



www.whitewater-wi.gov
Telephone: (262) 249-6701

Office of Neighborhood Services
312 W. Whitewater St.
Whitewater, WI 53190

[INITIAL LETTER]

April 30, 2026

TWIN OAKS WI LLC
169 MADISON AVE STE 38115
NEW YORK, NY 10016

Tax Key: 292-0515-3223-000, 292-0515-3223-024, 292-0515-3224-001

Dear Property Owner/Occupant,

This is to inform you that inspections were conducted at **Twin Oaks Mobile Home Park** and the following units were found to be in violation of the City of Whitewater Municipal Code of Ordinances:

- | | | | | |
|-------------|--------------|--------------|--------------|-------------------------|
| 1. Unit 9 | 20. Unit 74 | 39. Unit 112 | 58. Unit 158 | 77. Unit 203 |
| 2. Unit 14 | 21. Unit 76 | 40. Unit 114 | 59. Unit 159 | 78. Unit 206 |
| 3. Unit 37 | 22. Unit 77 | 41. Unit 115 | 60. Unit 161 | 79. Unit 208 |
| 4. Unit 38 | 23. Unit 78 | 42. Unit 116 | 61. Unit 162 | 80. Unit 211 |
| 5. Unit 40 | 24. Unit 80 | 43. Unit 122 | 62. Unit 164 | 81. Unit 216 |
| 6. Unit 41 | 25. Unit 82 | 44. Unit 124 | 63. Unit 165 | 82. Unit 220 |
| 7. Unit 42 | 26. Unit 92 | 45. Unit 126 | 64. Unit 168 | 83. Unit 222 |
| 8. Unit 43 | 27. Unit 94 | 46. Unit 132 | 65. Unit 174 | 84. Unit 230 |
| 9. Unit 44 | 28. Unit 95 | 47. Unit 136 | 66. Unit 176 | 85. Unit 234 |
| 10. Unit 46 | 29. Unit 97 | 48. Unit 139 | 67. Unit 177 | 86. Unit 236 |
| 11. Unit 47 | 30. Unit 98 | 49. Unit 140 | 68. Unit 178 | 87. Unit 237 |
| 12. Unit 48 | 31. Unit 100 | 50. Unit 141 | 69. Unit 184 | 88. Unit 239 |
| 13. Unit 52 | 32. Unit 101 | 51. Unit 145 | 70. Unit 186 | 89. Unit 240 |
| 14. Unit 60 | 33. Unit 102 | 52. Unit 146 | 71. Unit 188 | 90. Unit 241 |
| 15. Unit 63 | 34. Unit 103 | 53. Unit 147 | 72. Unit 190 | 91. Unit 242 |
| 16. Unit 65 | 35. Unit 104 | 54. Unit 148 | 73. Unit 191 | 92. Lot behind Unit 124 |
| 17. Unit 66 | 36. Unit 105 | 55. Unit 153 | 74. Unit 195 | |
| 18. Unit 67 | 37. Unit 106 | 56. Unit 154 | 75. Unit 197 | |
| 19. Unit 68 | 38. Unit 110 | 57. Unit 155 | 76. Unit 198 | |

Therefore, you are hereby directed to complete the following corrective actions for all properties listed above:

On or before **May 21, 2026**:

- **Clean up and remove all discarded items, tarps, rubbish, trash, leaf bags, wood debris, and all other unsightly debris in the area, or properly store such items away from public view.**
- **Remove all inoperable or unregistered vehicles otherwise make all vehicles operable and properly registered.**
- **Remove or relocate vehicles and trailers parked on grass to an appropriate, improved surface, and permitted parking location.**
- **Submit the required permit applications for the unpermitted accessory structures, solar panels, and driveways online at www.whitewater-wi.gov. Be sure to include valid and accurate site plans with your applications.**
- **Remove all temporary structures from the property.**
- **Post house numbers so they are clearly visible from the street right-of-way.**
- **Remove exposed wiring and install properly enclosed, weatherproof light fixtures.**

On or before **July 30, 2026**:

- **Repair or replace all damaged and missing siding and skirting.**
- **Repair or replace all broken doors and windows.**
- **Repair or replace all deteriorated roofing, soffits, and fascia.**
- **Repair or replace all damaged decks, porches, and front steps. Ensure all required safety handrails are properly installed and maintained.**
- **Repair or replace all damaged carports/lean-to structures, sheds, and other accessory structures.**
- **Ensure all exterior components of the properties are in good condition, structurally sound, and weather-tight.**

The violations noted are in breach of the following code ordinances:

Chapter 5.36.080 - Minimum park standards.

- (c) All mobile home parks shall be maintained in a clean, orderly, and sanitary condition at all times and shall comply with all requirements of Title 8, Title 11, and Title 20.

Chapter 5.36.120 - Storage building and accessory structures.

- (a) One storage building, such as a storage shed, or carport, or container is permitted on a space. The licensee must apply for a zoning and building permit and provide a sketch of the unit space showing dimensions, the location and dimensions of the mobile home, and the proposed location and dimensions of the storage building or container. The zoning and building permit fee schedule in the Municipal Code applies.
- (b) The floor of the storage building or container shall be constructed of metal, cement, concrete, bituminous concrete, gravel, or masonry mortar jointed.
- (c) The storage building or container shall be located within the rear one-fourth of the space area with a minimum setback of five feet to the rear and side boundaries of the unit space.
- (d) An open space of not less than three feet shall be provided between the storage building or container and the nearest wall of the mobile home on the space.
- (e) Each building permit for the construction of a storage building or container shall be limited to the construction and maintenance of such storage building in conjunction with the mobile home currently on the space. The permit shall terminate if the mobile home is replaced. An expired permit may be reinstated upon the replacement of the mobile home if the storage building or container complies with all the aforementioned provisions.

Chapter 12.44.060 - Survey—Placement of numbers.

- (c) The numbers shall be conspicuously placed immediately above or at the side of the proper door of each building so that the number can be seen plainly from the street. Whenever any building is situated more than seventy-five feet from the street line, the number of such building shall be conspicuously displayed

at the street line, near the walk, driveway, or common entrance to such building and upon the gate post, fence, tree, post, or other appropriate place so as to be easily discernible from the sidewalk.

Chapter 14.06.010 - Adoption of Wisconsin State Electrical Code.

The Wisconsin State Electrical Code is adopted in its entirety and by reference made a part of this code. A copy of said code shall at all times be kept on file in the department of public works.

Wis. Admin. Code § SPS 316 ELECTRICAL:

SPS 316.020 Construction and operation.

- (1) General. All electrical power and communication equipment and lines shall be constructed, installed, operated, and maintained so as to minimize hazards to life and property. All electrical installations shall conform to the National Electrical Code, incorporated by reference in this chapter, and the requirements specified in this chapter.

SPS 316.021 Maintenance. All electrical wiring installations and equipment shall be cleaned and inspected at intervals as experience has shown to be necessary. Any equipment or electrical wiring installation known to be defective so as to endanger life or property shall be promptly repaired, permanently disconnected or isolated until repairs can be made.

Chapter 19.63.010 - Zoning permit—Purpose—Required, when.

For the purposes of assuring compliance with the standards and intent of this title and of promoting compatible development and preservation of the unique character of the city, no structure shall be erected, constructed, altered, demolished or moved and no land or building shall be changed in use without the issuance of an approved zoning permit. Zoning permits shall not be required for minor structures, incidental repairs, interior structural alterations and/or changes not resulting in an increase in intensity.

Title 20 - PROPERTY MAINTENANCE

Chapter 20.04.030 - General maintenance required

- (a) The exterior of all properties and premises including the open space of the property or premises shall be maintained in a clean, safe and sanitary condition, free from accumulation of any combustible or non-combustible materials, debris and refuse.
- (b) "Debris and refuse" shall include but not be limited to: broken concrete, bricks, blocks or other mineral matter; bottles, porcelain and other glass or crockery; boxes; new and used lumber or other wood that is not part of a structure or that is not used as firewood and is not stacked or stored in a neat manner on the property; paper, rags, animal waste, cardboard, rubber, plastic, wire, tin and metal materials; discarded household goods or appliances, junk lawn mowers, snow blowers, tires, tire rims or used motor vehicle parts, machine parts, junked boats or junked recreational vehicles; tar paper residue from burning or similar materials which constitute health, fire or safety hazards or any other materials that have a detrimental visual and aesthetic impact upon the neighborhood in which the property is located or the city in general, which tend to cause a blighted condition as defined under state law, or which emit a noxious, foul or offensive odor.

Chapter 20.04.040 - Specific maintenance required.

- (a) Exterior Walls and Foundations.
 - (1) Every foundation and exterior wall shall be reasonably weather tight, rodent proof, insect proof and shall be kept in a good and sound condition and state of repair. The foundation elements shall adequately support the building at all points. Any sagging or bulging shall be properly repaired to a level or plumb position. All chimneys and breeching shall be so constructed and maintained so as to ensure that they safely and properly remove the products of combustion from the building.
 - (2) Structural members shall be maintained free from deterioration, and shall be capable of safely supporting the imposed dead and live loads.
 - (3) All cornices, moldings, lintels, sills, oriel windows, and similar projections shall be kept in good repair and free from cracks and defects which make them hazardous or unsightly.
- (b) Paint and Other Preservatives. Exterior surfaces of buildings, fences and other structures not inherently resistant to deterioration shall be treated with a protective coating of paint or other suitable preservative which will provide adequate resistance to weathering and maintain an attractive appearance. Any exterior

surface treated with paint or other preservative shall be maintained so as to prevent chipping, cracking or other deterioration of the exterior surface or the surface treatment and to present an attractive appearance. Missing or damaged siding shall be promptly replaced.

- (c) Doors, Windows and Basement Hatchways. (1) Every window, screen, exterior door and basement hatchway shall be tight and shall be kept in a good and sound condition and state of repair. Every window sash shall be fully supplied with glass windowpanes or an approved substitute which is without open cracks or holes. Every window sash shall be in good condition and fit well within its frame.
- (d) Porches, Railings, Stairways, Decks, Balconies, Platforms and Patios. Every outside stair, porch, balcony, platform, patio and appurtenance thereto, shall be so constructed to be safe to use and capable of supporting normal loads as required by the building code and shall be kept in a good and sound condition and state of repair.
 - (1) Handrails and Guards. Every handrail and guard shall be firmly fastened and capable of supporting normally imposed loads and shall be maintained in good condition.
- (g) Exterior Property Areas. All exterior property areas shall be properly maintained in a clean and sanitary condition free from debris, rubbish or garbage, or physical hazards, rodent harborage and infestation, or animal feces.
- (l) Accessory Structures. All accessory structures shall be maintained in a state of good repair and vertical alignment. All exterior appurtenances or accessory structures which serve no useful purpose and are deteriorated or dilapidated condition, which are not economically repairable, shall be removed. Such structures include, but shall not be limited to, porches, terraces, entrance platforms, garages, driveways, carports, walls, fences, and miscellaneous sheds.
- (m) Motor Vehicles. Except as provided for in other regulations, inoperative or unlicensed motor vehicles, or motor vehicle parts shall not be parked, kept or stored on any premises, and vehicles shall not at any time be in a state of major disassembly, disrepair, or in the process of being stripped or dismantles. Painting of vehicles is prohibited unless conducted inside an approved spray booth.
- (n) Residential Yard Parking Regulations. The parking of any vehicle upon a residential lot shall be in compliance with the following standards:
 - (1) The parking of any vehicle within the front yard or (street) side yard shall be on an improved surface driveway or parking pad. Improved surface shall mean a surface of concrete, asphalt, or other material other than grass, such as crushed rock, gravel or other materials, laid over subsoil, which provides a hard driving surface, resists rutting, provides for sufficient water runoff and is graded and drained to dispose of all surface water. The remainder of the required front yard setback, and the streetside yard setback on any corner lot, shall not be considered a part of the permitted parking area and shall be landscaped.
 - (2) No parking pad shall be allowed in the minimum front yard setback or minimum street side yard setback established for the district except that one additional parking pad up to ten feet wide may be added directly abutting a single-width or double-width driveway leading to an approved parking area, provided the parking pad shall not be located in front of a home.
 - (3) Parking is prohibited within a driveway right-of-way.
- (p) Storage and Parking of Recreational Vehicles and Trailers. In all residential and commercial districts provided for in this chapter, it is permissible to park or store a recreational vehicle, camper, trailer, watercraft or boat and boat trailer on private property in the following manner:
 - (3) Parking is permitted outside in the side yard or rear yard provided it is not nearer than five feet to the lot line and on an improved surface. Improved surface shall mean a surface of concrete, asphalt, paver, treated wood, treated plywood, or other similar material other than grass, such as crushed rock, or other materials, laid over subsoil, which provides a hard parking surface, resists rutting, provides for sufficient water runoff and is graded and drained to dispose of all surface water.

The above-described conditions and requested repairs or remediation must be completed to the satisfaction of the City of Whitewater Code Enforcement Officer. In case of non-compliance, re-inspection fees will be collected as follows: (1) First re-inspection fee: \$75.00 per parcel of property upon verification of continued violation. (2) a second reinspection, a fee of \$200.00. (3) For a third reinspection a fee of \$400.00, and for each subsequent

reinspection for the same condition. Failure to meet the deadline above may result in citations being issued to the property owner.

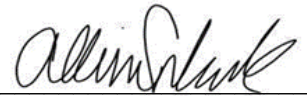
Right to Appeal:

Pursuant to Section 20.04.100 of the City of Whitewater Municipal Code, any person affected by any notice or order issued in connection with the enforcement of any provision of this section may request and shall be granted a hearing before the Common Council. Requests for such hearings must be filed with the City Clerk no later than five (5) business days from the date of the final notice of the order.

Should you have any questions, or need an extension of time, you may contact **(262) 249-6701** or **mcodeenforcement@gmail.com**. All requests for extensions must be submitted in writing.

We appreciate your attention given to this matter.

Sincerely,



Allison Schwark
Code Enforcement Officer
City of Whitewater

Enclosures

Unit 9:



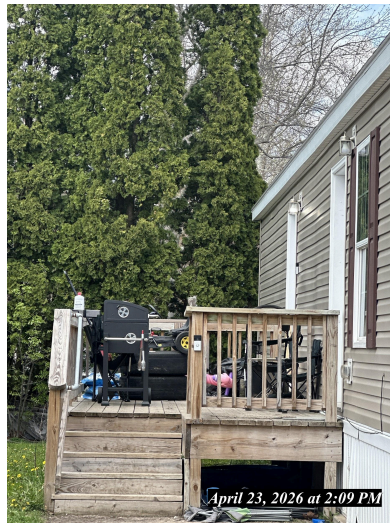
Unit 14:



Unit 37:



Unit 38:



Unit 40:



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Unit 63:



Unit 65:



Unit 66:



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Unit 95:



Unit 97:



Unit 98:



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Unit 100:



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Unit 101:



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Unit 102:



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Unit 103:



Unit 104:



Unit 105:



Unit 106:



Unit 110:



Unit 112:



Unit 114:



Unit 116:



Unit 122:



Unit 124:



Unit 126:



Unit 132:



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Unit 140:



Unit 141:



Unit 145:



Unit 146:



Unit 147:



Unit 148:



Unit 154:



Unit 155:



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Unit 158:



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Unit 159:



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Unit 161:



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Unit 165:



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Unit 186:



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Unit 188:



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Unit 190:



Unit 191:



Unit 195:



Unit 197:



Unit 203:



Unit 206:





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Unit 208:



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Unit 211:



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Unit 216:



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Unit 220:



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Unit 222:



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Unit 230:



Unit 234:



Unit 236:



Unit 237:



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Unit 239:



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Unit 240:



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April 23, 2026 at 1:56 PM



April 23, 2026 at 1:56 PM

Unit 241:



Unit 242:



Lot behind Unit 124:

