

WISCONSIN DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES



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DIVISION OF INDUSTRY SERVICES
4822 MADISON YARDS WAY
MADISON WI 53705
Contact Through Relay
<http://dsps.wi.gov/programs/industry-services>
www.wisconsin.gov



Tony Evers, Governor
Dawn B. Crim, Secretary

NOTICE OF VIOLATIONS AND ORDERS

February 1, 2022

Rapids Housing LLC
1141 Main St
Stevens Point, WI 54481

SITE: Willow Lane Estates
W8472 Flambeau Ave.
Ladysmith, WI 54848
Town of Flambeau - Rusk County
Parcel No. 012-00653-0000

ORDER 0007803

Regulated Objects:

Nature of Complaint Summary: Manufactured Home Community is not in compliance with MHC standards.
Object Type: Complaint (21 COM 130)

Last Inspection Date: September 2021

NOTE: Due to the uncertainty caused by COVID-19 the Department will extend compliance dates so long as work is being made on gaining compliance with orders or if the site is not being used due to restrictions.

INVESTIGATION NOTES: This Order concerns a manufactured home community that has not been properly maintained and has fallen below the manufactured home community code. Property owner has a manufactured operator license #079300152. The license may be subject to additional discipline should compliance with this Order not be gained. The suggested actions for abating the violations are provided as guidance for the property owner. The property owner is required to abate the violations but is not required to abate them in the way the Department suggests.

The following violations were revealed:

Manufactured Home Community Violations

1. Violation: A mattress and other rubbish scattered around the dumpsters overflowing. Possibility that dumpsters are not emptied on an adequate cycle.

Wis. Admin. Code § SPS 326.17(1) Garbage and rubbish.

(1) 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

(3) 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 excess refuse. Ensure refuse is emptied on an adequate cycle.

2. Violation: Grass not mowed around 2 lots with vacant homes.

Wis. Admin. Code § SPS 326.18(3) Management

(3) 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: mow grass around vacant lots/homes.

3. Violation: Occupants of the community may not have adequate access/contacts to property management personnel.

Wis. Admin. Code § SPS 326.18(1) Management

(1) Availability. The manufactured home community operator or a designee in charge of the manufactured home community in the absence of the operator shall, during reasonable hours, be available in the community, in close proximity to the community or via electronic means.

Suggested action: ensure tenants/occupants have contact information to property management.

Plumbing Violations

4. Violation: Many lines, both sewage and water, were not capped off properly. Water lines were valved but not capped, and the sewage line was open and will need to be capped until a final connection is made.

Wis. Admin. Code § SPS 382.22(6) Maintenance and repairs.

(6) Demolition of structures. When a structure is demolished or removed, all sanitary sewer, storm sewer and water supply connections shall be sealed and plugged in a safe manner.

Suggested action: cap water and sewer lines.

5. Violation: Many lines, both sewage and water, were not capped off properly. Water lines were valved but not capped, and the sewage line was open and will need to be capped until a final connection is made.

Wis. Admin. Code § SPS 382.51(3)(c) Manufactured homes and manufactured home communities.

(3) Manufactured Home Connections

(c) The manufactured home water service and building sewer shall be capped or plugged when not connected to a manufactured home.

Suggested action: cap water and sewer lines.

Violation: Septic tank not locked.

Wis. Admin. Code § SPS 383.52(1)(a)2. Responsibilities.

(1)

(a)

2. The owner of a POWTS shall be responsible for ensuring that access opening covers remain locked or secured except for inspection, evaluation, maintenance or servicing purposes.

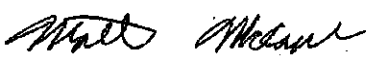
Suggested action: lock septic tank.

You are hereby ordered to have the installation corrected to conform to the indicated provisions of the Wisconsin Administrative Code and/or Wisconsin Statutes. This installation shall be corrected by the compliance date noted, and upon correction of violations I must be notified. If you fail to comply, this order is enforceable in circuit court pursuant to Wis. Stat. 101.02(13), Stats., with forfeitures ranging from \$10 to \$100 per day for each violation. Pursuant to Wis. Stat. § 145.02(3)(f) the department has the authority to pursue injunctive relief from a Wisconsin circuit court as it relates to the plumbing violations. Pursuant to Wis. Stat. § 145.12(2) any person violating this chapter or failing to obey a lawful order of the department as it relates to plumbing violations, or a judgment or decree of a court in connection with this chapter, may be imprisoned for not more than 3 months or fined not more than \$500.

If you have any questions regarding this matter, please feel free to contact me at the number listed below or Lenny Kanter at 608 225 1855 or Adam Polenska (plumbing) at 715-634-4804.

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: 9/2021
PHONE/WORK HOURS: (608) 266-9814		
E-MAIL: matthew.mccasland@wisconsin.gov		INVESTIGATION TYPE: Requested
SIGNATURE:	DATE:	INVESTIGATION SOURCE: Other
	February 1, 2022	COMPLIANCE DATE: 5/11/2022

cc: Adam Polenska

Phil Harkleroad

Lenny Kanter

Mike McNally