

CHAPTER XIV (FOURTEEN)

MOBILE HOME PARKS

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14.01 DEFINITIONS.

For the purposes of this ordinance:

(a) A "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.

(b) "Unit" means a mobile home unit.

(c) "Nondependent mobile home" means a mobile home equipped with complete bath and toilet facilities, all furniture, cooking, heating, appliances and complete year round facilities.

(d) "Dependent mobile home" means a mobile home which does not have complete bathroom facilities.

(e) "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.

(f) A "space" means a plot of ground within a mobile home park of not less than 1,000 square feet, designed for the accomodation of one auto and/or one mobile home unit.

(g) The word "person" shall be construed to include an individual, partnership, firm, company, corporation, whether tenant, owner, lessee, licensee, or their agent, heir or assign.

(h) "Licensee" means any person licensed to operate and maintain a mobile home park under this ordinance.

(i) "Park" means mobile home park.

14.02 LICENSE APPLICATION AND ISSUANCE.

(a) It shall be unlawful for any person to maintain or operate within the limits of the Village of Bloomington, any mobile home park unless such person shall first obtain from the Village Board a license therefor. Such license shall expire one year from the date of issuance but may be renewed under the provisions of this ordinance for additional periods of one year.

(b) The application for such license or the renewal thereof shall be filed with the Village Clerk and shall be accompanied by a fee of \$50.00. Such license may be transferred upon payment of \$10.00.

(c) 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 in fee of the tract or, if the fee is vested in some person other than the applicant, a duly verified statement by that person that the applicant is authorized by him to construct or maintain a mobile home park and make such application; and such a legal description of the premises upon which the mobile home park is or will be located at will readily identify and definitely locate the premises. Such application shall also include a plan or description showing the area used for park purposes, roads and driveways, location of mobile home units, location and number of sanitary facilities, including toilets, washrooms, laundries and utility rooms, plan of sewage disposal, method or plan of garbage removal, and plans for water supply and electrical service. If the existing or proposed park is designated to serve non-dependent mobile home units, such plans shall clearly set forth the location of all sewer and water pipes and connections.

14.03 INSPECTION AND ENFORCEMENT.

No mobile home park license or permit for location outside of a mobile home park shall be issued until the Village Clerk shall notify the Village President and the Director of Public Works of such application and they shall inspect or cause to be inspected each application and the premises

to determine whether the applicant and the premises on which mobile homes will be located comply with the regulations, ordinances and laws applicable thereto. Said 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 this ordinance. No license shall be renewed without a re-inspection of the premises. For the purpose of making inspections and securing enforcement, said Village President as well as the Director of Public Works, the Chief of Police, Health Officer and Chief of Fire Department, are hereby empowered to enter on any premise on which a mobile home is located or about to be located and to inspect the same and all accommodations connected therewith at any reasonable time.

14.04 PARK PLAN.

(a) Every mobile home or mobile home 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.

(b) Mobile home spaces shall be clearly defined and shall consist of a minimum of 1,800 square feet and a width of not less than 30 feet. The park shall be so arranged so 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. No mobile home shall be parked within 15 feet of the lot line of the mobile home park and a minimum distance of 20 feet shall be maintained between mobile home units and structures appurtenant thereto. The provisions of this Section as amended hereby shall not apply to mobile home parks in existence and licensed as of September 1, 1987, except that any units parked thereafter shall be placed in conformity herewith.

(c) The park shall be so laid out that no dependent units 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 mobile home space shall be furnished with an electric 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 weather proof and no power lines shall be less than 15 feet above the ground.

(e) No mobile home shall be parked in a mobile home park outside of a designated space.

14.05 PARKING OUTSIDE OF MOBILE HOME PARK.

(a) The Village Board may issue permits allowing the location of mobile home outside of a mobile home park to persons who at the date of the enactment of this ordinance are so located. Such application shall be made within 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.

(b) All occupants of any mobile home located outside of a mobile home park shall register with the Village Clerk in the same manner as provided in Section (9) of this ordinance in regard to mobile home parks. All provisions of this ordinance governing the location, use and sanitation of mobile homes located in a licensed park shall so far as they are applicable apply to any mobile home located outside of such park.

(c) No person shall park, locate or place any mobile home outside of a licensed mobile home park in the Village of Bloomington, except unoccupied mobile homes may be parked on the lawfully situated premises of a licensed mobile home dealer for purposes of sales display; the premises of a mobile home manufacturer; the lawfully situated premises of a vehicle service business for purposes of servicing or making necessary repairs; the premises leased or owned by the owner of such mobile home for purposes of sales display for a period not exceeding 120 days provided no business is carried on therein, or in an accessory private garage, building or rear yard of the owner of such mobile home.

No person shall stop, stand or park a mobile home on any street, alley or highway within the Village of Bloomington in violation of Chs. 340 to 348 of the Wisconsin Statutes or the traffic ordinances and regulations of the Village of Bloomington.

(d) Application for the permit shall be made to the Village Clerk and shall be accompanied by an inspection fee of \$5.00 and shall state the name and permanent addresses of the occupants of the mobile home, the serial and license number of their unit and towing vehicle, place of last stay, whether the occupants are non-resident tourists, whether any occupant is employed in this state; the exact location of the premises, the name of the owner and the occupant of any dwelling on the premises, and the owners' and/or occupants' permission to locate there.

14.06 WATER SUPPLIES.

(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 faucets be placed in any toilet room.

(d) Every park serving dependent units shall provide an abundant supply of hot water at all reasonable hours for bathing, washing and laundry facilities.

14.07 SERVICE BUILDINGS AND ACCOMODATIONS.

Every park designed to serve dependent units shall have erected thereon suitable buildings for housing toilets, lavatories, showers, slop sinks and laundry facilities, said buildings and facilities to be of permanent construction and adequately lighted, screened and ventilated; to have all of said facilities to be of such nature and in such number as may be necessary for proper sanitation in accordance with the size and type of the park and to be subject to the approval of the Village Health Officer.

14.08 WASTE AND GARBAGE DISPOSAL.

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; every space designed to serve a non-dependent unit shall be provided with sewer connections which shall comply with the state plumbing code with fittings so that watertight connections can be made and 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. All sanitary facilities in any unit which are not connected with a public sewer system by approved pipe connections shall be sealed and their use is hereby declared unlawful.

14.09 PARK MANAGEMENT.

(a) In every park there shall be located the office of the attendant or person in charge of said park. A copy of the park 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:

(I) Keep a register of all guests to be open at all times to inspection by local, state and federal officers, which shall show for all guests:

- (i) Names and addresses.
- (ii) Number of children of school age.
- (iii) State of legal residence.
- (iv) Dates of entrance and departure.
- (v) License numbers of all mobile homes and towing or other vehicles.
- (vi) States issuing such licenses.
- (vii) Purpose of stay.
- (viii) Place of last location and length of stay.
- (ix) Place of employment of each occupant.

(II) Maintain the park in a clean, orderly and sanitary condition at all times.

(III) Insure that the provisions of this ordinance are complied with and enforced and report promptly to the proper authorities any violations of this ordinance which may come to his attention.

(IV) Report to the Health Officer all cases of persons or animals affected or suspected of being affected with any communicable disease.

(V) Maintain in convenient places, approved by the Fire Chief, hand fire extinguishers in the ratio of one to each eight units.

(VI) Collect the monthly parking permit fee provided for in Section (11) of this ordinance. A book shall be kept showing the names of the persons paying said service charges and the amount paid.

(VII) Prohibit the lighting of open fire on the premises.

14.10 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 Village of Bloomington and the requirements of the state plumbing, electrical and

building 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 do any electrical work.

14.11 MONTHLY PARKING FEE.

(a) There is hereby imposed on each owner of a non-exempt, occupied mobile home in the Village of Bloomington, a monthly parking permit fee determined in accordance with Section 66.058(3) of the Wisconsin Statutes which is hereby adopted by reference and made a part of this ordinance 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 homeowner. Licenses and owners of mobile homes permitted to be located on land outside a mobile home park shall pay to the Village Clerk 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 ordinance and such regulations as the treasurer may reasonably promulgate.

(b) 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 Village Assessor on such homes added to their park or land within 5 days after arrival of such home on forms furnished by the Village Clerk in accordance with Section 66.058(3)(c) and (e) of the Wisconsin Statutes.

(c) Owners of nonexempt, occupied mobile homes, upon receipt of notice from the Village Clerk of their liability for the monthly parking permit fee, shall remit to the Village Clerk a cash deposit of \$25 to guarantee payment of such fees when due to the Village Treasurer. It shall be the full and complete 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 Village Clerk. Upon receipt of a notice from the owner or licensee that the nonexempt, occupied mobile home has been or is about to be removed from the Village, the Village Clerk shall apply said cash deposit to reduce any monthly parking permit fees for which said owner is liable and refund the balance, if any, to said owner.

14.12 REVOCATION AND SUSPENSION.

The Village 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.

14.13 SEPARABILITY AND CONFLICT.

(a) 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 portion shall be deemed a separate, distinct and independent provision and such holding shall not affect the validity of the remaining portion thereof.

(b) 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 laws or orders regulating mobile or mobile home parks or any of the requirements of any ordinances of the Village of Bloomington not mentioned or made inapplicable by the express terms of this ordinance.

14.14 PENALTIES.

Any person violating any provision of this ordinance shall upon conviction thereof forfeit no less than \$10 nor more than \$100 and the costs of prosecution, and in default of payment of such forfeiture and costs shall be imprisoned in the county jail until payment of such forfeiture and the costs of prosecution, but not exceeding thirty days for each violation, provided that the forfeiture for violation of Section 9.13(11)(c) shall not exceed \$25. Each day of violation shall constitute a separate offense.