two (2) ninety (90) -degree elbow fittings or four (4) forty-five (45) -degree elbow fittings installed in the duct run.

E. Condensation drains from air conditioning, heat pumps, evaporative coolers, dehumidifiers, refrigeration equipment, or any other appliance shall not terminate under a PPS.

F. Mechanical installations not a part of the recreational park trailer shall be in conformance with the Residential Specialty Code.

#### **69.17 Fuel Supply.**

A. All fuel gas piping systems serving recreational park trailers and cabanas shall be designed and constructed according to applicable provisions of the Residential Specialty Code.

B. Where fuel gas is provided, each recreational park trailer site shall have a listed gas shut off valve installed upstream from the recreational park trailer site gas outlet. Such valve shall not be located under any recreational park trailer or cabana. The outlet shall be equipped with a cap or plug to prevent discharge of gas whenever the recreational park trailer site outlet is not connected to a recreational park trailer or cabana.

C. Each gas supply shall be connected to the recreational park trailer with an approved six (6)-foot flexible gas connector.

D. Refilling of camper mounted or ground LP tanks shall only be allowed if the LP tanks are located at least ten (10) feet away from any fire pit, electrical pedestal or transformer.

#### **69.18 Access.**

A. Required egress doors on PPS shall be accessible by steps or ramps or have door thresholds within eight (8) inches of grade.

B. All ramps, decks, hand rails, guard rails, stairs, steps, porches, and landings constructed adjacent to a recreational park trailer to be used by the occupants of the recreational park trailer shall be constructed in conformance with the Residential Specialty Code.

**69.19 Rodent Proofing.** All cuts, holes, or tears in a PPS bottom board or floor insulation, including, but not limited to, areas around plumbing, mechanical, and heating equipment penetrations shall be adequately repaired and sealed to prevent the entrance of rodents and limit heat loss.

#### **69.20 Accessory Structures.**

A. Accessory structures shall be designed, constructed, and installed according to the Residential Specialty Code and these rules.

B. Accessory structures shall not obstruct required egress windows, exit doors, appliance access, exhaust vents or ducts, chimney or flue pipes, combustion air inlets, drains, sewer vents, or the utility access of another PPS.

C. Accessory structures shall be free standing, self-supporting structures. No loads shall be imposed on another PPS from the installation of an accessory structure unless approved by the building official.

D. The total area of all PPS on the same lot in a campground shall not exceed four hundred (400) square feet in area except as provided below:

1. Where the accessory building is a cabana, the size restrictions in Section 69.21 shall apply;
2. Where an accessory building or accessory structure has a six (6) -foot clearance to all recreational vehicles, accessory buildings, and accessory structures, the size limitations of this section shall not apply;
3. Where the accessory structure is a deck, patio, or ramada, the size limitations of this section shall not apply;
4. Factory-built porches, decks, eaves, roof overhangs, and other construction that is built by the manufacturer and connected to and supported by a camping unit shall not be counted within the size limitations of this section; and
5. Where more than one (1) accessory structure occupies the same space (i.e., landing, ramp or stairs under an awning or carport), the area shall only be counted once within the size limitations of this section.

#### **69.21 Cabanas.**

A. A cabana may be installed as an accessory to a camping unit according to the following restrictions:

1. Cabanas shall not be designed, constructed or used for sleeping or cooking facilities;
2. Cabanas shall be restricted in size to a total of two hundred forty (240) square feet of gross floor area per camping unit and campsites; and
3. Cabanas shall not contain gas, liquid or solid fuel-burning grills, fireplaces, fireplace stoves, room heaters or pellet-fired appliances.

B. Cabanas shall be designed and constructed as freestanding, self-supporting structures. Cabanas may be attached to a PPS only with appropriate flashing or sealing materials to provide a weather seal.

C. Each cabana shall have an exit door opening directly to the outside without passing through a camping unit or other PPS.

D. Cabanas shall have smoke alarms and carbon monoxide alarms installed.

#### **69.22 Ramadas.**

A. A ramada may be constructed or installed as an accessory to a camping unit.

B. A ramada or any portion thereof shall have a clearance of not less than thirty-six (36) inches in a vertical direction above the highest portion of a camping unit roof and not less than eighteen (18) inches in a horizontal direction from each side of a camping unit.

C. Cross braces, architectural appurtenances, and structural ties shall not obstruct the installation or removal of any camping unit.

D. Camping units with roof extensions or sited under a ramada that also have solid fuel burning appliances installed shall have the chimney, flue, or vent for the solid fuel burning appliance installed through the roof extension or ramada according to the appliance manufacturer's installation instructions. Chimney, flue, or vent pipe extensions shall be of the same type, brand, and specifications as the original pipes used in the camping unit. Shipped-loose chimney, flue, or vent sections and equipment for solid fuel burning appliances shall be installed according to the

appliance manufacturer's installation instructions. If manufacturer's installation instructions are not available, installations shall comply with the mechanical chapters of the Wisconsin Uniform Dwelling Code.

**69.23 Remodeling Permit.** No PPS shall be structurally altered without a permit. For purposes of this Section, structurally altered means changing, replacing, removing, interior or exterior walls, flooring underlayment or roofing. No electrical or plumbing repair or replacement may be completed without a permit, except for replacement of a faucet.

**69.24 Penalties.** Any person who shall violate any provision of this Chapter or fail to perform any duty required hereby or do any act hereby prohibited shall, in addition to any penalty imposed under Section 69.03 B, upon conviction thereof, forfeit not more than five hundred dollars (\$500.00) for each offense. Each day of violation of any provision of this Chapter shall be deemed to constitute a separate offense.

**69.25 Special Exceptions.** The Building Inspector is authorized to grant special exception permits to owners of PPS when it is determined that strict compliance with the requirements of this Chapter will result in the imposition of an undue hardship on the owner and reasonable alternatives are available to meet the intent of this Chapter. An owner of a PPS seeking a special exception permit shall submit the following documentation to the Building Inspector in support of a request for a special exception permit:

- a. Site Plan;
- b. Detailed explanation of requested relief;
- c. Proposed alternative measures;
- d. Release of liability and indemnification of the Building Inspector and Village; and
- e. Written consent from the Campground owner.

**69.26 Severability.** Should any portion of this Ordinance be declared unconstitutional or invalid by a court of competent jurisdiction, the remainder of this Ordinance shall not be affected.

Modified and Amended Ordinance 14-022 Passed: 9/8/2014 Published 9/17/2014

69.11 G Modifying and Amending Ordinance 17-010 Passed 6/26/2017 Published 7/8/2017

**\*\* Corrections to references to DHS Chapter 178.** All references to Wisconsin Administrative code DHS Chapter 178 are hereby updated to refer to Wisconsin Administrative Code ATCP Chapter 79. The individual section numbers remain the same.  
Modifying and Amending Ordinance 17-010 Passed 6/26/2017 Published 7/8/2017