

Hold

TOWN OF ORANGE  
ORDINANCE NO. 3

AN ORDINANCE AMENDING ORDINANCE NO. 3  
REGULATING MOBILE HOMES IN THE TOWN OF ORANGE

The Board of Supervisors for the Town of Orange, Juneau County, State of Wisconsin do ordain as follows:

1. Section One.

(a) Paragraph "g" of Ordinance No. 3, adopted on May 15, 1984 which requires that mobile homes be placed upon a cement foundation at least 4 inches thick with corner tie downs, is hereby DELETED.

2. Section Two.

(a) This ordinance shall take effect and be in force upon its passage and publication or posting as provided by law.

Dated this 9 day of May, 1989.

Arthur W. Bradley  
Town Chairman

Lawrence H. Bauman  
Supervisor

Donald Schuck  
Supervisor

Ayes: 3  
Nays: 0  
Absent: 0  
Total: 3

Attest:

Marian Christensen  
Town Clerk

400



TOWN OF ORANGE  
ORDINANCE NO. 3

AN ORDINANCE REGULATING MOBILE HOMES  
IN THE TOWN OF ORANGE

The Board of Supervisors of the Town of Orange, County of Juneau, State of Wisconsin, do ordain as follows:

Section One. Definitions. For the purposes of this ordinance:

(a) "Person" means any natural individual, firm, trust, partnership, association or corporation.

(b) "Mobile Home" is that which is, or was, as originally constructed, designed to be transported by any motor vehicle upon a public highway and designed, equipped and used primarily for sleeping, eating and living quarters or is intended to be so used; and includes any additions, attachments, annexes, foundations and appurtenances.

(c) "Mobile Home Park" means any plot or plots of ground upon which two or more mobile homes, occupied for dwelling or sleeping purposes are located, regardless of whether or not a charge is made for such accomodation.

Section Two. The following rules and regulations shall apply to all persons and mobile homes in the Town of Orange.

(a) No mobile home may be brought into the Town of Orange without first obtaining a building permit and depositing the sum of One hundred fifty and no/100 (\$150.00) Dollars with the Town of Orange. Such deposit will be refunded when compliance with this ordinance has been certified by the building inspector. Such deposit may be forfeited to the Town of Orange on failure of any person to comply with this ordinance.

(b) No person shall bring any mobile home into the Town of Orange for the purpose of placing or installing it therein as a dwelling without first giving ten (10) days written notice to the Juneau County Zoning Administrator and the Town Clerk of the Town of Orange.

X (c) All mobile homes brought into the Town of Orange, located therein, for use as dwellings shall be at least seven hundred twenty square feet (720 sq. ft.) in size.

(d) No lot or plot of ground of less than three (3) acres in area shall be used as a site for the placement or location of a mobile home.



X (e) Any mobile home not connected to a sanitary sewage waste disposal system approved by the Juneau County Zoning Administrator shall not be in compliance with this ordinance. Any mobile home not served by a water well shall not be in compliance with this ordinance.

(f) Any lot or plot of ground upon which two or more mobile homes are located or placed shall be a mobile home park regardless of whether or not a charge is made for such location or placement.

X (g) Each mobile home shall be placed upon a cement foundation at least four inches (4") thick and shall have corner tie downs. The building inspector shall inspect the building site prior to the time cement is poured. the fee for each such inspection shall be Five and no/100 (\$5.00) Dollars and the fee for any re-inspection shall be Five and no/100 (\$5.00) Dollars.

X (h) Skirting or closing of the lower area below the floor level shall be required on all mobile homes. Such skirting, or closing of the area below the floor level shall be completed within a period of not more than ninety (90) days from the date of the placement of the mobile home at its intended location. The type of skirting shall be of such material and color as to blend with the original color, material, fabric and design of the original mobile home itself.

X (i) No mobile home shall be enlarged from its original size, nor appurtenances constructed or added, nor living quarters added, nor additions of any kind or size without a building permit from the building inspector. Wind breaks, or entrance weather buffers will be permitted, but will be limited as to their size which will be based upon the original size of the mobile home unit. The size of the wind break or weather buffer shall be no larger than an area eight foot square (8 ft. sq.) nor larger than sixty-four square feet (64 sq. ft.). Only one such entrance shall be permitted or allowed for each mobile home.

(j) Car ports may be erected if they are attached to the original mobile home. Such car ports are to be of a temporary nature and be so constructed that they may be readily removed. A building permit for a car port shall be required regardless of its value.

(k) Permanent garages may be constructed. Such garage shall not be permitted to be attached to the original mobile home. A building permit for a permanent garage shall be required regardless of its value.

(l) Utility sheds or tool sheds shall be permitted to be constructed but such out buildings shall not be attached to the original mobile home. A building permit for a utility shed or tool shed shall be required regardless of their value.

(m) A building permit shall be required for any other construction on a lot or parcel of ground used as a mobile home site and for



any structural addition or alteration to the exterior of any mobile home. No building permit is required for the addition of steps, awnings, skirting, windows or doors to a mobile home.

(n) A building inspector, with the approval of the town board, is hereby authorized to permit a temporary placement of a mobile home on any property in the Town of Orange for the purpose of use as a temporary dwelling for any person whose permanent dwelling has been destroyed by fire, wind, natural disaster, or act of God. Such temporary building permits shall be issued without charge.

(o) One (1) mobile home may be placed on any operating farm in the Town of Orange when the person or persons occupying the mobile home are employed in connection with that farm operation or if such persons are the parents or children of the farm operator. Such mobile home shall comply with all other applicable provisions of this ordinance so far as reasonably possible.

(p) Mobile homes, and other dwellings and structures located in the Town of Orange on the date of adoption of this ordinance shall be exempt from the provisions of this ordinance until such time as such existing mobile homes, dwellings and structures are replaced. Upon replacement, all of the requirements and provisions of this ordinance shall apply except the requirement for minimum lot size.

Section Three. Any person who fails to comply with any provision of this ordinance, shall, upon conviction thereof, forfeit not less than Fifty and no/100 (\$50.00) Dollars nor more than Five hundred and no/100 (\$500.00) Dollars, together with the costs of prosecution for each violation thereof and in default of payment thereof, shall be imprisoned in the Juneau County Jail, until payment for such forfeiture and cost is made, but not exceeding ten (10) days. Each day a violation of this ordinance continues shall be considered a separate offense.

Section Four. This ordinance shall take effect and be in force upon its passage and publication or posting as provided by law.

Dated this 15<sup>th</sup> day of May, 1984.

Ayes: 3

Nayes: 0

Absent: 0

Total: 3

Attest:

Athleen Strohmeyer

Town Clerk

Athleen Strohmeyer  
Town Chairman

Donald Schroeder  
Supervisor

Donald F. Human  
Supervisor



Roland W. Vieth  
Ray C. Feldman, Jr.

Attorneys at Law

608 847-6100

*Vieth & Feldman*

Loomis Building  
P.O. Box 167  
235 E. State Street  
Mauston, Wisconsin 53948

April 20, 1989

Mr. Art Bradley, Chairman  
TOWN OF ORANGE  
Route 2                      Box 59  
Camp Douglas, Wisconsin 54618

Dear Art:

I understand from your talking to my secretary, Sharon Daniels, that you wanted to delete Paragraph "g" from Ordinance No. 3 adopted on May 15, 1984. Apparently your township has never enforced the provision that all mobile homes must be placed upon a cement foundation with wind tie downs to prevent overturning in storms.

Therefore, I have drafted an amendatory ordinance and enclose the same. Of course, it must be adopted at one of your regular or special meetings wherein it would come up for consideration.

Yours very truly,

**VIETH & FELDMAN**

  
RAY C. FELDMAN, JR.

RCF:sld  
Enclosure

STATE OF WISCONSIN)  
COUNTY OF JUNEAU )SS  
)

AFFIDAVIT

Kathleen Strohmeier, being sworn, deposes and says that she is the duly appointed, qualified and acting Town Clerk, in and for the Town of Orange, Juneau County, Wisconsin.

Affiant states that on the 15<sup>th</sup> day of May, 1984, she posted true and exact copies of the annexed Ordinance Regulating Mobile Homes in the Town of Orange at three public places in the Town of Orange, listed as follows:

1. Clerk's Home
2. Lone Rock Schoolhouse
3. Lions Signboard - Camp Douglas

in accordance with the statute.

Kathleen Strohmeier  
Kathleen Strohmeier

Subscribed and sworn to before me  
this 15<sup>th</sup> day of May, 1984.

Eli H. Johnson  
Juneau County, Wisconsin  
My commission April 14, 1985.