

STATE OF WISCONSIN
Town of Saint Germain, Vilas County

Code of Ordinances
Chapter 3: Mobile Homes and Manufactured Housing

3.01 DEFINITIONS

Manufactured Home: A structure, other than a mobile home as defined herein, which is certified and labeled as a manufactured home under 42 U.S.C., §5401 to 5425, as amended, and is transportable in one or more sections, which in the traveling mode, is eight body feet or more in width or 40 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 as a dwelling with or without a permanent foundation when connected to the required utilities, and includes the plumbing, heating, air conditions, and electrical systems contained therein. This term includes all structures which meet the above requirements, except the size requirements, and for which the manufacturer voluntarily files a certification pursuant to Title 24 CFR Part 3280. Any attached addition, enclosed porch, deck or patio shall be considered part of the manufactured home, and may be required to meet the requirements of this chapter.

Notwithstanding the dimension and square foot requirements set forth above, in order to obtain a permit to be placed on any property in the Town, all manufactured homes, whether shipped as a single unit or in parts must meet the minimum dimension standards found in Town of Saint Germain Code of Ordinances, Zoning, Chapter 1, §1.202 when fully assembled and placed on the approved site, except that a manufactured home of less than 24' in width is not required to meet these minimum dimensions if it is placed on an approved site in the areas set forth in of Town of Saint Germain Code of Ordinances, Zoning, §1.402.

Mobile Home: A structure manufactured prior to June 15, 1976, having a maximum width of 12 feet, with walls of rigid, un-collapsible construction and an overall length in excess of 45 feet, is transportable in one or more sections, built on a permanent chassis and designed to be used as a dwelling when connected to the required utilities including the plumbing, heating, air conditioning and electrical systems contained therein. Any attached addition, enclosed porch, deck or patio shall be considered part of the mobile home and may be required to meet all of the requirements of this chapter.

3.02 PERMITS

- (A) No mobile home or manufactured home shall be placed on any property in the Town without the owner first obtaining a Zoning Permit from the Town Zoning Administrator as set forth in Town of Saint Germain Zoning Ordinance §1.105.
- (B) No Zoning Permit for placement of a previously occupied mobile home or previously occupied manufactured home or a mobile or manufactured home constructed more than five years prior to the date of the Zoning Permit application shall be issued by the Zoning Administrator until the permit applicant provides an Occupancy Permit having been issued by a state certified building inspector following an inspection deeming the structure free of critical violations that could reasonably be expected to affect the health or safety of a person using the dwelling (per SPS 320.10(3)(h)1.1).
- (C) Permitting for a private sanitary system must be obtained from the Vilas County Zoning Department prior to placement of the mobile or manufactured home.

3.03 REQUIREMENTS

(A) SUPPORTS:

Every mobile home and manufactured home shall be supported by footings and piers that, at a minimum, meet the standards as forth in Wis. Adm. Code COMM 27. Footings and piers must be installed in the manner outlined in COMM 27. The Town Zoning Administrator may require a plan of the mobile home or manufactured home's footings and pier supports to be certified by a registered architect or engineer to ensure proper support per COMM 27.

(B) SKIRTING:

(1) Required: All mobile home or manufactured home installations shall have a complete skirting system applied to the unit within 30 days of the mobile home or manufactured home being placed on the approved site.

(2) Options: All skirting material shall consist of properly treated all-weather materials which may include, but not be limited to, wood, masonry, masonry-like stone, decorative lattice or commercially available metal or plastic skirting. Any skirting or visible covering or either the insulation or foundation wall, if used, shall be consistent in color and appearance with masonry or stone or consistent in color and appearance with the exterior siding of the mobile home or manufactured home.

(C) VENTILATION AND SERVICE ACCESS:

Every skirting system shall contain adequate openings for sufficient ventilation to prevent damage to the mobile home or manufactured home and at least one opening a minimum of 24 inches by 48 inches to allow for emergency fire access or maintenance of any plumbing, electrical or mechanical systems not accessible from the mobile home's interior.

(E) SKIRTING WALL COVERINGS AND INSULATION:

Every mobile home or manufactured home that has insulation as a skirting system attached to the main skirting wall that will be visible above the finished soil grade shall have the insulation covered suitably to prevent its degradation from climatic conditions, insects and animals. The coverings shall be applied within 30 days of the mobile or manufactured home being placed on the approved site.

(F) ANCHORS:

Every mobile home or manufactured home shall be permanently affixed to its support structure or the ground, with suitable and sufficient anchors to withstand existing or anticipated weather or climatic conditions.

(G) REMOVAL OF TRANSPORT EQUIPMENT:

Any wheels, axles and pulling apparatus shall be removed from the manufactured home or mobile home within 30 days of the manufactured home or mobile home being placed on the approved site.

(H) UTILITY CONNECTION:

Any manufactured home or mobile home shall be properly connected to the necessary utilities, including sewer, water, gas and electric, within 30 days of the manufactured home or mobile home being placed on the approved site.

3.04 ROOFS

Every mobile home and manufactured home shall have, within 30 days of being placed on the approved site, a minimum roof pitch of 3:12.

3.05 ADMINISTRATION

The Town Zoning Administrator or Town Zoning Committee shall administer this ordinance as prescribed herein:

- (A) The authority of the Saint Germain Zoning Committee is as set forth in Town of Saint Germain Zoning Ordinance, Chapter 1, §1.602
- (B) The authority of the Saint Germain Zoning Administrator is as set forth in Town of Saint Germain Zoning Ordinance, Chapter 1, §1.603
- (C) The authority of the Saint Germain Board of Appeals is as set forth in Town of Saint Germain Zoning Ordinance, Chapter 1, §1.604

3.07 APPEAL FROM ACTIONS BY THE ZONING ADMINISTRATOR OR COMMITTEE

An appeal from an action of the Town Zoning Administrator or Town Zoning Committee may be taken to the Board of Appeals by an aggrieved party. Procedures are as set forth in Town of Saint Germain Zoning Ordinance, Chapter 1, §1.607

3.06 FORFEITURE

Any person, firm or corporation, including those doing work for others, who violates any provisions of this ordinance shall be subject to a forfeiture of \$100.00 plus court costs for the first violation, \$250.00 plus court costs for the second violation and \$500.00 plus court costs for all subsequent violations. Each day a violation exists shall constitute a distinct and separate violation and forfeitures shall apply accordingly.

3.07 SEVERABILITY

The provisions of this chapter shall be deemed severable and it is expressly declared that the Town Board would have passed the other provisions of this chapter irrespective of whether or not one or more provisions may be declared invalid. If any provision of this chapter is invalid or unconstitutional or if the application of this chapter to any person or circumstance is invalid or unconstitutional, such invalidity or unconstitutionality shall not affect the other provisions or applications of this chapter which can be given effect without the invalid or unconstitutional provisions or applications.

3.09 EFFECTIVE DATE:

This ordinance is effective on publication or posting and repeals and replaces Town of Saint Germain Mobile Homes and Manufactured Housing Ordinance SG-BC-95-1, adopted July 26, 2002 and all subsequent amendments.

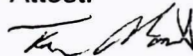
The Town Clerk shall properly post or publish this ordinance as required under §60.80, Wis. stats.

Adopted this 21st day of June 2017



Tom Christensen
Town Chairman

Attest:



Tom Martens
Town Clerk