

Amendments to  
April 19, 2023

TOWN OF LAND O' LAKES, WISCONSIN

ORDINANCE REGULATING THE PARKING AND LOCATION OF MANUFACTURED  
AND MOBILE HOMES OUTSIDE OF TRAILER PARKS AND CAMPGROUND RESORTS,  
AND CAMPING

THE BOARD OF SUPERVISORS OF THE TOWN OF LAND O' LAKES DO ORDAIN AS  
FOLLOWS:

SECTION I – NAME

This ordinance shall be known and cited as the Land O' Lakes Mobile Home Campground and Camping Ordinance.

SECTION II - PURPOSES

The fundamental purpose of this ordinance is to protect the public health, safety, morals, and general welfare of the inhabitants of the Town of Land O' Lakes and the land and resources within said town.

SECTION III - DEFINITIONS

- A. Camping is an outdoor activity involving overnight stays away from someone's primary residence, either without shelter or using basic shelter such as a tent or a recreational vehicle.
- B. Campground means any of the following:
- 1) Primitive Campground means two or more sites owned by a person, state or local government designated, maintained, intended, or used for the purpose of supplying a location for overnight camping where location is accessible by canoe, boat or by hiking, but not by campers' motor vehicles. Such areas open to the public and designated as usable by the public as primitive campground areas may be set aside for free or pay camping purposes.
  - 2) Developed campground and camping resort means any parcel or tract of land of five acres or more, containing two or more sites, and owned by a person, state, or local government accessible by automobile, or other engine driven vehicle designed, maintained, intended, or used for the purpose of supplying accommodations for overnight use, open to the public and designated as a developed camp area and set aside for free or paying camping purposes.
- C. Camping Unit: A structure, including a tent, camping cabin, yurt, recreational vehicle, bus, van or pickup truck or a tree house without plumbing or electric. (Camping cabin max size 400 square feet in a campground).
- D. Dwelling: A structure or place of shelter to live in; place of residence.

- E. Habitable: The three-dimensional space enclosed floor area arranged for living, sleeping or for the preparation of meals. The area can include multiple levels of an existing structure and covered/screened porches. The area does not include decks, open porches, garages, or overhangs. All habitable living areas, including kitchens, hallways, bathrooms, and corridors shall have a ceiling height of at least seven feet. Habitable rooms may have ceiling heights of less than 7 feet provided at least 50 percent of the room's floor area has a ceiling height of at least 7 feet. Beams and girders or other projections shall not project more than 8 inches below the required ceiling height.
- F. Habitable Structure: Any three-dimensional space enclosed structure arranged for living or sleeping purposes.
- G. Junk and/or Salvage Yard: An area or premises consisting of the following, but not limited to, salvage materials, scrap metal, paper, rags, glass, plastic, used lumber, oil, oil or gasoline containers, used tires, household furnishings, household appliances. Two (2) or more unlicensed vehicles and parts thereof and machinery no longer used for the primary purpose for which it was intended. No junk and or salvage yard shall be permitted in the Town of Land O' Lakes, except in conformance with a plan approved by the Vilas County Zoning Committee. See Article V, section 5.12 of Vilas County's General Zoning Ordinance.
- H. Manufactured Home: a structure transportable in one or more sections, which in the traveling mode is eight (8) body feet or more in width or forty (40) body feet or more in length, or when erected on site is three hundred twenty (320) or more square feet, and which is built on a permanent chassis and designed to be used as a dwelling with or without a permanent foundation when connected to the required utilities, and includes the plumbing, heating, air conditioning, and electrical systems contained therein and which complies with all manufactured home construction and safety standards established under 42 U.S.C. 5401-5426, which became effective June 15, 1976.
- I. Mobile Home: A vehicle manufactured or assembled prior to June 15, 1976, designed to be transported to its placement as a single unit or in sections and equipped and used, or intended to be used, primarily for human habitation, with walls of rigid un-collapsible construction which has an overall length in excess of 45 feet. "Mobile home" includes the mobile home structure, its plumbing, heating, air-conditioning and electrical systems and all other equipment carrying a manufacturers warranty.
- J. Recreational Vehicle including any of the following:
- 1) Travel Trailer: A vehicular, portable structure built on a chassis, designed to be used as temporary dwelling for travel, recreational and vacation uses and identified as a travel trailer by the manufacturer.
  - 2) Pick-Up Coach: A structure designed to be mounted on a truck chassis for use as a temporary dwelling for travel, recreation, and vacation.
  - 3) Motorhome: A portable, temporary dwelling to be used for travel, recreation, and vacation, constructed as an integral part of a self-propelled vehicle.
  - 4) Camping Trailer: A canvas or a folding structure mounted on wheels and designed for travel, recreation, and vacation use.

- K. Shipping Container also known as Intermodal Shipping Container (ISO container): An intermodal container, often called a shipping container or a freight container, is a large, standardized shipping container, designed and built for intermodal freight transport, meaning these containers can be used across different modes of transport – from ship to rail to truck – without unloading and reloading their cargo. Intermodal containers exist in many types and a number of standardized sizes and made of rust-retardant Corten steel. Almost all are 8 feet (2.44 m) wide, and of either 20 or 40 feet standard length, as defined by International Organization for Standardization (ISO) standard 668:2020, although non-standard lengths are also available. The worldwide standard heights are 8 feet 6 inches and 9 feet 6 inches – the latter are known as High Cube or Hi-Cube (HC / HQ) containers.
- L. Tiny Houses: Houses of less than 1,000 square feet. Frequently, the distinction is made between small houses of 400 to 1000 square feet and tiny houses less than 400 square feet, with some as small as 80 square feet. Regulated in all districts like single family homes unless located in an RV park or campground, where they have to meet camping unit requirements.
- M. The word “PERSON” shall be construed to include any individual, partnership, firm, company, or corporation, whether tenant, owner, lessee, licensee, franchisee, or their agent, employee, heir, or assignee.

#### SECTION IV - LIMITATION OF ORDINANCE

At the discretion of the property owner, the lawful use of any recreational vehicle, dwelling, or structure, and of any land or premises as existing and lawful on the date of the enactment of this ordinance may be continued even though such use may not be in conformity with the provisions of this ordinance.

#### SECTION V – LOCATION OUTSIDE CAMPGROUNDS

Manufactured and mobile homes are permitted in all residential classifications when used as a dwelling structure in accordance with and subject to all requirements of Vilas County General Zoning Ordinance. Except as provided in this ordinance, it shall be unlawful for any person to park any manufactured home, mobile home, or recreation vehicle, on any street, highway, town road, or other public place within the Town of Land O’ Lakes, without first obtaining a special permit from the Town Board of Supervisors.

- A. No person shall occupy any recreational vehicle on any premises other than in an approved – campground or camping resort except under special permit as provided in section VI hereof. Approved campgrounds shall include only those authorized under and by virtue of Vilas County General Zoning Ordinance 85 Article V.
- B. The parking for storage purposes of only one (1) unoccupied recreational vehicle in an accessory private garage building or in a rear yard is permitted, provided no living quarters shall be maintained therein or any business practiced in such recreational vehicle while so parked or stored.

## SECTION VI – SPECIAL PERMIT

A. The Town Board of Supervisors may issue a permit for parking and occupying a recreational vehicle as a temporary dwelling, as provided in section VII hereof, outside a campground, provided:

- 1) The application for such special permit shall be in writing, signed by the applicant and shall state the proposed location of such recreational vehicle.
- 2) The proposed location shall be in conformity with Vilas County General Zoning Ordinance 85.
- 3) The proposed location shall be not less than one hundred (100') feet from the high water mark of any lake, river, or stream.
- 4) The Proposed location shall be not less than seventy five (75') feet from any public roadway.

## Section VII General Rules and Exceptions

When a recreational vehicle is used as a temporary dwelling during the construction of a permanent home or cottage the recreational vehicle must be located on the same lot where a zoning permit and building permit has been issued for the building of a home or cottage. Such temporary dwellings occupancy shall be used for a period of no longer than one year and shall be connected to adequate sanitary facilities and require a permit.

For camping purposes, a one-week occupancy for 1 habitable recreational vehicle, (7-day period is allowed), once a year for the convenience and enjoyment of the property owner, on lots with a habitable structure. All sanitary hook up requirements are required as if it were in a campground. This provision does not allow habitable structures rented under a Tourist Rooming House License.

## Section VIII Penalties

Any person violating any provision of this ordinance shall upon conviction thereof, forfeit not less than ten (\$10.00) nor more than one hundred dollars (\$100.00) and all court costs involved in the prosecution, and in case of default of payment of such forfeiture and costs, shall be imprisoned in the Vilas County jail until payment of such forfeiture and costs but not to exceed thirty (30) days for each conviction.

## Section IX – Continuing Violation

Each day a violation of this ordinance shall continue shall constitute a separate offense,

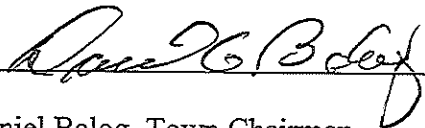
## Section X– Severability

The several terms and provisions of this ordinance shall be deemed severable, and if any provisions of it or the application thereof to any person or circumstances is held invalid, the remainder of the ordinance and the application of such provisions to other persons and circumstances shall not be affected thereby.

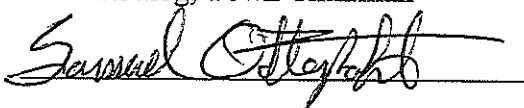
Section XI- Effective Date

This ordinance shall take effect and be in force on the day after passage and publishing as provided by law.

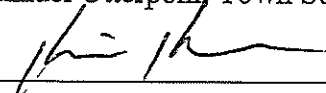
Adopted this 19<sup>nd</sup> day of April, 2023

  
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Daniel Balog, Town Chairman

  
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Samuel Otterpohl, Town Supervisor

  
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Kevin Konnow, Town Supervisor

Attest:

  
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Lynn Jolin, Town Clerk-Treasurer