

WISCONSIN DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES



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Tony Evers, Governor
Dawn B. Crim, Secretary

NOTICE OF VIOLATIONS AND ORDERS

March 11, 2019

CUST ID No.: 1203590 **TRANSACTION No.: 3227332**
Phone: 715-823-2533

CLOVERLEAF MOBILE HOME PARK
ATTN: JASON GRUENKE
N2688 COUNTY RD Y #575
CLINTONVILLE WI 54929

Site ID No.: 781646 Cloverleaf Mobile Home Park
SITE ADDRESS: N2686 Cty Hwy Y
Shawano County, Town of Belle Plaine
Site Contact: Jason Gruenke
Contact Phone: 715/823-2533

0006091

Regulated Objects:

Nature of Complaint Summary: MANUFACTURED HOME COMMUNITY CODE VIOLATIONS
Object Type: Complaint Regulated Object ID No.: 1817998
Last Inspection Date: November 14, 2018

INVESTIGATION NOTES:

This DEPARTMENT ORDER is issued as a result of an inspection on the above referenced site. These Orders allege dwelling code, plumbing code, and electrical code violations. The dwelling code and plumbing code violations are to be fixed by the manufactured community operator (Cloverleaf Park, LLC) who has a license with State of Wisconsin Department of Safety and Professional Services #60530 and an expiration date of 6/30/2020. Cloverleaf shall make these corrections as required by Wisconsin Code or be subject to penalties as allowed by Wis. Admin. Code § SPS 326.04. A forfeiture may be issued against Cloverleaf of not less than \$10 nor more than \$250 for each violation. Each day of continued violation constitutes a separate violation.

Further, if the terms of the Order are not corrected by the compliance date located at the bottom of this document the Department reserves the right to suspend and/or deny renewal of your manufactured home community license as allowed by Wis. Admin. Code § SPS 326.09(2) and Wis. Stat. § 101.935(2).

The electrical violations shall be fixed by the individual home owners. For any home that Cloverleaf Park owns and rents to tenants Cloverleaf is responsible for making the necessary electrical repairs.

Cloverleaf shall distribute this Order to the appropriate homeowners so that the homeowners can work on gaining compliance with this Order.

The following violations were revealed:

Dwelling Inspection:

Violation: Several of the properties had excessive garbage around. It appears that a private contractor picks up garbage in containers, but several large items remain around the community. The abandoned homes attract animals and rodents and are a health hazard within the community.

Wis. Admin. Code § SPS 326.17(1) Garbage and rubbish. All garbage not disposed of through a garbage disposal unit connected with the sewage system shall be kept in separate, leak proof, non-absorbent containers equipped with tight-fitting covers unless otherwise protected from flies and insects, and the contents shall be disposed of as often as necessary to prevent decomposition or overflow.

Wis. Admin Code. § SPS 326.18(3) Management. Maintenance. The manufactured home community operator shall maintain the manufactured home community in a clean, safe, orderly and sanitary condition at all times.

Suggested Action: Remove all garbage and rubbish from the community. Remove all abandoned homes that are no longer in habitable condition.

Electrical Inspection:

Wis. Admin. Code § SPS 326.16(1) Electricity. Manufactured home community electrical connections shall meet the requirements set forth in ch. SPS 316.

Wis. Admin. Code § SPS 316.007(1)(am) Adoption of standards by reference. Primary Standards. Prior to January 1, 2020, for all electrical wiring, installations, equipment, and materials used in the construction of one- and 2- family dwellings, National Fire Protection Association (NFPA), One Batterymarch Park, Quincy, MA 02169-7471, telephone 800-344-3555, www.nfpa.org: NFPA 70 National Electrical Code, (NEC) – 2011.

- **Homes 526 & 550**
 - **Violation:** USE cable supplying the mobile home emerges from ground to the service disconnect enclosure and is not protected from damage and is terminated using an attachment plug. The feeder to the mobile home shall be a 4-wire feeder. NEC 338.12(B)(2), NEC 300.5(D), NEC 406.10(E), NEC 550.16
 - **Suggested Action:** The USE cable shall be protected where it merges from the ground. It shall not be terminated using an attachment plug. Protect the USE cable from damage using an appropriate method. Terminate the USE cable using an appropriate method. Install an equipment grounding conductor to the mobile home.
- **Homes 529, 530, 537, 540, 545, 552, 553, 560, 562, 573, 582, and 584**
 - **Violation:** Flexible cord supplying the mobile home is buried. Burying of flexible cord is not an allowed wiring method. NEC 400.7(A). Flexible cords that supply a mobile home shall have the marking: "FOR USE WITH MOBILE HOMES". NEC 550.10(E)
 - **Suggested Action:** Remove the cord from under the ground and use the appropriate wiring method to supply the mobile home.
- **Homes 556, 570, and 574**
 - **Violation:** USE cable supplying the mobile home emerges from ground to the service disconnect enclosure and the raceway used protection is not terminated to the service disconnect enclosure. Feeder to the mobile home is a 3 wire feeder. NEC 338.12(B)(2), NEC 300.5(D), NEC 550.16
 - **Suggested Action:** The USE cable shall be protected where it merges from the ground up to 8 feet above grade. Terminate the raceway to the service disconnect enclosure using the appropriate method. Install an equipment grounding conductor to the mobile home.
- **Home 583**
 - **Violation:** UF cable is installed unprotected where it emerges from underground up to the service disconnect enclosure. A garden shed is located in the required working space of the service disconnects. NEC 340.12(10), NEC 110.26(A)(1) and (2)
 - **Suggested Action:** Protect the UF cable using an acceptable method. Provide the required working space around the electrical equipment.
- **Home 569**
 - **Violation:** USE cable supplying the mobile home emerges from ground to the service disconnect enclosure and is not protected from damage. NEC 338.12(B)(2), NEC 300.5(D)
 - **Suggested Action:** The USE cable shall be protected where it merges from the ground. It shall not be terminated using an attachment plug. Protect the USE cable from damage using an appropriate method.

Plumbing Inspection:

Violation: Vacant lots throughout community had plumbing pipes left in a pile and the sewer lines were not capped.

Wis. Admin. Code § SPS 326.14 Plumbing systems. Water and sewer systems owned by a manufactured home community operator or manufactured home community contractor shall be constructed and maintained in compliance with chs. SPS 381 to 387.


Wis. Admin. Code § SPS 382.30(4)(d) Sanitary drain systems. Future fixtures. Where provisions are made for the future installation of fixtures, the drainage fixture unit values of such fixtures shall be considered in determining the required sizes of drain and vent pipes. Construction to provide for future installations shall be terminated with a plugged fitting or fittings.

Suggested Action: Cap sewer lines.

If you have any questions regarding this matter, please feel free to contact me or the inspectors at the numbers listed below.

Wis. Admin. Code § SPS 303.03 Permits any person affected by a rule of the department to petition for a variance of the rule. The petition needs to establish equivalency to the rule, be provided on the form from the department and be submitted with accompanying fee and municipal recommendation.

Wis. Stat. § 101.02(6) Any employer or other person interested either because of ownership in or occupation of any property affected by any such order, or otherwise, may petition for a hearing on the reasonableness of any order of the department in the manner provided in this subchapter. All requests must be received within 30 days of the date of this Order and shall set out specifically and in full detail the order upon which a hearing is desired and every reason why such order is unreasonable, and every issue to be considered by the department on the hearing. The petitioner shall be deemed to have finally waived all objections to any irregularities and illegalities in the order upon which a hearing is sought other than those set forth in the petition.

ATTORNEY NAME: Matthew McCasland		INVESTIGATION DATE: 11/14/2018
PHONE/WORK HOURS: (608)266-9814		
E-MAIL: matthew.mccasland@wisconsin.gov		INVESTIGATION TYPE: Requested
SIGNATURE:	DATE:	INVESTIGATION SOURCE: Other
	3-11-19	COMPLIANCE DATE: 06/28/19
		Fee Required: (Invoice will be send Separately)
		PTO Expires:

cc: John J Wotruba, Udc Consultant, (920) 360-0020
Craig Mulder, Electrical Engineer, (608) 444-5701
Darrin Benz, Plumbing Plan Reviewer, (920) 492-7726
Harland Zimmerman, PO Box 961009, Fort Worth, TX 76161-0009
Cloverleaf Park LLC, 7128 Messara Circle, Las Vegas, NV 89149