

Town of Colburn Mobile Home Ordinance

An ordinance establishing rules and regulations for obtaining permission from the Town of Colburn board of Supervisors to locate a mobile home unit in the Town of Colburn.

SECTION A.

The Town Board of Supervisors of the Town of Colburn, Chippewa County, Wisconsin; do hereby find, determine and ordain: That in order to encourage planned and orderly land use development, to protect property values and property tax base, to protect the beauty and amenities of landscape and man-made developments and to assure the payment of all taxes due the town as established by the annual assessment procedure, it is necessary that certain requirements be established and followed in the location of mobile homes in the Town of Colburn.

It is not intended by this ordinance to repeal, abrogate, annul, or interfere with any existing mobile home rules or regulations issued pursuant to laws in regard to mobile homes.

The provisions of this ordinance shall be held to be minimum requirements; shall be literally construed in favor of the town; and shall not be deemed a limitation or repeal of any other power granted by Wisconsin Statutes.

If any section, clause, provision or portion of this ordinance is adjudged unconstitutional, or invalid by a court or competent jurisdiction, the remainder of this ordinance shall not be affected thereby.

SECTION B.

In order to clarify this ordinance, the following words mean;

Mobile Home/Trailer House/Trailer Home- A factory constructed structure designed as a dwelling that can be moved on a street or highway . A mobile home does not include a recreational vehicle.

Dependent Mobile Home- means mobile home which does not have complete bathroom facilities.

Unit- means a mobile home. This does not include the septic, well or other land improvements.

Location- means any lot or plot of ground upon which any unit occupied for dwelling or sleeping purposes are located.

Permanent Habitation- the location of a unit on any site for more than fourteen (14) days.

Temporary Habitation- The location of a unit on any site for fourteen (14) days or less or permitted be special exception as provided in this ordinance.

Camping Ground- site or parcel used by any unit for temporary habitation for dwelling or sleeping purposes.

Conforming Use- any lawful use of a mobile home unit or lot which complies with the provisions of this ordinance.

SECTION C.

The Town of Colburn hereby adopts along with this ordinance and incorporates the same herein by reference all of the provisions of Section 66.0435 inclusive of Wisconsin Statutes regarding Mobile Home Communities.

SECTION D. Applicability

The provision of this ordinance shall apply to any mobile home unit of either permanent or temporary in nature that intends to locate in the jurisdiction of the Town of Colburn, Chippewa County, Wisconsin.

SECTION E. Enforcement

The provision of this ordinance shall be enforced by the constable of the Town of Colburn, the Board of Supervisors of the Town of Colburn, and any and all other state and county officers authorized by law to enforce the same.

SECTION F.

A Permit for each non-exempt mobile home is required. Any person, firm or corporation who intends to move a Mobile Home Unit into the jurisdiction of the Town of Colburn is hereby required to make application for a Mobile Home Permit to the Town Clerk. The cost for such permit shall be set by the Town Board. If a mobile home is to be moved from one location to another in the town, application for a new permit is required before the unit is moved. Such permit shall require the permit fee to be paid the same as if an original application is made. If a mobile home is sold to a new owner, application for a new permit is required within 30 days. Such permit shall require the permit fee to be paid and the below conditions of the permit shall be met at the time of application. Any mobile home not permitted shall be removed from the Town.

Before issuance of a Mobile Home Permit, the following conditions must be met and agreed upon by all parties concerned, the parties being the mobile home unit owner, the land owner upon which the unit is located, and the town board of the supervisors.

1. Any Mobile Home Unit intended to be used for permanent habitation must have a minimum fair market value of \$30,000.00. Title and Proof of value shall be furnished to the board by the applicant upon request.
2. Unless adequately screened by existing vegetation, the mobile home site shall be screened by planting of fast growing material capable of reaching a height of fifteen (15) feet or more, the individual trees to be such a number and so arranged that within ten (10) years they will have formed a screen equivalent in capacity to solid fence or wall. Such permanent planting shall be grown and maintained to a height of not less than fifteen (15) feet.
3. The location site of the unit must be no less than one (1) acre unless otherwise approved by the board.
4. Only one (1) mobile home shall be allowed per parcel.
5. The applicant must have a permit for a state approved septic system.
6. The Unit Owner shall agree to pay all taxes due on said unit in the year they are due as determined by the annual assessment procedure.
7. The Town will require that the owner of the real estate upon which the unit is located to be responsible for any unpaid taxes by his signature on the application for a mobile home permit.
8. If both owners neglect to pay the personal property taxes due, the delinquent amount plus accumulated interest of 1% per month will constitute a special charge upon the real estate upon which the unit is located.

It is not the intent of this section to discriminate or favor any individual, but rather to encourage planned and orderly land use development, to protect property values and property tax base and protect the beauty and amenities of the landscape and man-made development.

SECTION G.

Temporary uses may be established in an area for which they are otherwise excluded by the regulations of this ordinance, under conditions hereinafter specified.

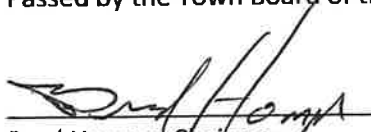
1. A mobile unit will be considered temporary habitation if removed from the location site in less than fourteen (14) days.

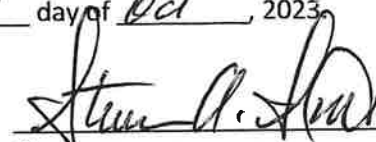
SECTION H.

Each applicant accepts the permit, if granted, upon the condition that the permit may be suspended for cause at any time by the Board of Supervisors of the Town of Colburn.

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

Passed by the Town Board of the Town of Colburn this 3rd day of Oct, 2023.


Brad Hompe, Chairman


Steven Sime, Supervisor


Kiel Morello, Supervisor


Jeff Milas Jr., Clerk

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