

TOWN OF UNION

LAND USE ORDINANCE

1980

WHEREAS, the electors of the Town of Union, Burnett County, Wisconsin, in Annual Meeting held at the regular meeting place in the Town Hall on the 1st day of April, 1980, has considered the following Land Use Ordinance, and determined that it would be in the best interest of said Township to adopt said Ordinance; and

WHEREAS, the Town Board was duly authorized and directed at the above town meeting to adopt said Ordinance;

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN BOARD OF THE TOWN OF UNION, BURNETT COUNTY, WISCONSIN, as follows:

SECTION 101. Permit Required for Placement of Certain Dwellings.

A. No mobile home, camping trailer, pick-up trailer or other mobile dwelling unit shall be built, enlarged, altered or in any manner placed within the Town of Union that fails to meet the standards for such dwelling units under;

1. Wisconsin Statewide Building Code; and
2. the Wisconsin Administrative Code Rules of the State Board of Health; and
3. the Burnett County Land Use Ordinance; and
4. other provisions of this Ordinance.

B. All mobile dwelling units to be maintained in the Town of Union must be licensed by a permit obtained by the owner of the unit or his agent from the Town of Union Board. The permit required under this section shall:

1. Be obtained before the mobile unit is placed or set-up; and
2. Limit the placement of camping trailers and pick-up campers to thirty (30) days with the exception of units located in licensed camping trailer parks; and
3. Be issued by the Board only on payment of a \$25.00 fee except that the fee will be waived for those permits required for camping trailers and pick-up campers under subsection two above; and
4. Be void and invalid for any purpose unless the mobile dwelling unit authorized by the permit is placed in the manner authorized by the permit within six (6) months of the date the permit was issued.

SECTION 201. Minimum Requirements for Permanent Mobile Home Sites.

In order to qualify for a permit to place a mobile home on a permanent or semi-permanent basis in the Town of Union, the owner must agree to comply with the following requirements. The mobile home shall:

- A. Have a minimum of six hundred square feet of living space; and
- B. Be placed on a permanent wall foundation of concrete, concrete blocks or treated wood which provides no less than a thirty-six inch crawl space; and
- C. Be equipped with a well and septic system meeting the requirements of Section 101.(A); and
- D. Be located on no less than 10 acre of land.

SECTION 301. Penalties.

A. The maximum forfeiture for violation of any section of the Town of Union Land Use Ordinance shall be \$500.00.

- B. For the purpose of enforcing this Ordinance;
 - 1. Each day a mobile dwelling unit is placed in the Town of Union in violation of this Ordinance it shall be considered a separate offense.
 - 2. Any mobile dwelling unit in violation of this Ordinance is declared public nuisance and any court of proper jurisdiction may order the owner to remove such unit.