

**Village of Radisson Ordinance Buildings, Chapter 11**  
**Regarding Mobile Homes**

The Board of Trustees of the Village of Radisson, Sawyer County, Wisconsin, do ordain as follows:

Section One: Village of Radisson Ordinance Title Buildings, Chapter 11, Section 03, is hereby created to read as follows and supersedes any previous Mobile Home Ordinances, including 12-14-92A:

Chapter 11.03

**MOBILE HOMES**

11.03.010 Definitions. Wherever used in this chapter, unless a different meaning clearly appears from the context, the following terms shall have the meaning indicated:

**MOBILE HOME**-means a vehicle manufactured, or assembled, designed to be towed as a single unit or in sections upon a highway by a motor vehicle and equipped and used, or intended to be used, primarily for human habitation, with walls of rigid uncollapsible construction, which has an overall length in excess of 45 feet. The term "mobile home" includes the mobile home structure, its plumbing, heating, air conditioning and electrical systems, and all appliances and all other equipment carrying a manufacturer's warranty. A mobile home should not be confused with a travel trailer which is towed by an automobile, can be operated independently of utility connections, is limited in width to eight feet, in length to forty-five feet, and is designed to be used primarily as a temporary vacation dwelling.

Existing mobile homes located in the Village of Radisson cannot be moved to another site in the Village and can only be replaced with a newer manufactured home less than 25 years old, a micro home (tiny house) with a minimum of 400 sq. ft., or a modular home, or site built home with a minimum of 900 sq. ft.

The minimum mobile home lot size is 7000 sq. ft. (50' X 140')

11.03.020 Other Requirements. All mobile homes shall comply with the following minimum requirements:

1. The mobile home must be skirted in a manner which will prevent rodent infestation. Areas enclosed by such skirting shall be maintained free of rodents and fire hazards.
2. The placement of the mobile home on the site and the site itself must meet all other state, county, and Village of Radisson requirements.
3. Adequate stairways must be provided for each doorway.

4. Village of Radisson water/sewer system hookups must be provided for each home.

11.03.030 Modification. No person shall construct, alter, add to or alter any mobile home without a permit from the Village of Radisson Board. Construction on an addition or alteration to the exterior of a mobile home shall be of the same type of construction and materials as the mobile home affected. No permit shall be issued unless the value of the mobile home already existing is in excess of Forty Thousand Dollars (\$40,000.00). Said value shall be determined by the tax assessor. This subsection shall apply to the addition of awnings, antennae or skirting to mobile homes.

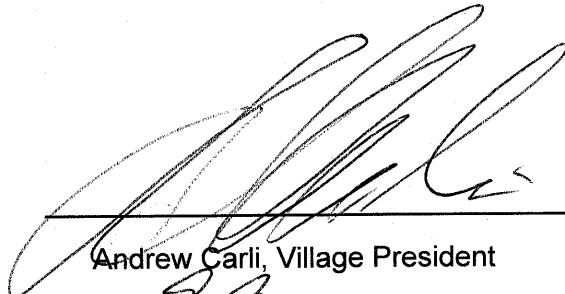
11.03.040 Enforcement, Violations, and Penalties. The Village of Radisson Board may take one or both of the following actions with respect to any violation of the chapter: 1) order the violation corrected by the property owner, by removal of a non-compliant mobile home within a specified period; 2) issue a citation for such violation to be served either by a Board member authorized by the Board or by certified mail. Each day of violation constitutes a separate offense and carries a fine of \$100.00 plus court and prosecution costs.

Legal action may be brought, which includes without limitation injunctive relief and forfeiture actions. Injunctive relief may be requested requiring the property owner, tenant, and/or permitted licensee to remove the violating unpermitted mobile home. Any cost incurred by the Village of Radisson in removal of any unpermitted mobile home shall be assessed against the property owner.

Section Two: The provisions of this ordinance shall be deemed severable and it is expressly declared that the Village of Radisson would have passed the other provisions of the ordinance irrespective of whether or not one or more provisions may be declared invalid. If any provision of this ordinance or the application to any person or circumstances is held invalid, the remainder of the ordinance and the application of such provisions to other person's circumstances shall not be deemed affected.


Section Three: This Ordinance shall take effect upon its adoption and publication as required by law.

Approved the 10<sup>th</sup> day of July, 2023.



Andrew Carli, Village President

Attested by:



Gwen Genari, Clerk