

CHAPTER 26 – MOBILE HOME REGULATION, LICENSING & FEES

Section 26.01 Definitions

Whenever used in this ordinance, unless a different meaning appears from the context:

- 1) 'Licensing authority' means any person licensed to operate and maintain a mobile home park.
- 2) 'Licensing authority' means the Town of Hull.
- 3) 'Park' means mobile home park.
- 4) 'Person' means any natural individual, firm, trust, partnership, association or corporation.
- 5) 'Mobile home' is 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 for sleeping, eating and living quarters, or is intended to be so used, and includes any additions, attachments, annexes, foundations and appurtenances.
- 6) 'Dependent mobile home' means a mobile home that does not have complete bathroom facilities.
- 7) 'Nondependent mobile home' means a mobile home equipped with complete bath and toilet facilities, all furniture, cooking, heating, appliances and complete year round facilities.
- 8) 'Unit' means a mobile home unit.
- 9) 'Mobile home park' means any plot or plots of ground upon which 2 or more units, occupied for dwelling or sleeping purposes are located, regardless of whether or not a charge is made for such accommodation.
- 10) 'Space' means a plot of ground within a mobile home park, designed for the accommodation of one mobile home unit.

Section 26.02 Location Outside Mobile Home Parks

- 1) It shall be unlawful, except as provided in this ordinance, for any person to park any mobile home on any street, alley, or highway, or other public place, or on any tract of land owned by any person within the Town of Hull.
- 2) Emergency or temporary stopping or parking is permitted on any street, alley, or highway for not longer than six (6) hours subject to any other and further prohibitions, regulations, or limitations imposed by the traffic and parking regulations or ordinances for such street, alley or highway.
- 3) No person shall park or occupy any mobile home on any premises that is situated outside an approved park, except under special permit as provided in Section 26.03 of this ordinance. The parking of only one 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 practices in said mobile home while such mobile home is so parked or stored.

Section 26.03 Permit for Location Outside of Park

- 1) The Town Board may provide for issuance of permits allowing the location of a mobile home outside of a park. The person to whom such permit is

granted shall be subject to the parking permit fee as provided in Section 26.07 of this ordinance. The permit shall be granted only upon the written consent of the owner, legal agent of the owner or the lessee of the location for which the permit is issued.

- 2) Application for Permit. Within a period of ten (10) days an application for a permit to occupy a mobile home for dwelling or sleeping purposes outside of a mobile home park upon a lot or premises occupied by a dwelling shall be made to the Town Building Inspector. The application shall set forth the location of the occupied dwelling where the mobile home is to be used and occupied; the name of the occupant in control of the dwelling; the name of the owner or operator of the mobile home, together with his car license number and the license number of the mobile home. The fee to be submitted with the application shall be ten dollars (\$10.00).
- 3) Issuing of Permit. The Building Inspector, upon approval of the Town Board, may issue a permit for the occupancy of a mobile home outside of a mobile home park upon receipt of the applications as set forth in the previous paragraph.

Section 26.04 Use of a Mobile Home as a House

- 1) A mobile home shall not be converted to real estate.
- 2) A mobile home may be attached to a temporary foundation and the wheels may be temporarily removed, but the vehicular frame shall not be destroyed or altered so as to prevent the mobile home from being moved as a vehicle.

Section 26.05 Mobile Home Parks Procedure

- 1) Application for Mobile Home Park Permit. Mobile home parks shall be located in the agricultural or multiple family residence district subject to the following permit procedure:
 - a) The owner or owners of any tract of ground located within the Town of Hull who may wish to establish a mobile home park, trailer or tent camp shall submit six (6) copies of a preliminary plan detailing such features as are necessary to establish the fact of compliance with the specific terms of this ordinance to the Town Board for consideration. The application shall be accompanied by a permit fee of Fifty Dollars (\$50.00).
 - b) The application for a permit or a renewal thereof shall be made on forms furnished by the Building Inspector and shall include the name and address of the owner in fee of the tract if the fee is vested in some person other than the applicant, a duly verified statement by that person, and the applicant is authorized by him to construct or maintain the park and make the application, and such a legal description of the premises upon which the park is or will be located as will readily identify and definitely locate the premises. The application shall be accompanied by two (2) copies of the park plan showing the following, either existing or as proposed: 1) the extent and area used for park purposes; 2) roadways and driveways; 3) location of units or trailers; 4) location and number of

sanitary conveniences, including toilets, washrooms, laundries, 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.

- c) The Town Board shall hold a public hearing on the proposed plans including, but not limited to, a treatment of the following factors:
 - 1) The relation of the proposed park to the public interest.
 - 2) The effect of the proposed park on adjacent property values.
 - 3) The consistence and compliance of the proposed park with the provisions of this ordinance.
 - 4) The suitability of the site for present development with special attention to topography, subsurface conditions and the availability of necessary utility services.
 - 5) The relation of the population density resulting from the proposed park to the public interest.
 - 6) The exhibition of sound planning and engineering practices. The availability of access from existing highways and the nature of the altered traffic pattern resulting from the park.
 - 7) The availability of access from existing highways and the nature of the altered traffic pattern resulting from the park.
 - 8) The availability of schools, police protection, fire protection and other community services.
 - 9) Recommendations as to the approval or disapproval of proposed plans and locations.
 - d) The Town Board may require the owner to appear before it and make such changes as may be required and the changes shall be made promptly.
 - e) The Town Board shall take action upon the proposed location and plans and approve or disapprove them.
- 2) Park Plan. Every mobile home or mobile home park, or tent camping area 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 or tent camping area shall be located in any area that is situated so that the drainage from any barnyard, outdoor toilet or other source of filth can be deposited in its location.
- a) A park shall contain at least five (5) acres.
 - b) No more than sixteen (16) mobile homes or campsites shall be allowed per acre of land in the park.
 - c) A green belt planting strip at least twenty (20) feet in width shall be maintained along all lot lines of the park not bordering on a street, and shall be appropriately landscaped with trees, shrubs and ornamental fencing so as to provide a buffer for noise and lights generated within the park.

- d) Mobile homes shall have a clearance of at least twenty (20) feet from any other mobile home or any building in the park, except in end-to-end clearance. For mobile homes parked end-to-end, the clearance shall be at least fifteen (15) feet.
 - e) Mobile homes and campsites shall not be located closer than twenty-five (25) feet to any property line of the park abutting upon a public street or highway.
 - f) Spaces shall be clearly defined and shall consist of a minimum of 4,500 square feet and a width of not less than 45 feet, except for campsite and travel-trailer spaces, which shall consist of a minimum of 1,250 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 30 feet in width, giving easy access from all units to a public street. The driveways shall be hard surfaced and maintained in good condition.
 - g) 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.
- 3) Water Supply.
- a) An adequate supply of pure water for drinking and domestic purposes shall be supplied by pipes to all buildings and non-dependent mobile home spaces within the park and each mobile home space shall be connected to an approved sewage disposal system.
 - b) An adequate supply of pure water shall be furnished with supply faucets located not more than 200 feet from any dependent mobile home or tent camping site, and shall be furnished for drinking and domestic purposes in all parks.
 - c) The well or wells supplying the park shall comply with the rules and regulations of the State Board of Health, except that well pits or pump pits are not permitted. Supply outlets may be located in the service building if separate from toilets, shower and laundry facilities.
- 4) Service Building and Accommodations.
- a) Every mobile home park or tent 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 mobile home 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 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 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 (2) or less water closets.
- c) Separate bathing facilities for each sex shall be provided with one shower enclosed in a compartment at least four (4) feet square, for each eight dependent units or fraction thereof. Each shower compartment shall be supplemented by an individual dressing compartment of at least sixteen (16) square feet.
 - 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 which do not have their own automatic washing machine. 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 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) Wastes and Garbage Disposal.
- a) All liquid waste from showers, toilets, laundries, faucets, lavatories, etc., shall be discharged into a septic tank system.
 - b) All sanitary facilities in any mobile home which are not connected with a camp sewer system by means of suitable and proper pipe connections shall be sealed and their use prohibited.
 - c) Every mobile home unit shall have a substantial fly tight, watertight, garbage depository from which the contents shall be removed and disposed of in a sanitary manner under the direction of the custodian at least once weekly.
- 6) Additions to Mobile Homes. No additions shall be built onto any mobile home other than a porch, car port or entryway which shall leave a clearance of not less than fifteen (15) clear feet between the appurtenance or porch and the next mobile home.
- 7) Management.
- a) In every mobile home park there shall be located the office of the attendant or person in charge of the park. A copy of the park permit shall be posted therein and the park register shall at all times be kept in the 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 state and federal officers, the building

inspector, and to a member of the Town board, which shall show for all guests:

- i. Names and addresses.
 - ii. Number of occupants.
 - iii. Number of children and age.
 - iv. Dates of entrance and departure.
 - v. License numbers of all mobile homes and towing or other vehicles, if any.
 - vi. 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 that 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.
- 6) Prohibit the lighting of open fires on the premises.
- 7) Collect the monthly parking permit fee provided for in Section 26.07 of this ordinance. A book shall be kept showing the names of the persons paying the service charges and the amount paid.
- 8) Applicability of Plumbing, Electrical and Building Ordinances. All plumbing, electrical, building and other work on or at any park permitted under this ordinance shall be in accordance with the ordinances of the Town of Hull and the requirements of the state plumbing, electrical and building codes and the regulations of the State Board of Health.
- 9) Suspension and Transfer of Permit.
 - a) Any mobile home or trailer and tent camp permit issued under this ordinance may be suspended by the Building Inspector when the permit holder violates or is in violation of any of the provisions of this ordinance.
 - b) No permit granted under the provisions of this ordinance shall be transferred to any other person. Upon every change in ownership, management and operation of any park, the permit previously issued for the park shall be null and void.
- 10) Revocation and Suspension. The Town board is hereby authorized to revoke any license or permit issued pursuant to the terms of this ordinance in accordance with Section 66.058 of the Wisconsin Statutes.
- 11) Inspection. It shall be the duty of the Building Inspector to enforce all of the provisions of this section. For the purpose of securing enforcement of the provisions of this section, the Building Inspector or any of his duly authorized representatives shall have authority to enter and inspect any

park and the location of any mobile home parked outside of a mobile home park on a temporary occupancy permit.

Section 26.06 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 Hull and the requirements of the state plumbing, electrical and building codes and the regulations of the State Board of Health.

Section 26.07 Monthly Parking Fees

- 1) The provisions of Section 66.058, Wisconsin Statutes, and the definitions therein are hereby adopted by reference.
- 2) There is hereby imposed on each occupied, non-exempt mobile home located in the Town of Hull a monthly parking fee as determined in accordance with Section 66.058, Wisconsin Statutes. The fee shall be paid to the Town Treasurer on or before the 10th day of the month following the month for which the fees are dues.
- 3) It shall be unlawful for any person to establish upon property owned or controlled by him within the Town of Hull a mobile home park without having first secured a license therefore from the Town Clerk. The application for the license shall be accompanied by a fee of \$2.00 for each space in the existing or proposed park but not less than \$25.00. The licenses shall expire one year from the date of issuance. Such parks shall comply with Wis. Adm. Code H 77, which is hereby adopted by reference.
- 4) Licensees and owners.
 - a) 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 the Town Assessor on such homes added to their park or land within 5 days after the arrival of such homes on forms furnished by the Town Clerk in accordance with Section 66.058(3) (c) and (e), Wisconsin Statutes.
 - b) Occupants or owners of non-exempt mobile homes parked outside of a mobile home park shall remit such fees directly to the Town Treasurer as provided in subsection (2). It shall be the full and complete responsibility of the licensee of a mobile home park to collect the fees from each occupied, non-exempt mobile home therein and to remit the fees to the Town Treasurer as provided in subsection (2).
 - c) Owners of non-exempt mobile homes upon receipt of notice of the Town Clerk of their liability for the monthly parking permit fee, shall remit to Town Clerk a cash deposit of \$25.00 to guarantee payment of the fee when due to the Town Treasurer. It shall be the full responsibility of the licensee of a mobile home park to collect such cash deposits from each occupied, non-exempt mobile home therein and remit such deposits to the Town Clerk. Upon receipt of notice from an owner or licensee that a non-exempt occupied mobile home has been or is about to be removed from the town, the Town Clerk shall direct the Town Treasurer to apply the cash deposit to reduce any

monthly parking permit fees for which the owner is liable and refund the balance, if any, to the owner.

Section 26.08 Penalties

- 1) Any person, firm or corporation violating any provision of Sections 26.02 through 26.06 of this ordinance shall upon conviction thereof forfeit not less than \$25.00 nor more than \$100.00 and the costs of prosecution, and in default of payment of the forfeiture and costs shall be imprisoned in the county jail until payment of the forfeiture and the costs of prosecution, but not exceeding thirty (3) days for each violation. Each day of violation shall constitute a separate offense.
- 2) Any person, firm or corporation who fails to comply with the provisions of Section 26.07 of this ordinance shall upon conviction thereof forfeit not less than \$10.00 nor more than \$100.00 together with the costs of prosecution for each violation and in default of payment thereof shall be imprisoned in the county jail until payment of the forfeiture and costs, but not exceeding thirty (30) days, provided that the maximum forfeiture for violation of subsection (4) (a) shall be \$25.00. Each day of violation shall constitute a separate offense.

Section 26.09 Separability and Conflict

- 1) If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such provision and such holding shall not affect the validity of the remaining portions thereof.
- 2) 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 or county laws or orders regulating mobile homes or mobile home parks or any of the requirements of any ordinance of the Town of Hull not mentioned or made inapplicable by the express terms of this ordinance.

Section 26.10 Effective Date

This ordinance shall take effect upon passage and publication.