

ORDINANCE NO. 7.2

Town of Waubeek Mobile Home Ordinance

An ordinance relating to the regulation of the parking and location of mobile home.

THE TOWN BOARD OF WAUBEEK DO ORDAIN AS FOLLOWS:

Section 1: Whenever uses in this Chapter, unless a different meaning appears from the context:

- a. A “mobile home” means any trailer, coach, cabin, mobile home, house car or other vehicle or structure intended for or capable of human dwelling or sleeping purposes mounted upon wheels or supports, and/or capable of being moved by its own power or transported by another vehicle.
- b. “Unit” means a mobile home unit.
- c. “Nondependent unit” means a mobile home which does not have bathroom or shower and toilet facilities.
- d. “Dependent unit” means a mobile home which does not have bathroom or shower and toilet facilities.
- e. A “mobile home court” means any park, court, camp, site, plot, parcel, or tract of land designed, maintained, intended or used for the purpose of supplying a location or accommodations for one (1) or more mobile homes and shall include all buildings used or intended for use as part of the equipment thereof whether or not a charge is made for the use of the court and its facilities.

“Mobile home court” shall not include automobile or trailer sales lots on which unoccupied trailers are parked for purposes of inspection and sale.

- f. A “space” means a plot of ground or a lot in a court of not less than four thousand two hundred fifty square feet (4,250 sq. ft.) of space designed for the location for only one automobile and/or mobile home. (10.15; 1958 Code)

Section 2: Location of Mobile Home Courts:

- a. No mobile home or mobile home court shall be located in any Fire District.
- b. The location of courts shall conform to the requirements of the Zoning Ordinance.

Section 3:

- a. It shall be unlawful, except as provided in this Chapter, for any person to park any mobile home on any street, alley, or highway, or other public place, or on any tract of land owned by any person.
- b. Emergency or temporary stopping or parking is permitted on any street, alley, or highway subject to regulations, or limitations imposed by the traffic and parking regulations for that street, alley or highway.
- c. No person shall park or occupy any mobile home on any premises which is situated outside an approved court (except in the following cases):
 - c-1. It shall be lawful to temporarily park and occupy a unit on land owned by the occupant thereof during the period of time that the occupant is in the actual process of constructing a permanent house on said premises. The period of said temporary parking and occupancy shall not exceed twelve (12) months.
 - c-2. It shall be lawful to park and occupy a unit less than 30 feet in length on the premises of a resident of the Town if the occupant of said trailer is a visitor from outside of the Town visiting the owner of the premises where said unit is parked. No trailer shall be parked where said unit is parked. No trailer shall be parked and occupied by any visitor for a period of longer than fourteen (14) consecutive days or a total of thirty (30) days in any twelve (12) month period.
 - c-3. Units parked on private property and outside of licensed mobile home courts, before the effective date of this ordinance, can continue to be so parked and occupied subject to the payment of the monthly fee provided for by this Chapter. After any such unit is removed from such location, or occupancy thereof is discontinued temporarily or permanently, no further permit will be granted for the parking or occupancy of any trailer on said property, except as permitted by this Section, and except that an existing mobile home, occupied by the owner may be replaced in the future if to be occupied as a single family residence by the owner.
 - c-4. It shall be lawful for persons residing in District A-1 of the Town of Waubeek Zoning Ordinance to have no more than one (1) mobile home on each farmstead. To comply with this exception, the farmstead must contain no less than forty acres.

Section 4: License for Mobile Home Court

- 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 by him, a mobile home court without having first secured a license for each such court from the Town Board pursuant to this Chapter. The license shall expire on June 30th of each

year but may be renewed under the provisions of this Chapter for additional periods of one year. The annual license fee shall be twenty-five dollars (\$25.00), plus five dollars (\$5.00) per unit. The total annual license fee shall not exceed one hundred dollars (\$100.00) for each 50 spaces or fraction thereof. In the event an application is made during the license year, the fee for such license shall be prorated in proportion to the number of months remaining in the license year on the basis of one-twelfth of the annual license fee per month.

- b. Application for such license fee shall be accomplished by a surety bond in the sum of one thousand dollars (\$1,000.00). This bond shall guarantee the collection by the licensee of any fine or forfeiture including legal costs proposed upon or levied against such licensee for a violation of the provisions of this code. The bond shall be for the use and benefit and may be prosecuted and recovered thereon by any person who may be injured or damaged by reason of the licensee violating the provisions of this Chapter. A fee of ten dollars (\$10.00) shall be paid for each transfer of license.
- c. The application for a license or a renewal thereof shall be made on forms furnished by the Clerk and shall include the name and address of the owner in fee of the tract (if the fee is vested in some person other than the applicant, a duly verified statement by that person, that the applicant is authorized by him to construct or maintain the court and make the application), and such a legal description of the premises, upon which the court is or will be located as will readily identify and definitely locate the premises. The application shall be accompanied by two (2) copies of the court plan showing the following, either existing or as proposed:
 - 1. The extent and area used for court purposes.
 - 2. Roadways and driveways including the width and the type of curbs, surface and other physical characteristics.
 - 3. Location of units on spaces and dimensions of each space.
 - 4. Location and number of sanitary conveniences including toilets, washrooms, laundries, and utility rooms to be used by the occupants of units.
 - 5. A typical space detail showing the patio, if any, and unit supports with the location of utility connections including gas, water and sewer and electrical.
 - 6. The size and location of the sewage disposal system including all sewer mains and connections.
 - 7. The size, location, and necessary detail for water supply including the size of pipes, the type of riser and the source of supply.

8. The electrical lighting of the court and electrical service to the units.
9. The drainage of surface water within the court area including street grades and the size, slope and location of drainage ditches and piping.

The court owner shall maintain a current court plan and present a copy of this plan to the Town upon request or whenever the plan is modified so that the Town can maintain a current plan of each court. The current plan shall include all items specified under this paragraph.

Section 5: Monthly Parking Fee:

- a. There is hereby imposed on each owner of a non-exempt, occupied mobile home in the Town of Waubeek a monthly parking permit fee, determined in accordance with Section 66.058(3) of the Wisconsin Statutes. It shall be the full and complete responsibility of any licensee to collect the proper amount from each occupied, non-exempt unit which shall have been parked in any licensed mobile home park at any time during the month. Licensees and owners of mobile homes permitted to be located on land outside a mobile home park shall pay to the Town Treasurer such parking permit fees on or before the 10th of the month following the month for which such fees are due, in accordance with the terms of this Ordinance and such regulations as the Treasurer may reasonably promulgate.
- b. Licensees of mobile home parks and owners of land on which are parked any occupied, non-exempt mobile homes shall furnish information to the Town Clerk and Town Assessor on such homes added to their park or land within five days after the arrival of such home, on forms furnished by the Clerk, in accordance with Section 66.058(3)(c) and (e), Wisconsin Statutes.

Section 6: Inspection and Enforcement:

No court license shall be issued until the Clerk shall notify the Town Board, or their authorized agents, of such application, and these officials shall inspect or cause to be inspected each application and the premises to determine whether the applicant and the premises on which units will be located comply with the regulations and laws applicable thereto. These officials shall furnish to the Town Board in writing the information derived from such investigation, and a statement as to whether the applicant and the premises meet the requirements of this Ordinance. No license shall be renewed without reinspection of the premises. For the purpose 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.

Section 7: Management:

- a. In every court there shall be located the office of the attendant or person in charge of said court. A copy of the court license and of this Chapter shall be posted therein and the court register shall at all times be kept in said office.
- b. It is hereby made the duty of the attendant or person in charge, together with the license, to:
 1. Keep a register of all occupants, to be open at all times to inspection by City, State and Federal officers which shall show for all occupants:
 - a. Names and addresses.
 - b. State of legal residence.
 - c. Dates of entrance and departure.
 - d. License numbers of all units and towing or other vehicles.
 2. Maintain the court in a clean, orderly, and sanitary condition at all times.
 3. Insure that the provisions of this Chapter are complied with and enforced and report promptly to the proper authority any violations of this Code or any other violations of law which may come to his attention.

Section 8: Revocation and Suspension:

- a. The Town Board is hereby authorized to revoke any license or permit issued pursuant to the terms of this Chapter in accordance with Wisconsin Statutes.

Section 9: Court Plan:

No court shall be constructed or altered so that alteration increases the number of spaces unless a court plan is submitted and said plan meets all of the following requirements except those waived for cause by the Town Board.

1. Every unit shall be located in a well-drained area and the premises shall be properly graded so as to prevent the accumulation of storm and other waters. No unit or court shall be located in any area that is situated so that the drainage for many barnyard, outdoor toilet or other sources of filth can be deposited in its location.
2. The minimum size of a mobile home court shall be three (3) acres.
3. The maximum number of mobile homes shall be six (6) per acre.
4. Minimum dimensions of a mobile home site shall be 50 feet wide by 100 feet long.
5. All walkways shall be hard surfaced and have a minimum of width of three (3) feet.

6. All drives and parking areas shall be hard surfaced with asphalt or concrete. The minimum hard surface shall consist of double seal coat.
7. There shall be a minimum setback of fifteen (15) feet from all exterior property lines or street line. No unit shall be located less than twenty-five (25) feet from any property line.
8. Each space shall front upon a drive of minimum right-of-way width of 40 feet and a minimum roadway width of 36 feet.
9. The park shall conform to the requirements of the Section H-77 Wisconsin Administrative Code as amended.
10. No mobile home space shall be rented for a period of less than thirty (30) days.
11. Each mobile home shall be separated from other mobile homes by a yard not less than twenty (20) feet wide.
12. There shall be two (2) surfaced automobile parking spaces for each mobile home site which shall be located off all streets, driveways, alleys and right-of-ways.
13. Each court shall provide a general parking and storage area in addition to spaces required in Paragraph 12 with a minimum of one (1) parking stall per ten (10) spaces.
14. Spaces shall be clearly defined in the camp plan.
15. Every court shall be provided with a service building or unit containing emergency sanitary facilities consisting of at least one (1) lavatory and one (1) flush toilet per each fifty (50) spaces.
16. Courts which accommodate twenty-five (25) or more mobile homes shall be provided with at least one (1) easily accessible recreation area. The recreation area shall provide at least one hundred (100) square feet of space for each mobile home lot. The recreation area shall be clearly defined in the court plan and shall have good access from all spaces.
17. Unless adequately screened by existing vegetation cover, the mobile home court shall be screened by a temporary planting of fast-growing material capable of reaching a height of fifteen (15) feet or more, such as a hybrid poplar; and a permanent evergreen planting such as White or Norway Pine. The individual trees shall be such a number and so arranged that they form a screen equivalent in capacity to a solid fence or wall. Such permanent planting shall be grown or maintained to a height of not less than ten (10) feet. The planting shall be within the fifteen (15) foot buffer zone or setback required between the property line and the edge of a mobile home site.

18. Existing trailer courts shall conform to the above requirements except when strict compliance is not possible because of existing physical limitations. Any exceptions to the above requirements shall be noted in the inspection report and approved by the Town Board prior to granting a license.

Section 10: Water Supply:

- a. An adequate supply of pure water, furnished through a pipe distribution system, with supply faucets located not more than two hundred feet (200') from any dependent unit shall be furnished for drinking and domestic purposes in all courts. The water supply system shall comply with all local and state regulations.
- b. Individual water service connections provided for direct use of a non-dependent unit shall be so constructed that they will not be damaged by the parking of such units. Such system shall be adequate to provide twenty (20) pounds pressure per square inch and capable of furnishing a minimum of five (5) gallons per minute per space.

Section 11: Waste and Garbage Disposal:

- a. All liquid waste from showers, toilets, laundries, faucets, lavatories, etc., shall be discharged into a private system approved by the Town Board.
- 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 connections shall be provided with suitable fittings so that watertight connections can be made. Such connections shall be so constructed so that they can be closed when not connected and trapped in such a manner as to be maintained in an odor-free condition.
- c. All sanitary facilities in any unit which are not connected with a sewer system by approved pipe connections shall be sealed and their use is hereby declared unlawful.
- d. Every unit shall be provided with a substantial fly tight, watertight, rodent-proof garbage depository from which the contents shall be removed and disposed of in a sanitary manner by the court custodian at least twice weekly between May 1 and October 15, and otherwise weekly.

Section 12: Service Building and Accommodations:

- a. Service buildings shall conform to state regulations.

Section 13: Plumbing, Electrical and Building Codes:

All plumbing, electrical, building and other work on or any court licensed under this Chapter shall be in accordance with the provisions of this Code and the State Plumbing, Electrical and

Building Codes and the regulations of the State Board of Health. Licenses and permits granted under this Chapter shall grant no right to erect or repair any structure, to do any plumbing work, or to do any electrical work.

Section 14: Attachments and Additions:

- a. Any action toward the removal of wheels except for temporary purposes or repair, or other action to attach the trailer to the ground by means of posts, piers, foundations and any additions to the trailer shall be subject to the requirements of the Building Code.

Section 15: Appeals:

- a. Any person aggrieved by any decision or ruling made under this ordinance may appeal to the Board of Appeals established under the Town of Waubeek Zoning Ordinance and pursuant to the procedures set forth in Section .14 of the said ordinance, for an exception or variance.

Section 16: Penalties:

- a. Any person violating any provision of this Ordinance, shall upon conviction thereof forfeit not less than twenty-five dollars (\$25.00), not more than one hundred dollars (\$100.00), and the costs of prosecution, and in default of payment of such forfeiture and costs, shall be imprisoned until payment of such forfeiture and costs of prosecution, but not exceeding thirty days for each violation. Each day of violation shall constitute a separate offense.

This Ordinance shall take effect upon the date of publication as provided in the Wisconsin Statutes.

First Reading: August 07, 1978
Second Reading: September 13, 1978
Passed: October 09, 1978
Published: October 12, 1978

Approved this 9th day of October, 1978.

Attest: _____ /s/
Town Clerk

_____ /s/
Town Chairman

Submitted by:

_____ /s/
Supervisor