

**TOWN OF PINE LAKE
ORDINANCE #3-1970**

**AN ORDINANCE REGULATING SINGLE WIDE MANUFACTURED OR
MOBILE HOMES IN THE TOWN OF PINE LAKE, ONEIDA COUNTY,
WISCONSIN**

The Town Board of the Town of Pine Lake Do Ordain as Follows:

That Ordinance #3-1970 and all other existing ordinances, codes or portions thereof, which are in conflict herewith, are hereby repealed, and the following ordinance is herewith adopted.

SECTION 1. All Single Wide Manufactured home parks must comply with Section 66.058, Wis. Stats., all other Statutes or Administrative Codes and the Oneida County Zoning and Shore-land Protection Ordinance pertaining to Mobile and single wide Manufactured Home Parks.

SECTION 2. DEFINITIONS Exempt Single Wide Manufactured Home: A manufactured home that is taxed as Real Estate.

House Trailer: A portable structure which is on wheels, skids, rollers, blocks, jacks, posts, piers, foundations or similar supports which is used or intended to be used primarily for human habitation, whether temporary or permanent, and which falls within one of the following categories:

- A. The structure is 12 feet or less in width and does not comply with the ANSI National Construction Code for mobile homes.
- B. The structure meets all of the requirements of a Single Wide Manufactured home as defined in this Code except for the size.
- C. The structure meets all of the requirements of a mobile home as defined in This Code except for size.

Mobile Homes: (Amend. #282) A structure manufactured or assembled before June 15, 1976, which complies with the ANSI National Construction Code for Mobile Homes, which is designed to be transported to its placement site as a single unit or in sections and equipped and used, primarily for human habitation, whether temporary or permanent, with walls or rigid uncollapsible construction, which is at least 12 body feet in width and has an overall length in excess of 48 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.

Mobile Home, Single Wide Manufactured Home and House Trailer Park: Any area or premises on which is provided the required space for the accommodation of two (2) or more mobile, single wide manufactured homes or house trailers, together with necessary, accessory buildings, driveways, walks or other required adjuncts.

Nonexempt Single Wide Manufactured Home: A manufactured home that is taxed as Personal Property.

Single Wide Manufactured Home: A structure, transportable in one or more sections, which the traveling mode is 14 body feet or more in width and 52 body feet or more in length, or when erected on site is 720 or more square feet, and which is built on a permanent chassis, and designed to be used or intended to be used primarily for human habitation whether temporary or permanent, and which is connected to required utilities and which complies with all manufactured home construction and safety standards established under USC 5401-5426, which became effective June 15, 1976.

SECTION 3. LICENSES FOR SINGLE WIDE MANUFACTURED HOME PARK: APPLICATION AND ISSUANCE

- A. No person shall establish, operate or maintain, or permit to be established or maintained upon any property owned, leased or controlled by him or her, a Single Wide Manufactured Home Park within the limits of the Town of Pine Lake, without having first secured a license for such park from the Town Board pursuant to this section. Such license shall expire one year from the date of issuance but may be renewed under the provisions of this section for additional periods of one year.
- B. The application for such licenses or the renewal thereof shall be filed with the Town Clerk and shall be accompanied by a fee of \$50.00 for the first 50 spaces or fraction thereof and \$100.00 for each additional 50 spaces or fraction thereof within each existing or proposed park. A fee of \$25.00 shall be paid for each transfer of license.
- C. The application for a license or a renewal thereof shall be made on forms furnished by the Town Clerk and shall include the name and address of the owner in fee of the tract (if the fee is vested in some person other than the applicant, a duly verified statement by that person, that the applicant is authorized by him to construct and maintain the Single Wide Manufactured Home Park and make the application), and such a legal description of the premises, upon which the Single Wide Manufactured Home Park is or will be located as will readily identify and definitely locate the premises. The application for a license shall be accompanied by two copies of the park plan showing the following either existing or as proposed:
 1. The extent and area used for park purposes;

2. Roadways and driveways;
 3. Location of units for manufactured homes;
 4. Location and number of sanitary conveniences, including toilets, washrooms, laundries and utility rooms to be used by occupants of unit;
 5. Method and plan of sewage disposal;
 6. Method and plan of garbage removal;
 7. Plan for water supply;
 8. Plan for electrical lighting of units. If the existing or proposed park is designed to serve nondependent mobile units, such plans shall clearly set forth the location of all sewer and water pipes and connections.
 9. Plan for street lighting;
- D. In addition to the above requirements, the application for renewal of a license shall include the following:
1. Proof that the water from any and all wells serving the park has been tested within 90 days prior to the date of application for renewal, and found safe for use as drinking water.
 2. A letter from the State Board of Health certifying that there are no outstanding orders against the park.

SECTION 4. MANAGEMENT

- A. In every Single Wide Manufactured home park there shall be located the office of the attendant or person in charge of said park. A copy of the park license and of this section shall be posted therein and the park register shall at all times be kept in said office.
- B. It is hereby made the duty of the attendant or person in charge, together with the licensee, to:
1. Keep a register of all guests, to be open at all times to inspection by county, state, and federal officers and the Town Constable, Treasurer, Clerk, Assessor and members of the Town Board.
 - a. Names Addresses
 - b. Notify the Town Clerk and Assessor of occupied mobile homes added to the park within 5 days after their arrival on forms prescribed by the Department of Revenue.
 2. Maintain the park in a clean, orderly and sanitary condition at all times.
 3. Insure that the provisions of this section are complied with and enforced and report promptly to the proper authorities any violations of this section or any other violations of law which may come to his attention
 4. Report to the state health officer all cases of persons or animals affected or suspected of being affected with any communicable disease.

5. Maintain in convenient places, approved by the Fire Chief, hand fire extinguishers in the ratio of one to each eight units.
6. Prohibit the lighting of open fires on the premises.

SECTION 5. LOCATION WITHIN SINGLE WIDE MANUFACTURED HOME PARKS

A monthly personal Property tax fee for each nonexempt manufactured home is required.

A. There is hereby imposed on each owner of a nonexempt Single Wide Manufactured home in the Town of Pine Lake, a monthly personal property tax fee as determined by the town Assessor. It shall be the full and complete responsibility of the licensee of a Single Wide Manufactured home park to collect the proper amount from each manufactured home owner. Licensees shall pay the town treasurer such personal property tax fees on or before the 10th of the month following the month for which such fees are due in accordance with the terms of the section and such regulations as the treasurer may reasonably promulgate.

B. Owners of nonexempt Single Wide Manufactured homes, upon receipt of notice from the Town Clerk of their liability for the monthly personal Property tax fee, shall remit to the Town Treasurer a cash deposit of \$50.00 to guarantee payment of such fees, when due, to the Town Treasurer. It shall be the full and complete responsibility of the licensee of a Single Wide Manufactured home park to collect such cash deposits and personal property tax fees for each nonexempt single wide manufactured home therein and remit such cash deposits to the Town Treasurer.

SECTION 6. LOCATION OUTSIDE OF SINGLE WIDE MANUFACTURED HOME PARKS.

Single Wide Manufactured or Mobile Homes located outside of Single Wide Manufactured home parks must meet all of the requirements of the Town of Pine Lake, Oneida County Zoning and Shoreland Protection Ordinance and State of Wisconsin Statutes. A monthly Personal Property fee for each nonexempt single wide manufactured or mobile home is required.

A. A building permit for each nonexempt Single Wide Manufactured home is required. Any person, firm or corporation who intends to move Single Wide Manufactured home into the jurisdiction of the Town of Pine Lake, and which will be parked outside of a licensed park is hereby required to make application, to the Town Clerk, for a building permit. The cost of such permit is \$15.00. If a mobile or single wide manufactured home is to be moved from one location to another, within the town, application for a new permit is required before the unit is moved. Such permit shall require the \$15.00 permit fee, to be paid, the same as if an original application.

B. All necessary permits must be obtained from the Oneida County Planning and Zoning office before moving the mobile or single wide manufactured home to a location in the Town of Pine Lake, which is outside of a licensed park.

C. There is hereby imposed on each owner of a nonexempt single wide manufactured or mobile home in the town a monthly personal property fee as determined by the Town Assessor. Owners of single wide manufactured or mobile homes permitted to be located on land outside a licensed park shall pay the town treasurer such personal property fee on or before the 10th day of the month following the month for which such fees are due in accordance with the terms of this section and such regulations as the treasurer may reasonably promulgate.

D. Owners of non exempt single wide manufactured or mobile homes upon receipt of notice from the town clerk of their liability for the monthly personal property fee, shall remit to the town treasurer a cash deposit of \$50.00 to guarantee payment of personal property fees when due.

SECTION 7. REVOCATION AND SUSPENSION.

The Town Board is hereby authorized to revoke any license or permit issued pursuant to the terms of this section in accordance with Sec. 66.058, Wisconsin Statutes.

SECTION 8. PENALTY

Any person who shall violate any provision of this ordinance including the failure to comply with the reporting requirements and upon conviction thereof, forfeit not less than \$100.00 nor more than \$250.00, together with the costs of prosecution and in default of payment of such forfeiture and costs of prosecution, shall be imprisoned in the County Jail until such forfeiture and costs are paid, but not exceeding sixty (60) days. Each violation and each day a violation occurs and each failure to report shall constitute a separate offense.

SECTION 9. SEVERABILITY:

If any section, subsection, sentence, clause or phrase of this ordinance is for any reason held to be invalid, such decisions shall not affect the validity of the remaining portions of this ordinance. The Town Board hereby declares that it would have passed this ordinance and each section, subsection, clause and phrase thereof irrespective of the fact that any one or more sections, subsections, sentences, clauses and phrases be declared unconstitutional or void for any reason.

SECTION 10. EFFECTIVE DATE

Adopted by the Town Board this _____ day of _____
2001

declares that it would have passed this ordinance and each section, subsection, clause and phrase thereof irrespective of the fact that any one or more sections, subsections, sentences, clauses and phrases be declared unconstitutional or void for any reason.

SECTION 9. EFFECTIVE DATE

Adopted by the Town Board this _____ day of _____
2001

Filed in the Office of Town
Clerk This _____ day of
_____ 2001

Richard Denton
Town Chairman

ATTEST

James A. Bernard
Supervisor

Timothy K. Distefano
Supervisor

Town Clerk

Tammy Flory
Supervisor

Brian Gehrig
Supervisor

12/20/04 Board approved 11/14/01 per minutes
Original lost in transfer from previous
Clerk's Office.
Cindy Skinner, Clerk