

TOWN OF MONTROSE
MOBILE HOME ORDINANCE

AUTHORITY

WHEREAS, the Town of Montrose has been authorized by resolution pursuant to s.60.10(2)(3), dated April 11, 2000, to exercise powers of a village board under s.60.22(3); and if authorized under s.60.10 (3) and

WHEREAS, s.60.22(3) provides Town Boards with authority, if authorized under s.60.10(2)©, to exercise powers relating to villages and conferred on village boards under Chapter 61 of the Wisconsin Statutes: and

WHEREAS, s.61.34(1) provides that village boards shall have the power to act for the government in good order of the village, for its commercial benefit and for the health, safety, welfare and convenience of the public, and may carry its powers into effect by regulation, fine and other necessary or convenient means;

The MONTROSE TOWN BOARD hereby adopts the following mobile home ordinance.

PURPOSE

The purpose of this ordinance is to regulate the ownership and use of mobile homes in the Town of Montrose.

DEFINITIONS

A. Mobile Home:

1. Is a single-family dwelling built on or after October 1, 1974, in accordance with the ANSI Code (American National Standards Institute) or in accordance with the HUD Code (Housing and Urban Development), both of which govern the heating and cooling systems, electrical systems, fire safety, body and frame construction, thermal protections and plumbing systems. All said homes shall bear the proper approved Wisconsin insignia as required by

the Wisconsin Administrative Code, ILHR 20.12-20.17,
and

2. Is any coach, cabin, trailer, house car or other structure which is, or was as originally constructed designed to be transported by any motor vehicle upon a public highway and designed, equipped or used for sleeping, eating or living quarters or as a place of business, or is intended to be so used, whether mounted upon wheels or supports or capable of being moved by its own power or transported by another vehicle, and includes any additions, attachments, foundations, annexes and appurtenances thereto, and
3. Meets definitions contained in Sec 66.0435 of the Wisconsin Statutes.

- B. Real Property - If wheels are removed or the mobile home is set on a foundation, the mobile home shall be considered real property for purposes of taxation.
- C. Employee(s) - personnel other than the principal owner/operator hired and paid to engage in agricultural/farming activities.

GENERAL PROVISIONS

The use of mobile homes as residences will be prohibited in the Town of Montrose except as specified below:

1. Housing for employees engaged in agricultural based operations.
 - a. One (1) mobile home per farmstead based on the farm(s) in existence at the time the Land Use Plan was established in 1978.
2. Temporary replacement for a pre-existing permanent residence.
 - a. Limited to 6 months with reapplication rights if "hardship" is established.

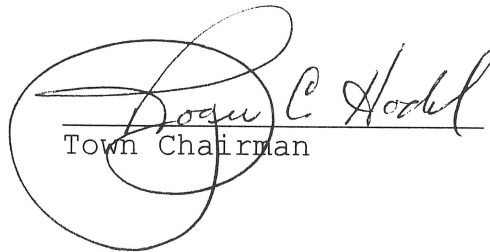
SPECIAL PROVISIONS

Wrecked, damaged or dilapidated mobile homes shall not be kept or stored anywhere within the Town boundaries. The Town Board will determine if a mobile home is damaged or dilapidated to a point which makes it unfit for human

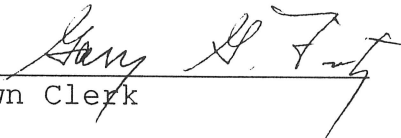
occupancy. At any time the Town Board may declare the mobile home to be a public nuisance. Whenever the Town Board so determines, it shall notify the owner in writing that such public nuisance exists and shall order the mobile home removed from the site or repaired to a safe, sanitary and wholesome condition of occupancy. The removal or repair shall occur within a reasonable time as determined by the Town Board. The Town Board shall determine any costs associated with removal or other disposition of said mobile home.

This ordinance shall take effect immediately upon passage and posting or publication as provided by law.

SIGNED:


Town Chairman

2/4/2003


Town Clerk

PASSED:

APPROVED:

PUBLISHED:

AMMENDED: