

STATE OF WISCONSIN
Town of Saint Germain, Vilas County

Code of Ordinances
Chapter 3 – Mobile Homes and Manufactured Housing
(Revised July 22, 2021)

3.01 DEFINITIONS: For this chapter, the following definitions shall apply:

Manufactured Home: A structure, other than a mobile home as defined in this chapter, 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.

Notwithstanding the dimension and square foot requirements set forth above, in order to obtain a permit to be placed on a property in the Town, all manufactured homes, whether shipped as a single unit or in parts, must meet the minimum dimension provisions of §1.201, Chapter 1 – Zoning, St. Germain Code of Ordinances when fully assembled and placed on the approved site, except that a manufactured home of less than 24 feet in width in not required to meet these minimum dimensions if placed on an approved site in the locations set forth in §1.402, Chapter 1 – Zoning, St. Germain Code of Ordinances.

Mobile Home: A structure manufactured prior to June 15, 1976, and 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, is built on a permanent chassis and is designed to be used as a dwelling when connected to the required utilities including the plumbing, heating, air conditioning and electrical systems contained therein.

3.02 PERMITS:

(A) No mobile home or manufactured housing 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 §1.105, Chapter 1 – Zoning, St. Germain Code of Ordinances.

(B) No Zoning Permit for placement of a previously occupied mobile home or previously occupied manufactured home or a mobile home 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 of Wisconsin 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 set 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 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. An skirting or visible covering or either the insulation of foundation wall, is 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 home's interior.
- (D) 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.
- (E) 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 weather or climatic conditions.
- (F) Removal of transport equipment: Any wheels, axles and pulling apparatus shall be removed from the manufactured or mobile home within 30 days of the home being placed on the approved site.
- (G) Utility connection: Any mobile home or manufactured home shall be properly connected to the necessary utilities, including sewer, water, gas and electric within 30 days of the 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 chapter as prescribed herein:
- (A) Authority of the Zoning Committee is as set forth in §1.602, St. Germain Code of Ordinances, Chapter 1 – Zoning.
- (B) Authority of the Zoning Administrator is as set forth in §1.603, St. Germain Code of Ordinances, Chapter 1 – Zoning.
- (C) Authority of the Board of Appeals is as set forth in §1.604, St. Germain Code of Ordinances, Chapter 1 – Zoning.
- 3.06 APPEAL FROM ACTIONS OF THE ZONING ADMINISTRATOR OR COMMITTEE:** An appeal from an action of the Town Zoning Administrator or Zoning Committee may be taken to the Board of Appeals by an aggrieved party. Procedures are set forth in §1.607, St. Germain Code of Ordinances, Chapter 1 – Zoning.
- 3.07 FORFEITURE:** Any person, firm or corporation, including those doing work for others, who violates any provisions of the chapter shall be subject to a forfeiture of \$100.00 plus court costs for the first offense, \$250.00 plus court costs for the second offense and \$500.00 plus court costs for all subsequent offenses.
- 3.08 SEVERABILITY:** Each section and provision of this chapter is hereby declared to be independent, and, notwithstanding any other evidence of legislative intent, it is hereby declared to be the controlling legislative intent that, if any provision of this chapter, or the application thereof to any person or circumstances is held to be invalid, the remaining sections or provisions and the application of such sections and provisions to any person or circumstances other than those to which is held to be invalid shall not be affected thereby, and it is hereby declared that such sections and provisions would have been passed independently of such section or provision so declared to be invalid.
- 3.09 EFFECTIVE DATE:** This chapter is effective on publication or posting and repeals and replaces Town of St. Germain Mobile Homes and Manufactured Housing Ordinance SG-BC-95-1, adopted July 26, 2002 and all subsequent amendments. The Town Clerk shall post or publish this ordinance as required under §60.80, Wis. Stats.

Adopted this 22nd day of July 2021



Tom Christensen, Town Chairman

Attest



June Vogel, Town Clerk