

**Town of Greenfield
La Crosse County, State of Wisconsin
N1800 Town Hall Road
La Crosse, WI 54602
Ordinance Number 2013-2**

The Town Board of the Town of Greenfield, La Crosse County, Wisconsin, do ordain as follows:

An ordinance to repeal and reestablish a license for operators of mobile home parks.

Section 1 Authority

The provisions of Wisconsin Statute §66.0435 and as amended from time to time, including the definitions therein are herein adopted by reference. The Town has a right to license mobile home parks under village powers in accordance with §60.22, Wis. Stats., as well as under authority of §§66.0119, 66.0435, 101.645, and 101.935, Wis. Stats., adopt and enforce this ordinance that establishes an annual license for the safety and welfare of residents.

Section 2 Operator Annual License

It is unlawful for any person to establish a mobile park on property owned or controlled by said person within the Town of Greenfield, La Crosse County, WI without first having secured a license therefore from the Town Clerk. The application shall be accompanied by a copy of the applicants current liability insurance documentation and a fee of \$ 5.00 per lot at time of application. Such application when made shall be reviewed by the Town Board and if approved by the Town Board the Clerk shall issue the license. The permit will expire on June 30th of each year. The application must be presented annually 30 days before expiration or on or before June 1 of each year. The licensing year for each such license shall be from July 1 through June 30 or a portion thereof with all licenses expiring as of June 30 of each year.

Section 3 Licensing Application, Renewal, Revocation Process

If any applicant or license holder for a Mobile Home Park Operator's License has outstanding state or local code violations, late payments of applicable fees and real or property taxes, the Town Clerk shall refer the License Application to the Town Board. The Application Form will be furnished by the Clerk with information required by the Town to include owners name, address, phone number, park address, manager name, address and phone number. The form shall include number of lots and number of occupied lots. The applicant shall provide proof of liability and property insurance that adequately covers value of owners buildings.

Section 4 Limits

Licenses are not transferable and change of ownership shall require a new application and fee per Section 2.

Section 5 Process

If the town clerk has reason to believe the applicant is not fit to be granted a license due to code violations, misconduct, or late payments of fees and taxes, the clerk shall refer the license application to the town board or designee for investigation or inspection. If as a result of the investigation or inspection the town clerk denies the license, an appeal may be made by the applicant in writing to the town clerk within 5 days after the date of denial. Upon receipt of a written appeal, the town clerk shall set a public hearing before the town board not less than 10 days after receipt of written appeal and provide written notice of hearing to the appellant. At the hearing the appellant is entitled to be represented by counsel. After hearing the evidence the town board may confirm or reverse the denial. The determination of the town board is final.

Section 6 Denial of License Penalty after Final Ruling

If denied a license and after board determination the operator will have to stop operation within 60 days and divest operation to a new owner. This does not relieve the operator of penalties before hearing or revocation.

Section 7 Approval and Operation

Operator issued licensed parks shall be run in a manner to ensure public safety and comply with building codes, state, county and local ordinances. Codes include tie downs on new installations, and compliance with Town annual inspection reports, removal of demolition debris within 10 days for a condemnation order and operator generated removal projects will be finished within 3 days. Abandoned homes shall be secured. Operator to maintain trees, walkways, open areas and private roads.

Section 8 License Provisions

Any license issued under this ordinance may be revoked for cause by the Town Board. Any licensee whose license is so revoked may apply within 5 days after revocation for a public hearing before the Town Board. The hearing shall be conducted upon publication of a Class 1 Notice under §985.07, Wis. Stats., prior to hearing, with costs for publication and public hearing paid by the licensee to the Town Clerk prior to publication. After hearing the evidence, the Town Board may confirm or reverse the revocation, or modify the revocation by imposing a limited period of suspension. The determination of the Town Board shall be in writing, shall state the reasons for the Board's action and is final.

Section 9 Penalty Provisions

Any person, partnership, corporation, or legal entity that fails to comply with the provisions of this ordinance shall, upon conviction, pay a forfeiture of not less than \$ 100.00 nor more than \$1,000.00 plus applicable surcharges, court cost, assessments, and costs for each violation. Each day a violation exists or continues shall be considered a separate offense under this ordinance. In addition the Town Board may seek injunctive relief from the court of record to enjoin further violations. Any fees or penalties not paid in full within 30 (thirty) days are subject to an additional 12% (twelve per cent) fee per year. All fees penalties must be paid in full prior to submission of the annual license renewal.

Section 10 Severability

If any provision of the ordinance or its application to any person or circumstance is held invalid, the invalidity does not affect other provisions or applications of this ordinance that can be given effect without the invalid provision or application, and to this end the provisions of this ordinance are severable.

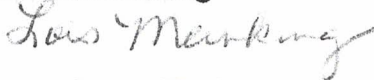
Section 11 Effective Date

This ordinance is effective on publication.

The Town Clerk shall properly publish this ordinance under §60.80, Wis. Stats., within thirty (30) days of adoption.

Adopted this 8th day of May 2013.

Clerk Lois Meinking



Chairman Steve Mader



Supervisors Rhonda Helgeson, Thomas Jacobs