

TITLE 9. TRAILER PARKS, BUILDINGS AND CONSTRUCTION

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SECTION 9.2.04. MOBILE HOMES AND MOBILE HOME PARKS

(1) Adoption by Reference. In order to protect and promote the public health, morals and welfare and to equitably defray the cost of municipal and educational services required by persons and families using or occupying units, mobile homes, trailer camps or mobile home parks for living, dwelling or sleeping purposes, the Village Board adopts and incorporates herein by reference the provisions of Sec. 66.0435 Wis. Stat., as may from time to time be amended.

(2) Definitions. In this section:

(a) "Dependent mobile home" means a mobile home that does not have complete bathroom facilities.

(b) "Licensee" means any person licensed to operate and maintain a mobile home park under this section.

(c) "Licensing authority" means the city, town or village wherein a mobile home park is located.

(d) "Mobile home" is that which is, or was as originally constructed, designed to be 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) "Mobile home park" means any plot or plots of ground upon which 2 or more units, occupied for dwelling or sleeping purposes are located, regardless of whether a charge is made for the accommodation.

(f) "Nondependent mobile home" means a mobile home equipped with complete bath and toilet facilities, all furniture, cooking, heating, appliances and complete year round facilities.

(g) "Park" means mobile home park.

(h) "Person" means any natural individual, firm, trust, partnership, association, corporation or limited liability company.

(i) "Space" means a plot of ground within a mobile home park, designed for the accommodation of one mobile home unit.

(j) "Unit" means a mobile home unit.

(3) Location Outside Mobile Home Parks.

(a) It shall be unlawful, except as provided in this section, for any person to park any unit in any space or on any parcel or premises, other than as provided herein.

(b) No person shall park or occupy any unit on any parcel or premises situated outside an approved mobile home park, except under special permit as provided herein. The parking on a parcel or premises of only one unoccupied unit in an accessory private garage building or in a rear yard is permitted providing no living quarters shall be maintained or any business practiced therein while such unit is so parked or stored.

(4) Permit for Location Outside of Trailer Park.

(a) The Village Board may issue special written permits allowing the location of a unit outside of a park, except in any areas platted or zoned for residential purposes. The person to whom such permit is granted shall be subject to the parking permit fee as specified in Section 1.4.06 of the Village of Lake Hallie Code of Ordinances. The permit shall be granted only upon written consent and acknowledgement of liability for these fees by the owner, legal agent of the owner, or the lessee of the property for which the permit is granted. Not more than one unit shall be granted a permit to be located on any one parcel outside of a park. It shall be unlawful to place a unit outside of a licensed mobile home park without a permit and a permit shall be only granted on a plot of ground not less than five acres on which the unit is the sole dwelling thereon and the land is owned by the owner and occupant of the unit.

(b) Application for a permit outside of a licensed camp or park shall be made to the Clerk/Treasurer by the property owner, legal agent of the owner, or the lessee of said property and shall be accompanied by the inspection fee, as determined by the Village of Lake Hallie, and shall state the name and permanent addresses of the occupants of the unit, the license number of their unit and towing vehicle, place of last stay, intended purposes of stay at requested location, whether the occupants are nonresidents, tourists or whether any occupant is employed in this State; and the exact location of the premises, the name of the owner and the occupant of any dwelling on the premises, the permission to locate, and a statement that all wastes from unit occupancy will be disposed of in a sanitary manner. Application shall be accompanied by a statement of the

nature and location of sanitary facilities, which must include a safe water supply, and approved sewage system.

(c) All occupants of any unit located outside a park shall be registered with the Clerk/Treasurer as provided herein. All sections herein governing the location, use, and sanitation of units located in a licensed park shall so far as they are applicable, apply to any unit located outside of a park.

(5) License for Mobile Home Park, Application and Issuance.

(a) It shall be unlawful for any person to establish, operate or maintain or permit to be established, operated or maintained upon any property owned, leased or controlled, a trailer camp or mobile home park within the limits of the Village of Lake Hallie without first obtaining a license for each such park from the Village Board as provided herein. Such license shall expire one year from the date of issuance, but may be renewed for additional periods of one year. All license, application and transfer fees shall be as specified in Section 1.4.06 of the Village of Lake Hallie Code of Ordinances.

(b) The application for such license or the renewal thereof shall be filed with the Clerk/Treasurer and shall be accompanied by the fee for each existing or proposed trailer camp or mobile home park and a surety bond, as specified in Section 1.4.06 of the Village of Lake Hallie Code of Ordinances, for each fifty spaces or less. This bond shall guarantee the collection by the licensee of the monthly parking permit fee described herein and the payment of such fees to the Clerk/Treasurer, and the payment by the licensee of any fine or forfeiture, including legal costs, imposed upon or levied against said licensee for a violation of this code. A transfer fee shall be paid for each transfer of a license.

(c) The application or a renewal of a license shall be made on forms furnished by the Clerk/Treasurer and shall include the names and address of the owner in fee of the tract (if the fee is vested in some other person other than the applicant a duly verified statement by that person that the applicant is authorized to construct or maintain the mobile home park and to apply for the license) and such a legal description of the premises, upon which the park is to be located as will readily identify and definitely locate the premises. The application shall be accompanied by two copies of the camp or park plan showing the following either existing or as proposed:

1. The extent and area used for park purposes shall have a minimum area of not less than 20 acres.
2. Roadways and driveways.

3. Location of units or trailers.
4. Location and number of sanitary conveniences, including toilets, washrooms, laundries and utility rooms to be used by occupants of unit.
5. Method and percolation data where private sewage system is installed.
6. Method and plan of garbage removal.
7. Plan for water supply.
8. Plan for lighting of units.
9. Plan for playground and recreation area.
10. If the existing or proposed park is designed to serve nondependent trailer units, such plans shall clearly set forth the location of all sewer and water pipes and connections.

(6) Monthly Fees and Reporting.

(a) Licensees of mobile home parks and owners of land on which are parked any occupied nonexempt units shall furnish information to the Clerk/Treasurer and Village Assessor on any units added to their park or land within five days after the unit's arrival on forms furnished by the Clerk/Treasurer in accordance with Sec. 66.0435 Wis. Stat..

(b) Monthly Parking Fee. The fee, as imposed by Secs. 66.0435(3)(c) and (e) Wis. Stats., shall be collected from each unit owner by the licensee. On or before the 10th day of each month, the licensee shall remit to the Clerk/Treasurer the fees due. For units not located in a park the unit owner shall pay the monthly fee to the Clerk/Treasurer on or before the 10th day of each month following the month for which the parking fee is due. It shall be the full and complete responsibility of the licensee to collect such fees from each occupied, nonexempt mobile home therein and to remit such fees to the Clerk/Treasurer.

(7) Inspection and Enforcement. No park license (or permit for location outside of a park) shall be issued until the Village Board, or its agent, shall have inspected each application and the premises on which units will be located to insure compliance with the regulations, ordinances and laws applicable thereto. No license will be renewed without a reinspection of the premises. For the purposes of making inspections and securing enforcement such officials, or their authorized agents, shall have the right and are hereby empowered to enter on

any premises on which a unit is located, or about to be located, and to inspect the same and all accommodations connected therewith at any reasonable time.

(8) Location of Units. No unit within the limits of the Village of Lake Hallie shall be located:

(a) Between the recognized setback line for the zoning district in which such unit is located and the street or highway.

(b) Less than 20 feet from any building or other unit.

(c) Within 25 feet from the boundary line of the parcel on which the unit is located.

(9) Mobile Home Park Plan.

(a) Every unit or park shall be located on a well drained area, and the premises shall be properly graded so as to prevent the accumulation of storm or other waters. No trailer shall be situated in any area that is located so that drainage from any barnyard, outdoor toilet or other source of filth can be deposited in its location.

(b) Unit spaces shall be clearly defined and shall consist of a minimum of 5,000 square feet and with a width of not less than 50 feet. In no event, however, shall the length of the space be less than the length of one automobile and one unit if parked as a unit, or one unit plus 25 feet. The park must be so arranged so that all spaces shall face or abut on a driveway of not less than 20 feet wide giving easy access to a street or highway.

(c) The park shall be so laid out that no dependent unit shall be located further than 500 feet from the toilets and service building. Walkways to such buildings shall be paved and well lighted at night.

(d) Every trailer space shall be furnished with an electric service outlet. Such outlet shall be equipped with an externally operated switch or fuse of not less than 100 amperes capacity, and a heavy duty 110—220 volt outlet receptacle. Electrical outlets shall be weather proofed and no power lines shall be less than 15 feet above ground unless with approved installation underground.

(e) No trailer unit shall be located in a park outside of a designated space.

(f) All roadways, parking areas and entrance sidewalks to each unit shall be paved, remaining areas being grass.

(g) All exterior boundaries of mobile home parks shall be screened by evergreen plantings not less than five feet in height on six foot centers or by opaque construction fence not less than five feet in height.

(h) No public use shall be permitted in mobile home park laundry facilities.

(i) No wood or coal burning stoves, furnaces or fireplaces are permitted in any unit or mobile home.

(j) No combustible materials may be used for skirting the units nor shall any combustible materials be stored within 12 feet of any dwelling.

(k) All units and mobile homes shall be equipped with functioning smoke detectors. A detector shall be required in each living room and bedroom.

(l) A unit or mobile home unit may not harbor or keep a total of more than two pets.

(m) All units or mobile homes placed in trailer parks or elsewhere in the Village of Lake Hallie shall be secured with tiedowns. The tiedowns shall be of steel cable or strap securely attached to concrete underground anchors. A minimum of two tiedowns per unit is required.

(n) All mobile home and trailer parks shall provide underground storm shelters with emergency provisions. The shelter must be of sufficient size to accommodate all residents of the park and shall conform to all state building requirements.

(o) All parks shall be designed to provide off street parking for residents.

(10) Water Supply.

(a) An adequate supply of pure water, furnished through a pipe distribution system connected directly with the public water main, or other approved system, with supply faucets located not more than 200 feet from any dependent unit shall be furnished for drinking and domestic purposes in all parks.

(b) Individual water service connections provided for direct use of an independent unit shall be so constructed so they are not damaged by the parking of such units. Such systems shall provide a minimum pressure of twenty (20) pounds per square inch and be capable of furnishing a

minimum of one-hundred twenty-five (125) gallons per day per unit.

(c) No common drinking vessels shall be permitted, nor shall any drinking water faucets be placed in any toilet room.

(d) Every park serving dependent units shall provide an abundant supply of hot water at all reasonable hours for bathing, washing and laundry facilities.

(11) Dependent Unit Service Buildings and Accommodations.

(a) Every park designed to serve dependent units shall have erected thereon suitable buildings for housing toilets, lavatories, showers, slop sinks, and laundry facilities. Such building to be known as the service building. Service buildings shall be located not more than two hundred (200) feet from any dependent unit space, nor closer than 15 feet from any trailer space. Such buildings shall be of permanent construction and adequately lighted, screened, ventilated and heated.

(b) There shall be provided separate toilet rooms for each sex, and water flush toilets shall be required. Toilets shall be for each sex in the ratio of one toilet for each eight dependent units or fraction thereof, and shall have separate compartments. Every male toilet room shall also contain a urinal for each sixteen dependent units, but in no case shall any male toilet be without one urinal. Toilet rooms shall contain lavatories with running water in the ratio of one lavatory to every two or less water closets.

(c) Separate bathing facilities for each sex shall be provided with one shower enclosed in a compartment at least nine square feet for each eight dependent units or fraction thereof. Each shower compartment shall be supplemented by an individual dressing compartment of at least twelve square feet.

(d) Laundry facilities shall be provided at the ratio of one washing machine and dryer, with electric outlets, for each 8 units.

(e) Slop sinks for disposal of liquid wastes originating in the units shall be provided in a separate room of the service building in the ratio of one slop sink for each 16 dependent units.

(f) The above accommodations shall be based upon the total park capacity according to the accepted plans.

(12) Waste and Garbage Disposal.

(a) All liquid wastes and sewage from whatever source, including showers, toilets, laundries, faucets, and lavatories shall be discharged into a sewer extended from and connected with a public sewer system, or other approved system.

(b) Every space designed to serve a nondependent unit shall be provided with sewer connections which shall comply with the State plumbing code. The sewer connection shall be provided with suitable fittings so that watertight connections can be made. Such connections shall be constructed so that they can be closed when not connected and trapped in such manner as to be odor free.

(c) All sanitary facilities in any unit not connected with the park sewer system by approved pipe connections shall be sealed and the use thereof be unlawful.

(d) Each faucet shall be equipped with facilities for drainage of waste and excess water.

(e) Every unit shall be provided with substantial fly-tight, water-tight metal garbage depository from which contents shall be removed and disposed in a sanitary and lawful manner.

(13) Occupants. The Village Board may, in its discretion and by a uniform rule, limit the number of occupants in units occupying a park, for reasons of health, and public welfare.

(14) Management.

(a) In every mobile home park there shall be located the office of the attendant or person in charge. A copy of the license and of this section shall be posted therein, and the park register shall be at all times be kept in this office.

(b) It is hereby made the duty of the attendant or person in charge, together with the licensee, to:

1. Keep a register of all guests, to be open at all times to inspection by Village, County, State or Federal Officers, with the following information:

A. Names and addresses of occupants, and their prior address.

- B.** Number of children of school age.
 - C.** State of legal residence of occupants.
 - D.** Dates of entrance and departure of occupants.
 - E.** State and license number of all units and towing or other vehicles.
- 2.** Maintain the park in a clean, orderly and sanitary condition at all times.
 - 3.** Insure that the provisions of this section are complied with and enforced and report promptly to the proper authorities any violation of law.
 - 4.** Maintain in convenient locations fire extinguishers in the ratio of one extinguisher to eight units.
 - 5.** Collect the monthly parking permit fee as provided herein. A book shall be kept current showing the names of the persons paying these fees and the amount paid, which monies are the property of the Village of Lake Hallie.
 - 6.** Prohibit the lighting of open fires in the park except for cooking in small controlled units.

(15) Compliance with Building Codes. All plumbing, electrical, building and other work done on or at any mobile home park shall be in accordance with the requirements of all Village, County and State plumbing, electrical and building codes and the regulations of the State Board of Health. The Licensee shall retain on the premises proof of compliance. Licenses and permits granted under this section grant no right to erect or repair any structure or to do any plumbing or electrical work.

(16) Revocation and Suspension. The Village Board is hereby authorized to revoke any license or permit issued in accordance with the procedures of Wis. Stat. Sec. 66.0435(2).

(17) Penalties. Any person, firm or corporation who fails to comply with any provisions herein shall, upon conviction thereof, pay the forfeiture as specified by Section 1.4.02 of the Village of Lake Hallie Code of Ordinances for each violation. Each day of default or violation is a separate offense.

(18) Severability and Conflict.

(a) If any section, subsection, paragraph, subparagraph, sentence, clause, phrase or portion of this section is for reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision and such holding shall not affect the validity of the remaining portions.

(b) All laws, codes, statutes or ordinances, including County Zoning, which are inconsistent with or contrary hereto shall apply with respect to the establishment and operation of any trailer park only if such laws are more restrictive than this section.

(Formerly Ordinance 107 "Ordinance Regulating Mobile Homes and Trailer Parks" adopted October 20, 1969 and amended April 30, 1970, June 7, 1971, March 3, 1980, February 6, 1984 (Ord. No. 84-1), February 18, 1985 (Ord. No. 2-85) and July 13, 1987 (Ord. No. 5-87))