

TOWN OF BASS LAKE

ORDINANCE NO. 2021-06-14

Amended 02-14-2022

Amended 06-13-2022

Amended 03-13-2023

Amended 08-14-2023

Amended 02-12-2024

AN ORDINANCE TO ESTABLISH PERMITS AND FEES FOR CAMPING IN THE TOWN OF BASS LAKE, SAWYER COUNTY, WISCONSIN

WHEREAS, on April 20, 2004, Sawyer County established a camping ordinance (Zoning Ordinance 6.7) allowing Sawyer County Towns to select various options related to camping limitations within their jurisdiction.

WHEREAS, the Town adopted Resolution # 09-13-04 (the “Resolution”) on September 13, 2004, selecting Option Three (3) from the Sawyer County camping ordinance as the Town’s camping restrictions, permitting “camping” on both “lake” and off “lake” lots.

WHEREAS, in order to properly enforce the Town’s selected camping restrictions, the Town seeks to establish a camping permit requirement as well as fees for the permit and violations of the camping restrictions.

NOW, THEREFORE, the Town Board of the Town of Bass Lake hereby ordains as follows:

- I. Authority.** The Town Board has the specific authority under Sawyer County Zoning Ordinance 6.7 and the Town’s village powers under Wis. Stat. § 60.22, to adopt and enforce this Ordinance.
- II. Definitions.** All terms in this ordinance shall have the definitions specified in Sawyer County Zoning Ordinance 6.7.
- III. Camping Restrictions.** The Town Board adopted camping restrictions by adopting Option Three and those general provisions set forth in Sawyer County Zoning Ordinance 6.7. These restrictions are reiterated below and incorporated herein. In the event of a conflict between this Ordinance and the Resolution, the terms of this Ordinance shall control.

6.7 PLACEMENT OF MAJOR RECREATIONAL EQUIPMENT/VEHICLES – “CAMPING” – TOWN OPTIONS.....

SAWYER COUNTY ZONING ORDINANCE

- 1) Tent camping in dwelling yards is permitted.
- 2) Walled/screened/roofed additions shall not be constructed onto camping equipment. Commercially procured camping accessory structures intended for temporary use (i.e., pole framed screen porches and screen rooms, awnings attached to vehicles and trailers etc.) are permitted.
- 3) Accessory structures (i.e., decks, gazebos, boathouses, storage buildings etc.) are not permitted on vacant properties used for camping. Privies/outhouses are allowed with the issue of the appropriate sanitary permit.
- 4) The placement of camping equipment shall meet the minimum setbacks that would be required of a dwelling.
- 5) Campsites shall be subject to inspection by County and Town Board officials/staff.
- 6) Driveway permits may be required per Town, County, or State ordinance.
- 7) Camping by organized groups (i.e., Boy/Girl Scouts, 4-H Clubs etc.) is permitted.
- 8) Towns may request a change of camping option by submitting a Town resolution to the Sawyer County Zoning Committee.
- 9) Towns may assess fees and issue permits at their discretion.
- 10) Towns may allow individual exceptions to the option selected on a case-by-case basis.
- 11) Complaints shall be initially addressed by Town officials. If a resolution cannot be obtained by the Town, the matter shall be brought to the attention of the Zoning and Conservation Department for enforcement.
- 12) Existing “camping” shall not be “grandfathered.” All properties shall be in compliance with the Town’s selected option within 12 months after the adoption of this amendment by the Sawyer County Board of Supervisors.
- 13) An emergency 911/Property Address sign shall be obtained.

6.73 OPTION THREE - “CAMPING” PERMITTED ON BOTH “LAKE” AND OFF “LAKE” LOTS.

1) IMPROVED LOTS – (LOTS CONTAINING A DWELLING)

- a) A property owner may store not more than two (2) camping vehicles/trailers on his/her property.
- b) The owner(s) of any improved lot in Sawyer County may have overnight guests stay in either the owner’s or the guest’s camping equipment for up to fourteen (14) days per calendar year. One guest camping vehicle/trailer will be allowed on any improved parcel for a total of 14 days per calendar year.
- c) For special events such as family reunions and holiday weekends, up to five (5) major recreational equipment/vehicles will be allowed on any improved parcel for a period of up to 7 days per calendar year.

2) VACANT LOTS – LOTS THAT DO NOT CONTAIN A DWELLING AND MAY OR MAY NOT HAVE FRONTAGE ON NAVIGABLE PUBLIC WATERS. **Camping is permitted.** The following restrictions shall apply:

- a) Only one campsite per lot shall be allowed.
- b) Camping equipment shall be parked as unobtrusively as possible and screened from roads and neighboring properties by vegetation.
- c) Wheels shall not be removed from vehicles/trailers.
- d) Vehicles/trailers shall have current license plates displayed.
- e) Camping equipment can remain on the property year round. Camping activity will not be allowed from December 1st to March 1st of the following year.
- f) Two (2) guest units will be allowed at the campsite for a period not to exceed fourteen (14) days per calendar year.
- g) A property address (fire number) sign is required.
- h) Sanitation/septic system requirements shall be enforced.

IV. Camping Permit Required. No person may conduct any camping activity or use without first acquiring a permit from the Town. **Permits will be issued for properties located in platted subdivisions on a limited basis as follows-**

North-Woods Beach subdivision- 15 total

All other subdivisions- 5 total

Prior year permits issued in platted subdivisions will have a 1 month grace period (APRIL 1st) to renew before any new application will be accepted.

- a. An application for a permit under this Ordinance shall be made to the Town Clerk on a form furnished by the Town. The application shall contain such information as may be required by the Town Board. Incomplete applications will be returned to the applicant and review of the application will be put on hold.
- b. To be eligible for a permit, an applicant must affirm and provide documentation showing he or she has met the following requirements:
 - i. The parcel at which the applicant seeks to engage in camping activities and use (the "Parcel") is at least 20,000 square feet. All applicants must include a Certified Survey Map or other documentation of their parcel with their application showing that their parcel meets these requirements.
 - ii. The Parcel has a fire number.
 - iii. The applicant obtained a driveway permit for the Parcel.

- iv. Electricity is provided by a power company to the Parcel. Generators are only to be used for emergencies. Certain instances maybe exempted on a case by case basis. No exemptions in platted subdivisions.
 - v. Park Model Trailers will not be present on the Parcel.
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- c. The annual fee to obtain a camping permit is **\$250.00**. Applicants with a sewer system shall provide the Town with a copy of an appropriate sanitary permit for the lot. This permit fee must be paid with your application. If a permit is denied, the permit fee shall be returned to the applicant.
 - d. A permit may be issued by the Town Clerk/Highway Supervisor with the final approval from the Town Board at the regular monthly board meeting. If the Town Board denies a permit, an appeal may be made by the applicant in writing to the Town Clerk within five (5) days of receiving notice of the denial. Upon receipt of a written appeal, the Town Clerk shall set a public hearing before the Town Board not less than ten (10) days after receipt of the written appeal and provide written notice of the hearing to the appellant. At the hearing, the appellant is entitled to be represented by counsel. After hearing the evidence, the Town Board may confirm or reverse the denial in writing. The determination of the Town Board is final, but appellant shall have 30 days from receipt of the written determination to appeal such determination pursuant to Wis. Stat. § 68.13.
 - e. All permits issued under this Ordinance shall commence **March 1st** and expire **March 1st** of the following year. **Please note: Weight restrictions on Town roads are in effect through March and April (specific dates vary).**
 - f. All permits issued under this Ordinance shall be displayed upon the fire number post by the Bass Lake Highway Department.
 - g. It shall be a condition of holding a permit under this Ordinance that the permittee fully comply with all Town ordinances and Federal, State, and County laws or regulations. Failure to do so shall be cause for revocation of the permit.
 - h. All permits issued under this Ordinance are personal and are not transferable except by written approval of the Town Board. A permit holder may not rent or lease their campsite to another person or entity.

- i. Any permit issued under this Ordinance may be revoked for cause by the Town Board. Any permittee whose permit is so revoked may apply within five (5) days after the revocation for a public hearing before the Town Board. At the hearing, the permittee is entitled to be represented by counsel. The hearing shall be conducted upon publication of a Class 1 Notice under s. 985.07, Wis. stats., prior to hearing, with the costs for publication and public hearing paid by the permittee to the Town Clerk prior to publication. After hearing the evidence, the Town Board may confirm or reverse the revocation, or modify the revocation by imposing a limited period of suspension. The determination of the Town Board shall be in writing, shall state the reasons for the Board's action, and is final, but appellant shall have 30 days from receipt of the written determination to appeal such determination pursuant to Wis. Stat. § 68.13.
- V. **Exceptions.** Any State-licensed and approved campground within the Town established after June 1, 2021, shall be subject only to an annual fee per campsite of \$250.00 paid to the Town of Bass Lake by June 1 of each year.
- VI. **Penalties.** Any person or legal entity that violates any provision of this Ordinance shall be subject to a forfeiture of not less than \$50.00 nor more than \$300.00 for each violation. Each day a violation exists or continues constitutes a separate violation under this Ordinance. In addition, the Town may pursue injunctive relief or any other remedy available to enforce compliance with this Ordinance. The Town's remedies shall be in addition to any rights of Sawyer County to independently enforce its Ordinances. In the event of a conflict between Town and County requirements the more restrictive requirement shall control.
- VII. **Change in Camping Option.** Pursuant to Sawyer County Zoning Ordinance 6.7, the Town reserves the right to change its camping option at any time by Town Resolution.
- VIII. **Severability.** Should any section, clause, provision, or portion of this Ordinance be adjudged unconstitutional or invalid, unlawful, or unenforceable by a final order of a court of competent jurisdiction, including all applicable appeals, the remainder of this Ordinance shall remain in full force and effect.

This Ordinance shall be effective February 12th 2024, upon passage. This Ordinance shall repeal and replace any and all Camping Ordinances heretofore enacted by the Town of Bass Lake, Sawyer County.

Adopted the 12th day of February, 2024


Justin Hall, Town Chairman


Dave Aubart, Supervisor


Don Adams, Supervisor

Jim Evans, Supervisor


Marshal Savitski, Supervisor

Attested by:


Town Clerk, Tammy Brown