

STATE OF WISCONSIN

TOWN OF MENTOR

CLARK COUNTY

Ordinance No. 112 Section \_\_\_\_\_

AN ORDINANCE RELATING TO THE REGULATING OF  
MANUFACTURED AND MOBILE HOMES

WHEREAS, the Town of Mentor has no ordinance regulating the use and location of manufactured homes and mobile homes:

WHEREAS, it is in the public interest to regulate the use and location of manufactured homes and mobile homes to provide for the safety and welfare of the public and to maintain home values:

NOW, THEREFORE, the Village Board of the Town of Mentor, Clark County, Wisconsin, do ordain as follows:

CHAPTER \_\_\_\_\_

Building Regulations

\_\_\_\_\_. REQUIREMENTS FOR MANUFACTURED AND MOBILE HOMES.

Section 1. All structures that are not otherwise subject to the Town of Mentor Code of Ordinances and are classified as a manufactured home or mobile home shall comply with the following requirements. No utility (sewer or water) hook ups shall be permitted to structures not meeting the requirements set forth below.

a. Mobile Home Defined. A single family dwelling built on or before June 15, 1976, designed to be towed or transported and used as a residential dwelling, but does not include a manufactured home except for purposes of paragraph f. below. Mobile home also means any coach, cabin, trailer, travel trailer, motor home, house car or other structure which is, or was originally constructed or 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, annexed or appurtenances thereto.

b. Manufactured Home Defined. A structure or structures certified and labeled as a manufactured home under 42 U.S.C. Secs. 5401 to 5406, built since June 15, 1976, that bears a seal indicating it has met the mobile home construction and safety standards of the United States Department of Housing and Urban Development (HUD) standards, is used as a permanent, single family residential dwelling, is installed in accordance with the manufacturer's instructions, is properly connected to all applicable utilities, and is set on an enclosed foundation in accordance with sec. 70.043(1), Wis. Stats., and sub-chapters III, IV and V of ch. IIIR 21, Wis. Admin. Code as

certified by the Building Inspector prior to occupancy.

c. Minimum Requirements.

- (1) Floor Area Principal Building: Minimum 576 square feet, minimum width of 24 feet. Mobile homes of less than 576 square feet are not permitted outside of a licensed mobile home park. Existing manufactured homes and mobile homes of less than 576 square feet, or mobile homes constructed prior to June 1, 1976, are all nonconforming structures and cannot be enlarges, replaced or structurally altered.
- (2) Have a standing seam or ribbed pre-finished metal, wood-shake, asphalt or fiberglass shingle roof with a minimum slope of 3:12.
- (3) Skirting shall be placed and maintained around the entire base of all mobile homes. Any mobile homes which do not have such skirting at the time that this Ordinance is made effective shall have ninety (90) days from the effective date of this Ordinance to install said skirting.
- (4) Placed on a foundation that meets both the manufacturer's specifications and the Uniform Dwelling Code approved foundations consisting of a cement slab of not less than 3 inches thick and with at least 6 inches of the slab showing around the entire perimeter of the mobile home skirting. Inspection and approval must be obtained from the Town of Mentor.
- (5) Permanently affixed to the foundation. Mobile homes must have the running gear (wheels etc.) and towing hitch removed and have an anchoring system that is totally concealed under the structure.
- (6) Are constructed and installed pursuant to a building permit and subject to all required inspections to insure that the foundation and all on-site work is constructed to minimum standards and that it is in compliance with standards regulating the anchoring of the structure to its foundation and other building requirements.

d. Setback and Buffer Strips. Each mobile home shall be located at least twenty five (25) feet from the lot boundary line and at least twenty five (25) feet from any other dwellings used for housing on the same lot and twenty five (25) feet from road or street frontage.

e. Number of Mobile Homes. There shall not be more than one (1) mobile home per lot.

f. Recreational and Camping Trailers. Recreational motor homes and camping trailers shall not be occupied (for more than 14 days) for residential purposes. Recreational motor homes and camping trailers shall be licensed and kept on a cement slab of at least three (3) inches in thickness.

- g. Limitation of Use. Manufactured homes and mobile homes are limited for use as human habitation and cannot be utilized for storage structures or purposes.
- h. Semi-Trailers. A semi-trailer is not a manufactured home nor a mobile home for purposes of this section. No semi-trailer shall be used for storage or habitation purposes.

Section 2. Penalties. That in addition to other remedies, each day a violation occurs after the 30 days of written notice of violation shall constitute a separate offense. Such offenses are punishable with a forfeiture of not less than \$25.00 nor more than \$500.00 for the first offense; a forfeiture of not less than \$50.00 nor more than \$1,000.00 for second and subsequent offenses. In addition, you may be required to pay the costs of prosecution.

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

Dated this 13 day of Dec, 2005.

TOWN OF MENTOR

Brian Krumholz  
Brian Krumholz, Chairperson  
Town of Mentor

ATTEST:

Chris Collins  
Chris Collins, Clerk  
Town of Mentor

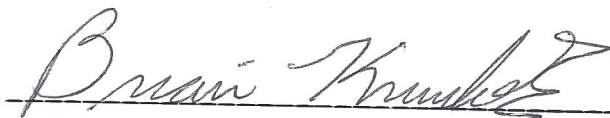
AMENDMENT TO ORDINANCE 112

An Ordinance Relating to the Regulating of  
Manufactured and Mobile Homes.

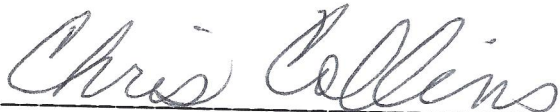
Whereas the Town of Mentor, at its Regular Monthly Town  
Board Meeting held on November 13, 2007, passed the  
following amendment to Ordinance 112.

Whereas the Town of Mentor Board now gives said mobile home  
owner the option to choose one of three (3) sturdy foundations  
approved by said ordinance.

1. Basement
2. Cement Slab-Measurements as per ordinance.
3. Frost Wall



Town Chairman



Clerk-Treas



Date