

Town of Gardner
Camping on Private Property
03-2021

The Town Board of the Town of Gardner, Door County, Wisconsin does ordain as follows:

Section 1 – Authority

This ordinance is adopted pursuant to the authority granted in Wis. Stats. 60.22 and the Wisconsin Administrative Code section 327.06.

Section 2 – Purpose

The purpose of this ordinance is to assure the rights of private property owners while ensuring that camping is conducted in a manner that protects public health, safety, and welfare as well as establishing minimum standards of space for human occupancy and adequate levels of maintenance to protect the character and stability of our township.

Section 3 – Adoption of Administrative Code Sections

Section ATCP 79.03 of the Wisconsin Administrative Code is hereby adopted by the Town of Gardner in their entirety.

Section 4 – Definitions

As used in this ordinance, the following terms shall have the meaning indicated:

Camp – means to place, pitch, or occupy camp facilities, including recreational vehicles, campers, and park models (as defined by State rules) to live temporarily in a camp facility or outdoors; or to use camp paraphernalia for the purpose of temporary human habitation.

Camp facilities – includes, but is not limited to bedrolls, tarpaulins, cots, beds, sleeping bags, hammocks, or cooking facilities and similar equipment.

Grey water – water from kitchen or bathroom sinks, showers, tubs, and washing machines. It is not water that has come in contact with human waste.

Inspector – The Door County sanitation administrator or a person designated by the Town Board.

Personal use – means the use of a private residential property by the property owner or by others with the property owner's permission and without the exchange of any form of compensation or remuneration.

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.

Section 5 – Regulations imposed

The Town of Gardner, by its Board of Supervisors, hereby creates the following ordinance relating to camping on private property:

1. There shall be no camping on unimproved property in the Town of Gardner without a permit, nor shall there be any camping in the Town of Gardner in violation of any provisions of this ordinance.
2. Permit. The landowner(s) is (are) responsible for applying for the private camping permit. Fee payment must be received by the Town before a permit can be issued. A permit must be displayed at all time, and visible for inspection without entering a structure.
3. Inspections. By submitting the permit application, the applicant authorizes entry on private property for inspections. That authorization remains in place as long as the permit remains in place.
4. Storage of a camping unit on an unimproved parcel. Storage shall be prohibited unless the stored camping unit is placed in an in-transit position with windows, doors, and fold-outs closed, and not used for sleeping purposes. In addition, the placement must meet all Town setback requirements for an accessory structure.
5. Sanitary requirements. Domestic wastewater and gray water and garbage disposal shall be provided by any combination of the following:
 - a. Connection to a county sanitarian approved onsite waste disposal system.
 - b. Self-contained holding tank with disposal at an approved sanitary dump station.
 - c. A portable toilet with disposal at an approved sanitary dump station or pumped weekly by a licensed contract service. Portable toilets shall be limited to one unit per site, and shall be removed after each camp stay.
 - d. Garbage is to be removed after each stay or by the use of a collection service. The Town of Gardner will not provide carts or collection service for camp units.
 - e. No domestic wastewater or gray water shall be drained or deposited on the ground or into the waters of the State of Wisconsin.
6. Number of camping units permitted on a campsite:
 - a. Single Camping Party. Each parcel may contain a camping unit or park model upon a property and occupied by that property owner, not to exceed (2) units. A single camping party will be allowed for a maximum of 14 days. Campers need to be removed after 14 days and one more 14 day event will be allowed for the season of May 1 through October 31. A permit will be required for additional periods, up to a maximum of 60 days per season.
 - b. Group Camping Party. Group camping is allowed if noted on the application. For a calendar year, no more than two (2) camping stays of not more than fourteen (14) consecutive days in duration. All camping units except those owned by the property owner(s) are to be removed from the property after a group camping stay is concluded.
 - c. Time Limits. Total camping on property cannot exceed 60 days per calendar year by permit issued to the property owner. Permits are valid May 1 through October 31.
7. Temporary construction housing. The use of a camper for occupation during construction of a new residential dwelling on the property will be allowed, once the Town Building Inspector has issued a construction permit. Use of the camping unit during construction shall be limited to 2 years for the initial building permit issuance. Should the building permit be renewed, the camper may be used for an additional two (2) years. In no case will the camper be used for more than four (4) years during construction.
8. Setback. All camping units shall meet the property setback requirements of the Town of Gardner, as detailed in the Town Building Code. Side and rear yard setbacks are 10 feet, and roadway setbacks on public roads are 60 feet. Private road setbacks are 30 feet.
9. Fire Number and Access Driveway Required. The individual campsite parcel shall have a Door County issued fire number displayed per county code. An access driveway shall be constructed according to the Town of Gardner driveway permit, issued by the Town Chairman.

10. Recreational Use Only. Camping unit(s) shall be for recreational use only. They shall not be used at any time as an alternate for a permanent dwelling unit. No accessory building shall be used as a camping unit or as additional living space.
11. Outbuildings and attachments. Outbuildings, modular storage units, shipping containers, or any type of manufactured storage unit shall NOT be placed or erected on the camp site. Decks, porches, or shelters may be set up with each permitted period, but shall be removed from the site upon permit expiration.
12. Repeat Use. New applications for repeat use of an individual campsite shall include documentation acceptable to the Town official of how the sanitary and gray water waste disposal was accomplished during the previous permitted use.
13. Use of Generators. Generators used for camping shall not be operated between the hours of ten (10) pm and seven (7) am, except if one of the following exist:
 - a. The generator used is an inverter generator (must have a electronic throttled governor to meet demand usage, low noise level, and minimal emissions).
 - b. There is no residence within 200 feet of the generator location.

Section 6 – Permit Fees.

1. The fee for a camping unit shall be \$~~50~~ per year as adopted by the Town Board of the Town of Gardner.

Section 7 – Penalties.

Any person in violation of any provision of this ordinance shall be subject to a written notice of violation sent to the property owner, prior to prosecution therefor.

Any person who continues in violation of this section following the sending of written notice to the property owner shall be subject to imposition of a forfeiture for each day that a violation exists. Each day of a violation is a separate offense.

No new permits shall be issued unless all previous violations have been corrected.

Section 8 – Effective Date.

This ordinance shall take effect upon passage and publication as provided by law.

Date Adopted - 8-11-2021

Date Published and in effect - 8-11-2021

Approved and adopted by the Town of Gardner Board on 8-11, 2021.

Town Clerk Amy Sacotte

Town Chairman Carl R. W. Saterstuen