

AN ORDINANCE 13

Regulating the parking and location of mobile homes, licensing and regulating mobile home parks and providing for the taxation of mobile homes and providing a penalty.

The Town Board of the Town of Greenfield, La Crosse County, Wisconsin, acting under the powers of a Village Board, do ordain as follows:

SECTION 1. DEFINITIONS. Whenever used in this Ordinance, unless a different meaning appears from the context:

(a) A "mobile home" is that which is, or ^{as} was 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 appertinences except that a house trailer is not deemed a mobile home if the assessable value of such additions, attachments, annexes, foundations and appertinences equal or exceed 50% of the assessable value of the house trailer.

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

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

(d) "Dpendent mobile home" means a mobile home which does not have complete bathroom facilities.

(e) "Mobile home park" means any plot or plots of ground upon which two or more units, occupied for dwelling or sleeping purposes, are located, regardless of whether or not a charge is made for such accommodations.

(f) "Space" means a plot of ground within a mobile home park of not less than four thousand square feet, designed for the accommodation of one automobile only and/or one mobile home unit.

(g) The word "person" shall be construed to include any individual, partnership, firm, company, corporation, whether tenants, owner, leasee, licensee, or their agent, heir or assign.

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

(i) "Park" means mobile home park.

SECTION 2. LOCATION OUTSIDE CAMPS. (a) Inhabited mobile homes may be placed, parked or kept within the Town for not to exceed twenty-four (24) hours, provided adequate water and toilet facilities are available to the occupants. No person shall occupy any mobile home ~~outside~~ on any premises which is situated outside an approved mobile home park after the first twenty-four hours of occupancy within the town except as hereinafter is provided for and in agricultural districts. The parking of one only unoccupied mobile home in an accessory private garage building, or in a rear yard, is permitted provided no living quarters shall be maintained or any business practiced in said mobile home ~~outside~~ while such mobile home or trailer is so parked or stored.

~~(b) In agricultural districts one inhabited mobile home or trailer may be kept within the Town in excess of twenty-four hours on each farm of a person provided adequate water and toilet facilities are available to the occupants and provided that a monthly parking permit fee shall be paid by the owner of the mobile home, the occupant thereof, or the owner of the land on which~~

it stands, the same as and in the manner provided for mobile homes located in mobile home parks and provided the owner of such land shall be required to comply with the recording requirements of a park operator. Under no circumstances will a mobile home be allowed to be kept or located within one thousand feet of any residence, district and any permit previously issued will be immediately terminated if a residence district is within one thousand feet of such mobile home. "Residence district and agricultural district" are as zoned under the zoning ordinance of La Crosse County, Wisconsin.

SECTION 3. 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 by him, a mobile home park within the limits of the Town of Greenfield, without having first secured a license for each such park from the Town Board pursuant to this ordinance. Such license shall expire one year from the date of issuance but may be renewed under the provisions of this ordinance for additional periods of one year.

(b) The application for such license or the renewal thereof shall be filed with the Town Clerk and shall be accompanied by a fee of \$2.00 for each space provided that the minimum fee shall be \$25.00 and provided further that no annual fee shall exceed \$100 for each fifty spaces or fraction thereof in each mobile home park, and a surety bond in the sum of Five Thousand (\$5,000) Dollars. This bond shall guarantee the collection by the licensee of any fine or forfeiture including legal costs imposed upon or levied against said licensee for the violation of the ordinances of said Town pursuant to which said license is granted, and shall be for the use and benefit, and may be prosecuted and recovery had thereon, of any person, firm or corporation who may be injured or damaged by reason of the licensee violating the provisions of this ordinance. A fee of Ten (\$10.00) Dollars shall be paid for each of license.

(c) The application for a license or a renewal thereof shall be made on forms furnished by the Town Clerk and shall include the name and address of the owner in fee of the tract (if the fee is vested in some other person, that the applicant is authorized by him to construct or maintain the mobile home park and make the application), and such a 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 plans showing the following, either existing or as proposed: (1) The extent and areas used for camp/park purposes; (2) roadways and driveways; (3) location of units or mobile homes; (4) location and number of sanitary conveniences, including toilets, washrooms, laundries and utility rooms to be used by occupants of the units; (5) method and plan of sewage disposal; (6) method and plan of garbage removal; (7) plan for water supply; (8) plan for electrical lighting of units; (9) if the existing or proposed park is designed to serve non-dependent mobile homes, such plans shall clearly set forth the location of all sewer and water pipes and connections.

SECTION 4. INSPECTION AND ENFORCEMENT. No mobile home park license shall be issued until the Town Clerk shall notify the Town Board and the Building Inspector 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 mobile homes will be located comply with the regulations, ordinances and laws applicable thereto. No license shall 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 mobile home is located, or about to be located, and to inspect the same and all accommodations connected therewith at any reasonable time.

SECTION 5. LOCATION. No occupied mobile home shall be located between the recognized set-back line for the zoning district and the street or highway nor less than ten feet from any building or other trailer/mobile home or from the boundary line of the premises on which located.

SECTION 6. CAMP PLAN. (a) Every mobile home or mobile home park shall be located on a well-drained area, and the premises shall be property graded so as to prevent the accumulation of storm or other waters. No mobile home or mobile home park shall be located in any manner that is situated so that the drainage from any barnyard, outdoor toilet or other source of filth can be deposited in its location.

(b) Mobile/^{home} spaces shall be clearly defined and shall consist of a minimum of four thousand square feet and a width of not less than twenty (20) feet. The park shall be so arranged that all spaces shall face or abut on a driveway of not less than twenty (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, having natural drainage, be well lighted at night, and shall not be obstructed.

(c) The park shall be so laid out that no dependent mobile home 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) Every mobile home 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 30 amperes capacity, and a heavy duty outlet receptacle. Electrical outlets shall be waterproof and no power lines shall be less than fifteen (15) feet above ground.

(e) No mobile home unit shall be parked in a park outside of a designated space.

SECTION 7. WATER SUPPLY. (a) An adequate supply of water shall be run to each space on which is located a nondependent mobile home unit and additional supply faucets shall be located not more than two hundred (200) feet from any dependent mobile home for drinking and domestic purposes. The wells supplying the camp shall comply with the Wisconsin Well Construction Code, excepting that well pits or pump pits are not permitted. Supply outlets may be located in the service buildings, or building, if separate from toilet, shower and laundry rooms.

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

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

SECTION 8. SERVICE BUILDING AND ACCOMMODATIONS. (a) Every mobile home camp, 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 ordinance, such buildings to be known as service buildings. Service buildings shall be located not more than two hundred (200) feet from any dependent mobile home unit space, nor closer than fifteen (15) feet from any mobile home space. Such buildings shall be of permanent construction and adequately lighted, screened and ventilated. The Town Board reserves the right to waive this requirement for good cause.

(b) 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. Each male toilet room shall also have one urinal for each sixteen 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. The Town Board reserves the right to waive this requirement for good cause shown.

(c) 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 twelve square feet. The Town Board reserves the right to waive this requirement for good cause shown.

(d) Laundry facilities shall be provided in the ratio of one double tray and one conventional type washing machine, or one automatic washing machine, with electric outlet, for each eight units. Sufficient drying facilities shall be available.

(e) 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 sixteen dependent units.

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

(g) 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.

SECTION 9. WASTE AND GARBAGE DISPOSAL. (a) All liquid waste from toilets, showers, laundries, faucets, lavatories, etc. shall be discharged into a septic tank system or sanitary sewer system approved by the State Board of Health.

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

(d) Every mobile ^{home} unit shall be provided with a substantial fly-tight, watertight metal garbage depository from which the contents shall be removed and disposed of in a sanitary manner by the camp custodian at least twice weekly between May 1 and October 15, and otherwise weekly.

SECTION 10. STATE BOARD OF HEALTH REGULATIONS. Any regulations of the State Board of Health, now or hereafter in force, which are more stringent than the provisions of this ordinance, shall be complied with in all respects.

SECTION 11. MANAGEMENT. (a) In every mobile home park shall be located the office of the attendant or person in charge of said park. A copy of the park license and of this ordinance shall be posted therein and the park register shall at all times be kept in said office. This section or any part hereof may be waived by the Town Board for good cause shown.

(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 guests, to be open at all time to inspection by State and Federal officers and the Town Board and Building Inspector, which shall show for all guests:
 - a. Names and addresses.
 - b. Number of children of school age.
 - c. State of legal residence.
 - d. Dates of entrance and departure.
 - e. License numbers of all mobile homes and towing or other vehicles.
 - f. States issuing such licenses.
 - g. Purpose of stay in camp.
 - h. Place of last location and length of stay.
 - i. Place of employment of each occupant.
2. Maintain the park in a clean and orderly and sanitary condition at all times.
3. Insure that the provisions of this ordinance are complied with and enforced and report promptly to the proper authorities any violations of this ordinance or any other violation of law which may come to his attention.
4. Report to the health officer all cases of persons or animals affected or suspected of being affected with any communicable disease.
5. Maintain in convenient places hand fire extinguishers in the ratio of one to each eight units.

6. Collect the monthly parking permit fee provided for in Section 13 of this ordinance. A book shall be kept showing the names of the persons paying said service charges and the amount paid.

7. Prohibit the lighting of open fires on the premises.

SECTION 12. APPLICABILITY OF PLUMBING, ELECTRICAL AND BUILDING ORDINANCES.

All plumbing, electrical building and other work on or at any park licensed under this Ordinance shall be in accordance with the ordinances of the Town of Greenfield and the requirements of the State Plumbing, electrical and building codes and the regulations of the State Board of Health.

SECTION 13. MONTHLY PARKING PERMIT FEE.

(a) There is hereby imposed on each owner of a non-exempt, occupied mobile home in the Town of Greenfield a monthly parking permit fee determined in accordance with Section 66.058 (3) of the Wisconsin Statutes which is hereby adopted by reference and made a part of this Ordinance as if fully set forth herein. It shall be the full and complete responsibility of the licensee of the mobile home park to collect the proper amount from each mobile home owner. Licensees and land owners of mobile homes permitted to be located on land outside a mobile home park shall pay to the Town Treasurer such parking permit fee 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 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 Assessor on such homes added to their park or land within five (5) days after arrival of such homes on forms furnished by the Town Clerk in accordance with Section 66.058 (3) (c) and (e) of the Wisconsin Statutes.

(c) Exempt mobile homes: No fee shall be imposed for any space occupied by a mobile home accompanied by an automobile if the mobile home and automobile bears license plates issued by any other than this State for an accumulating period not to exceed sixty (60) days in any twelve (12) months if the occupants of the mobile home are non-resident tourists or vacationists. Exemption certificates in duplicate shall be accepted by the treasurer of the licensing authority from qualified non-resident tourists or vacationers in lieu of monthly mobile home permit fees. When one or more persons occupying a mobile home are employed in this state, there shall be no exemption from the monthly parking permit fee.

SECTION 14. REVOCATION AND SUSPENSION.

Any license granted under this ordinance shall be subject to revocation or suspension for cause by the Town Board upon complaint filed with the Town Clerk, signed by any law enforcement officer, health officer, building inspector or member of the Town Board, after a public hearing upon such complaint, provided that the holder of such license shall be given ten (10) days' notice in writing of such hearing, and he shall be entitled to appear and be heard as to why such license shall not be revoked. Any holder of a license, which is

revoked or suspended by the Town Board, may within twenty (20) days of the date of such revocation or suspension appeal therefrom to the Circuit Court, by filing a written notice of appeal with the Town Clerk, together with a bond executed to the Town in the sum of Five Hundred (\$500) Dollars, with two sureties or a bonding company, approved by said Clerk, conditioned for the faithful prosecution of such appeal and the payment of costs adjudged against him.

SECTION 15. PENALTIES FOR VIOLATION OF ORDINANCE.

Any person violating any provision of this ordinance, shall upon conviction thereof forfeit not less than ten (\$10.00) dollars nor more than one hundred (\$100.00) dollars and the costs of prosecution, and in default of payment of such forfeiture and costs shall be imprisoned in the county jail until payments of such forfeiture and the costs of prosecution. Each day of violation shall constitute a separate offense.

SECTION 16. REPEAL OF PREVIOUS ORDINANCE.

All ordinances hereto enacted and in conflict herewith are hereby repealed.

SECTION 17. SEPARABILITY AND CONFLICT.

(a) If any section, sub-section, sentence, clause, phrase or portion of this ordinance is for any 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 thereof.

(b) All ordinances or parts of ordinances inconsistent with or contrary hereto are hereby repealed, except, nothing in this Ordinance shall be interpreted so as to conflict with state laws or of any ordinance of the Town of Greenfield not mentioned or made inapplicable by the express terms of this Ordinance.

SECTION 19. EFFECTIVE DATE.

This Ordinance shall take effect from and after its passage and publication.

Dated this 23rd day of April, 1970.

Edwin A. Buckoff
Chairman

ATTEST:
Kenneth Hers
Clerk