



Mobile Home Park Establishment Inspection Report

<b>Establishment Information</b>	
Facility Name <b>BLUFFVIEW COMMONS</b>	Facility Type <b>Manufactured Home Community 51-100 Sites</b>
Facility ID # <b>ASTS-9FNNVJ</b>	Facility Telephone # <b>608</b>
Facility Address <b>W5445 COUNTY RD F LA CROSSE , WI 54601</b>	
Licensee Name <b>SCHAMS, JAMES &amp; AMY</b>	Licensee Address <b>PO BOX 3216 LA CROSSE , WI 54602-3216</b>

<b>Inspection Information</b>		
Inspection Type <b>Routine</b>	Inspection Date <b>12/05/2016</b>	Total Time Spent

**OPERATOR** - The violations in operating procedure or physical arrangement indicated below must be corrected by the next routine inspection or by a date specified in this report.

**Observed Violations**

**Total # 2**

**1 - 24 - Community maintained - clean, safe, orderly and sanitary condition**

**OBSERVATION:** Area behind/downhill from lot 57 of manufactured home community observed in an unsanitary, unsafe, unkempt condition. There are scrap axles, abandoned blue Ford Mustang, scrap metal and junk/salvage items. There are also two apparently vacant/abandoned mobile homes on the upper circle, an unlicensed Jeep Liberty in the parking area and scrap wood (skateboard ramp?) across from lot # 41.

**CORRECTIVE ACTION(S):** Remove conditions that are detrimental to the general health and safety of the community. Correct By: 30-Dec-2016

**CODE CITATION:** (3) Maintenance. The manufactured home community operator shall maintain the manufactured home community in a clean, safe, orderly and sanitary condition at all times.

**1 - 26 - Maintain their sites in clean, orderly and sanitary condition**

**REPEAT OBSERVATION:** Observed garbage, rubbish, damaged/missing skirting, or other unsafe or unsanitary condition.

Garbage observed in park not stored in durable, leak-proof, non-absorbent containers with tight fitting cover, or observed overflowing.

Correct the following:

Lot #4 Remove junk/salvage items (unused windows)

Lot #5 Remove junk/salvage items (pallet, lawnmower, rimless tires)

Lot #6 Remove junk/salvage items (unused building materials, trunks, tire, landscape blocks); post an easily visible lot number

Lot #8 Repair skirting

Lot #14 Repair skirting

Lot #16 Remove junk/salvage items (cooler, laundry basket, plywood, arm chair, cat tree, junk)

Lot #17 Remove junk/salvage items (unused screens, unused windows)

Lot #23 Remove junk/salvage items (televisions)

Lot #26 Remove junk/salvage items (unused building materials, box spring, pallets)

Lot #27 Post an easily visible lot number

Lot #28 Remove junk/salvage items (lawn mower, ladders, bikes, refrigerators, bed frame)

Lot #29 Remove vehicle /renew license on Ford Thunderbird 779-XXH (AUG 16)

Lot #34 Remove junk/salvage items (cooler, plywood, boat seat, junk); repair skirting

Lot #41 Remove junk/salvage items (unused building materials); post an easily visible lot number

Lot #42 Remove junk/salvage items (unused building material, wagon, steps, sawhorses, door); store bikes inside; remove vehicle /renew license on red Ford Explorer 427-MMX (OCT 16), blue Jeep Grand Cherokee (unlicensed)

Lot #43 Remove junk/salvage items (unused building materials, landscape blocks, door, pallet, containers

Lot #44 Remove junk/salvage items (unused building materials, dish machine); repair skirting; post an easily visible lot number

Lot #48 Remove junk/salvage items (unused siding)

Lot #50 Remove junk/salvage items (unused building materials, chairs, rimless tires)

Lot #52 Remove junk/salvage items (tires – rimmed and rimless)

Lot #54 Remove junk/salvage items (corrugated metal panels, insulation); post an easily visible lot number

Lot #57 Remove junk/salvage items (arm chair, bags of cans)

**CORRECTIVE ACTION(S):** Comply with above. Correct By: 30-Dec-2016

**CODE CITATION:** (2) Maintain their site in a clean, orderly and sanitary condition at all times.

**Comments**

[Contact Sam \(785-9732\) when corrected or with questions.](#)

Any operator aggrieved by an order of this department under this chapter may request a hearing as provided in ch.227 statute, if state licensed, or a local ordinance if licensed by an agent health department.

A re-inspection to assess your correction of these violations will be conducted on, or about, 04/03/2017

Person in Charge

**James & Amy Schams**

Sanitarian



**Samuel Welch  
(608) 785-9732**