

MOBILE HOME ORDINANCE

Section 1 Purpose--Scope. A. The purpose of this code is to provide the minimum regulations, provisions and requirements in the town to insure public health, safety and the general welfare by regulating and controlling the location, design, quality and maintenance of mobile homes.

B. The sections contained in this code shall be binding alike upon every owner of a mobile home, every lessee, and every person in charge or responsible for a mobile home.

C. This code shall apply to all mobile homes unless stated otherwise.

Section 2 Definitions. Whenever used in this chapter, unless a different meaning appears from the context:

A. "Mobile home" means that which is, or was as originally constructed, designed and built to be towed on its own chassis, comprised of frame and wheels, by any motor vehicle upon a public highway, connected to utilities, and designed without a permanent foundation for year-round living, or is intended to be so used. A single unit includes any additions, attachments, annexes, foundations appurtenances or any parts that may be folded, collapsed or telescoped when being towed, and expanded later to provide additional cubic capacity. A mobile home is not considered a mobile home if the assessable value of such additions previously enumerated equals or exceeds fifty percent of the assessable value of the mobile home.

A mobile home should not be confused with a travel trailer which is towed by an automobile, can be operated independently of utility connections, is limited in width to eight feet, in length to forty-five feet, and is designed to be used primarily as a temporary vacation dwelling.

B. "Sectional home" means two or more units factory fabricated and transported to the home site where they are joined together to make a single home either on a permanent foundation or their separate chassis.

C. "Dependent mobile home" means a mobile home which does not have complete bathroom facilities.

D. "Non-dependent mobile home" means a mobile home equipped with complete bath and toilet facilities, all furniture, cooking, heating, appliances and complete year-round facilities.

E. "Accessory structure" means all structures constructed and used apart from the mobile home and shall include awnings, cabanas, storage cabinets (or sheds), carports, windbreaks, attached porches and garages.

F. "Power supply assembly" means the conductors, including the grounding conductors, insulated from one another, the connectors, attachment plug caps, and all other fittings, grommets or devices installed for the purpose of delivering energy from the service equipment to the distribution panel within the mobile home or sectional home.

G. "Enforcing agency" means the health authority, zoning administrator or any other agencies of the town charged by the law with the duty to enforce the provisions of this chapter.

Section 3 Park license--Application procedure. A. It is unlawful for any person to own or occupy a mobile home within the limits of the Town unless he holds a valid license issued by the Town Board in the name of the person.

B. All application for licenses shall be filed with the Town Clerk, reviewed by the Town Board and shall contain the following:

1. The name and address of the applicant.
2. A description of the mobile home to be licensed.
3. The location and legal description of the land on which said mobile home is to be located.
4. Plans and specifications of all utilities, including sewage collection and disposal, water distribution and supply, refuse storage and collection and electrical service.
5. Such other plans and specifications and information as may be required by the Town Board.

6. Application for new ~~renewable~~ licenses shall be accompanied by a fee of \$ 10.00.

C. Each mobile home located in the town shall pay a monthly parking fee as determined in accordance with Section 66.058 of the Wisconsin Statutes. Said fees shall be paid to the town treasurer on or before the tenth day of the month following the month for which such fees are due.

D. The monthly parking fees referred to in C above shall not be charged for the parking of any mobile home for a period of one week or less, nor for any space occupied by a mobile home accompanied by an automobile if said mobile home or automobile bears license plates issued by any other than this state, for an accumulated period not to exceed sixty days in any twelve months, or if the occupants are nonresident tourists or vacationers. When one or more persons occupying a mobile home are employed in this state, there shall be no exemption from the monthly parking permit fees, except for a stay of one week or less as aforesaid.

E. No person shall park, locate or place any mobile home in the town except unoccupied mobile homes may be parked on the lawfully situated premises of a vehicle service business for purposes of servicing or making necessary repairs.

No person shall stop, stand or park a mobile home on any street, alley or highway within the city in violation of Chapters 340 to 348 of the Wisconsin Statutes.

Section 4 Responsibilities of the resident. It is the duty of the occupants of mobile homes to:

A. Maintain their site in a clean, orderly and sanitary condition at all times.

B. Abide by all applicable state and city regulations.

Section 5 Violations--Penalty. Any person failing to comply with any provision of this chapter shall, upon conviction thereof, forfeit not less than ten dollars nor more than one hundred dollars together with the costs of prosecution for each violation and in default of payment

thereof shall be imprisoned in the county jail of Eau Claire County, Wisconsin, until payment of such forfeiture, but not exceeding thirty days, provided that the maximum forfeiture for violation of Section 5 shall be twenty-five dollars. The initial day during which a violation hereunder is found to occur shall constitute an offense. Thereafter, every tenth day after such initial violation during which the same violation exists shall constitute a separate offense, except that after thirty days thereafter each day during which said violation exists constitutes a separate offense.

Section 6 License revocation or suspension. The Town Board is authorized to revoke any license or permit issued pursuant to the terms of this chapter.

Emmaw W. Weggen, Clerk