

Chapter 270

MOBILE HOMES AND MOBILE HOME PARKS

[HISTORY: Adopted by the Village Board of the Village of Forestville 1-8-1990 by Ord. No. 1-90 as §§ 12.08 and 12.15 of the 1990 Code. Amendments noted where applicable.]

GENERAL REFERENCES

Building construction and fire prevention — See Ch. 160.

Floodplain zoning — See Ch. 210.

Licensing and permits — See Ch. 256.

Subdivision of land — See Ch. 360.

Zoning — See Ch. 395.

§ 270-1. Definitions.

For purposes of this chapter, the following terms shall be defined as follows:

DEPENDENT MOBILE HOME — A mobile home which does not have complete bathroom facilities.

LICENSEE — Any person licensed to operate and maintain a mobile home park under this chapter.

MOBILE HOME — 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, except that a house trailer is not deemed a mobile home if the assessable value of such additions, attachments, annexes, foundations and appurtenances equals or exceeds 50% of the assessable value of the house trailer.

NONDEPENDENT MOBILE HOME — A mobile home equipped with complete bath and toilet facilities, all furniture, cooking, heating, appliances and complete year-round facilities.

PARK — Mobile home park.

PERSON — Includes an individual, partnership, firm, company, corporation, whether tenant, owner, lessee, licensee or their agent, heir or assign.

SPACE — A plot of ground within a mobile home park designed for the accommodation of one auto and/or one mobile home unit.

UNIT — A mobile home unit.

§ 270-2. Location outside parks.

- A. Prohibition. Except as provided in this chapter, no person shall park or occupy any mobile home on any street, alley, highway or any other public or private premises outside of an approved and licensed mobile home park; provided, however, that this section shall not prohibit the parking of only one unoccupied mobile home in an accessory private garage building or in a rear yard so long as no living quarters are maintained or any business practiced in such mobile home while such mobile home is so parked or stored.
- B. Emergency permit. In cases of emergency, the Village Board may issue a special written permit allowing a mobile home to be located outside of a licensed mobile home park. No such permit may be issued for a period of more than six months, but the Village Board may renew any such permit for a second period of equal duration.

§ 270-3. License.

- A. License required. No person shall establish, operate or maintain or permit to be established, operated or maintained upon any property owned, leased or controlled by him, a mobile home park within the Village limits, without receiving the approval of the Village Board and without first securing a license for each such park from the Village Board pursuant to this chapter. Such license shall expire one year from the date of issuance, but may be renewed under the provisions of this chapter for additional periods of one year; provided, however, that no more than one park shall be located or licensed in any one school district.
- B. Application and issuance. The application for such license or the renewal thereof shall be in writing, signed by the applicant, and shall be accompanied by the annual license fee as provided in § 256-1 of this chapter, and a surety bond in the sum of \$5,000, which bond shall guarantee the collection by the licensee of the monthly parking permit fee provided for in § 270-13 and the payment of such fees to the Village Treasurer, the payment by the licensee of any forfeiture, including legal costs imposed upon or levied against such licensee for a violation of the ordinances of the Village pursuant to which such license is granted and shall also be for the use and benefit and may be prosecuted and recovery had thereon by any person who may be injured or damaged by reason of the licensee violating the provisions of this chapter. Nothing in this subsection shall invalidate license fees paid or required to be paid prior to the effective date of this chapter.
- C. Information needed.
 - (1) The application for a license or renewal thereof shall include the name and address of the owner in fee of the park, a verified statement by such owner that the applicant is authorized by him to construct or maintain a mobile home park and make the application and such legal description of the premises upon which the mobile home park is or will be located as will readily identify and definitely locate the premises. The application shall be accompanied by two copies of the park plan showing the following, either existing or as proposed:
 - (a) The extent and area used for park purposes.

- (b) Roads and driveways.
 - (c) Location of units for mobile homes.
 - (d) Location and number of sanitary conveniences, including toilets, washrooms, laundries and utility rooms to be used by occupants of units.
 - (e) Method and plan of sewage disposal.
 - (f) Method and plan of garbage disposal.
 - (g) Plan for water supply.
 - (h) Plan for electrical lighting of units.
- (2) 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.
- D. Transfer of license. Upon application for a transfer of a license, the Village Clerk shall, after approval of the application by the Village Board, issue a transfer license upon payment of a fee as provided in § 256-1 of the Code of the Village of Forestville.

§ 270-4. Inspection and enforcement.

No mobile home park license or permit for location outside of a licensed park shall be issued until the Village Clerk shall notify the Health Officer and Building Inspector 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 application and the premises on which mobile homes will be located comply with the regulations, ordinances and laws applicable thereto. These officials shall furnish to the Village Board in writing the information derived from such investigations and a statement as to whether the application and the premises meet the requirements of the department for whom the officer is certifying. No license shall be renewed without a reinspection of the premises. If the inspecting officer shall be refused entry, the inspecting officer may make application to the judge of any court of general jurisdiction in the county, stating the facts in the case, and such court shall thereupon issue a special inspection warrant directed to an appropriate law enforcement official commanding him to take sufficient aid and to be accompanied by the inspecting officer in making the inspection.

§ 270-5. Location of mobile home parks.

No occupied mobile home within the Village shall be located less than 40 feet from the street or highway nor less than 10 feet from any building or other mobile home or from the boundary line of the premises on which it is located and a one-hundred-foot side yard shall be required where the park adjoins any residential district or area not used for a similar purpose.

§ 270-6. Park plan.

- A. Drainage. Every mobile home 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 mobile home or mobile home park shall be located in any area that is situated so that drainage or other sources of filth can be deposited in its location.
- B. Size of spaces. Mobile home spaces shall be clearly defined and consist of a minimum of 1,000 square feet and a width of not less than 20 feet. The park shall be so arranged that all spaces shall face or abut on a driveway of not less than 20 feet in width, giving easy access from all units to a public street. Such driveway shall be graveled or paved and maintained in good condition, have natural drainage, be well lighted at night and shall not be obstructed at any time.
- C. Location of dependent units. The park shall be so laid out that no dependent unit shall be located farther than 200 feet from the toilets and service buildings provided for herein and walkways to such buildings shall be graveled or paved and well lighted at night.
- D. Electrical outlets. Every mobile home space shall be furnished with an electrical outlet. Such outlet shall be equipped with an externally operated switch or fuse of not less than thirty-ampere capacity and a heavy duty outlet receptacle. Electrical outlets shall be weatherproof, and no power lines shall be less than 15 feet above ground.
- E. No parking outside space. No mobile home unit shall be parked in a park outside of a designated space.

§ 270-7. Water supply.

- A. Supply system. An adequate supply of pure water, furnished through a pipe distribution system connected directly with the public water main or approved private supply where a public supply is not available, with supply faucets located not more than 200 feet from any dependent trailer shall be furnished for drinking and domestic purposes in all parks.
- B. Individual connections. Individual water service connections provided for direct use of an independent unit shall be so constructed that they will not be damaged by the parking of such units. Such system shall be adequate to provide 20 pounds of pressure per square inch and capable of furnishing a minimum of 125 gallons per day per space.
- C. Drinking vessels and water. No common drinking vessels shall be permitted nor shall any drinking water faucets be placed in any toilet room.
- D. Hot water. Every park serving dependent units shall provide hot water at all reasonable hours, adequate for bathing, washing and laundry facilities.

§ 270-8. Service building and accommodations.

- A. Service building. Every mobile home park designed to serve dependent units shall have erected thereon suitable buildings for housing toilets, lavatories, showers, slop

sinks and laundry facilities as required by this section, such buildings to be known as "service buildings." Service buildings shall be located not more than 200 feet from any trailer space. Such buildings shall be of permanent construction and adequately lighted, screened and ventilated.

- B. Toilet facilities. There shall be provided separate toilet rooms for each sex. Water flush toilets shall be required. Toilets shall be provided for each sex in ratio of one toilet for each eight dependent units or fraction thereof and shall have separate compartments. Every male toilet room shall also contain one urinal for each 16 dependent units, but in no case shall any male toilet be without one urinal. Toilet rooms shall contain lavatories with hot and cold water in the ratio of one lavatory to every two or less water closets.
- C. Bathing facilities. Separate bathing facilities for each sex shall be provided with one shower enclosed in a compartment at least four feet square for each eight dependent units or fraction thereof. Each shower compartment shall be supplemented by an individual dressing compartment of at least 12 feet square.
- D. Laundry facilities. Laundry facilities shall be provided in the ratio of one double tray unit and one conventional type working machine, or one automatic washing machine with electric outlet for each eight units. Sufficient drying facilities shall be available.
- E. Slop sink facilities. Slop sinks for disposal of liquid wastes originating at 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. Requirements based on park capacity. The above accommodations shall be based on the total park capacity according to accepted plans.
- G. Floors. Floors of toilets, showers and the laundry shall be of concrete, tile or similar material impervious to water and easily cleaned and pitched to a floor drain.
- H. Fire extinguishers. Every service building within a park shall be provided with sufficient fire extinguishers of the type and capacity as shall be approved by the Building Inspector.

§ 270-9. Fire extinguishers required.

- A. Requirement. Each mobile home used as a place of human habitation under any of the provisions of this chapter shall be equipped with a fire extinguisher conveniently attached thereto, such extinguisher to be of one unit of fire protection capacity and approved by the Fire Inspector.
- B. Use of LP gas. The use of liquid petroleum gas in occupied mobile homes shall conform in every particular to the laws, rules and regulations of the state.

§ 270-10. Waste and garbage disposal.

- A. Connection to public sewer. All liquid waste from showers, toilets, laundries, faucets, lavatories, etc., shall be discharged into a sewer system extended from and connected with the public sewer system.
- B. Nondependent units. 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. Sealing of facilities. All sanitary facilities in any unit which are not connected with a public sewer system by approved pipe connections shall be sealed and their use is hereby declared unlawful.
- D. Faucet. Each faucet shall be equipped with facilities for drainage of waste and excess water.
- E. Garbage depository. Every mobile home shall be provided with a substantial flytight, watertight metal garbage depository from which the contents shall be removed and disposed of in a sanitary manner by the park custodian at least weekly.

§ 270-11. Management.

- A. Maintenance of office. In every mobile home park there shall be located an office for the attendant or person in charge of the park. A copy of the park license and this chapter shall be posted therein and the park register shall at all times be kept in such office.
- B. Duties of attendant and licensee. The attendant or person in charge, together with the licensee, shall:
 - (1) Keep a register of all guests, to be open at all times to inspection by state and federal officers and the Village Board, which shall contain for all guests:
 - (a) Names and addresses.
 - (b) Number of children of school age.
 - (c) State of legal residence.
 - (d) Dates of entrance and departures.
 - (e) License numbers of all mobile homes and towing or other vehicles.
 - (f) States issuing such licenses.
 - (g) Purpose of stay in park.
 - (h) Place of last location and length of stay.
 - (i) Place of employment of each occupant.
 - (2) Maintain the camp 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 authorities any violations of this chapter or any other violations of the law which come to his attention.
- (4) Report to the County Health Department all cases of persons or animals affected or suspected of being affected with any communicable disease.
- (5) Collect the monthly parking fee provided for in § 270-13. A book shall be kept showing the names of the persons paying such service charges and the amount paid.
- (6) Prohibit the lighting of open fires on the premises.

§ 270-12. Applicability of plumbing, electrical and building codes.

All plumbing, electrical, building and other work on or at any park licensed under this chapter shall be in compliance with the ordinances of the Village and the requirements of the State Plumbing, Electrical and Building Codes and the regulations of the State Department of Safety and Professional Services¹. Licenses and permits granted under this chapter grant no right to erect or repair any structure, to do any plumbing work or to do any electrical work.

§ 270-13. Monthly parking permit fee.

- A. Fee required. There is hereby imposed on each owner of a nonexempt, occupied mobile home in the Village a monthly parking permit fee determined in accordance with § 66.058(3)(c) and (e), Wis. Stats., which is hereby adopted by reference and made part of this chapter as if fully set forth herein. It shall be the full and complete responsibility of the licensee to collect the proper amount from each mobile home owner. Licensees and those owners of mobile homes permitted to be located on land outside a mobile home park shall pay to the Village Treasurer 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 Treasurer may reasonably promulgate.
- B. Reporting requirements. Licensees of mobile home parks and those owners of land on which are parked any occupied, nonexempt mobile homes shall furnish information to the Village Clerk and Village Assessor on such homes added to their park or land within five days after arrival of such mobile home on forms furnished by the Village Clerk in accordance with § 66.058(3)(c) and (e), Wis. Stats.
- C. Cash deposit. Owners of nonexempt, occupied mobile homes, upon receipt of notice from the Village Clerk of their liability for the monthly parking permit fee, shall remit to the Village Clerk a cash deposit of \$25 to guarantee payment of such fees when due to the Village Treasurer. It shall be the full and complete responsibility of the licensee of a mobile home park to collect such cash deposits from each occupied, nonexempt mobile home therein and remit such deposits to the Village Clerk. Upon receipt of a notice from the owner or licensee that the

1. Editor's Note: See Ch. 160, Building Construction and Fire Prevention.

nonexempt, occupied mobile home has been or is about to be removed from the Village, the Village Clerk shall direct the Village Treasurer to apply such cash deposit to reduce any monthly parking permit fees for which such owner is liable and refund the balance, if any, to such owner.

- D. Exemption. No such monthly parking fee shall be imposed for any space occupied by a mobile home accompanied by an automobile if the mobile home and the automobile bear license plates issued by any state other than the State of Wisconsin for an accumulating period not to exceed 60 days in any 12 months or if the occupants of the mobile home are nonresident tourists or vacationers. Exemption certificates in duplicate shall be accepted by the Village Treasurer from qualified nonresident tourists or vacationers in lieu of monthly mobile home permit fees. When one or more persons occupying a mobile home are employed in the state, there shall be no exemption from the monthly parking permit fee. Every person claiming an exemption from the monthly parking permit fee shall execute in duplicate a certificate setting forth the facts to establish such claim. Such certificate shall be in a form approved by the Village Treasurer, and blank forms may be furnished to persons requesting them by the Treasurer.

§ 270-14. Violations and penalties.

In addition to the revocation, suspension or nonrenewal of a license or permit issued under this chapter, any person found to be in violation of any provision of this chapter shall be subject to a penalty as provided in § 1-4 of this Code.