

TOWN OF SARATOGA

MANUFACTURED DWELLINGS ORDINANCE
(Formerly: Mobile Home and Manufactured Home Ordinance)

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1. GENERAL

- 1.1 Purpose.** The purpose of this Ordinance is to protect the health, safety and welfare of the people of the Town of Saratoga by establishing standards for the placement and maintenance of manufactured dwellings that are consistent with zoning and housing standards, and any other applicable provisions adopted in the ordinances of the Town, eliminating and preventing the development of slum conditions, determining and establishing the responsibilities of owners and occupants of manufactured dwellings, establishing the responsibilities of manufactured dwelling community licensees, and providing for administrative enforcement and penalties.
- 1.2 Authority.** This Ordinance is adopted pursuant to the Town Board's authority under Wis. Stats. §§ 60.10, 60.10(2)(c), 60.22(3), 60.62, 61.35, 62.23, and 66.0435.
- 1.3 Applicability.** The provisions of this Ordinance shall apply to all manufactured homes and all mobile homes, whether or not they are used for the purpose of human habitation.
- 1.4 Related Ordinances.** Town of Saratoga Zoning Ordinance, No. 11-19-2025; Town of Saratoga Housing Standards Ordinance, No. 1-17-18; Defining and Prohibiting Public Nuisances, No. 9-19-18.

2. DEFINITIONS

- 2.1 Accessory Building** means all structures constructed upon a mobile home site and used in conjunction with a mobile home. In no case shall a manufactured dwelling and its accessory structures occupy more than 25 percent of a site.
- 2.2 Clerk** means the Town Clerk of the Town of Saratoga.
- 2.3 Community** means manufactured dwelling community.
- 2.4 Dwelling** means any building that contains one or two dwelling units. Dwelling does not include a primitive rural hunting cabin.
- 2.5 Dwelling unit** means a structure or that part of a structure which is used or intended to be used as a home, residence or sleeping place by one or by two or more persons maintaining a common household, to the exclusion of all others. Dwelling unit does not include a primitive rural hunting cabin.
- 2.6 Licensee** means any person licensed to operate and maintain a manufactured dwelling community under this ordinance.
- 2.7 Licensing Authority** means the Town Board of the Town of Saratoga.

2.8 Manufactured Dwelling means any manufactured home or any mobile home.

2.9 Manufactured Dwelling Community means any plot or plots of ground upon which 3 or more manufactured homes or mobile homes, occupied for dwelling or sleeping purposes are located, regardless of whether a charge is made for the accommodation.

NOTE: "Manufactured Dwelling Community" replaces the former ordinance definition of PARK: MOBILE HOME PARK / MANUFACTURED HOME PARK, OR MOBILE HOUSING DEVELOPMENT which meant any park, court, site, lot, parcel, or tract of land designed, maintained, intended, or used for the purpose of supplying a location or accommodations for two or more mobile, manufactured homes and shall include all facilities used or intended for use as part of the equipment thereof.

2.10 Manufactured Dwelling Subdivision means a plot of ground that is licensed for mobile home or manufactured home placement and sites are sold instead of rented.

2.11 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 (HUD) as complying with the standards established under 42 USC 5401 to 5425.

2.12 Mobile Home means a vehicle manufactured or assembled before June 15, 1976, designed to be towed 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 non-collapsible construction, which has an overall length in excess of 45 feet. "Mobile Home" includes the mobile home structure, its plumbing, heating, air conditioning and its electrical systems, and all appliances and all other equipment carrying a manufacturer's warranty.

2.13 Non-Dependent Manufactured Dwelling means a manufacture home or mobile home unit that is completely equipped with both shower or bath and toilet facilities. Such units are dependent on sewer, water and electrical services at the site.

2.14 Pad means a concrete slab or its equivalent as determined by the licensing authority and constructed on the mobile home site for the purpose of accommodating water and sanitary connections for a mobile home or manufactured home.

2.15 Person shall be construed to include an individual, partnership, firm, company, corporation, or association, whether tenant, owner, lessee or other agent, heir or assign.

2.16 Site means a plot of ground designed for the placement of one mobile housing unit in which such space shall be not less than 3,200 square feet.

2.17 Treasurer means the Town Treasurer of the Town of Saratoga.

2.18 Unit means a single manufactured dwelling.

3. MANUFACTURED DWELLING COMMUNITIES

3.1 Licensing – License and Revocation or Suspension

A. It shall be unlawful for any person to maintain or operate within the limits of the Town of Saratoga any manufactured dwelling community (formerly, park) unless such person shall first obtain from the licensing authority a license therefor.

B. In order to protect and promote the public health, morals, and welfare and to equitably defray the cost of municipal and educational services required by persons and families using or occupying manufactured dwellings for living, dwelling or sleeping purposes, the Town Board of the Town of Saratoga herein establishes and may enforce by this ordinance reasonable standards and regulations for every manufactured dwelling community; require an annual license fee to operate the same and levy and collect special assessments to defray the cost of municipal and educational services furnished to such a community. The Town Board may limit the number of licenses for manufactured dwelling communities in any common school district, if the community development would cause the school costs to increase above the state average or if an exceedingly difficult or impossible situation exists with regard to providing adequate and proper sewage disposal in the particular area. The power conferred on the Town of Saratoga by this ordinance is in addition to all other grants and shall be deemed limited only by the express language of this ordinance.

C. If a county zoning ordinance has been enacted pursuant to Wis. Stats. s. 59.69, the provisions of the ordinance which is most restrictive shall apply with respect to the establishment and operation of a community in the Town of Saratoga.

D. Any license granted under the provisions of the ordinance shall be subject to revocation or suspension for cause by the licensing authority upon complaint filed with the Clerk of the Town of Saratoga signed by any law enforcement officer or health officer after a public hearing upon such complaints, provided that the holder of such license shall be given 10 days' notice in writing of such hearing, and shall be entitled to appear and be heard as to why such license shall not be revoked. Any holder of a license which is revoked or suspended by the licensing authority may within 20 days of the date of such revocation or suspension appeal therefrom to the circuit court of Wood County by filing a written notice of appeal with the Clerk of the Town of Saratoga together with a bond executed to the Town of Saratoga, in the sum of \$500 with two sureties or a bonding company approved by the said clerk, conditioned for the faithful prosecution of such appeal and payment of costs adjudged against the licensee.

3.2 Licensing – Application, Renewal and Transfer

A. The application for a license or a renewal thereof shall be made on forms furnished by the Clerk and shall include the name and address of the owner in fee of the tract (if the fee is vested in some person other than the applicant, that person shall provide a duly verified statement that the applicant is authorized to construct and/or maintain the manufactured dwelling community and make the application), and such legal description of the premises upon which the manufactured dwelling community is or will be located as well as readily identify and definitely locate the premises. The initial application for any existing, new, or revised manufactured dwelling community shall be accompanied by one paper copy and one digital copy of the park plan showing the following, either existing or as proposed:

- (1) The extent and area for park purposes,
- (2) Roadways and driveways,
- (3) Location and designation of dependent and independent manufactured dwelling spaces,
- (4) Location of service building indicating the number of sanitary conveniences including toilets, washrooms, laundries, and utility rooms to be used by occupants of the manufactured dwelling community. A community harboring only non-dependent manufactured dwellings shall not be required to provide a service building.
- (5) Complete layout of storm, sanitary and water systems for service building and spaces.
- (6) Method and plan of garbage removal.
- (7) Plan for electrical lighting of spaces.

B. In no case shall a license be issued where private sanitary facilities are not available.

C. Upon application and after approval by the licensing authority and upon payment of the annual license fee, the Clerk shall issue a certificate renewing the license for another year, unless sooner revoked. The application for renewal shall be in writing, signed by the applicant on forms furnished by the Town of Saratoga.

D. Upon application for the transfer of license, the clerk, after approval of the application by the licensing authority, shall issue a transfer upon payment of the required fee (see Saratoga Fee Schedule).

3.3 Fees and Reporting

A. The annual license fee shall be per Saratoga Fee Schedule for each 50 spaces or fraction thereof within each manufactured dwelling community, except that where the community lies in more than one municipal jurisdiction the amount of the license fee shall be such fraction thereof as the number of spaces in the community located in the Town of Saratoga bears to the entire number of spaces in the community. All licenses shall expire on June 30 of each year, and the license fee for any new license applied for after July 1 shall be prorated according to the months left in the license year.

B. The licensing authority shall collect a fee as noted in the Saratoga Fee Schedule for each transfer of license.

C. In addition to the license fee provided in Paras. A. and B. above, the Town Board of the Town of Saratoga shall collect from each manufactured dwelling occupying space or lots in a manufactured dwelling community in the Town of Saratoga a monthly parking permit fee computed as follows:

- (1) On January 1 the assessor shall determine the total fair market value of each manufactured dwelling in the taxation district subject to the monthly parking permit fee.
- (2) The fair market value, minus the tax-exempt household furnishings, thus established, shall be equated to the general level of assessment for the prior year on the other real and personal property in the district.
- (3) The value of each manufactured dwelling thus determined shall be multiplied by the general property gross tax rate less by credit rate under s. 79.10 established on the proceeding year's assessment of general property.
- (4) The total annual parking permit fee thus computed shall be divided by 12 and shall represent the monthly manufactured dwelling parking permit fee.

D. The fee shall be applicable to manufactured dwelling moving into the Town of Saratoga during any time of the year. The community operator shall complete and submit Wisconsin Department of Revenue Form PA118 to the Clerk and local assessor on each manufactured dwelling added to the community **within 5 days** following its arrival. As soon as the assessor receives the notice of an addition of a manufactured dwelling to a community, the assessor shall determine its fair market value and notify the Clerk of that determination. The Clerk shall equate the fair market value established by the assessor and shall apply the appropriate tax rate, divide the annual parking permit fee thus determined by 12 and notify the manufactured dwelling owner of the monthly fee to be collected from the manufactured dwelling owner. The liability for payment of the fee shall be on the first day of the next succeeding month and shall remain on the manufactured dwelling for such months as the manufactured dwelling remains in the Town of Saratoga.

E. A new fee and a new valuation shall be established each January and shall continue for the calendar year. The valuation established shall be subject to review as are other values established under Chapter 70, Wisconsin Statutes. If the board of review reduces a valuation on which previous monthly payments have been made, the Town of Saratoga shall refund past excess fee payments. The monthly parking permit fee shall be paid by the manufactured dwelling owner to the community licensee who in turn shall pay the local taxing authority on or before the 10th of the month following the month for which such parking permit fee is due.

F. The licensee of a community shall collect from each dwelling unit owner and remit to the Town of Saratoga the monthly parking permit fee on or before the 10th of the month following the month for which such parking permit fee is due. Pursuant to Wis. Stat. §66.0435(3)(c)6., the community licensee is liable for the monthly parking permit fee for any manufactured dwelling occupying space therein as well as the owner and occupant thereof, except that the licensee shall not be liable until the licensing authority has failed, in an action under Chapter 799, Wisconsin Statutes, to collect the fee from the owner and occupant of the unit.

G. Failure to timely pay the tax hereunder shall be treated in all respects like a default in payment of personal property tax and shall be subject to all procedures and penalties applicable thereto under Chapters 70 and 74, Wisconsin Statutes.

H. The Town of Saratoga shall retain 10% of the monthly parking permit fees collected in each month to cover the cost of administration and shall pay to the school district in which the park is located, within 20 days after the end of each month, such proportion of the remainder of the fees collected in the preceding month as the ratio of the most recent property tax levy for school purposes bears to the total tax levy for all purposes in the Town of Saratoga. If the manufactured dwelling community is located in more than one school district, each district shall receive a share in the proportion that is property tax levy for school purposes bears to the total school tax levy.

I. A licensee may deduct for administrative expenses, 2% of the monthly fees collected.

3.4 Posting of License and Permit. The license certificate or special permit shall be conspicuously posted in the office of, or on the premises of, the community at all times.

3.5 Location. An application for the construction of a manufactured dwelling community shall be considered only when its proposed location has direct access to a principal county, town, or state highway or arterial street or road.

3.6 Plan

A. Accompanying, and to be filed with an original application for the manufactured dwelling community, shall be plans and specifications which shall follow all applicable town and county ordinances and the provisions of the Wisconsin Department of Health Services. The Clerk, after approval of the application by the licensing authority and upon completion of the work according to the plans, shall issue the license.

B. The community shall be located on well-drained property, property graded to insure rapid drainage and free from stagnant pools of water.

C. Water supply and sanitary sewers. Every manufactured dwelling community shall have water supply and sanitary sewer systems that conform with the provisions of the Wood County Sanitary Ordinance and Wisconsin Department of Natural Resources.

D. Non-residential use prohibited. No manufactured dwelling unit shall be utilized as an accessory building.

E. Site Plan Required. A Planned Unit Development (PUD) application and a site plan shall be submitted to the Zoning Administrator and reviewed by Plan Commission, followed by approval/denial of Town Board. The application shall include the following:

- (1) The name and address of all owners and developers of the proposed manufactured dwelling community.
- (2) The legal description and lot size, in acres, of the proposed community.
- (3) The location and size of all manufactured dwelling spaces, storage building areas, recreational areas, water areas, roadways sidewalks, parking sites. and any added facilities or buildings.
- (4) Detailed landscape plans and specifications.
- (5) Plans for all utilities (electrical, plumbing, gas, lighting, topography concerns, and stormwater control)
- (6) Location and size of all public roadways abutting the manufactured dwelling community and all street accesses.
- (7) Preliminary floor plans of any permanent structures.
- (8) Description and method of disposing of garbage and refuse.
- (9) Detailed description of proposed maintenance procedure and grounds supervision.
- (10) Such other reasonable information as shall be required by the Zoning Administrator or Plan Commission.

F. Manufactured dwelling communities shall comply with the following requirements:

- (1) No permit shall be issued for the establishment of a manufactured dwelling community unless such community contains at least 20 acres of area, less any area used for highway purposes.
- (2) The average individual manufactured dwelling lot size shall not be less than 5,000 square feet in area, and no lot shall be smaller than 3,200 square feet in area.
- (3) Each site shall be clearly defined or delineated. Each individual site shall be at least 44 feet in effective width. Effective width shall mean the distance between side lot lines, measured at the rear line of the required front yard. On diagonal lots, it shall be measured at right angles across the lot from one diagonal side line to the other.
- (4) The community shall be arranged so that all sited shall face or abut on a roadway of not less than 30 feet in width, giving easy access from all sites to a public street. Such roadways shall be paved and maintained in good condition, having adequate storm water drainage, be well lighted, and shall not be obstructed.
- (5) In no case shall a manufactured dwelling and its accessory building occupy more than 25 percent of a space provided: however, those communities, which at the time of the adoption of this ordinance existed lawfully with dwelling sites that do not comply with any of the foregoing minimum area and width requirement, may continue to operate and may be excused from such compliances.
- (6) All manufactured dwellings shall have skirts around the entire unit made of plastic, fiberglass, or other comparable material approved by the Building Inspector and shall be of a permanent color or painted to match the appropriate manufactured dwelling to enhance the general appearance thereof.
- (7) Every manufactured dwelling shall be clearly numbered/lettered to assist emergency services. Numbers or letters shall be on the unit closest to the driveway in contrasting colors (to the building) at least 5" in height which are reflective.
- (8) Electrical service to dwelling spaces shall conform to regulations set forth in Article 550 Part III of the National Electrical Code incorporated herein by reference as though fully set forth.
- (9) All driveways and walkways shall be improved or hard surfaced and lighted at night with sufficient lighting that compares with lighting in any residential area of the average city, town or village. Walkways shall have minimum width of 36 inches.
- (10) An adequate supply of pure water for drinking and domestic purposes shall be supplied for all buildings and primary housing sites within the park. Each such site shall be provided with a cold-water tap, located to be accessible from the side of the unit.

- (11) There shall be constructed on each manufactured dwelling site a concrete pad or its equivalent, as determined by the licensing authority, to be used for the accommodation of necessary water and sanitary connections required by Statute SPS 321.40 (Installation of Manufactured Homes).
- (12) A service building / storm shelter of adequate size containing bathroom facilities and kitchen facilities to contain all occupants of the manufactured dwelling community during inclement weather.

G. Yards and setbacks. The following minimum setback regulations shall apply:

- (1) No building, structure or unit shall be located closer than 50 feet to any property line of the manufactured dwelling community, nor closer than 75 feet to any principal county, city, town, or state highway, arterial street, or roadway right-of-way.
- (2) Manufactured dwelling units shall be set back at least 15 feet from the pavement of streets or roadways within the park.
- (3) No part of any manufactured dwelling unit, or any addition or appurtenance thereof, shall be placed within 20 feet of any other manufactured dwelling unit, addition, or appurtenance thereto, nor within 50 feet of any accessory or service building or structure.
- (4) Each manufactured dwelling site shall provide a front and rear yard setback of 10 feet and a side yard setback of 5 feet. The above setbacks shall be seeded and landscaped and in no case shall they be used for off street parking or be occupied by the manufactured dwelling unit and/or its accessory buildings except for the following:
 - a. Structures for utility outlets and garages serving more than one space may be located within the side or rear setback of the common lot line.
 - b. The hitch used for pulling the manufactured dwelling may protrude into the front yard setback.
 - c. Storage buildings. Any storage building in a manufactured dwelling community shall be anchored.
- (5) The manufactured dwelling community shall have a minimum lot width of 300 feet.

H. Height. No building, structure or unit located in a manufactured dwelling community shall exceed two and one-half (2 ½) stories or 30 feet in height.

I. Parking. There shall be at least one off-street parking space available to each individual unit lot and located within 100 feet of such lot. In no case shall parking be allowed upon the street, nor shall off-street parking be allowed in the area designated as front yard setback as required in Paragraph 3.6.G (4). The total number of parking spaces provided in each community shall be equal to not less than one and one-third (1 1/3) times the maximum number of units to be accommodated.

J. Landscaping. Along each property line of a community there shall be provided, within the 50-foot setback area (all sides), screen fencing or landscape planting which shall be so designed and/or planted as to be 50 percent or more opaque when viewed horizontally between 2 feet and 8 feet above average ground level.

3.4 Service building. The service building for the use of permanent residents of the community shall comply with the following:

A. Service buildings housing sanitation facilities shall be permanent structures complying with all applicable ordinances and statutes regulating buildings, electrical installations and plumbing and sanitation systems.

B. The service buildings shall be well lighted at all times of the day and night, shall be constructed of such moisture-proof material which may be painted, woodwork as shall permit repeated cleaning and washing, and shall be maintained at a temperature of at least 68 degrees Fahrenheit during the period from October 1 to May 1. The floors of the service buildings shall be of water impervious material.

C. All service buildings in the grounds of the park shall be maintained in a clean, slightly condition and kept free of any condition and kept free of any condition that will menace the health of any occupant or the public or constitute a nuisance.

D. The Service building will be utilized and built as a storm shelter in case of inclement weather.

E. Minimal kitchen facilities shall be provided.

3.5 Fire protection. Service buildings shall be equipped with fire extinguishers. Campfires are allowed 10' from any structure or according to community rules if they are more restrictive. Open fires shall require DNR permit. No fire shall be left unattended at any time.

3.6 Animals and pets. No manufactured dwelling owner or person in charge of any dog, cat or other pet animal shall permit it to run at large or commit any nuisance.

3.7 Sanitary. All communities shall conform to the sanitation and health regulations of the Wood County Sanitary Ordinance and Wisconsin Department of Health Services, together with revisions thereto incorporated herein by reference as though fully set forth.

3.8 Management

- A. No community shall be licensed unless there is located within the community an office of the person in charge of the community. A violation of this provision is subject to a fine or revocation of license.
- B. The licensee shall submit Wisconsin Department of Revenue Form PA118 to the Clerk and assessor within 5 days of a new manufactured home installation.
- C. The licensee shall ensure compliance with the following:
 - (1) No unit shall be installed in the community after the effective date of this Ordinance unless it is certified by HUD as complying with the standards established under 42 USC 5401 to 5425, and the date of manufacture is less than 10 years past.
 - (2) Keep a register of all occupants of the community to be open at all times to inspection by federal state, and local officials.
 - (3) Maintain the community in a clean, orderly, and sanitary condition at all times.
 - (4) Report the presence of dogs or any other animals running loose in the park.
 - (5) Report to the local health officer all causes or persons or animals affected or suspected of being affected with any communicable disease.
 - (6) Post copies of community rules and regulations in at least one conspicuous place within the community where they can be easily read by community residents and visitors.

4. UNITS OUTSIDE MANUFACTURED DWELLING COMMUNITIES

- 4.1 General prohibition.** Except as provided by this Ordinance, it shall be unlawful for any person to park a manufactured dwelling unit on any street, alley, highway, or town road, or other public place, or on any tract of land owned by any person within the Town of Saratoga.
- 4.2 Emergency/temporary exception on roadways.** Emergency or temporary stopping or parking of a manufactured dwelling unit is permitted on any street, alley, highway or town road for not longer than one hour subject to any other and further prohibitions, regulations or limitations imposed by the traffic and parking regulations or ordinances for that street, alley, highway or town road.
- 4.3 Non-roadway exception.** No person shall park or occupy any manufactured dwelling unit outside of a manufactured dwelling community except as provided in para. 4.2 or Section 5 of this ordinance. No unit shall be used as a storage building or out-building in the Town of Saratoga.

5. OCCUPANCY OUTSIDE MANUFACTURED DWELLING COMMUNITIES

5.1 Mobile Homes. No mobile home shall be installed outside a manufactured dwelling community after the effective date of this provision.

5.2 Manufactured Homes. No manufactured home shall be installed outside a manufactured dwelling community unless meeting the following requirements:

A. Building permit required. Application for the permit shall be made to the Town of Saratoga Building Inspector and shall be accompanied by the inspection fee established in the Saratoga Fee Schedule and shall state the name and permanent addresses of the occupants of the manufactured home.

B. Installation of a manufactured home is compliant with the provisions of Wisconsin Administrative Code chapter SPS 320 and performed in compliance with Wis. Stats. §101.96 and Wis. Admin Code ch. SPS 305.327.

C. Installation is within a residential zoning district and conforms to the requirements of the district where located.

D. Unit is used only as a dwelling.

E. The HUD Certification Label is affixed to the structure.

F. The date of manufacture is not more than 10 years past.

G. The owner of the parcel and the manufactured home are the same.

5.3 Manufactured Dwelling Design Standards

A. Roof. All units and associated accessory buildings shall have a roof with a pitch of at least 3.5 inches in height for each 12 inches of width. Roofs shall have eaves which extend at least 12 inches from the wall that supports the roof. All dwellings, accessory garages and carports shall have a roof surfaced with state approved roofing system.

B. Siding. The exterior sides of all units, accessory garages and carports, shall be covered with siding made of wood, masonry, concrete stucco, Masonite, vinyl, or metal lap. The exterior siding shall extend from the ground level to the top of the foundation. The exterior siding material shall extend to the ground level except that, when a solid concrete or masonry perimeter foundation is used, the siding material need not extend below the top of the foundation.

C. Foundation. All units shall be placed on an enclosed, properly engineered, permanent foundation that does not extend more than 24 inches above the ground level, non-exterior finished grade of the lot. When the grade of the lot slopes, only that portion of the foundation which is on the highest point of the lot must meet the requirements of this paragraph. In the event that a unit does not utilize a perimeter load bearing foundation, any space between ground level and siding shall be enclosed with a permanent, non-load bearing concrete or masonry having a foundation-like appearance.

D. Wheels, axles, tow bars. All tow bars, wheels and axles shall be removed when the unit is installed on a residential lot.

E. Minimum Width. The road side of every unit shall not be less than 25 feet in width unless a narrower width is approved by the Town Board. Only one road side of a unit on a corner lot need be 25 feet in width. Attached garages, carports, and open decks shall not be included in the measurement of the width of the road side.

F. Length to Width Ratio. The ratio of a unit's length to its width shall be no greater than 5 to 2.

5.4 Health and sanitation. The manufactured dwelling owner shall comply with applicable health and sanitation ordinances and regulations of Wood County and the State of Wisconsin, including Wood County Private Sewage System and Private Well – Water Systems Ordinances.

5.5 Nonconforming status of existing units. A unit that does not meet the minimum standards set forth herein and occupied as a permanent residence on the effective date of the ordinance adopting these Residential Dwelling Design Standards shall be deemed a nonconforming use. The nonconforming use may continue in the same manner and under the same rules as any other nonconforming use.

5.6 Original multiple dwelling unit building. A residential building that was originally designed and built with multiple dwelling units is allowed by right.

A. A property owner may be required to submit records of the property to verify its original design and use. Acceptable records may include but are not limited to original building permits, original building/architectural plans, historical property records.

B. The conversion of a residential building designed and built as one dwelling unit into a multiple dwelling unit building is prohibited unless approved as a planned unit development pursuant to Town of Saratoga Zoning Ordinance, Section 11.

C. Any existing conversion of a one dwelling unit building into a multiple dwelling unit building that does not conform to the current zoning regulations is classified as a non-conforming use.

D. A residential building originally designed and built as one dwelling unit that was later converted into a multiple dwelling unit building, but has since lost its legal non-conforming status, cannot be reestablished as a multiple dwelling building unless approved as a planned unit development pursuant to Section 11 of the Town of Saratoga Zoning Ordinance.

5.7 Replacement of existing unit. The replacement of an existing manufactured dwelling on a parcel outside of a community will be prohibited unless no new parcel(s) is formed and installation conforms to the provisions of Section 5 of this Ordinance.

5.8 Vacancy. When a manufactured dwelling is uninhabitable the unit shall be removed at the landowner's expense and the parcel will revert to the Zoning District requirements.

5.9 Reporting. The owner of the land on which a manufactured dwelling stands pursuant to Sect. 5 of this Ordinance shall comply with the reporting requirement described in para. 3.3.D. of this Ordinance.

5.10 Monthly Fee. The owner of the land on which a manufactured dwelling stands shall pay to the Town of Saratoga the fee described in para. 3.3.C. of this Ordinance.

6. SEVERABILITY OF PROVISIONS

Should any section or provision of this ordinance be declared invalid, such section shall not affect the validity of the remaining portions of this ordinance.

7. PENALTIES

7.1 Any person violating this Ordinance shall forfeit the amount listed in the Saratoga Fee Schedule for each violation. Each day a violation is in existence shall constitute a separate offense.

7.2 Subject to Wis. Stat. §66.0435(2)(d), violations of Section 3 of this Ordinance shall be subject to forfeiture pursuant to Section 7.1 of this Ordinance and revocation or suspension of the licensee's license to operate the community.

8. REPEAL OF PREVIOUS ORDINANCE

Town of Saratoga Ordinance 10-18-23 is repealed when this ordinance takes effect.

9. EFFECTIVE DATE

This ordinance shall take effect and be in force from and after August 19, 2026. Passed and adopted by the Town Board and approved by the Chairman and Clerk of the Town of Saratoga, Wisconsin, this 19th day of August 2026.