

903. MOBILE HOMES, TRAVEL TRAILER PARKS, & CAMPING

Table of Contents

903. MOBILE HOMES, TRAVEL TRAILER PARKS, & CAMPING1
Mobile Homes1
Travel Trailers1
Requirements Of Camping Trailer Parks, And Campgrounds2
Camping Not Within Parks Or Campgrounds.....2

903.1. MOBILE HOMES: It shall be unlawful for any person, firm, or corporation to maintain a mobile home park within the limits of the Town of Presque Isle. Before placing any mobile home on one's property within the township a written permit in accordance with the following provisions of this Ordinance must first be obtained.

903.1.1. Each mobile home must be placed on either:

903.1.1.1. A reinforced concrete pad which shall be not less than four (4) inches thick; or

903.1.1.2. A masonry foundation on suitable concrete footings which extend below the frost penetration level., but in no case less than forty-eight (48) inches below grade; or

903.1.1.3. A treated wood foundation on suitable concrete footings which extend below the frost penetration level., but in no case less than forty-eight (48) inches below grade; or

903.1.1.4. Concrete block piers placed on suitable concrete footings, which extend below the frost penetration level., but in no case less than forty-eight (48) inches below grade.

903.1.2. All mobile homes shall be skirted within thirty (30) days of placement on the lot. Skirting material shall consist of properly treated all-weather material which may include wood, cemented concrete blocks, decorative lattice, or commercially available metal or plastic skirting.

903.1.3. Each mobile home shall be tied down by one of the following methods. Either tie-down method requires a minimum of two cross frame ties which shall be located at the front and rear of the mobile home.

903.1.3.1. A steel rod of not less than 5/8 inch in diameter with a forged or welded eye at the top with a yoke type tensioning device or a threaded connector tensioning device. The end of the rod shall be hooked to prevent pulling out of concrete footings a minimum of three (3) feet below grade; or

903.1.3.2. An auger type anchor of not less than 5/8 inch in diameter with auger head of not less than six (6) inches in diameter. The auger must have a forged or welded eye and be anchored at least four (4) feet deep in ground through a minimum of a four (4) inch thick concrete pad.

903.1.4. Each mobile home foundation shall have

vents and an access opening measuring at least twenty-four (24) by thirty-six (36) inches.

903.1.5. All sewage system regulations pertaining to single family dwellings apply to individual mobile homes.

903.1.6. For purposes of enforcement, all provisions of this Ordinance pertaining to single family dwellings shall also apply to individual mobile homes.

903.1.7. The size of each mobile home shall be a minimum of forty five (45) feet in length and ten (10) feet in width and shall have at least two hundred (200) square feet of living area per person occupying same.

903.1.8. Only one (1) permit for one (1) mobile home shall be issued for any one lot or parcel of land .

903.1.9. Any additions or alterations to a mobile home may be done only after the issuance of a zoning permit by the Zoning Administrator.

903.1.10. A zoning permit for the location of a mobile home to be located within the Town of Presque Isle shall be issued only after an application has been filed with the Zoning Administrator and the moving fee required by this Ordinance has been paid.

903.1.11. All mobile homes must have a fair market value of ten thousand dollars (\$10,000) at the time of issuance of the zoning permit for its location within the town. All trailer homes and mobile homes shall be assessed as permanent dwellings.

903.2. TRAVEL TRAILERS. All travel trailers permitted in the Town of Presque Isle must be self-contained and have waste storage compartments, which shall be emptied as needed in an approved sanitary system or storage container. A state and county approved holding tank shall be considered an approved "system" for the purposes of this section of the Ordinance. Holding tanks require Town Board approval.

903.2.1. PRIVATE PROPERTY STORAGE OF CAMPERS:

903.2.1.1. Campers may be stored on private property only after gaining written permission of the legal property owner.

903.2.1.2. A total of three (3) weeks in any one calendar year is the maximum time any one camper may be parked in the Town of Presque Isle without written permission of the Zoning Administrator. EXCEPTION: Resident owners of campers are permitted to store their camper at the rear of their lot

or parcel, observing all required setbacks of this Ordinance. Such storage specifically prohibits all uses as habitation during the storage period.

903.2.1.3. All setbacks pertaining to dwellings apply to campers.

903.3. REQUIREMENTS FOR CAMPING TRAILER PARKS, AND CAMPGROUNDS.

903.3.1. MINIMUM AREA RE-QUIRED - 5 Acres

903.3.2. PLAN DRAWINGS shall be submitted to the Town Board for approval prior to submission to Vilas County. Plans shall show all sites, locations of water supply and sanitation facilities and be accompanied with soil boring and percolation results signed by a certified soil tester. Plans shall indicate roadway locations within the park or camp.

903.3.3. DENSITY – There shall be no more than ten (10) camping trailer sites per acre. There shall be no more than twelve (12) campsites per acre in a camp ground.

903.3.4. ACCESS ROADS - There shall be no more than two (2) access roads from any town road, street, or highway into any, camping trailer park, or campground.

903.3.5. BUFFER ZONE - The outer boundaries of all camping trailer parks or campsites shall contain a thirty (30) foot wide buffer zone consisting of a landscaped greenbelt with coniferous tree and shrub plantings. No mobile home, camping trailer or campground shall be within thirty (30) feet of the exterior boundary of the park or campground. No sites will be within the 75 foot setback from the ordinary high water mark of any navigable waterway.

903.3.6. SITE IDENTIFICATION - All sites shall be marked with permanent letters and/or numbers and all four corners of each site shall be permanently marked.

903.3.7. DIMENSIONS - All camp trailer sites and campsites shall be not less than forty (40) feet wide and fifty (50) feet long and corners marked by permanent markers and numbered.

903.3.8. SITE SALES PROHIBITED - The sale of individual sites in parks and campgrounds is prohibited.

903.3.9. RESTROOM FACILITIES - Park and/or campground management shall provide restroom facilities, which shall consist of a minimum of two restroom facilities per acre.

903.3.10. WATER SUPPLY - An accessible, adequate, and safe potable water supply shall be provided to each site consisting of a private community supply (well & piping system), which shall be developed and approved by appropriate state agencies. Individual sources (wells) for each campsite shall not be permitted.

903.3.11. SEWAGE SYSTEM: An adequate and safe sewage system (community) or public sewers shall be provided. Such systems shall be designed, constructed and maintained in accordance with the Vilas County Sanitary Ordinance and other applicable state and local codes.

903.3.12. REFUSE DISPOSAL: Storage, collection and disposal of refuse shall be conducted so as not to

create health hazards or air pollution. The collection and disposal of refuse shall be the responsibility of the park or campground operator.

903.3.13. RETAIL SALES: Sales of commercial nature such as gasoline, grocery and convenience items may be provided except that such establishments and their attendant parking areas may not occupy more than ten (10) percent of the total park or camp area and shall be located and designed with the intention of serving primarily the needs of the park or campground occupants.

903.4. CAMPING NOT WITHIN PARKS OR CAMPGROUNDS: Camping is defined as: the act of temporarily occupying a plot of land for a maximum period of 96 hours during which normal essential living and/or recreational activities are conducted without the benefit of a permanent structure having local or state government approved sanitary facilities for the disposal of human or other sewage or waste generated by the normal essential activities undertaken. Camping for more than 96 hours on undeveloped lots is permitted with approval of the Zoning Administrator, who shall not grant such approval unless all requirements of the Vilas County Sanitary Ordinance are fully complied with and all setback provisions of this Ordinance are complied with.

903.5. Campers may be utilized for dwelling or sleeping purposes where used for temporary occupancy during the construction of a home or cottage, provided that it is on the same lot where a zoning permit and building permit have been issued for the building of a home or cottage. Such temporary dwellings shall be used for one period of no longer than one year unless a renewal of the building permit is allowed under Section 901.4.8, in which case temporary occupancy may be extended to coincide with any such renewal. Any such camper must be connected to, or have available, and use approved sanitary facilities and fully comply with all requirements of the Vilas County Sanitary Ordinance and all setback provisions of this Ordinance.