STATE OF WISCONSIN COUNTY OF MARINETTE

TOWN OF BEECHER

ORDINANCE 19-03
Trailer Ordinance

The Town Board of the Town of Beecher, County of Marinette, Wisconsin, has the specific authority under s. 60.0113 Wis. stats., to adopt this ordinance.

WHEREAS, the Town of Beecher finds the permanent parking or storage of recreational vehicles, motor homes, and camper trailers on private property without a habitable dwelling causes an increased need for public services by property owners of such properties including, but not limited to sanitary, garbage, police, rescue, and fire services; and

WHEREAS, the Town of Beecher also finds it is in the public interest to regulate the permanent parking or storage of recreational vehicles, motor homes and camper trailers on private property without a habitable dwelling and to charge a reasonable fee to cover the cost of providing public services related to such permanent parking or storage including but not limited to, reviewing and issuing permits for such parking or storage.

NOW, THEREFORE, IT IS HEREBY ORDAINED BY THE TOWN OF BEECHER BOARD OF SUPERVISORS as follows:

SECTION I.

PARKING AND STORAGE OF RECREATIONAL VEHICLES, MOTOR HOMES, AND CAMPER TRAILERS

The purpose of this ordinance is to promote the health, safety, and prosperity, aesthetics and general welfare of the people and communities within the Town of Beecher by:

1. Establishing a permitting system to document and regulate the placement of all recreational vehicles, motor homes and camper trailers that are parked or stored on a parcel for more than fifteen (15) days in a calendar year.
2. Establishing minimum lot sizes where a recreational vehicle, motor home or camper trailer can be temporarily parked or stored.

3. Requiring a fire number to be attached to the parcel where the recreational vehicle, motor home or camper trailer is parked or stored to facilitate police, fire and rescue services.
4. Requiring a State or County approved sanitary system to service the recreational vehicle, motor home or camper trailer to protect the surface and ground water resources of the county.
5. Requiring setbacks from property lines, water bodies, roads, easements and other structures to preserve safe and healthful conditions.

Definitions.

Camper Trailer: Means a vehicle with a collapsible or folding structure designed for human habitation.

Habitable Dwelling: Means a structure built for human habitation under Uniform Dwelling Code specifications or by permit for a dwelling. Does not include a converted accessory structure.

Motor Home: Means a motor vehicle designed to be operated upon a roadway for use as a temporary or recreational dwelling and having the same internal characteristics and equipment as a mobile home.

Recreational vehicle: Means a vehicle that is designed to be towed upon a highway by a motor vehicle that is equipped and used, or intended to be used, primarily for temporary or recreational human habitation, that has walls of rigid construction, and that does not exceed 45 feet in length.

Shoreland Parcels: Land within 300 feet from a river and 1000 feet from a lake.

Unimproved Property: In this ordinance, unimproved property means a parcel of land having no habitable dwellings built to Uniform Dwelling Code Specifications but may have available electric power and a well for potable water.

Unit: One or more of the following: recreational vehicle, motor home or camper trailer.

Non-conforming unit: Any converted storage/shipping containers, converted motor vehicles or the like that are altered to provide for human occupancy. (e.g. buses, semi-trailers, enclosed trailers).

Areas to be Regulated: Areas regulated by this ordinance shall be all the property within the Town of Beecher and the town's adopted zoning districts; Agricultural, Commercial, Forestry, Residential, Camping and College, Business, Mobile Home,

Camping and Non-Conforming. Areas included in this ordinance shall include all shoreland district zoning as regulated by the county.

SECTION II

GENERAL CONDITIONS

No property owner may park or store a recreational vehicle, motor home or camping trailer for more than fifteen (15) days in a calendar year on property located in any zoning district within the Town of Beecher unless the property owner complies with this ordinance.

1. Permits Required. No property owner may park or store a recreational vehicle, motor home or camper trailer for more than fifteen (15) days in a calendar year on property located in the Town of Beecher unless the property owner has obtained a permit in accordance with this ordinance.

2. Permit Requirements. A property owner applying for an initial permit under this ordinance must:

a. Complete a permit application form including a copy of the fire number application with additional notations that clearly indicate and describe where the recreational vehicle, motor home or camping trailer will be parked or stored on the property in compliance with the required setbacks in the zoning districts.
b. Present proof of a valid Fire Number for the property where the recreational vehicle, motor home or camper trailer will be parked or stored;
c. Present proof of a valid sanitary permit, if required, for the property where the recreational vehicle, motor home or camper trailer is parked.
d. Adhere to Setback Requirements. The parking or storage of a recreational vehicle, motor home or camper trailer on private property shall comply with the required minimum setbacks as specified in each respective zoning district and county
e. Have a state campground permit issued to the parcel if required.
f. Obtain a planning commission variance where the parcel is located on non-conforming lot or parcel.
g. All property owners must adhere to the minimum lot sizes in each respective zoning district within the Town of Beecher or apply for a variance.
h. No recreational vehicle, motor home or camping trailer in which a permit under this section has been issued may be used as a permanent residence.

3. Accessory Structures. Accessory structures such as decks, porches, patios and car ports may be constructed if all permits are obtained, but in no case shall such structures be attached permanently to any recreational vehicle, motor home or camper trailer.

4. Permit Expiration and Renewal. Permits issued under this Ordinance are valid as follows:

a. 7-Month Permit at $150.00. May 1 to November 30. Permits will not be pro-rated.

b. 1-Year Permit at $450.00. January 1 to December 31. (No permits may be issued after a 6-year period has elapsed from the first permit date issued). Permits will not be pro-rated.

5. Exemption. A property owner may store (1) personally owned unit on their property without obtaining a permit under this ordinance if there is:

a. A habitable dwelling, as described in this ordinance, on the property parcel.

b. The unit is placed in a state licensed campground.

c. The unit is placed or stored on unimproved property for not more than fifteen (15) days.

6. Permit Display. Permits must be displayed and clearly visible in the window of the unit for inspection.

7. Prohibition. Non-conforming units. There shall be no use of converted vehicles for human occupancy such as vans, buses, semi-trailers, storage or shipping containers, trolley cars, enclosed trailers or the like in any zoning district within the Town of Beecher.

8. Enforcement. Any person or persons who violate any provision in this ordinance shall pay a forfeiture of $250.00 (two hundred fifty dollars) together with applicable fees and costs. Each month without a required permit constitutes a separate violation. Property owners who violate this ordinance shall pay a forfeiture of $500.00 (five hundred dollars) together with applicable fees and costs for a second and subsequent violation.

SECTION III:

EFFECTIVE DATE

Effective Date-

Following passage by the Beecher Town Board, this ordinance shall take effect December 31, 2019, 30 days after the date of publication or posting as provided by sec. 60.80, Wis. Stats.

Authority-

Pursuant to Section 66.0113 Wis. Stats., The Town of Beecher Town Chairman, Town Supervisors, Zoning Administrator or their designees have the authority under this ordinance to enforce this ordinance and issue citations for any and all said violations thereof.

Adopted this 12th day of November 2019.

By the Town Board of the Town of Beecher, Marinette County, State of Wisconsin,

Dan Groy, Supervisor

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, Supervisor

Robert Gehri, Chairperson

Attested by:

Cindy Butterfield, Town Clerk