

CHAPTER 18
MOBILE HOMES AND MOBILE HOME PARKS

- 18.01 State Statutes Adopted; Definitions
- 18.02 Location of Mobile Homes Outside a Mobile Home Park
- 18.03 Repair and Replacement
- 18.04 Occupancy of Dependent Homes Regulated
- 18.05 License for Mobile Home Park
- 18.06 Standards and Regulations of Parks
- 18.07 Monthly Parking Fee
- 18.08 Penalty

18.01 - STATE STATUTES ADOPTED; DEFINITIONS

The provisions of Section 66.058 Wis. Stats. and the definitions therein, are hereby adopted as and for the general laws of the Village of Cassville and made applicable herein.

18.02 - LOCATION OF MOBILE HOMES OUTSIDE A MOBILE HOME PARK

- (1) Commencing on the 15th day of April, 1974, no mobile home shall be located in the Village of Cassville, outside of a mobile home park subject to the following exceptions:
 - (a) The Village Board may issue permits allowing the location of a mobile home outside of a mobile home park to registered owners of mobile homes which at the time of the effective date of this ordinance are located in the Village of Cassville, but not inside a licensed mobile home park. Such application shall be made within thirty (30) days of the effective date of this ordinance. Thereafter, no such permit shall be issued other than annual renewals of the permit herein provided. No such permit shall be transferable, except as provided in (4) of this section, and the right to locate a mobile home outside of a mobile home park shall terminate upon the death or removal from such premises of the person or persons holding such permit; provided, however, that such permit may be continued to a surviving spouse; also, to a member of the family of the permit holder who is residing on such premises in such mobile home at the time of the death of the permit holder.

Upon termination of such permit, the holders thereof or his assignees shall have six (6) months within which to remove the mobile home from such location.
- (2) Such mobile homes so located shall be subject to all fees provided for in the present regulations of the Village of Cassville concerning mobile homes.
- (3) Such permit shall apply only to the actual mobile home now on such premises, and no persons shall replace such existing mobile home.
- (4) Transfer of mobile home permits under circumstances other than these outlined in (1)(a) hereof may be allowed if refusal to allow the transfer would impose an exceptional hardship upon the owner of the premises. Applications for such an exception shall be determined by the Zoning Board of Appeals pursuant to the terms of Section 63.23 (e) Wis. Stats. (\$150 Fee).

(5) Application for such permits shall be made to the Village Clerk and shall be accompanied by inspection fee of \$1.00; applications shall contain the name and current addresses of the occupants of the trailer, license number of their trailer and towing vehicle, place of last stay, intended purpose of stay at requested location, occupation of occupants, location of premises, name of owner and occupant of any dwelling on the premises, and the owner's or occupant's permission to locate; a statement of the nature and location of sanitary facilities and the permission of the occupant of the dwelling house for their use; a statement that all wastes from trailer occupancy will be disposed of in a sanitary manner. If the application is for location on a vacant lot, it shall be accompanied by a statement of the nature and location of sanitary facilities, which must include a safe water supply and toilet within 200 feet of the proposed location of the trailer; and a statement of permission from the owner for their use.

(6) All provisions of this chapter governing the location, use, and sanitation of mobile homes located in a licensed park shall, so far as they are applicable, apply to mobile homes located outside such park.

18.03 - REPAIR AND REPLACEMENT

(1) A mobile home owner may repair a mobile home located outside of a mobile home park which is damaged by a natural disaster or fire if the damage is less than 60% of its prior purchase price, but said mobile home owner cannot replace the mobile home.

(2) No mobile home shall be permitted to deteriorate to a value less than 40% of its purchase price, and the Village shall commence condemnation proceedings on any mobile home whose value has deteriorated to less than 40% of its purchase price.

18.04 - OCCUPANCY OF DEPENDENT HOMES REGULATED.

(1) It shall be unlawful for any person to occupy any dependent mobile home within the Village of Cassville for more than 90 days in each 12-month period, except as provided hereinafter and except that upon a showing and proof that there exists in the community a shortage of adequate housing facilities, additional stays of 60 days may be granted as an emergency provision, provided, that this time limitation shall not apply to the licensee of a park or his bona fide employees so as to prevent their remaining on the park premises at all times.

(2) Any action to attach the mobile home to the ground by means of posts, piers, or foundations shall subject the mobile home to the requirements of the Building Code, Chapter 14 hereof, as well as this ordinance.

18.05 - LICENSE FOR MOBILE HOME PARK

(1) License Required. 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 Village of Cassville, without having first secured a license for each such park from the Village Board pursuant to this section. Such license shall expire one year from the date of issuance, but may be renewed under the provisions of this section for additional periods of one year.

- (2) Application; Fee; Bond. The application for such license or the renewal thereof shall be filed with the Village Clerk and shall be accompanied by a fee of \$2 for each space in the existing or proposed park with a minimum fee of \$25. Such license may be transferred for a fee of \$10.
- (3) Contents of Application. The application for a license or a renewal thereof shall be made on forms furnished by the Village Clerk and shall include the name and address of the owner and a legal description of the premises. The application shall be accompanied by two copies of the park plan showing the following, either existing or proposed: (1) The extent and area used for camp purposes; (2) Roadways and driveways; (3) Location of units for trailers; (4) Location and number of sanitary conveniences, including toilets, washrooms, laundries and utility rooms to be used by occupants of 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 plan shall clearly set forth the location of all sewer and water pipes and connections.
- (4) Inspection. No park license or permit for location of licensed park shall be issued until the Village Clerk has notified the chief of police, fire chief, and building inspector, or their authorized agent 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, ordinances and laws applicable thereto. These officials shall furnish to the Village Board in writing the information derived from such investigation, and a statement as to whether the applicant and the premises meet the requirements of the department for whom the officer is certifying. No license shall be renewed without a re-inspection 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.
- (5) Licensees of mobile home parks and owners of land on which are parked any occupied, nonexempt mobile homes shall furnish information to the Village Clerk and the Village Assessor on such homes added to their park or land within five days after arrival of such homes on forms furnished by the Village Clerk in accordance with Section 66.058 (3)(c) and (e), Wis. Stats.

18.06 - STANDARDS AND REGULATIONS OF PARKS

- (1) Location. No mobile home or mobile home park shall be located in any fire district nor shall any occupied unit be located less than 10 feet from any building or other unit or from the boundary line of the premises on which located.
- (2) 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 unit or park shall be located in any area that is situated so that drainage from any barnyard, outdoor toilet or other source of filth can be deposited in its location.
 - (b) Spaces shall be clearly defined and shall 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, having natural drainage, be well lighted at night, and shall not be obstructed.

- (c) 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) Every space shall be furnished with an electrical 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 weatherproof and no power lines shall be less than 15 feet above ground.
- (e) No unit shall be parked in a park outside of a designated space.

(3) Water.

- (a) An adequate supply of pure water, furnished through a pipe distribution system connected directly with the public water main, 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 that they will not be damaged by the parking of such units. Such system shall be adequate to provide 20 pounds pressure per square inch and capable of furnishing a minimum of 125 gallons per day per space.
- (c) No common drinking vessels shall be permitted nor shall any drinking water faucets be placed in any toilet rooms.
- (d) Every park serving dependent units shall provide an abundant supply of hot water at all reasonable hours for bathing, washing, and laundry facilities.

(4) Service Building and Accommodations.

- (a) Every 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 200 feet from any dependent unit space, nor closer than 15 feet from any unit space. Such buildings shall be of permanent construction and adequately lighted, screened and ventilated.
- (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 the ratios 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 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.

- (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 fractions thereof. Each shower compartment shall be supplemented by an individual dressing compartment of at least 12 feet square.
- (d) Laundry facilities shall be provided in the ratio of one double tray unit 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 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 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.

(5) Sanitary.

- (a) 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) Every space designed to serve a non-dependent 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) All sanitary facilities in any unit which are not connected with a public sewer system via approved pipe connections shall be sealed and their use is hereby declared unlawful.
- (d) Each faucet shall be equipped with facilities for drainage of waste and excess water.
- (e) Every unit 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 camp custodian at least twice weekly between May 1 and October 15, and otherwise weekly.

(6) Management.

- (a) In every park there shall be located the office of the attendant or person in charge. A copy of the license and of this ordinance shall be posted therein and the park 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 licensee, to:
 - 1. Keep a register of all guests, to be open at all times to inspection by village, state, and federal officers, which shall show for all guests: (1) Names and addresses; (2) Number of children of school age; (3) State of legal

residence; (4) Dates of entrance and departure; (5) License numbers of all units and towing or other vehicles; (6) States issuing such licenses; (7) Purpose of stay in camp; (8) Place of last location and length of stay; (9) Place of employment of each occupant.

2. Maintain the park in a clean, 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 violations 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, approved by the fire chief, hand fire extinguishers in the ratio of one to each eight units;
6. Collect the monthly parking permit fee and record the name of persons paying said fee and the amount paid;
7. Prohibit the lighting of open fires on the premises.

(7) Plumbing, Electrical and Building Requirements.

All plumbing, electrical, building, and other work on or at any licensed park shall be in accordance with the provisions of the Village of Cassville and the requirements of the state plumbing, electrical and buildings codes and the regulations of the state board of health. Licenses and permits granted under this ordinance grant no right to erect or repair any structure, to do any plumbing work, or to do any electrical work.

18.07 - MONTHLY PARKING FEE

- (1) The provisions of Section 66.058, Wis. Stats, and the definitions therein are hereby adopted by reference.
- (2) There is hereby imposed on each occupied, nonexempt mobile home located in the Village of Cassville a monthly parking fee as determined in accordance with Section 66.058 Wis. Stats. Said fees shall be paid to the Village Treasurer on or before the 10th day of the month following the month for which such fees are due.
- (3) Occupants or owners of nonexempt mobile homes parked outside of a mobile home park shall remit such fees directly to the Village Treasurer as provided in Subsection (2). It shall be the full and complete responsibility of the licensee of a mobile home park to collect such fees from each occupied, nonexempt mobile home therein and to remit to the Village Treasurer as provided in Subsection (2).
- (4) Any person, firm or corporation who fails to comply with any provisions of this section shall, upon conviction thereof, forfeit not less than \$5 nor more than \$25 together with the costs of prosecution for each violation and in default of payment thereof shall be imprisoned in the county jail of Grant County, Wisconsin, until payment of such forfeiture and costs, but not exceeding 30 days, provided that the maximum forfeiture for violation of Section (d)(i) shall be \$25.

18.08 - PENALTY

The penalty for violation of any provision of this section shall be as provided in Section 25.04 of this code, except as specifically provided herein.