

AN ORDINANCE REGULATING MOBILE HOMES

BE IT ORDAINED BY THE VILLAGE OF DORCHESTER AS FOLLOWS:

Section 1. DEFINITIONS as used in this ordinance.

- (a) LICENSEE means any person licensed to operate and maintain a mobile home park under this section.
- (b) LICENSING AUTHORITY means the city, town or village wherein a mobile home is located.
- (c) PERSON means any natural individual, firm, trust, partnership, association, or corporation.
- (d) UNIT means a mobile housing unit.
- (e) PARK: MOBILE HOME PARK OR MOBILE HOUSING DEVELOPMENT 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 accomodation.
- (f) MOBILE HOUSING SUBDIVISION means a plot of ground that is zoned for mobile home placement and sites are sold instead of rented.
- (g) SITE means a plot of ground designed for the placement of one mobile housing unit.
- (h) 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 primarily for sleeping, eating and living quarters, or is intended to be so used; and includes any additions, attachments, annexes, foundations and appurtenances, except that a house trailer is not deemed a mobile home if the assessable value of such additions, attachments, annexes, foundations and appurtenances equals or exceeds 50 per cent of the assessable value of the house trailer.
- (i) NON-DEPENDENT MOBILE HOME means a housing unit that is completely equipped with bath and toilet facilities; while such unit may have a holding tank or depend on sewer, water and electric services at the site, it does not depend on a service building for bathroom facilities.
- (j) DEPENDENT MOBILE HOME means a housing unit that does not have bathroom facilities and depends on locally provided bathroom facilities for such needs.

Section 2. LICENSE AND REVOCATION OR SUSPENSION THEREOF

- (a) It shall be unlawful for any persons to maintain or operate within the limits of the Village of Dorchester any mobile home park unless such person shall first obtain from permit issuing authority license therefor. All such parks in existence on

September 30, 1969, shall within 90 days thereafter, obtain such license, and in all other respects comply fully with the requirements of this section, 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 state board of health or create permit to continue any hazard to the welfare and health of the community and the occupants of the park.

(b) In order to protect and promote the public health, morals, and welfare and to equitably defray the cost of municipal and educational services required by persons and families using or occupying mobile homes and mobile home parks, for living, dwelling or sleeping purposes, the governing body of the Village of Dorchester herein establishes rules, regulations, fees and taxing provisions.

(c) Any license granted under the provisions of this section shall be subject to revocation or suspension for cause by the permit issuing authority. Upon complaint filed with the clerk of this Village, signed by any law enforcement officer, health officer, or building inspector, a public hearing shall be scheduled by the Village Board, provided that the holder of such license shall be given 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 permit issuing authority may within 20 days of the date of such revocation or suspension appeal therefrom to the Circuit Court of the County of Clark by filing a written notice of appeal with the Village Clerk, together with a bond executed to the Village in the sum of \$500.00 with 2 sureties or a bonding company approved by the said clerk, conditioned for the faithful prosecution of such appeal and the payment of costs adjudged against him.

Section 3. LICENSE AND PERMIT FEES: COURT REVIEW

(a) The licensing authority shall exact from the licensee an annual license of \$25.00 for each 50 sites or fraction thereof within each mobile housing development, except that where the park lies partly in another municipality the amount of the fee shall be such fraction thereof as the number of sites in the park in this municipality bears to the entire number of sites in the park.

(b) The licensing authority collects a fee of \$10.00 for each transfer of a license.

Section 4. PARK PERMIT FEE

(a) Each licensee shall collect from each occupied mobile home, occupied space or site in his mobile home park within the Village limits, monthly, such parking lot fee as is currently determined, subject to the provisions of Section 66.058 (3), Wisconsin Statutes.

Section 5. TAXATION OF TOURING OR RECREATION TYPE MOBILE HOMES

(a) Touring or recreation type mobile homes shall be registered with the Wisconsin Department of Transportation in similar manner as prescribed for motor vehicles according to fees established in

Section 341.25 (1)(i) of the Motor Vehicles Code. Touring or recreational type mobile homes shall be exempt from Park Permit Fees if such housing unit is used primarily for tourist or vacationing purposes. In the event a touring or recreational type mobile home is used primarily for housing, while gainfully employed in the area, such housing unit shall be subject to Park permit fees in the same manner as prescribed for primary housing type mobile homes.

Section 6. APPLICATION FOR LICENSE

(a) Original application for mobile home park license shall be filed with the clerk of the village. Applications shall be in writing, signed by the applicant and shall contain the following (1) Name and address of the applicant. (2) The location and legal description of the mobile home park. (3) The complete plan of the park.

Section 7. PLANS AND SPECIFICATIONS OF PARK TO BE FILED

(a) Accompanying, and to be filed with an original application for a mobile home park, shall be plans and specifications which shall be in compliance with all applicable village or county ordinances and provisions of the state board of health. The clerk, after approval of the application by the governing body and upon completion of the work according to the plans shall issue the license. A mobile home housing development harboring only non-dependent mobile homes as defined in Section 1 (i) shall not be required to provide a service building.

(b) The mobile home park shall be required to conform with the following requirements:

1. The park shall be located on a well-drained property, properly graded to insure rapid drainage and free from stagnant pools of water.

2. Each site shall be clearly defined or delineated. Each site shall have an average width of not less than 50 feet and the unit shall not occupy in excess of 25% of the area of the site, provided, however, that mobile home parks which, at the time of the adoption of this ordinance, existed lawfully with mobile home sites that do not comply with any of the foregoing minimum area and width or minimum average area and average width requirements, may continue to operate and may be excused from such compliance as provided in Section 2.

3. The units may be so located on each site that there shall be at least a 20 foot clearance between units. No units shall be located closer than 10 feet to any building within park or to any property line of the park which does not abut upon a public street or highway. No unit shall be located closer than 40 feet from the property line of public street or 50 feet from a trunk highway thoroughfare or such other distance as may be established by ordinance or regulation as a front yard or set-back requirement with respect to permanently erected buildings in the district in which the mobile home park is located.

4. All sites shall abut upon a drive way of not less than 40 feet in width, from curb to curb, which shall have unobstructed access to a public street, alley or highway except that sites servicing only touring or recreational type units may abut on a driveway not less than 25 feet wide.

5. All driveways and walkways shall be improved or hard surfaced and lighted at night with sufficient lighting that compares with lighting in any residential area of the average city or village. Walkways shall have a minimum width of 36 inches.

6. An electrical outlet supplying at least 100-115/220-25-volts, 50 amperes shall be provided for each mobile home site, or 30 ampere, 110V for each touring or recreational type housing unit. All electrical cables, wires, etc. must be installed underground.

7. An adequate supply of pure water for drinking and domestic purposes shall be supplied to all buildings and primary housing sites within the park. Each such site shall be provided with a cold water tap, located to be accessible from side of the unit. Pure water supply for tourist or recreational type sites shall meet needs and requirements of occupants of touring or recreational type housing units.

8. Each primary housing site shall be provided with a sewer receptacle at least four inches in diameter, which shall be connected to receive the waste from the shower, bath tub, flush toilet, lavatory and kitchen sink of the mobile home harbored on such site having any or all of such facilities. The sewer in each site shall be connected to discharge the mobile home waste into a public sewer and disposal plant or septic tank system of such construction and in such manner so as to meet all local, state, and federal regulations and so as to present no health hazard. Receptacle shall be located so as to be accessible from side of the unit.

9. Each site shall be attractively landscaped, and all areas fronting the park and any buildings or recreation areas shall be attractively landscaped. Any additions, appurtenances, stairs, skirting, etc. to any unit shall be of good material and attractive in appearance.

Section 8. LOCATION:

(a) Mobile home parks may be permitted in any area zoned or rezoned, mobile home parks or multiple housing. Where any boundary of a park directly abuts property which is improved with a permanent residential building located within 25 feet of such boundary or directly abuts unimproved property which may under existing laws and regulations be used for on-site residential construction, a fence, wall or hedge may be provided along such boundary, at optional requirements of the permit issuing authority.

Section 9. PARKING OF MOBILE HOMES OUTSIDE OF A MOBILE HOME PARK FOR OCCUPANCY

(a) No person shall park a primary housing type mobile home

outside a mobile home park for occupancy without first obtaining a special permit from the permit issuing authority. Such special permit may be obtained by application in writing to the permit issuing authority. The application shall be accompanied with photographs taken from the proposed site in four directions such as northerly, easterly, southerly and westerly. The permit authority shall examine the application together with photographs. In the event that there are neighboring residences or business establishments within 200 feet of proposed site, the permit authority may order a hearing, at which possible concern of such neighboring residents or businesses may be reviewed. The permit authority, having reviewed the application, photographs or hearing, and being satisfied that the placement will conform to all reasonable health standards and will be satisfactorily landscaped, may issue a special permit to occupy a mobile home on such site for a period not to exceed one year. The permit is subject to review each year before renewal. Permit authority, after reviewing the application, photographs, consent or dissent of neighbors and any other considerations, shall have complete discretionary power to issue or withhold or renew each permit.

Section 10. SERVICE BUILDINGS IF INCLUDED IN PARK PLAN:

(a) In the event proprietor desires to provide service building for community use of permanent residents or temporary tourist residents, design and facilities of such buildings are regulated as provided herein.

1. Service buildings housing sanitation facilities shall be permanent structures complying with all applicable ordinances and statutes regulating buildings, electrical installations and plumbing and sanitation systems.

2. The service buildings shall be well lighted at all times of the day and night, (shall be well ventilated with screened openings,) shall be constructed of such moisture-proof material, which may be painted woodwork, so as to permit repeated cleaning and washing and shall be maintained at a temperature of at least 68 degrees Fahrenheit during the period from October 1st to May 1st. The floors of the service buildings shall be of water impervious material. Washing and drying machines may be installed according to the needs of the park.

3. All service buildings and the grounds of the park shall be maintained in a clean, sightly condition and kept free of any condition that will menace the health of any occupant or the public or constitute a nuisance.

Section 11. SANITATION FACILITIES FOR DEPENDENT MOBILE HOME PARKING.

(a) Each park harboring dependent mobile homes shall be provided with the following sanitation facilities:

1. One flush toilet and one urinal for males, one flush toilet for females, one lavatory for each sex, and one shower or bath tub with individual dressing accommodations for each sex, for the first 25 dependent sites or any less number thereof, and

2. One additional flush toilet and one additional urinal for males, one additional flush toilet for females, one additional

lavatory for each sex and one additional shower or bath tub with individual dressing accommodations for each sex, for each additional 25 dependent sites or fractional number thereof in excess of 25 dependent sites.

3. Each toilet and each shower or bath tub with individual dressing accommodations shall be in a private compartment or stall.

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4. The toilet and sanitation facilities for males and females shall be either in separate buildings or shall be separated, if in the same building by a soundproof wall. The sanitation facilities for males and females shall be distinctly marked to denote the sex for which they are intended.

Section 12. GARBAGE RECEPACLES:

(a) Metal garbage cans with tight-fitting covers shall be required in quantities adequate to permit disposal of all garbage and rubbish. Garbage cans shall be located not farther than 100 feet from any mobile home site. The cans shall be kept in sanitary condition at all times. Garbage and rubbish shall be collected and disposed of as frequently as may be necessary to insure that the garbage containers shall not overflow.

Section 13. FIRE PROTECTION:

(a) Service building shall be equipped with fire extinguishers, and the park with water hydrants of such type, size and number and so located within the park as to satisfy applicable, reasonable regulations of the fire department. No open fires shall be started without permission from fire department. No fires shall be left unattended at any time.

Section 14. ANIMALS AND PETS:

No mobile home owner or person in charge of any dog, cat or other pet animal shall permit it to run at large or commit any nuisance.

Section 15. SUPERVISION:

The licensee or permittee, or a duly authorized attendant or caretaker shall be in charge at all times to keep the mobilehome park, its facilities and equipment in a clean, orderly and sanitary condition. The attendant or caretaker shall be answerable with the licensee or permittee for the violation of any provisions of this ordinance to which the licensee or permittee is subject.

Section 16. PARKING OF TOURING OR RECREATIONAL TYPE MOBILE HOMES

(a) Sites for parking touring or recreational mobile homes in licensed parks may be provided in areas set aside for such service. Such areas shall have ~~an~~ improved surface for placement of such units and surrounding area shall be landscaped to be a credit to the area. Service of utilities shall be consistent with needs of type of such units parked and shall meet all requirements of State Board of Health, local plumbing and electric codes and the building inspector.

9 (b) Guest touring or recreational mobile home parking, for which no rental fee is charged: Residents desiring to park a guests touring housing unit on their premises in excess of 5 days shall obtain such permission from the permit issuing authority. Such authority, after consideration of sanitation facilities, may at its discretion, issue a special permit not to exceed 30 days, Although street parking may allow motor vehicle parking, a touring unit shall not be parked on such streets in excess of 5 hours. With consideration as provided for in Section 9, the permit authority may issue a permit for a period not to exceed one year.

(c) Unoccupied storing of tourist or recreational type mobile home: The parking of any unoccupied touring unit in an accessory private garage or building, or in a rear yard is permitted, providing no living quarters shall be maintained or any business conducted in such unit while so parked or stored. A special permit may be obtained from permit issuing authority to store in front yard with consideration as provided for in Section 9.

Section 17. MANAGEMENT

(a) Every mobile home park shall have an office on or off the premises, with some person in charge over and responsible for said mobile home park.

(b) It is the duty of the mobile home park owner or operator, together with any attendants or persons in charge of a mobile park to:

1. Keep a register of all occupants of mobile homes, to be open at all times to inspection by federal, state and local officials.
2. Maintain the mobile home park in a clean, orderly and sanitary condition at all times.
3. Report presence of dogs or any other animals running loose in the park.
4. Report to the local health officer all cases of persons or animals affected or suspected of being affected with any communicable disease.
5. Post copies of their rules and regulations in one or more conspicuous place in the mobile home park where they can be easily seen by the mobile home park residents and visitors.

Section 18. RENEWAL OF LICENSE:

(a) Upon application by any licensee and after approval by the governing body of the city, town or village and upon payment of the annual license fee, the clerk of the city, town or village shall issue a certificate renewing the licenses for another year, unless sooner revoked. The application for renewal shall be in writing, signed by the applicant on forms furnished by the city, town or village.

Section 19. Section 19. TRANSFER OF LICENSE FEE:

Upon application of a transfer of license, the clerk of the Village, after approval of the application by the governing body shall issue a transfer upon payment of the required \$10.00 fee.

Section 20. POSTING OF LICENSE AND PERMIT:

The license certificate or special permit shall be conspicuously posted in the office of, or on the premises of the mobile home park at all times.

Section 21. SEPARABILITY OF PROVISIONS:


Should any section or provision of this ordinance be declared invalid, such decision shall not affect the validity of the remaining portions of this ordinance.

Section 22. PENALTY: Any person violating this ordinance shall be fined not less than \$5.00 nor more than \$100.00 for each offense.

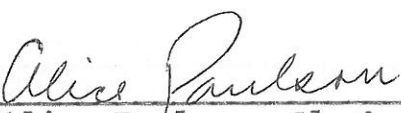
This ordinance shall be effective upon passage and publication as provided by law.

Dated this 1st day of October, 1969.

Signed,


 Ted Schwoch, Jr., President

Countersigned,


 Alice Paulson, Clerk