

ORDINANCE 106—VILLAGE OF STETSONVILLE

ORDINANCE AMENDING THE ZONING ORDINANCE AND MOBILE HOME ORDINANCE

The Village Board of the Village of Stetsonville do ordain as follows:

1. **Section II (a)** of Village of Stetsonville Zoning Ordinance Number 100, is hereby amended to read as follows:
 - (1) One- family dwellings, two-family dwellings and multiple dwellings which may include a manufactured home as defined below:
2. **Section II(f)** of the Village of Stetsonville Zoning Ordinance, Ordinance Number 100, is hereby created to read as follows:

(PREAMBLE: The Village Board determines that in order to provide that in residential areas dwellings compare favorably with the other housing that it is necessary to establish certain minimum size requirements on one-family dwellings, two-family dwellings and multiple dwellings).

(f) All one- family, two-family and multiple dwellings (including manufactured homes) shall have a minimum width throughout the entire length of the dwelling of 24 feet measured between the exterior part of the walls having the greatest length and shall contain not less than 840 square feet of first floor space.
3. **Section II(g)** of the Village of Stetsonville Zoning Ordinance Number 100, is hereby created to read as follows:
 - (g) A “manufactured home” means a structure certified and labeled as a manufactured home under 42 U.S.C. §540-5426, which, when placed on site:
 - (1) is set on an enclosed foundation in accordance with §70.043(1) of the Wisconsin Statutes and Subchapters III, IV and V of Chapter ILRH 21, Wisconsin Administrative Code, or is set on a comparable enclosed foundation system approved by the Village Board. The Village Board may require a plan to be certified by a registered architect or engineer to insure property support for the home;
 - (2) Is installed in accordance with the manufacturer’s instructions; and
 - (3) Is properly connected to the utilities.
4. **Section 9** of the Village of Stetsonville Ordinance Number 191 (regulating mobile homes) is created to read as follows:

Section 9. The provisions of this ordinance shall not apply to manufactured homes as defined in Village of Stetsonville Ordinance 100, Section II(g).
5. **Section I(a)** of the Village of Stetsonville Zoning Ordinance Number 100, is hereby amended to read as follows:
 - (a) In order to regulate and district the location of trades, industries and other uses; and to regulate the location and size of buildings and dwellings designed, erected, and occupied for specific purposes; and to provide that in residential areas dwellings compare favorably with other housing, the Village of Stetsonville is hereby divided into districts of which there shall be four: Commercial-industrial district, residential-restricted farming district, mobile home park district and unrestricted farming district.
6. These amendments shall take effect on May 11, 1999.
7. The clerk shall post this ordinance in three public places in three public places in the Village of Stetsonville and shall file and record proof of said posting.

/s/ *Randall Mayer*, Village President

Attest:

/s/ *Luanne Olson*, Village Clerk