

Village of Radisson Ordinance Buildings, Chapter 11
Regarding Manufactured Home Standards
An Ordinance Creating Section 11.04 of the Radisson Code of Ordinances

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 04, is hereby created to read as follows:

Chapter 11.04

FACTORY BUILT HOUSING

11.04.010 Purpose. The purpose of these provisions is to establish standards governing the appearance and location of manufactured homes. These regulations are intended to allow a mixture of housing types in a manner which will not adversely affect existing neighborhoods. For this reason, standards have been established which regulate the appearance of manufactured homes.

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

MANUFACTURED HOMES. These are usually referred to as "HUD-Code" or "mobile" homes. They are built entirely in a factory in accordance with a federal building code adopted and administered by the U.S. Department of Housing and Urban Development (HUD) and known as the "HUD Code". The HUD Code is a preemptive code, which means that it supercedes any state or local codes that apply in the area where the house will be sited. Homes arrive onsite complete with appliances, carpet, paint, lights, and with the utilities ready to be hooked up on site. They are typically 80-90 percent complete (those consisting of two or more sections, or two stories, require extra on-site completion). The term "mobile home" does not apply today when most manufactured homes are not mobile. Many are placed on permanent foundations and are considered real property.

MODULAR HOMES. Like manufactured homes, modular homes are also constructed in a factory. Modules are shipped to the site either ready to be finished inside and out or complete with interior amenities, appliances, paint, carpet, and more. They are typically 70 to 85 percent complete. These homes are built in accordance with the model building code adopted by the state. Local codes, if different than state codes, apply only to home installation as well as site-built elements, such as foundations, garages, decks, and porches. A modular home is built in sections, transported to the home site, and set on a foundation. Many are two or three stories high and can consist of two to six modules or sections.

PANELIZED HOMES. These are constructed with factory built panels for whole walls, usually with sheathing and occasionally with windows, doors, wiring, and outside siding. The panels are constructed in a factory according to a model design, transported to the site, and then the panels are assembled according to the design on a conventional foundation or slab. Panelized homes require more on-site labor than modular or manufactured homes.

PRE-CUT HOMES. These are another type of factory-built home in which building materials are cut into the correct sizes at a factory, according to design specifications, transported to the site, and assembled there. Pre-cut homes include kit homes, log homes, and dome homes. Of the four types of factory-built homes, pre-cut homes require the most on-site labor.

11.04.030 Standards.

A. Standards for Factory Built Housing. Factory Built Housing is permitted within the Village of Radisson, provides such structures:

1. Have Village water and sewer hookups provided for each manufactured home.
2. Have adequate stairways that must be provided for each doorway.
3. Are constructed and installed pursuant to a building permit and subject to all required inspections to ensure that the foundation and all on-site work is constructed to minimum standards and that the manufactured home is assembled on-site to assure that it is in compliance with standards regulating the anchoring of the structure to its foundation and other building requirements. All manufactured home shall comply with applicable provisions of the Village of Radisson Land Use Permit.

B. Modification. No person shall construct, alter, add to, or alter any manufactured home without a permit from the Village Board and obtaining the applicable Land Use Permit.

11.04.040 Enforcement, Violations and Penalties. The Village Board may take one or both of the following actions with respect to any violation of this chapter: i) order the violation corrected by the property owner and/or present licensee by removal of a non-compliant manufactured home within a specified period; ii) issue a citation for such violation to be served either by a Board member authorized by the Board, the Sawyer County Sheriff's department, or by certified mail. Each day of violation constitutes a separate offense and carries a fine of \$100.00 plus court and prosecution costs.

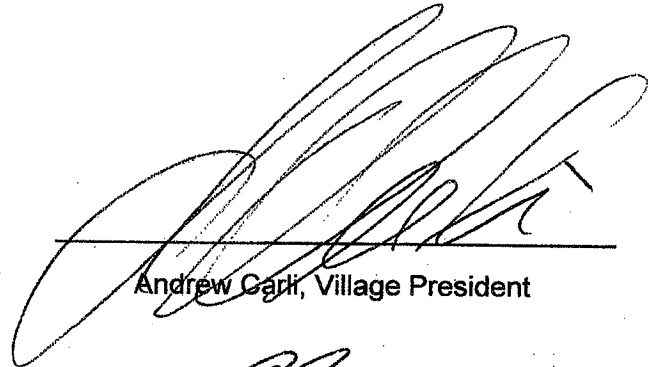
Legal action may be brought, which includes without limitation injunctive relief and forfeiture actions. Injunctive relief may be requested requiring the property owner, tenant, and/or permitted licensee to remove the violating manufactured home. Any cost incurred by the Village in removal of any manufactured 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 this 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: 10TH DAY OF JULY, 2023



A large, stylized handwritten signature in black ink, written over a horizontal line. The signature is cursive and appears to read 'Andrew Carl'.

Andrew Carl, Village President

Attested by:



A smaller, handwritten signature in black ink, written over a horizontal line. The signature is cursive and appears to read 'Gwen Genari'.

Gwen Genari, Clerk