

Zoning Ordinance #22

Section

**2.09 Camping**

**1) Purpose**

- a) The purpose of this Section is to limit the use of campers because it is the determination of the Town Board that their use in the Town is dangerous to the health, safety and welfare not only of the persons residing therein but, additionally, of the public at large. Portable heating devices, non-standard electrical connections, a lack of approved sanitary facilities including, but not limited to, bathrooms with toilets, sinks or showers or bathtubs and standard kitchen facilities, among other facilities associated with safe places of permitted human habitation, all lend themselves to unhealthful, unsanitary and hazardous living conditions, if utilized for extended periods of time, occasioned in part because campers are not intended for use as places of permitted human habitation and do not adequately provide for the needs associated with human habitation.
- b) Notwithstanding the foregoing, this Section shall make allowance for safe, comfortable and sanitary use of campers for short term, temporary use for human habitation purposes so as to facilitate enjoyment of camping, hunting, silviculture, and other out-of-door pursuits.
- c) The Town Board of Town of Germantown has the specific authority under s. 66.0119, s. 66.0435, s. 101.645 and s.101.935 Wisconsin Statutes.

**2) Interpretation**

- a) **Abrogation.** Except when set forth expressly herein, it is not the intent of the Town Board to abrogate, annul or repeal any other ordinance of the Town or to alter the applicability of laws which are not of statewide concern within the Town. To the extent that a conflict arises between this and any other ordinance, rule or regulation, the more restrictive of them shall control.
- b) **Liberal Construction.** In their interpretation and application, the provisions of these regulations shall be held to be the minimum requirements for the promotion of the public health, safety and general welfare. The provisions of this Ordinance shall be liberally and broadly construed in favor of the Town of Germantown to promote the purposes for which they are adopted and shall not be construed to be a limitation or repeal of any other power now possessed or granted to the Town of Germantown.
- c) **General.** Where used herein the word “shall” is mandatory. The word “may” is permissive.
- d) **Severability and Non-Liability**
  - i. If a court of competent jurisdiction adjudges any section or portion of this Ordinance unconstitutional or invalid, the remainder of this Ordinance shall not be affected.
  - ii. If any application of this Ordinance to a particular parcel or lot of land is adjudged unconstitutional or invalid by a court of competent jurisdiction, such judgment shall not be applicable to any other land or parcel not specifically included in said judgment.

**3) Limitations**

- a) No person may make use of or permit other persons on land under their ownership or control to make use of a camper. Non-parcel owners must have written permission from the parcel owner.
- b) It shall be unlawful for any person to place or permit to be placed or leave standing a camper for more than a season, plus 30 days on private or public land within the Town which is not otherwise licensed as a campground or mobile home park. At no time shall more than one (1) unit be stored on an individual premise that also contains a permanent dwelling unit.
- c) A camper may remain on the parcel if all these conditions exist for the duration of the camping permit:
  - i. Obtain a sanitation permit issued by Juneau County Zoning/Sanitation. Porta Potties will require a service agreement from the provider instead of a sanitation permit
  - ii. Only two (2) campers maximum are allowed per any one parcel or lot, whether occupied or unoccupied.

- iii. An approved on-site waste disposal system, including Porta Potties, Per Section 2.09.7, designed to accommodate the single-family residence, has been installed on the property prior to the placement, erection, and/or use of the camping unit to serve as a means of sanitary waste disposal for the users of the camping unit.
  - iv. If the camper is connected to a state approved septic system, section 2.09.7 , “Porta Potties” do not qualify.
  - v. The camper needs to maintain registration with the DOT, described in section 2.09.6.
  - vi. No structures shall be affixed or attached to the camper described in section 2.09.10.
  - vii. A fire number must be applied for through the Town of Germantown Zoning Administrator.
  - viii. Driveways must comply with the Town of Germantown’s Zoning Ordinance.
- d) Camping on a lot during construction of a single family dwelling unit shall be allowed, subject to the following for a maximum of 1 year:
- i. A regular building permit for a single family residence has been secured and a slab, crawlspace, or foundation for the single family dwelling unit has been installed.
  - ii. A camping permit which authorizes such camping has been secured.
  - iii. An approved on-site waste disposal system, including Porta Potties, Per Section 2.09.7, designed to accommodate the single-family residence, has been installed on the property prior to the placement, erection, and/or use of the camping unit to serve as a means of sanitary waste disposal for the users of the camping unit.
  - iv. The camping activity shall cease upon the completion of the single-family dwelling unit on the property.
  - v. Renewal permits shall only be issued when substantial progress toward completion of the single- family dwelling unit is demonstrated during the previous year.

**4) Camping Permit**

A camping permit is required for any use of a camper. The permit can be obtained from the Town of Germantown for a season or on a monthly basis. Fees are noted in the fee schedule. The permit must be posted on the camper all times.

**5) Setbacks and Lot Area Requirements**

The property must have at least 3 acres of land and meet the setback requirements in the zoning district in which the land is located.

**6) Licensing and Equipment Requirements**

- a) All campers must be maintained in legal road-worthy condition and licensed as required by Wisconsin DOT.
- b) The wheels or similar devices for transportation of any camper shall not be removed except for repairs lasting no more than ten (10) days.
- c) A camper shall not be permanently attached to the ground or to another vehicle or any accessory structure in any manner which would prevent the ready removal and transport of the camper.

**7) Sewage**

- a) No accessory vessels external to the camper intended for the accumulation of sewage shall be allowed, including, but not limited to, rolling containers, barrels, pits, buckets.
- b) No sewage shall be permitted to be deposited upon the ground or into lakes, rivers, ponds, streams or wetlands.
- c) No camper shall be placed upon any parcel of real estate that is serviced by pressurized water system unless the parcel also contains a Juneau County Zoning\Sanitation permitted septic system for the disposal of sewage.
- d) Commercially manufactured portable toilets, commonly referred to as “Porta Potties”, may be permitted if they are regularly serviced by a Wisconsin State licensed provider of portable toilet services.

- e) All septic systems on the parcel or lot shall have a sanitary permit issued by the Juneau County Zoning and Sanitation.
- 8) Exceptions**
- a) This Section shall not apply to the use and occupation of recreational vehicles and campers which are located in a duly recognized campground, subject to such regulations as may be enforced by the Town or County pertaining to the length of time such a camper can be used continuously at any given time for human occupation purposes under regulations for campgrounds.
  - b) The provisions of this Section do not apply to commercial operations engaged in the sales and/or repair of unoccupied camper vehicles.
- 9) Park Models**
- a) Park models are only allowed within a licensed RV Park or Campground.
- 10) Accessory Buildings and Other Structures**
- a) Any structures built on the property must obtain a building permit and zoning permit from the Town of Germantown Clerk.
    - i. Sheds that are less than 80 square feet may be placed without a building permit.
    - ii. Concrete, black-top and gravel does not require a building permit.
  - b) All structures must comply with the Town of Germantown Zoning Ordinance.
  - c) No structure(s), accessory building(s) or decks(s) shall be affixed or attached to a camper vehicle or park model.
- 11) Violations**
- a) The use of any camper in violation of this ordinance shall result in the issuance by the Town of a letter directed to the owner of the camper, if ascertainable, or, if the owner cannot be identified, to the owner of the parcel of real estate upon which it is situated, informing that person or persons of the need to cease and desist from making use of said camper.
  - b) The time period allowed for vacation of the temporary structure shall be limited to the period identified in Section 2.09.3b above, subject to the following provisions: if the Town obtains verifiable information as to the initial date upon which human habitation use of said camper began, said date shall constitute the beginning of the time period; in all other events, the time period shall commence with the date of issuance of the letter to the owner of the parcel or lot on which it is situated.
  - c) Any person who violates, disobeys, neglects, omits, tries willfully to circumvent the intent of the Ordinance, refuses to comply with this Ordinance, or resists enforcement of any of its provisions shall be subject to a written notice of violation.
  - d) The Town Zoning Administrator, any law enforcement officer, or any other officer designated from time to time by the Town Board may require owners of campers to effect compliance with the terms of this ordinance within thirty (30) days or such time period as is specified in written notice directed to their attention. In the event that the owner of the camper cannot be located, said notice shall be directed to the owner of the parcel of real estate upon which it is found.
- 12) Penalties**
- a) Each failure to obey a written order shall constitute a new violation of this Ordinance. Forfeitures shall be assessed in the following manner:
    - i. Failure to comply: See fee schedule.
  - b) If use of a camper is not brought into full compliance with this ordinance within the time period specified in the written order under Section 2.09.11.c., at the option of the Town Board, any member thereof, the Town Building Inspector or any law enforcement officer may issue a citation for such violation. In addition, any person or persons violating a provision of this ordinance shall be subject to a forfeiture as found in the Town of Germantown fee schedule.

## **Zoning Ordinance #22**

### **Section**

#### **11.00 DEFINITIONS**

For the purposes of this ordinance, the following definitions shall be used:

**ACCESSORY USE:** A use subordinate to the principal use of a structure, located on the same lot or parcel, serving a purpose customarily incidental to the principal use of the principal structure.

**ACCESSORY STRUCTURE:** A detached structure subordinate to the principal use of a structure, located on the same lot or parcel, serving a purpose customarily incidental to the principal use of the principal structure. No accessory structure or part thereof shall be used for an eating, sleeping, or living quarters.

**AGRICULTURE:** Beekeeping; commercial feedlots; dairying; egg production; floriculture; fish or fur farming; forest and game management; grazing; livestock raising; orchards; plant greenhouses and nurseries; poultry raising; raising of grain, grass, mint and seed crops; raising of fruits, nuts, and berries; sod farming; placing land in federal programs in return for payments in kind; owning land, which is enrolled in the USDA conservation reserve program; or participating in the milk production termination program; and vegetable raising.

**AIRPORT:** An airport is any area of land which is used or intended for the landing and takeoff of aircraft, and any appurtenant areas which are used or intended for use for airport buildings or other airport facilities or rights-of-way, including taxiways, aircraft storage and tie-down areas, hangars and other related building and open spaces.

**ALLEY:** A special public right-of-way affording only secondary access to abutting properties.

**ANIMAL HUSBANDRY:** The raising of domesticated farm animals when, in the case of dairy cows, beef cattle, horse, ponies, mules, llamas, goats, and sheep, their primary source of food, other than during the winter months, is from grazing in the pasture where they are kept.

**ATTACHED SINGLE FAMILY DWELLING UNIT:** A one-family dwelling attached to two or more one-family dwellings by common vertical walls.

**AUXILIARY RESIDENCE:** Dwelling on principal commercial property allowing owner or manager to reside in.

**BOARD:** Unless otherwise specified, board means Town Board of Germantown.

**BOATHOUSE:** A permanent accessory structure designed and used solely for the purpose of protecting or storing boats for noncommercial purposes.

**BUILDING:** Any structure which has a supported roof intended for shelter or enclosure.

**BUILDABLE AREA:** The specified portion of a lot which meets all of the yard and setback requirements of this ordinance and other applicable ordinances and regulations.

**BUILDABLE LAND:** For the purpose of this ordinance, buildable land is that land which is not mapped as DNR Wetland.

**BUILDING HEIGHT:** The vertical distance, measured from the mean elevation of the finished grade along the front of the building to the highest point on the roof or flat roofs; to the mean height level between the eaves and the ridge for gable and hip roofs; to the deck line for mansard roofs.

**BUILDING, PRINCIPAL:** The building on the lot, intended for primary use as permitted by the regulations of the zone in which it is located.

**BUILDING SETBACK LINE:** See Setback Lines.

**CAMPGROUND:** Any area or tract of land used to accommodate three or more camping parties, including; cabins, tents, house trailers, or other camping outfits for overnight occupancy.

**CAMPER:** Means a vehicle, whether factory or home built, whether on or off wheels, whether towed or carried on a motor vehicle or self-propelled, including, but not limited to, recreational vehicles, hitch mount pull behind trailers, pop up tent trailers, campers meant to be affixed to the bed of trucks and converted vehicles such as buses, trucks, or trailers. Such vehicles may be with or without complete kitchen and toilet facilities, self-contained water and sewage systems and designed to be used as a temporary dwelling for travel, recreation, or vacation use and having a maximum main floor area of eight hundred sixteen (816) square feet. "Camper Vehicle" does not include mobile homes, manufactured homes and "Park Models".

**CLERK:** The Town Clerk for the Town of Germantown.

**COMMERCIAL HORSE STABLE:** Any operation which there is remuneration for services provided.

**COMMERCIAL INDOOR LODGING:** Commercial indoor lodging facilities include land uses which provide overnight housing in individual rooms, suites of rooms, or apartments. Such facilities may provide kitchens, laundry facilities, multiple bedrooms, living rooms, and may also provide indoor recreational facilities for the exclusive use of their customers. Restaurants, arcades, fitness centers, and other on-site facilities available to non-lodgers are not considered accessory uses and therefore require review as a separate land use. Commercial indoor lodging facilities include motels, hotels, time-share condos, and short-term rental apartments, which provide housing for six months or less.

**CONDITIONAL USES:** Certain land uses which are specifically mentioned in this ordinance which may have impacts dependent upon specific circumstances. Conditional uses as specified in this ordinance require issuance of Conditional Use Permits approved by the Plan Commission.

**CONDO:** Short form of Condominium.

**CONDOMINIUM :** Property subject to condominium declaration including but not limited to land, buildings or a part of the building, or group of buildings including all the land, co-owned and operated within the law of the State of Wisconsin for the mutual protection and benefit of an association of all the members of ownership agreement pursuant to State Statute 703 and its successors.

**CONDOMINIUM DEVELOPMENT:** Refer to separate definitions of condominiums and development.

**CONDOMINIUM PLAT:** A map of a condominium made pursuant to Wisconsin Statutes/

**CONVERSION CONDOMINIUM:** A parcel of land with existing structure or structures converted to a condominium form of own  
**CORNER LOT:** A lot abutting two or more streets at their intersection.

**COUNTY:** The County of Juneau, Wisconsin.

**CULVERT:** A pipe, conduit, or similar enclosed structure with appurtenant works which carries surface or storm water under or through an embankment or fill, roadway, or pedestrian walk, or other structure.

**DENSITY:** A term used to describe the maximum number of dwelling units allowed for residential projects per acre.

**DEVELOPED PROPERTY:** A property or a lot upon which significant site improvements, such as utility installations, paving, and, in many instances, the construction of one or more structures has occurred.

**DEVELOPMENT:** Any manmade change to improved or unimproved real estate, including but not limited to, the construction or demolition of buildings, structures or accessory structures; the construction or demolition of additions or substantial improvements to buildings, structures or accessory structures, the placement of manufactured homes; mining, dredging, filling, grading, clearing and grubbing, paving, excavation or drilling operations; and the deposition or extraction of materials.

**DOCK:** See Pier.

**DOT:** Department of Transportation

**DWELLING:** A detached building designed or used exclusively as a long-term residence or sleeping place, having a minimum of 816 sq. ft. of living space, excluding the basement, but does not include commercial indoor lodging such as hotels, motels, boarding houses or bed and breakfast establishments. See also RESIDENCE.

**DWELLING, SINGLE-FAMILY:** A residential building containing one dwelling unit.

**DWELLING UNIT:** A building or portion thereof with rooms arranged, designed, used or intended to be used for one family. For enforcement purposes, guest houses or rooms with exclusive kitchen and bathroom facilities are considered dwelling units.

**FAMILY:** One or more persons related by blood, marriage or adoption, or a group of not more than five persons not so related, maintaining a common household in a dwelling unit.

**FARM DWELLING:** A dwelling which is occupied by a person who, or a family at least one member of which, earns a substantial part of his or her livelihood from farm operations on the parcel, or is a parent or child of the operator of the farm.

**FEEDLOT:** A lot or facility used or proposed to be used for the confined feeding and/or holding of animals where the number and kind of animals exceed twenty-five (25) per acre. The acreage used to compute the density of animals shall include all fenced pens, yards or similar uncovered structures and all covered enclosures in which animals are enclosed for all or 30 or more continuous days per year on a 24 hour per day basis, and shall not include lands used for the growing of crops, vegetative cover or pasture.

**FENCE :** A structure erected around or on any open space to prevent viewing or passage in or out, serving as a boundary, a means of protection, a buffer, a decoration, a means to block or modify a view and/or for confinement. Fences as controlled by this ordinance shall not include fences whose primary purpose is agricultural as defines in Chapter 90, Wis. Stats., gardening, safety fences including temporary snowmobile trail fences, or fences whose primary purpose is limiting snow drifting on public or private roads. Further excluded from regulation under this ordinance would be decorative or landscaping fencing that does not block the view from neighboring parcels and is of height, color, material and purpose consistent with nearby land uses.

**FLAG LOT:** A lot not fronting on or abutting a public road and where access to the public road is by narrow, private right-of-way.

**FLOOR AREA RATIO (FAR):** The ratio calculated by dividing the total floor area of all the buildings on a site by the area of the subject lot.

**FOUNDATION:** The structural system supporting a structure serving the function of transferring building loads to the ground; anchoring it against the winds; isolating it from frost heaving; isolating it from expansive soil; and holding it above ground moisture. The approved foundation designs are basement, crawlspace or slab of poured concrete, masonry or wood. The design, material and method of fastening are prescribed by the State Building Code. Columns or piers are not an acceptable foundation in the Town Center District.

**FRONTAGE:** That side of a lot abutting on a street and ordinarily regarded as the front of the lot.

**FRONTAGE STREET:** Any street to be constructed by the developer or any existing street in which development shall take place.

**GARAGE:** A structure which is accessory to a residential building and which is used for the parking and storage of vehicles owned and operated by residents thereof, and which is not a separate commercial enterprise. Garages shall be considered attached if they share a common roof, walls, and foundation with the principal structure; otherwise, garages shall be considered a detached accessory structure.

**GRAY WATER:** Water from your Kitchen or bathroom sinks, showers, tubs, and washing machines. It is not water that has come into contact with feces from the toilet.

**GROSS LEASABLE AREA:** The total floor area of a commercial building designed for tenant occupancy and exclusive use, including basements, mezzanines, and upper floors, expressed in square feet as measured from the center line of joint partitions and from outside wall faces.

**GROUP HOME:** Community living arrangements under Wis. Stats. 46.03(22), including those child welfare agencies, group homes for children and community based residential facilities identified therein. Group Homes shall meet all lot size, parking and similar requirements of the district they are located within.

**IMPERVIOUS SURFACE:** Any surface which prevents water from entering the ground, such as concrete, bituminous pavement, asphalt shingles, etc.

**IMPROVEMENT:** Any building, structure, bridge, work of art, area, parking facility, public facility, fence, gate, wall, landscaping, or other object constituting a physical addition to real property, or any part of such addition.

**IMPROVED LAND:** Any land which contains an improvement.

**INSPECTOR:** Inspector: The Town Zoning Administrator for the Town of Germantown or other person designated by the Town Board.

**INTENSITY:** A term used to describe the maximum amount of gross floor area and the minimum amount of landscaping required for nonresidential projects. Intensity standards which determine the maximum amount of development permitted on any given site, taking into consideration a variety of factors, including (but not limited to) 1) the area of the site; 2) the proportion of the site not containing sensitive natural resources; 3) the zoning district(s) in which the site is located; 4) the development option(s) under which the site is developed; and 5) the use(s) considered for development.

**JUNK:** Any used, old or secondhand scrap metal, metal alloy, synthetic or organic material, or waste or any junked, ruined, dismantled, unlicensed, if licensing is required for legal usage, inoperable or unusable vehicle, machinery, appliance, mobile home or part thereof.

**JUNKYARD:** Any place which is owned, maintained, operated or used for storing, keeping, processing, buying or selling junk. Two or more pieces of junk kept on a property in the Town of Germantown shall constitute a junkyard. A junkyard does include uses established entirely within a closed building.

**KENNEL:** Any establishment where or whereon three (3) or more dogs are kept for the purpose of breeding, sale or sporting purposes.

**LANDSCAPE SURFACE RATIO (LSR):** The percentage of the gross site area which must be preserved as useable open space. This is calculated by dividing the total area not covered by hard surfaces including roofs, concrete, asphalt, brick, block, stone, or gravel areas used for vehicles or pedestrian circulation, and all related surfaces as determined by the Zoning Administrator, divided by lot area.

**LAND USE:** A broad term used to classify land according to present use and according to the suitability for future uses, such as housing, open spaces and parks, commercial, industrial, and institutional.

**LIGHT INDUSTRIAL:** Any industrial and manufacturing uses, as defined in Section 3.00.

**LIVING UNIT:** See Dwelling Unit.

**LOADING AREA:** A complete off-street space or berth on the same lot for the loading or unloading of freight carriers, having adequate ingress and egress to a public street or alley.

**LOT:** A parcel, piece or portion of land, defined by metes and bounds, certified survey, recorded land subdivision plat or other means and separated from other lots, parcels or similar units by such description, and where applicable having its principal frontage upon a street, road or waterway. A Lot may encompass more than one tax parcel.

**LOT AREA:** The area of contiguous land bounded by lot lines, exclusive of land provided for public thoroughfares.

**LOT AREA COVERAGE:** See Landscape Surface Ratio.

**LOT DEPTH:** The average horizontal distance between the front lot line and the rear lot line of a lot measured within the lot boundaries.

**LOT LINES:** A property boundary line of any land parcel held in single or separate ownership; except that where any portion of the property boundary line extends into the abutting street or alley, the property boundary line shall be deemed to be the street or alley right-of-way line.

**LOT, THROUGH:** A lot which has a pair of opposite lot lines along two non-intersecting streets, and which is not a corner lot.

**LOT, WIDTH:** Lot width is measured as the horizontal distance measured at the building setback line between the two opposite side lot lines. Average lot width shall be the average of the length of the front and rear lot lines.

**MANUFACTURED HOME:** A structure that is designed to be used as a dwelling with or without a permanent foundation and that is certified by the Federal Department of Housing and Urban Development (HUD) as complying with the standards established under Wisconsin and Federal law.

**MOBILE HOME:** A vehicle manufactured or assembled before June 15, 1976, designed to be towed as a single unit or in sections upon a highway by a motor vehicle and equipped and used, or intended to be used, primarily for human habitation, with walls of rigid 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 appliances and all other equipment carrying a manufacturer's warranty. This definition does not include a recreational vehicle, as defined in Wisconsin S. 340.01 (48r).

**MOBILE HOME PARK:** A site with required improvements and utilities for the long-term parking of mobile homes which may include services and facilities for the residents.

**MODULAR HOME:** Any structure or component thereof which is intended for use as a dwelling and is of closed construction and fabricated or assembled on-site or off-site in manufacturing facilities for installation, connection, or assembly and installation, at the building site; or is a building of open construction which is made or assembled in manufacturing facilities away from the building site for installation, connection, or assembly and installation, on the building site and for which certification is sought by the manufacturer. 'Modular home' does not mean manufactured home as defined in this section.

**NONCONFORMING DWELLING:** Any dwelling, lawfully occupied at the time of the effective date of this ordinance or amendments, which does not conform to the regulations in this ordinance.

**NONCONFORMING LOT:** Any lot created and recorded prior to the effective date of this ordinance or amendment which does not conform to the size or lot dimension requirements in this ordinance. A lot which was legally created and recorded prior to the time this ordinance (or an applicable amendment to this ordinance) took effect shall be considered a legal nonconforming structure.

**NONCONFORMING STRUCTURE:** A building or structure which existed prior to the time this ordinance (or an applicable amendment to this ordinance) took effect and which is not in conformity with the provisions of this ordinance. A nonconforming building or structure which was legally constructed prior to the time this ordinance (or an applicable amendment to this ordinance) took effect shall be considered a legal nonconforming structure.

**NONCONFORMING USE:** The use of a building, structure or property which existed prior to the time this ordinance (or an applicable amendment to this ordinance) took effect and which is not in conformity with the provisions of this ordinance. A nonconforming use which was legally established prior to the time this ordinance (or an applicable amendment to this ordinance) took effect shall be considered a legal nonconforming use.

**NON-PERMANENT STRUCTURE:** A physical shelter having form and substance, including, but not limited to floor, walls, windows, doors and a roof, which is not permanently affixed to a foundation and whose supplies of potable water, sewage disposal and electrical current, among other utility services, are not permanently attached or incorporated into the design of the structure in accord with applicable state or local codes. This includes, but is not limited to, what are commonly referred to as tents and tent platforms.

**NUISANCE:** Anything that interferes with the use or enjoyment of property, endangers personal health or safety or is offensive to the senses.

**OWNER:** Any person having a legal or equitable interest in a parcel or lot.



PARCEL: A lot or group of lots under a single ownership or control.

PARCEL, ORIGINAL: A parcel as it existed as of the adoption date of this ordinance.

PARCEL, SUBSTANDARD: A parcel which is deficient in minimum lot size requirements according to this ordinance.

PARK MODEL: Built on a single chassis, mounted on wheels and have a gross trailer area not exceeding 400 square feet in the set -up mode and the manufacturers comply with the ANSI A119.5 standard for recreational park trailers.

PAVED: Ground surface covered with cobblestones, clay-fired bricks, concrete precast paver units (including, but not limited to, grasscrete), poured concrete with or without decorative surface materials, blacktop, or other asphaltic or rubber mixture which may include sand or gravel as an ingredient and which creates a hard surface. A graded natural surface or one covered with rolled stone or overlaid with loose gravel is not considered a paved surface.

PERSON: Natural persons, partnerships, associations and all other bodies corporate or public.

PIER: A pier is any structure extending into the water from the shore, whether floating or fixed to the lake bottom, for use as a boat landing place or promenade.

PLANNED UNIT DEVELOPMENT (PUD): An area of minimum contiguous size, as specified by the ordinance, developed as a single entity according to an approved plan and containing one or more structures with associated common areas.

PLAT: A map of a subdivision created in conformance with all applicable Town of Germantown, Juneau County, State, and Federal laws.

PLATTED: Mapped or created in conformance with all applicable Town of Germantown, Juneau County, State, and Federal laws.

PLATTING: The act of creating a map of a subdivision.

PRIVATE DRIVE: A private roadway providing access for vehicles to a parking space, garage, dwelling or other structure.

PRE-EXISTING USE OR STRUCTURE: A use or structure enacted or built prior to an applicable zoning, subdivision, or other development code. See Nonconforming Use and Nonconforming Structure definitions.

PROFESSIONAL OFFICE: The office of a doctor, salesman, insurance agent, travel agent, practitioner, dentist, minister, architect, landscape architect, planner, professional engineer, lawyer, author, musician, real estate broker or other recognized professional.

PUBLIC OPEN SPACE: Any publicly owned open area, including, but not limited to the following: parks, playgrounds, forest preserves, beaches, waterways, parkways and streets.

PUBLIC PARK: See public open space.

PYRAMIDING: Pyramiding is defined as the act of obtaining or providing access to public bodies of water across private lots or lands in a manner which increases the number of families which have access to that water to a greater degree than what would occur with individual riparian owners having individual lots fronting on the water. The effect of pyramiding is to funnel back lot development from offshore lots of residences via a narrow parcel of land to provide access to the water. For the purposes of this policy, pyramiding shall be defined as situations where more than two lots have access to a public body of water via a narrow parcel of land.

RECREATIONAL AREA: Any park, playground, ball field, ski hill, sport field, swimming pool, riding stable or riding academies or other facilities and areas constructed for recreational activities and open for use by the public or private organizations.

**RESIDENCE:** A structure or part of a structure containing dwelling units or rooming units, including single-family or two-family houses, multiple dwellings, boarding or rooming houses, or apartments. Residences do not include: such transient accommodations as transient hotels, motels, tourist cabins, or trailer courts; recreational vehicles; dormitories, fraternity or sorority houses. In a mixed-use structure, that part of the structure used for residential uses, except accessory to residential uses.

**RIGHTS-OF-WAY:** A strip of land occupied or intended to be occupied by a street, crosswalk, railroad, road, electric transmission line, telephone line, drainage facilities, oil or gas pipeline, water main, sanitary or storm sewer main. The usage of the term right-of-way for zoning purposes shall mean every right-of-way hereafter established and shown on a plat or certified survey map which is separate and distinct from the lots or parcels adjoining such right-of-way and not included within the dimensions or areas of such lots or parcels.

**ROW:** See Right-of-way.

**SEASON:** May 15<sup>th</sup> through September 15<sup>th</sup>.

**SETBACK LINES:** Lines established adjacent and parallel to highways, shorelines and side lot lines for the purpose of defining limits within which no building or structure or any part thereof shall be erected or permanently maintained, except for accessory uses, as allowed by this Ordinance. For purposes of enforcement, all setback lines are to be established as the setback distance measured perpendicular from the applicable lot line. For side and rear yards, setback distances shall be measured from the side and rear lot line. For front yards, setback distances shall be measured from the road right-of-way. Where no right-of-way exists and the front lot line is located within the road travel surface, setback distance shall be measured from back of drainage swale, or edge of pavement or travel surface if no drainage swale present. Where no right-of-way exists and the front lot line is not located within the road travel surface, the front setback shall be measured from the front lot line.

**SEWAGE:** Includes all liquids and water waste from sinks, bathing and toilet facilities.

**SHIPPING CONTAINER:** standardized reusable vessels that were originally designed for or used in the packing, shipping, movement or transportation of freight, articles, goods or commodities and/or originally designed for or capable of being mounted or moved by rail, truck or ship by means of being mounted on a chassis or similar transport device. This definition includes the terms "cargo container".

**SITE PLAN:** A scale drawing showing proposed uses and structures for a parcel of land as required by this ordinance.

**SITE TRIANGLE:** A space approximately triangular in shape, on a corner lot, in which nothing is permitted to be built, placed, or grown in a way that would impede visibility.

**SPECIAL EVENT:** A privately organized, not-for-profit, event wherein people congregate on private parcel to share and enjoy common interests of the group.

**SPECIAL EXCEPTION:** See Conditional Uses.

**STRUCTURAL ALTERATION:** Any change in the supporting members of a building such as bearings, wall columns, beams or girders, or any substantial changes in the roof and exterior wall.

**STRUCTURE:** A combination of materials to form a construction for use, occupancy, or ornamentation whether installed on, above, or below the surface of land or water. The following shall be construed to be a structure, but the definition is not limited to those listed: arbors, billboards or other advertising medium detached or projecting, boathouses, buildings, docks, dwellings, fences, garages, mobile homes (see definition), manufactured homes, modular home, piers, signs, stairways to the water, tool houses, and walls. Driveways, parking lots, and retaining walls shall not be considered structures. Setbacks for signs shall be regulated in the Sign Ordinance.

**STRUCTURE, PRINCIPAL:** The main structure on a parcel of which the primary use of the parcel is contained.

**SUBDIVISION:** The portioning of a lot, tract, or parcel of land into two or more lots, tracts, parcels or other units of land.

**TEMPORARY HUMAN HABITATION:** The occupation of a camper vehicle or other non-permanent structure for a period of time not to exceed the limits set forth in this Ordinance.

**TEMPORARY USE:** A use which is allowed or permitted for any period of time which is not permanent.

**TENT:** Any temporary place of shelter, including, but not limited to, the traditional canvas or synthetic coverings which provide human sleeping and living quarters for a short period of time.

**TOWN:** The Town of Germantown, Juneau County, Wisconsin, and includes the Town's officers, employees, and agents where appropriate.

**TOWN BOARD:** The Town Board of Supervisors for the Town of Germantown.

**UNIMPROVED LAND:** Land which is not considered Improved Land, as defined above.

**UNNECESSARY HARDSHIP:** That circumstance where special conditions which were not self-created, affect a particular property and make strict conformity with restrictions governing area, setbacks, frontage, height or density unnecessarily burdensome or unreasonable in light of the purposes of this ordinance.

**USABLE OPEN SPACE:** That part of the ground level of a lot which is unoccupied by driveways, drive aisles, service drives, off-street parking spaces and/or loading berths, principal buildings and accessory buildings. Ground level for this purpose may include open terraces above the average level of the adjoining ground, but may not include a permanently roofed-over terrace or porch.

**UTILITY FACILITIES:** Utility owned structures not related to the direct delivery of utility service to households or businesses. Utility facilities include power generating plants, electrical utility substations, utility offices, treatment plants, sanitary stations, and sanitary landfills.

**VARIANCE:** An authorization granted by the Zoning Board of Appeals to construct, alter or use a building or structure in a manner that deviates from the dimensional standards of this ordinance.

**WETLANDS:** Those areas where water is at, near or above the land surface long enough to be capable of supporting aquatic or hydrophilic vegetation, and which have soils indicative of wet conditions, as determined by the Wisconsin Department of Natural Resources.

**YARD:** An open space on a lot which is unoccupied or unobstructed from its lowest level to the sky. For the purpose of this ordinance, a "yard" is defined as the open space between a lot line and the nearest foundation line of the principal structure.

**YARD, FRONT:** A yard extending along the full length of the front lot line between the side lot lines.

**YARD, REAR:** A yard extending along the full length of the rear lot line between the side lot lines.

**YARD SIDE:** A yard extending along a side lot line from the front yard to the rear yard.

# 2024 Town of Germantown Camping Permit Application

\_\_\_\_ \$30  
Monthly Permit

\_\_\_\_ \$150  
Seasonal Permit (May 15- September 15)

- Please submit your application at least 5 business days prior to your camping date.
- Make checks payable to "Town of Germantown". We do not issue refunds. No credit cards.
- Permits issued must be posted on the camping unit.
- Parcels must be greater than 3 acres to obtain permit.

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## 1. Basic Information:

Dates of Planned Camping Activity: \_\_\_/\_\_\_/\_\_\_ through \_\_\_/\_\_\_/\_\_\_

Camping Parcel Number: \_\_\_\_\_

Address of Parcel \_\_\_\_\_

\_\_\_\_\_ Address needs to be assigned – Attach driveway permit application

## 2. Existing Structures:

Is there an existing residence on this parcel? \_\_\_\_ Yes \_\_\_\_ No

Is there an existing accessory structure on this parcel? \_\_\_\_ Yes \_\_\_\_ No

If yes, what type of structure(s)? \_\_\_\_\_

## 3. Unit and Sanitary:

Type of Camping Unit? (Choose below)

\_\_\_\_ RV \_\_\_\_ MotorHome \_\_\_\_ Tent \_\_\_\_ Pop-Up Trailer \_\_\_\_ Other \_\_\_\_\_

\_\_\_\_ Port-a-potty service agreement attached?

\_\_\_\_ Copy of a sanitary permit attached?

What arrangements have been made for proper disposal of trash and garbage?

\_\_\_\_\_

## 4. Acknowledgements:

Do you understand the conditions of Camping as explained in Zoning Ordinance 22 (Attached)

\_\_\_\_ Yes \_\_\_\_ No

I certify that the above information is true, accurate and complete.

Property Owner Signature \_\_\_\_\_ Date \_\_\_\_\_

Print Name \_\_\_\_\_

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For office use only

Permit Fee Paid (date) \_\_\_\_\_ Check # \_\_\_\_\_ Permit # \_\_\_\_\_

New Fire Number Assigned \_\_\_\_\_ Date Fire Sign Ordered \_\_\_\_\_