

HUSCH BLACKWELL

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June 23, 2023

VIA EMAIL

President Mike Farrell, Administrator Randy Kerkman & Village Trustees
Village of Bristol
19801 83rd Street
Bristol, Wisconsin 53104

Re: **Mobile Home Park License - Rainbow Lake, LLC d/b/a Rainbow Lake Manor**

Dear President Farrell, Administrator Kerkman and Village Trustees:

Husch Blackwell serves as legal counsel to Rainbow Lake, LLC d/b/a Rainbow Lake Manor. It is our understanding that Rainbow Lake Manor's mobile home park license application was tabled at the June 12, 2023 Village Board meeting and will be discussed at the Village Board's June 26, 2023 meeting.

Rainbow Lake Manor's 2022 license was tabled twice last year. I attended the Village Board's July 25, 2022 meeting on behalf of Rainbow Lake Manor. At the Board's July 25 meeting, Rainbow Lake Manor's license was unanimously approved with little Village Board discussion. Two residents spoke in favor of the license renewal, and one resident, Mary Lawless, spoke in opposition.

I am in receipt of the June 12, 2023 unsigned "note" to Trustee McCabe concerning Rainbow Lake Manor. It is unfortunate (but perhaps not surprising) that the June 12 note is unsigned; however, Rainbow Lake Manor believes the note was authored by Mary Lawless and/or two other residents who have consistently advanced unfounded claims concerning Rainbow Lake Manor at both the State and local levels.

I question why the license application has once again been tabled. Rainbow Lake Manor has adhered to all applicable ordinances, rules and laws. This compliance is affirmed by the fact that Rainbow Lake Manor has received no notice of any sort of municipal code violations from the Village, nor has it received any notice that it has violated any rule, law or regulation by Kenosha County or the State of Wisconsin.

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President Mike Farrell, Administrator Randy Kerkman & Village Trustees

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Rainbow Lake Manor continues to engage professional, commercial contractors to maintain the property, including landscape of its common areas. I have reviewed the Municipal Code and can find no basis for tabling, much less considering a nonrenewal, of Rainbow Lake Manor's mobile home park license application.

It appears that the tabling of the 2023 license is based upon the identical resident complaint that delayed issuance of the 2022 license. We would urge the Village Board to recognize that the complaints being advanced are by the same few individuals. Rainbow Lake Manor has responded to all complaints made by these individuals—and it continues to promptly respond to their complaints. The present situation appears to be akin to typical property disputes between adjoining property owners. Communities typically avoid involvement in those types of disputes – and we would urge the Village to avoid injecting itself in the ongoing complaints of the individuals at issue. We view the Village's now-annual tabling of the Rainbow Lake Manor license as an annual opportunity for me to appear before the Village Board to indicate that Rainbow Lake Manor will continue to be in communication with its residents.

If there is actual cause that would warrant a potential license denial, a representative of Rainbow Lake Manor and I would ask for a meeting with relevant Village representatives, including the Village Attorney. We do not believe that rehashing the issues which were raised during last year's licensure process in a public forum is in any way productive.

Rainbow Lake Manor has asked me to advise the Village that it continues to make every effort to be a good corporate citizen. However, our office is concerned that the license has now been tabled without any apparent legal basis for a second straight year.

If representatives of the Village would like to speak in advance of Monday's meeting, please contact me.

Respectfully and sincerely,



Rodney W. Carter, *Partner*
HUSCH BLACKWELL LLP

RWC/wp

cc: Rainbow Lake, LLC d/b/a Rainbow Lake Manor
Attorney Patrick M. Harvey

Title 15 ► Chapter 7

Mobile Homes

15-7-1	Definitions
15-7-2	Licensing Requirements for Mobile Home Parks
15-7-3	Regulation of Tourist Camps

Sec. 15-7-1 Definitions.

The following definitions shall be applicable in this Chapter:

- (a) **Licensee.** Any person licensed to operate and maintain a mobile home park under this Chapter.
- (b) **Park.** Mobile home park.
- (c) **Person.** Any natural individual, firm, trust, partnership, association or corporation, whether tenant, owner, lessee, licensee, or their agent, heir or assign.
- (d) **Mobile Home.** That which is, or was as originally constructed, designed to be self-propelled or transported by any motor vehicle upon a public highway and designed, equipped and used primarily for sleeping, eating and living quarters, or is intended to be so used; and includes any additions, attachments, annexes, foundations and appurtenances.
- (e) **Dependent Mobile Home.** A mobile home which does not have complete bathroom facilities.
- (f) **Non-Dependent Mobile Home.** A mobile home equipped with complete bath and toilet facilities, all furniture, cooking, heating, appliances and complete year-round facilities.
- (g) **Unit.** A mobile home unit.
- (h) **Mobile Home Park.** Any plot or plots of ground upon which two (2) or more units for dwelling or sleeping purposes are located, regardless of whether or not a charge is made for such accommodation.
- (i) **Space.** A plot of ground within a mobile home park designed for the accommodation of one (1) mobile home unit.

Sec. 15-7-2 Licensing Requirements for Mobile Home Parks.

- (a) **License Required.**
 - (1) It shall be unlawful for any person to maintain or operate a mobile home park within the limits of the Village unless such person shall first obtain a license therefor.

- (2) All licenses issued under this Chapter shall be effective from the date of issue to the first day of November unless sooner revoked as in this Chapter provided.
- (b) **Converted Vehicles.** No converted vehicles such as, but not limited, vans, semi-trailers, school buses, train cars, or trolley cars, are to be considered mobile home units within the scope of this Chapter. The parking of such vehicles within the Village of Bristol is strictly prohibited.
- (c) **Shoreland Zoning.** In addition to complying with the terms of this Chapter, the owners or applicants of a mobile home park shall comply with the conditions of the Kenosha County General and Shoreland Zoning Ordinance and, upon adoption, the Village Zoning Code, as amended, whenever applicable. If a zoning permit is required under said ordinance, said permit must be obtained prior to the issuance of any license by the Village Board.
- (d) **License Fee.** The fee for each license or renewal of license shall be as provided in Section 1-3-1. The license fee shall not be subject to chronological proration. In the event an application is received accompanied by the fee and a license shall not be granted, then said fee shall be returned to the applicant.
- (e) **Individual Unit Parking Fees.** In addition to the annual licensing fee as hereinbefore set forth, there is hereby imposed on each owner of non-exempt, occupied mobile homes in the Village of Bristol, a monthly parking permit fee determined in accordance with the Wisconsin Statutes, as the same may be amended from time to time, which is hereby adopted by reference and made a part of this Chapter as if fully set forth herein. It shall be the full and complete responsibility of the licensee to collect the property amount from each mobile home owner. Licensees and owners of mobile homes permitted to be located on land outside a mobile home park shall pay to the Village of Bristol Clerk such parking permit fees on or before the 10th day of the month following the month for which such fees are due in accordance with the terms of this Chapter and such regulations as the Village Clerk may reasonably promulgate.
- (f) **Cooperation of Licensees.** Licensees of mobile home parks and owners of land on which are parked any occupied, non-exempt mobile homes shall furnish information to the Village Clerk and Village Assessor on such homes added to their park or land within five (5) days after arrival of such home on forms furnished by the Village Clerk in accordance with the Wisconsin Statutes.
- (g) **Application for License.**
- (1) Applications for licenses shall be filed with the Village Clerk, together with the applicable fee. The application and all accompanying plans and specifications shall be filed in triplicate. The Village Board shall investigate the applicant and inspect the application and the proposed plans and specifications and may, if desired, refer the plans and specifications to the Plan Commission for its recommendations. If the applicant is of good moral character and the proposed mobile home park will, when constructed or altered in accordance with said plans and specifications and recommendations, if any, of the Village Board or Plan Commission, be in compliance

with provisions of this Chapter and all other applicable ordinances and statutes, the Village Board may approve the application and upon completion of the park according to the plans, specifications and recommendations of the Board or Plan Commission, may issue the license. The Village Board may, in addition, prior to the issuance of any license or approval of any application for license, conduct a public hearing on the question of issuing any new license for any new mobile home park.

- (2) The application shall be in writing, signed by the applicant, and shall include the following information:
 - a. The name and address of the applicant.
 - b. The location and legal description of the mobile home park.
 - c. Plans and specifications of all buildings, improvements and facilities constructed or to be constructed within the mobile home park.
 - d. The complete plan of the park, giving the address, exterior dimensions, maximum number of mobile homes to be accommodated therein, the actual or proposed sanitary and sewer disposal facilities, the water system and fire prevention system to be maintained, the method and plan for garbage and rubbish removal.
 - e. Such further information as may be requested by the Village Board to enable it to determine if the proposed park will comply with legal requirements.
- (h) **Application for Renewal of License.** Upon application in writing by a licensee for renewal of a license and upon payment of the annual license fee, the Village Board shall issue a certificate renewing such license for another year.
- (i) **Application for Transfer of License from One Person to Another Person.** Upon application in writing for transfer of a license and payment of the transfer fee, the Village Board shall issue a transfer, if the transferee is of good moral character. Licenses shall not be transferred from one location to another.
- (j) **Limitation on Number of Licenses Issued.**
 - (1) No more than one (1) license for a mobile home park shall be granted for a location in any common school district or joint school district located partially in the Village of Bristol. In the event of consolidation, unification or other combining of school districts, the Village Board shall continue to limit the number of mobile home parks in existence and in so doing, the Village Board shall take into consideration the following:
 - a. Any comprehensive planning to lessen congestion in the streets;
 - b. To secure safety from fire, panic and other damages;
 - c. To promote health and the general welfare;
 - d. To provide adequate light and air;
 - e. To prevent the overcrowding of land;
 - f. To avoid the undue concentration of population;
 - g. To facilitate the adequate provision of transportation, water, sewerage, schools, parks and other public requirements;
 - h. The character of the district and its peculiar suitability for particular uses, with a view to conserving the value of buildings and encouraging the most appropriate use of land throughout the Village;

- (2) No license shall be issued for any mobile home park for more than fifty (50) spaces and the number of mobile home units that may be parked in any one (1) mobile home park shall at no time exceed the number of mobile home units designated in such license. .
 - (3) No license shall be issued for any mobile home park unless each boundary of the mobile home park is at least two hundred (200) feet from any permanent residential building located outside the mobile home park unless the same is separated therefrom by natural or artificial barrier or with the consent of a majority of the property owners according to an area within seven hundred fifty (750) feet of the boundaries of the proposed mobile home park site, which consent must be in writing.
- (k) **Mobile Home Park Plan.** The mobile home park shall conform to the following requirements:
- (1) The park shall be located on a well drained site, properly graded to insure rapid drainage and freedom from stagnant pools of water.
 - (2) Mobile home spaces shall be provided consisting of a minimum of five thousand (5,000) square feet for each space, which shall be at least forty (40) feet wide and clearly defined [suggested space size forty (40) feet by one hundred twenty-five (125) feet], provided, however, that mobile home parks in existence on the effective date of this Chapter which provide mobile home spaces for a width or areas less than that hereinabove prescribed may continue to operate with spaces of the existing width and area, but in no event shall any existing mobile home space be less than twenty-five (25) feet wide and have an area of less than one thousand (1,000) square feet. Mobile home parks in existence at the time of the adoption of this Chapter with minimum spaces [not less than twenty-five (25) feet wide and one thousand (1,000) square feet] shall be allowed to replace mobile homes on such mobile home spaces.
 - (3) Mobile homes shall be so harbored on each space that there shall be at least a twenty (20) foot clearance between mobile homes, provided, however, that with respect to mobile homes, parked end to end, the end to end clearance may be less than twenty (20) feet but shall not be less than fifteen (15) feet. No mobile home shall be located closer than fifteen (15) feet from any building within the park or from any property line bounding the park.
 - (4) All mobile home spaces shall abut upon a driveway of not less than thirty (30) feet in width, which shall have unobstructed access to a public street or highway, said driveway to be hard surfaced or in the alternative, the maintenance of a proper dust control program. Provision of off-street parking must be provided in the plan so as to permit easy access for service and emergency vehicles.
 - (5) Walkways and parking areas for each mobile home space to be provided for proper access, and in addition a hard surfaced service area in conjunction with each mobile home space no less than ten (10) feet by forty (40) feet, or such size as may be set forth and approved in the plans and specifications filed with the application for license.

- (6) All driveways and walkways within the mobile home park shall be lighted at night with electric lamps of not less than one hundred (100) watts, each spaced at intervals of not more than seventy-five (75) feet, or such size and distance as may be set forth and approved in the plans and specifications filed with the application for license.
- (7) Each mobile home park shall provide service buildings to house such toilet, bathing and other sanitation facilities and such laundry facilities as are hereinafter more particularly prescribed.
- (8) Provision for supplying sixty (60) one hundred (100) amp service for each mobile home space, installation, wire size, voltage, etc., to be in compliance with all applicable state and local electrical codes. The electrical layout submitted with the plans and specifications to be approved by a licensed engineer or power company.
- (9) The Village Board may from time to time adopt a model plan or plans covering proposed layout, design, facilities, etc., which will be made available to applicants upon request.
- (10) No person shall at any time use his/her mobile home for the purpose of advertising or commercial business or manufacture of any kind whatsoever.
- (l) **Water Supply.** An adequate supply of pure water for drinking and domestic purposes shall be supplied by pipes to all buildings and mobile home spaces within the park to meet the requirements of the park. Each mobile home space shall be provided with a cold water tap at least four (4) inches above the ground. An adequate supply of hot water shall be provided at all times in the service buildings for all bathing, washing, cleansing and laundry facilities.
- (m) **Sanitary Facilities.** Each mobile home park accommodating dependent mobile homes shall be provided with toilets, baths or showers, slop sinks and other sanitation facilities which shall conform to the rules and regulations of the State Board of Health applicable to mobile home parks and tourist camps, said facilities to be set forth and shown in detail in the plan to be submitted with the application for license.
- (n) **Laundry Facilities.**
 - (1) Laundry facilities shall be provided in either of the following ratios:
 - a. Not less than one (1) double laundry tray and one (1) conventional wringer-type washing machine for the first seven (7) mobile home spaces or any less number thereof, and for mobile home spaces in excess of seven (7), not less than one (1) additional double laundry tray and one (1) additional conventional wringer type washing machine for every ten (10) additional mobile home spaces or fractional number thereof.
 - b. Not less than one (1) single laundry tray and one (1) automatic or semi-automatic type washing machine for the first ten (10) mobile home spaces or any less number thereof, and for mobile home spaces in excess of ten (10), not less than one (1) additional single laundry tray and one (1) additional automatic or semi-automatic type washing machine for every ten (10) additional mobile home spaces or fractional number thereof.

- (2) An ample number of electrical outlets shall be provided supplying current sufficient to operate each washing machine. Drying spaces shall be provided sufficient to accommodate the laundry of the mobile home occupants, if automatic drying equipment is not supplied.
 - (3) The laundry facilities shall be either in a separate building or, if in the same building where sanitation facilities are housed, shall be separated from the rooms housing the sanitation facilities by a soundproof wall.
- (o) **Service Buildings.**
- (1) Service buildings housing sanitation and laundry facilities, or any of such facilities, shall be permanent structures complying with all applicable ordinances and statutes regulating buildings, electrical installations and plumbing and sanitation systems. The operator shall also provide a storm-resistive structure for the safety of park residents.
 - (2) The service buildings shall be well lighted at all times of the day and night, be well ventilated with screened openings, be constructed of such moisture-proof material, including painted woodwork as shall permit repeated cleaning and washing, and be maintained at a temperature of at least sixty-eight degrees Fahrenheit (68°F) during the period from October 1 to May 1. The floors of the service buildings shall be of water-impervious material.
 - (3) The laundry facilities shall be either in a separate building or, if in the same building where sanitation facilities are housed, shall be separated from the rooms housing the sanitation facilities by a soundproof wall.
- (p) **Sewage and Refuse Disposal.**
- (1) Waste from showers, bath tubs, flush toilets, urinals, lavatories, slop sinks and laundries in service and other buildings within the mobile home park shall be discharged into a public sewer system in compliance with applicable ordinances or into a private sewer and disposal plant or septic tank system of such construction and in such manner as will present no health hazard.
 - (2) Each mobile home space shall be provided with a trapped sewer at least four (4) inches in diameter, which shall be connected to receive the waste from the shower, bath tub, flush toilet, lavatory and kitchen sink of the mobile home harbored in such space and having any or all of such facilities. The trapped sewer in each space shall be connected to discharge the mobile home waste into a public sewer system in compliance with applicable ordinances or into a private sewer and disposal plant or septic tank system of such construction and in such manner as will present no health hazard.
 - (3) A detailed installation plan of sewage and refuse disposal shall be submitted with each application for license, which plan shall be approved by a registered sanitary engineer or plumber and the State Board of Health.
- (q) **Garbage Receptacles.** Metal garbage cans with tight-fitting covers shall be provided in quantities to permit disposal of all garbage and rubbish, said cans to be emptied no less than weekly and to be located not farther than three hundred (300) feet from any mobile home space.

- (r) **Fire Protection.** Every mobile home park shall be equipped at all times with fire extinguishing equipment in good working order, of such type, size and number and so located within the park as to satisfy applicable reasonable regulations of the Fire Department. No open fires shall be permitted at any place which may endanger life or property. No fires shall be left unattended at any time.
- (s) **Animals and Pets.** No owner or person in charge of any dog, cat or other pet animal shall permit it to run at large or commit any nuisance within the limits of any mobile home park.
- (t) **Register of Occupants.**
- (1) It shall be the duty of each licensee and permittee to keep a register containing a record of all mobile home owners and occupants located within the park. The register shall contain the following information:
 - a. The name and address of each mobile home occupant.
 - b. The name and address of the owner of each mobile home.
 - c. The make, model, year and license number of each mobile home and motor vehicle.
 - d. The state, territory or country issuing such licenses, if any.
 - e. The date of arrival and of departure of each mobile home.
 - f. Place of last location.
 - g. Whether or not each mobile home is a dependent or independent mobile home.
 - (2) The park shall keep the register available for inspection at all times by law enforcement officers, public health officials and other officials whose duties necessitate acquisition of the information contained in the register. The register record for each occupant registered shall not be destroyed for a period of three (3) years following the date of departure of the registrant from the park.
- (u) **Supervision.**
- (1) The licensee or permittee, or a duly authorized attendant or caretaker, shall be in charge at all times to keep the mobile home park, its facilities and equipment in a clean, orderly and sanitary condition. The attendant or caretaker shall be answerable, with the licensee or permittee, for the violation of any provision of this Chapter to which the licensee or permittee is subject.
 - (2) The licensee, attendant or person in charge shall:
 - a. Report to the health officer all cases of persons or animals affected or suspected of being affected with any communicable disease.
 - b. Prohibit the lighting of open fires within the confines of the mobile home park.
 - c. Maintain in convenient places approved by the Fire Chief, hand fire extinguishers in the type and number required by the Fire Chief.
- (v) **Revocation of License.**
- (1) The Village Board may at any time revoke any license issued under the provisions of this Chapter, after due hearing as hereinafter provided, for any or all of the following reasons:

- a. A false statement made in the application.
 - b. Failure of the licensee to maintain such mobile home park and operate the same as set forth in the application and the provisions of this Chapter.
 - c. Violation of any of the conditions of this Chapter by the licensee, his/her agents, servants, employees, customers or invitees.
- (2) Notice of hearing to revoke a license shall be given to the licensee ten (10) days before the date of hearing by delivering a copy of such notice to the licensee personally or by mailing a copy of such notice to the licensee at his/her address stated in his/her application for license. Upon revocation of a license, no refund of license fee shall be made and the Village Board may refuse to grant another license to such licensee for such length of time as it deems advisable.
- (w) **Posting of License and Temporary Permit.** The license certificate or temporary permit shall be conspicuously posted in the office of or on the premises of the mobile home park at all times.
- (x) **State Laws, Rules of State Board of Health, Building Code, etc., Adopted.** All provisions of the Wisconsin Statutes, state and federal rules and regulations of the State Board of Health, the building codes, plumbing codes, and electrical codes of the State of Wisconsin, U.S. Department of Housing and Urban Development, and the Village of Bristol are hereby adopted and made part of this Chapter and by reference made a part of this Chapter with the same force and effect as though set forth herein verbatim. The provisions of the Chapter, rule or regulation which is most restrictive shall be deemed to apply with respect to the establishment, operation or plan of any mobile home park.
- (y) **Penalties.** Any person violating any provisions of this Chapter shall, upon conviction thereof, shall be subject to the penalties in Section 1-1-6.

Sec. 15-7-3 Regulation of Tourist Camps.

- (a) **Definition of Tourist Camps.** A "tourist camp" is defined to be a tract or parcel of land, privately or municipally owned, designed, maintained, intended or used for the purpose of supplying a location or accommodation for a resting place or used for a camping site or used for sleeping in the open air or in a camping trailer or in a tent or any other similar temporary shelter, whether or not a charge is made for the use of such camp and its facilities.
- (b) **Prohibition.** It shall be unlawful for any person, firm or corporation to maintain or operate any tourist camp as hereinbefore defined, or to keep or conduct a tourist camp as hereinbefore defined within the corporate limits of the Village of Bristol, Kenosha County, Wisconsin, without first having obtained a license therefor as is hereinafter provided.
- (c) **Application for License.** An application for each such license shall be filed in writing with the Village Clerk, which application shall disclose:

From: trusteeMcCabe@villageofbristol.org
Sent: Thursday, June 22, 2023 1:23 PM
To: Randy Kerkman
Subject: doc for - Discuss and review Chapter 15-7-2 Mobile Homes and possibly take action.

They want the ordinances enforced and fines from section 1-1-6, if they do not follow thru.

Licensing requirements for Mobile Home Parks.

Shore land Zoning: Comply with terms of Chapter, owners or applicants of a mobile home parks shall comply with conditions of the Kenosha County General and Shore land Zoning ordinance.

Application for license: Be in compliance with provisions of this Chapter and all applicable ordinances and statutes.

Limitations of Number of licenses issued. Village board shall take into consideration:

Less congestion in streets.

Secure safety from fires, panic and other damages.

Promote health and general welfare.

Adequate light and air.

Overcrowding of land.

Undue concentration of population.

Facilitate adequate provisions of water, sewage, transportation, parks and other public requirements.

Character of village maintained and suitability of uses for land to conserve value of buildings.

Mobile home park plan:

Park shall be on well drained site, properly graded to insure rapid drainage and freedom from stagnant pools of water.

Adequate mobile home space.

All driveways and walkways within park shall be lighted at night with electric lamps.

Sanitary facilities:

Conform to rules and regulations of State Board of Health

Laundry Facilities: separate buildings or separated by soundproof walls.

Service Buildings:

Permanent structures complying with all applicable ordinances and statutes regulating buildings.

The operator shall also provide a storm resistive structure for the safety of park residents.

Constructed of moisture proof materials.

Floors of buildings shall be of water impervious material.

Fire protection:

No open fires shall be permitted at any place which may endanger life or property.

Animals and Pets:

No owner or person in charge of any dog, cat or other pet animal shall permit it to run at large or commit nuisance within park.

Supervision:

Licensee or authorized caretaker shall be in charge at all times to keep park, facilities and equipment in a clean, orderly and sanitary condition.

Person in charge shall report to health office all cases of persons or animals suspected of any communicable disease.

Prohibit lighting of fires within confines of park.

Maintain fire extinguisher in convenient places approved by fire chief.

Revocation of license:





PAVILION KIT - CPE0919

36' x 72' Post & Beam Pavilion Kit



Kit Cost: \$78,099

Based on Jan 2023 Pricing Subject to Change.



Learn more by visiting legacypostandbeam.com or contacting us at 402-317-5747



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QUOTE

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☎ (866) 332-2403

✉ Sales@ForeverRedwood.com

📍 33732 Annapolis Rd, Annapolis, CA 95412

CONTACT

RANDALL R. KERKMAN
admin@villageofbristol.org
262-857-2368

BILL TO

RANDALL R.
KERKMAN
VILLAGE OF BRISTOL - ICE
SKATING RINK
TBD
Bristol, WI 53104
United States

SHIP TO

RANDALL R.
KERKMAN
VILLAGE OF BRISTOL - ICE
SKATING RINK
TBD
Bristol, WI 53104
United States

The Esther Scissor Truss Pavilion - Standard 13/16in thickness - (MOST POPULAR) x 120 ft x 60 ft x No Privacy Wall Panels - (MOST POPULAR)

QTY: 1 **\$538,820.00**

- **Tongue & Groove Roofing Options:** Standard 13/16in thickness - (MOST POPULAR)
- **Pavilion Length:** 120 ft
- **Pavilion Width:** 60 ft
- **Privacy Panels Walls Style:** No Privacy Wall Panels - (MOST POPULAR)
- **Wood Grade & Warranty:** Douglas-fir (10-yr Warranty)
- **Fascia Board for Gutters:** No, Thank you
- **Heavy Duty Curtain Rods & Stainless Steel Hangers:** No Curtain Rods - (MOST POPULAR)
- **Ceiling Fan Bases:** No Ceiling Fan Base - (MOST POPULAR)
- **TV Mount Base:** No thanks.
- **Accessory Bases & Shelving:** No thanks.
- **Post Height:** 15 ft
- **Electrical Wiring Trim Kit:** No, Thank you
- **Post Decorative Trim:** No post decorative trim (standard post) - (MOST POPULAR)
- **Post Anchoring:** 22-post high-wind anchor kit
- **Sealant:** Transparent Premium Sealant - (RECOMMENDED)

Savings Option: If you decide to make your installments by ACH or Wire Transfer instead of credit cards, we save 3% and pass this savings on to you:

You Can Save: \$15,679.66

Sub-Total \$538,820.00

Pre-Order & Save - 18 Week Shipping \$-16,164.60

Total **\$522,655.40**

Today's Deposit (20% of Total) \$104,531.08

ORDER NOTES

Questions? Contact Shade Structure Specialist - Raul Hernandez / raul@foreverredwood.com / (707)-495-4955
Shade Structure Consultant - Tyler Hernandez / tyler@foreverredwood.com / (707)-485-9915

If permits are requested for the project, we will send the final approved working drawings to a Licensed Structural Engineer in your state to create Structural Drawings, Calculations, and Footings Specifications that are signed and

Customer Signature (seal)

3/12	Gable	N/A	N/A
Openings			
Roof Only			
Panels	Gauge	Color	
PBR Roof:	26	Galvalume	
PBR Walls:	N/A	N/A	

DESIGN LOADS

Wind	Snow	Building Code
110 mph	30 psf	IBC-2015
Collateral Load	Live Load	Exposure
3 psf	20 psf	C

INCLUDED WITH BUILDING

- Structural I-Beams-
- Solid steel bracing in roof-
- All fasteners come with a lifetime warranty against rust-
- 3 sets of stamped engineered blueprints including anchor bolt locations and erection manual-
- Dedicated Project Manager-

PRICING

Your building will be engineered and designed to your specifications and delivered to your job-site in Kenosha County, WI for **\$ 98,460.00.**

A deposit of **\$ 28,500.00** is due now with 50% of balance due when building is released into final fabrication. The remaining balance is due on delivery.

****This Price is only valid while existing inventory remains in stock***

Sean Carroll
Building Services
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www.titansteelstructures.com