

STATE OF WISCONSIN  
TOWN OF LINCOLN, VILAS COUNTY  
CODE OF ORDINANCES

**ORDINANCE ESTABLISHING A MANUFACTURED/MOBILE HOME COMMUNITY  
LICENSE AND MONTHLY MUNICIPAL PARKING PERMIT FEE FOR  
MANUFACTURED/MOBILE HOMES**

**Title and Purpose**

The title of this ordinance is the Town of Lincoln Manufactured/Mobile Home Community License and Manufactured/Mobile Home Monthly Municipal Parking Permit Fee Ordinance.

The purpose of this ordinance is to monitor the development of property within the town in order to assure the proper assessment and taxation of and assessment of fees upon property within the town and to assure the provision of fire and other emergency services within the town.

The Manufactured/Mobile Home Monthly Permit Fee is a substitute for property taxes on manufactured/mobile homes not taxed as real estate or personal property.

**Authority**

The town board has the specific authority under §66.0119, 66.0435, 101.645, and 101.935, Wis. Stats., and the town's village powers under §60.22, Wis. Stats., to adopt and enforce this ordinance.

**Definitions**

- A. Campground means an parcel or tract of land in the town owned by a person, the state, or a local government, that is designed, maintained, intended, or used for the purpose of providing sites for nonpermanent overnight use by 4 or more camping units, or by one to 3 camping units if the parcel or tract of land is represented as a campground.
- B. Camping unit means any portable device, no more than 400 square feet in area, used in the town as a temporary or seasonal dwelling, including but not limited to a camping trailer, motor home, bus, van, truck, or tent. C. Community means a manufactured/mobile home community.
- D. Licensee means any person licensed to operate and maintain a manufactured/mobile home community.
- E. Licensing authority means the city, town or village herein a manufactured/mobile home community is located.
- F. Manufactured and mobile home community means any plot or plots of ground upon which three or more manufactured homes/mobile homes are located for the purpose of residence and dwelling.

- G. Manufactured home means a structure that is designed to be used as a dwelling with or without a permanent foundation and that is certified by the federal Department of Housing and Urban Development as complying with the standards established under 42 USC 5401 to 5425 and includes any additions, attachments, annexes, foundations, and appurtenances. The term manufactured home does not include a recreational vehicle.
- H. Mobile home means a vehicle manufactured or assembled before enactment of the HUD Code 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, all appliances and all other equipment carrying a manufacturer's warranty, and any additions, attachments, annexes, foundations, and appurtenances. "Mobile home" does not include any camping unit.

### **Provisions**

- A. No person, after the effective date of this ordinance, may install, operate, or maintain, or cause the construction, installation, operation, or maintenance of, any manufactured and mobile home community in the town unless the owner of the land privately owned by the manufactured and mobile home community or the operator of the manufactured and mobile home community has been issued a Town Manufactured/Mobile Home Community License by the town clerk and has full paid the annual license fee under s. 66.0435 (3) (a), Wis. stats., due the town for the calendar year. The license shall be due on January 1<sup>st</sup> of each year and expire on December 31<sup>st</sup> of each year.

Application for a license or renewal thereof under this ordinance shall be in writing, signed by the applicant and made to the town clerk on a form furnished by the town.

The licensing authority shall collect from the licensee an annual license fee of not less than \$25 nor more than \$100 for each 50 spaces or fraction of 50 spaces within each community within its limits. The annual Town Manufactured/Mobile Home Community License fee shall be posted in the Town of Lincoln Fee Schedule. If the community lies in more than one municipality the amount of the license fee shall be determined by multiplying the gross fee by a fraction the numerator of which is the number of spaces in the community in a municipality and the denominator of which is the entire number of spaces in the community.

- B. No person, after the effective date of this ordinance, may construct, install, operate, or maintain, or cause the construction, installation, operation, or maintenance of, a manufactured and mobile home community in the town without compliance with all applicable statutes, provisions of the Wisconsin Administrative Code, including compliance with specific rental requirements established under the Wisconsin Administrative Code that are adopted as part of this ordinance by reference, any