

## The Hitchin' Post Campground – Seasonal and Rotational Site Agreement (Wisconsin)

Effective Date: \_\_\_\_\_

Campsite Number: \_\_\_\_\_

Type: Prime Site    \$1,200    \$1,500/year    Rotational (Daily) Site (\$50/night)

☐ Weekly (7 Day) Rate (\$50 per Day - \$25 first & last day)

This Seasonal and Rotational Site Agreement ("Agreement") is entered into between The Hitchin' Post ("Campground"), located at W12733 County Highway D, New Auburn, WI 54757, and the undersigned Camper(s).

### 1. Purpose and Grant of License

The Campground grants the Camper a limited, revocable license to occupy the assigned Campsite ("Campsite") for recreational purposes only, subject to compliance with this Agreement and all federal, state, and local laws. This Agreement does not create a tenancy or convey any property interest. Campgrounds in Wisconsin are prohibited from being used as permanent residences (Wis. Stat. § 66.1019). Campers shall not use the Campsite as a mailing or voting address.

### 2. Term and Rates

Prime Sites: Annual rental between \$1,200 and \$1,500, depending on location.

Rotational Sites: \$50 per night.

Weekly Rate: \$25 for the first and last day of stay.

Full payment is due before occupancy, unless otherwise agreed upon in writing.

### 3. Camper Responsibilities

Camper shall maintain the Campsite in a safe, clean, and orderly manner. Campers are responsible for their family and guests.

Site Maintenance and Cleanliness:

- Keep the Campsite neat and free from debris.
- Dispose of all trash in the designated dumpster.
- Leave the site in its original condition upon departure.

Insurance: Camper shall maintain liability insurance for all vehicles, recreational units, and personal property located on the Campsite and provide proof upon request.

Conduct and Compliance: Camper shall follow all posted signs, Campground staff instructions, and this Agreement.

#### 4. Fire Safety and Use of Firepits

Fires must be contained in approved fire rings only, with a maximum flame height of two (2) feet. An adult must always attend fires—no burning of debris or trash is allowed. During county-imposed fire bans, no open fires are permitted.

#### 5. Alcohol and Controlled Substances

Alcohol consumption is restricted to personal campsites or areas designated by the Campground. Only beverages purchased from the Campground's licensed bar may be consumed in the Barn or designated event areas, in accordance with Wis. Stat. § 125.07. The use, possession, or distribution of illegal substances (including marijuana and controlled substances not obtained via a valid prescription) is strictly prohibited and will result in immediate termination and removal from the property. Disorderly or intoxicated behavior will not be tolerated.

#### 6. ATVs, UTVs, and Motorized Equipment

All ATVs, UTVs, and similar recreational vehicles must be trailered onto the property and operated only on designated roads. Operators must hold a valid driver's license and carry proof of insurance. Reckless or unsafe operation will result in suspension of ATV privileges or removal from the Campground.

#### 7. Pets

Only registered Camper pets are permitted; visiting pets are prohibited. Pets must be leashed, attended, and cleaned up after at all times. Campers must provide proof of current rabies and distemper vaccinations. Aggressive or disruptive animals are not permitted on the property. Pets are not allowed in Campground buildings.

Pet Name: \_\_\_\_\_ Breed: \_\_\_\_\_ Color: \_\_\_\_\_

Rabies Tag #: \_\_\_\_\_ Photo Provided: ☐ Yes ☐ No

#### 8. Liability and Assumption of Risk

Camping involves inherent outdoor risks. Camper acknowledges and assumes all responsibility for injuries, losses, or damages arising from participation in recreational activities, including natural events and acts of other guests. The Campground shall not be liable for injury, theft, or damage except those arising from gross negligence or willful misconduct (Wis. Stat. § 895.525).

#### 9. Termination and Eviction

This Agreement terminates automatically at the end of the rental period. The Campground may terminate the Agreement immediately for nonpayment, disorderly conduct, or any other illegal activity. Upon termination, Camper must vacate within 24 hours and remove all property within five (5) days. No refunds will be issued for early termination of the service.

## 10. Rules and Regulations

1. Speed Limit: 5 MPH throughout Campground.
2. Vehicles: Only standard passenger vehicles and bicycles (daylight hours only) permitted.
3. Parking: Maximum two vehicles per site; visitor parking available near the Barn.
4. ATVs/UTVs: Allowed only if trailered and operated on designated roads.
5. Pets: Must have current rabies and distemper vaccinations; must be leashed, attended, and cleaned up after; only registered Camper pets allowed—no visiting pets.
6. Quiet Hours: 11:00 PM – 7:00 AM.
7. Fires: Permitted only in approved fire rings; max height 2 feet; must be attended by an adult.
8. Alcohol: Only beverages purchased from the Campground's licensed bar may be consumed in designated areas.
9. Prohibited Conduct: Includes fireworks, firearms, illegal drugs, public nudity, and feeding or approaching animals.
10. Maintenance: Campers must remove trash, and keep sites clean.
11. Emergency Identification: Site numbers must be visibly posted for emergency responders.

## 11. Governing Law

This Agreement shall be governed by and construed under the laws of the State of Wisconsin. Any disputes shall be resolved in Chippewa County Circuit Court.

## 12. Entire Agreement

This document constitutes the entire Agreement between the parties and supersedes all prior representations, verbal or written.

## Signatures

By signing below, all parties acknowledge that they have read, understood, and agree to comply with all terms and conditions contained in this Agreement.

Camper Name(s)	Signature(s)	Date
_____	_____	_____
_____	_____	_____

The Hitchin' Post Campground

By: \_\_\_\_\_

Date: \_\_\_\_\_