

CHAPTER 5

Mobile Homes and Mobile Homes Parks, Licensed and Regulated

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7-5-1 DEFINITIONS.

For the purpose of this Chapter, the following definitions shall be applicable:

- (a) "Licensee" means any person licensed to operate and maintain a mobile home park under this Chapter.
- (b) "Park" means mobile home park.
- (c) "Person" means any natural individual, firm, trust, partnership, association or corporation, whether tenant, owner, lessee, licensee or their agent, heir or assign.
- (d) "Mobile Home" is that which is, or was as originally constructed, designed to be transported by any other 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 a house trailer is not deemed a mobile home if the assessable value of such additions, attachments, annexes, foundations and appurtenances equals or exceeds fifty percent (50%) of the assessable value of the house trailer.
- (a) "Dependent Mobile Home" means a mobile home equipped with complete bath and toilet facilities, all furniture, cooking, heating, appliances and complete year-round facilities.
- (b) "Unit" means a mobile home unit.
- (c) "Mobile Home Park" means any plot or plots of ground upon which two (2) or more units, occupied for dwelling or sleeping purposes, are located, regardless of whether or not a charge is made for such accommodation.
- (d) "Space" means a plot of ground within a mobile home park designed for the accommodation of one (1) mobile home unit.

SEC. 7-5-2 LICENSE REQUIRED; EXEMPTION.

It shall be unlawful for any person to maintain or operate within the limits of the Town of Caledonia any mobile home park unless such person shall first obtain from the Town Board

a license therefor. All such parks shall obtain such license and in all other respects shall comply fully with the requirements of this Chapter, except that the licensing authority shall, upon application of a park operator, waive such requirements that require prohibitive reconstruction costs if such waiver does not affect sanitation requirements of the Town or create or permit to continue any hazard to the welfare and health of the community and the occupants of the park.

- (a) No mobile home shall be permitted to be located or occupied outside a licensed except as follows:
- (1) Any mobile home lawfully located and occupied at the time of the original adoption of this Chapter, but such exempt mobile home shall be subject to the monthly parking permit fee hereinafter established;
 - (2) Any transient mobile home located in an approved and licensed campground;
 - (3) Any mobile home used by the Town for public purposes; and
 - (4) If prior approval is obtained in writing from the Town Board, a mobile home located within an area zoned as a recreational district.

SEC. 7-5-3 APPLICATION FOR LICENSE.

- (a) Application for license to operate a mobile home park shall be filed with the Town Clerk on a form prescribed by the Town Board. Such application shall be in writing, signed by the applicant and shall contain the following information:
- (1) The name, address and age of the applicant.
 - (2) The location and legal description of the mobile home park.
 - (3) The complete plan of the park, giving the address, exterior dimensions, maximum number of mobile homes to be accommodated therein, the actual or proposed sanitary and sewage disposal facilities, the water system and fire prevention system to be maintained thereat, the method and plan for garbage and rubbish disposal and such other information as the Town Board may require.
 - (4) Accompanying and to be filed with the original application for a mobile home park shall be plans and specifications which shall comply with all Town ordinances and provisions of the Department of Natural Resources and/or such other agency with jurisdiction over the same. The plans and specifications shall show the actual or proposed locations of all mobile homes; the location of all other or similar structures; the locations of streets; the location of toilets, showers or baths; and all other sanitary facilities; the location of fire prevention apparatus; the location of lighting facilities; and such other information as the Town Board may require to be shown on such plans and specifications.
 - (5) The application herein referred to shall be accompanied by a license fee in the amount of One Hundred Dollars (\$100.00).
- (b) By the filing of such application, the applicant shall be deemed to have consented to an inspection, prior to the issuance of the license, by the Village Board, the Building Inspector and local health officer, and any other Village officials or their agents for the purpose of determining whether or not such license should be granted.
- (c) All applications for renewal licenses shall be in writing, signed by the applicant on forms furnished by the Town, and shall be in substantial compliance with the application for

original license. An annual fee of Ten Dollars (\$10.00) shall be paid with each application for renewal license.

SEC. 7-5-4 ISSUANCE OF LICENSE.

- (a) Upon receipt of an application for a previously unlicensed mobile home park, the Town Board shall set a date for a public hearing on such application, which date shall not be more than thirty (30) days after receipt of the application by the Town Board. The public hearing shall be held at the time and place specified by the Town Board, and a notice of said meeting shall be published in a newspaper of general circulation in the Town of Caledonia and mailed to the applicant at least ten (10) days before the date of such public hearing. At such hearing, the Board shall hear all persons interested in the granting or denying of said permit and may, if it deems fit, take testimony relative to the application.
- (b) Where the license applied for relates to the renewal of a mobile home park license, no public hearing is required, but the Town Board, in its discretion, may require one. However, no renewal application shall be denied without a public hearing thereon.
- (c) Within fifteen (15) days after the public hearing, the Town Board shall make a determination as to the application. The Town Board may issue or deny a license in the exercise of its discretion, having regard to the effect of the establishment of said mobile park home upon the public health, safety and welfare. Such determination shall be made on the basis of information contained in the application, the evidence presented at the public hearing, and any inspections of the premises made by the Town Board or Town officials.
- (d) The Town Board shall thereupon grant or deny the license in accordance with such determinations. All licenses issued shall expire on June 30th following the date issued. No license shall be transferred, except after approval of the application of the transferee for a license and the payment of a fee of Ten Dollars (\$10.00). The transferred license shall expire on the date originally provided hereto.

SEC. 7-5-5 MOBILE HOME PARK STANDARDS AND REGULATIONS.

In order to protect and promote the public health, morals and welfare, the following standards and regulations for every mobile home park are hereby established:

- (a) **Conditions of License.** Every mobile home park for which a license is issued under the provisions of this Chapter shall be established, maintained and operated in strict conformity with the provisions of this Section and the laws and regulations of the State of Wisconsin and its agencies; and by acceptance of such license, the licensee shall be deemed to have agreed with the Town Board to comply with all of the provisions of this Section and to consent to the entry on the licensed premises by any Town official at all reasonable times for the purpose of inspecting the same to ascertain such compliance.
- (b) **Drainage and Sewage.** Every mobile home park shall be located on a well
- (c) drained site and shall be so graded and/or adequately drained as to eliminate the collection of surface waters at any point within the mobile home park. Adequate provision shall be made for the disposal of all sewage from the mobile home park by means of approved

sewage disposal equipment, duly constructed and maintained. All provisions for sewage disposal shall be installed and maintained in accordance with the provisions applicable thereto of the Plumbing Code of the State of Wisconsin, and the regulations of the Department of Natural Resources and/or other state agencies having jurisdiction over the same. The Town Engineer shall monitor compliance with this Section.

- (d) **Water Supply.** A supply of pure water for drinking and domestic purposes shall be provided in an amount sufficient to care for the needs of the maximum number of persons capable of being accommodated in such mobile home park. All wells supplying water for such park shall be constructed and maintained in accordance with the provisions of the Wisconsin Well Construction Code and other state rules and regulations applicable thereto.
- (e) **Toilets and Baths.** Every mobile home park having any dependent mobile homes shall establish and maintain within such mobile home park a separate toilet and shower or bath for each sex for each ten (10) mobile homes located therein, and a two (2) compartment laundry tub with running water shall be connected to the sewage disposal system in the mobile home park. All toilets, showers or baths and laundry tubs shall have concrete floors, and every room in which a toilet is located shall have at least one (1) window. Toilets shall be water-flushed. A supply hot water shall be provided at all reasonable hours in an amount sufficient for bathing, washing and laundry facilities for the persons accommodated in such mobile home park at any time.
- (f) **Refuse.** Every mobile home park shall be provided with a sufficient number of light metal receptacles with close-fitting metal covers for garbage and refuse; and such receptacles shall be emptied at least twice each week.
- (g) **Spacing.** Every mobile home shall be located on a plot of ground not less than five thousand (5,000) square feet in area for each of the same, and all of such mobile home spaces shall be arranged in rows facing on a continuous driveway which is at least twenty-five (25) in width, and each plot shall have a frontage on such driveway of at least thirty (30) feet. No mobile home shall be located nearer than ten (10) feet to the exterior boundary line of any such plot of ground.
- (h) **Lighting.** Every mobile home park and every toilet, shower, bath and laundry therein shall be provided with adequate lighting facilities so as to make the same safe for use at all times; and all lights for the lighting of the mobile home park grounds in general and the driveways therein shall be kept lighted from one-half (1/2) hours after sunset until sunrise of the following day.
- (i) **Limitations on Mobile Home Parks and Mobile Homes.** No license shall be issued by the Town Board for any mobile home park located in the Town for which the applicant has not stated the number of mobile homes to be contained in the park, and at no time shall the number exceed that so specified.
- (j) **Registration.** A person to whom a license is granted for the operation of any mobile home park shall maintain a register in which shall be registered the name and permanent address of every person using the mobile home park, a description
- (k) of the mobile home located in the mobile home park of every such person, together with the license number of the automobile or other vehicle and the mobile home, and such register shall be open at all times for inspection by any official of the Town.
- (l) **Health and Safety.** The person to whom a license is issued under the provisions of this Section shall promptly report to the health officer of the Town the name of every person located upon the licensed premises whom such licensee knows, or has reason to believe, is

infected with the contagious disease. Every mobile home and every structure within the mobile home park shall have therein at least one (1) fire extinguisher which shall be maintained at all times in good working order. The person to whom a license is granted for the operation of a mobile home park under the provisions of this Section at all times shall maintain the same and operate the same for the protection of the public health and safety.

All regulations of the Wisconsin Department of Natural Resources or other state agency with jurisdiction now or hereafter in effect relating to the establishment and maintenance of mobile home parks and which are not in conflict with this Section shall be deemed a part of this Section and with the same force and effect as though set forth in full herein; and the person to whom a license is issued under the provisions of this Section shall be responsible for the enforcement of all such regulations in the mobile home park for which such license is issued.

SEC. 7-5-6 MONTHLY PARKING PERMIT FEE.

- (a) There is hereby imposed on each owner of a nonexempt, occupied mobile home in the Town of Caledonia a monthly parking permit fee determined in accordance with Sec. 66.058, Wis. Stats., as the same may be amended from time to time, which is hereby adopted by reference and made a part of this Section 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 owners of mobile homes permitted to be located on land outside a mobile home park shall pay to the Town of Caledonia 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 Section and such regulations as the Treasurer may reasonably promulgate.
- (b) Licensees of mobile home park and owners of land on which are parked any occupied, nonexempt mobile homes shall furnish information to the Town Clerk and Town Assessor on such homes added to their, park or land within five (5) days after arrival of such home on forms furnished by the Town Clerk in accordance with Sec. 66.058(3)(c) and (e), Wis. Stats.

SEC. 7-5-7 REVOCATION; SUSPENSION.

- (a) Any license granted under the provisions of this Section 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 or building
- (b) inspector, after a public hearing upon such complaint, provided, however, that the holder of such license shall be given ten (10) days notice in writing of such hearing and shall be entitled to appear and be heard as to why such license should not be revoked.
- (c) A license shall be deemed subject to revocation or suspension in the event the licensee shall violate any of the regulations and standards for the operation of a mobile home parkas established herein or in the event the licensee shall fail to pay the monthly parking permit fees herein set forth.

- (d) 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 for Racine County, Wisconsin, 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 Dollars (\$500.00) with two (2) sureties or a bonding company approved by said Clerk, conditioned for the faithful prosecution of such appeal and the payment of costs adjudged against the licensee, all as provided by Sec. 66.058 of the Wisconsin Statutes.