

Resolution No. 6-996

WHEREAS it is recognized that the Wisconsin State Statutes defines both a mobile home and manufactured home;

WHEREAS it is recognized that the Iowa County Zoning Ordinance definition of a mobile home is not consistent with the State Statute definition;

WHEREAS the Iowa County Zoning Ordinance does not presently have a definition of a manufactured home;

WHEREAS it is recognized that it is to the benefit of the county as a whole to regulate the use of mobile homes and manufactured homes while also being in conformance with the State Statute definitions;

NOW, THEREFORE BE IT RESOLVED by the Iowa County Board of Supervisors that:

The following be added to Section 12 Definitions of the Iowa County Zoning Ordinance:

"Manufactured Home: A dwelling structure or component thereof as is defined in the Wisconsin Stats. 101.91(2) (see below), fabricated in an off-site manufacturing facility for installation or assemble at the building site bearing a HUD label or insignia certifying that it is built in compliance with the Federal Manufactured Housing Construction Standards under 42 U.S.C. sec.5401 to 5426."

WI Stats. 101.91(2): "Manufactured home" means either of the following:

(a) A structure, transportable in one or more sections, which in the traveling mode is 8 body feet or more in width or 40 body feet or more in length, or, when erected on site is 320 or more square feet, and which is built on a permanent chassis and designed to be used as a dwelling with or without a permanent foundation when connected to the required utilities.

(b) A structure which meets all the requirements of par. (a) except the size requirements, and with respect to which the manufacturer voluntarily files a certification required by the secretary of housing and urban development and complies with the standards established under 42 USC 5401 to 5425.

Replace the definition for "Mobile Home" with the following:

"A transportable factory built structure as is defined in the Wisconsin Stats. 101.91(1) (see below), designed for long term occupancy built prior to June 15, 1976, the effective date of the Federal Manufactured Housing Construction Standards under 42 USC sec. 5401 to 5426."

WI Stats. 101.91(1): "Mobile home" means a vehicle manufactured or assembled before June 15, 1976, 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. "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.

Under the paragraph "Permitted Principal Uses" in Section 3.3 Zoning Agricultural Districts, delete the following words from the first sentence of the second paragraph:

"including not more than one mobile home."

Replace the word "residence" with the word "dwelling" in the following places:

Section 3.35 AR-1 Agricultural Residential District: first sentence of Permitted Principal Uses

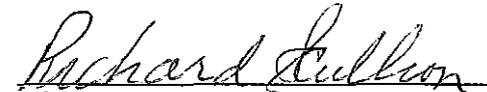
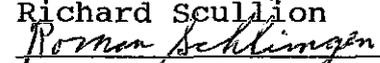
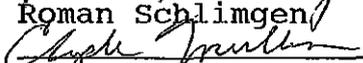
Section 3.4 Residential Districts: under the Permitted Principal Uses of the R-1 Single Family Residential District

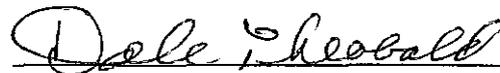
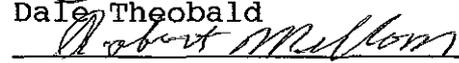
Replace the tenth paragraph under Section 3.5 Business Districts Conditional Uses with: "Proposed and existing dwellings shall comply with all provisions of the R-1 Residential District."

Add the following wording under Section 3.5 Business Districts to the conditional uses allowed in the B-2 Highway Business District and B-3 Heavy Business District: "Proposed and existing dwellings shall comply with all provisions of the R-1 Residential District."

Replace the third paragraph under Section 3.6 Industrial District Conditional Uses with "Proposed and existing dwellings shall comply with all provisions of the R-1 Residential District."

Respectfully submitted by the Planning & Zoning Committee of the Iowa County Board of Supervisors


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