

An ordinance regulation the parking and location of mobile homes, licensing and regulating mobile home parks, providing for the taxation of mobile homes and providing for a penalty.

Section 1: Definitions. Whenever used in this ordinance, unless a different meaning appears from the context:

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

(b) "licensing authority" means the Village Board of the Village of Hewitt, Wood County, Wisconsin.

(c) "park" means a mobile home park.

(d) "person" means any natural individual, administrator, executor, firm, trust, partnership, association or corporation.

(e) "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 appertenances.

(f) "dependent mobile home" means a mobile home which does not have complete bathroom facilities.

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

(h) "unit" means a mobile home unit.

(i) "mobile home park" means any contiguous plot of ground 10 acres or larger upon which 2 or more units, occupied for dwelling or sleeping purposes are located, regardless of whether or not a charge is made of such accommodation.

(j) "space" means a plot of ground within a mobile home park, designed for the accommodation of one mobile home unit.

(k) "local taxing authority" means the Village of Hewitt, Wood County, Wisconsin.

Section 2: Application for Licenses and Fees.

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

(b) The application for such license or any renewal thereof shall be filed with the Village Clerk and shall be accompanied by a fee of \$2.00 for each space within the park to be licensed, with a minimum fee of \$25.00. A fee of \$10.00 shall be paid for each transfer of a license.

(c) The application for a license or any renewal thereof shall be made on forms furnished by the Village Clerk and shall include the name and address of the owner and fee for the tract of land on which the park is to be or is located (if the fee title is vested in some person other than the applicant is authorized by him to construct or maintain the mobile home park on the premises and to apply for the license must accompany the application), and the legal description of the premises. The application shall be accompanied by two copies of the park plan showing the following, either existing or proposed:

- (1) The extent and area used for park purposes:
- (2) Roadways and driveways:
- (3) Location of spaces for mobile homes:
- (4) Location of existing units:
- (5) Location and number of sanitary conveniences, including toilet, washrooms, laundries and utility rooms to be used by occupants of units:
- (6) Method and plan of sewage disposal:
- (7) Method and plan of garbage and rubbish removal:
- (8) Plan for lighting of units:

If the existing or proposed park is designed to serve nondependant mobile homes, such plans shall clearly set forth the location of all sewer and water pipes and connections.

Section 3: Issuance of Licenses, Standards and Regulations.

(a) No license or permit for the location of a mobile home outside of a licensed park shall be issued. For the purposes of making inspections and securing enforcement of this ordinance, the Village of Hewitt Board or its authorized agents shall have the right and are hereby empowered to enter on any premises on which a mobile home is located, or is about to be located, and to inspect the same and all accommodations connected therewith at any reasonable time.

(b) In order to protect and promote the public health, morals and welfare, the following standards and regulations are established for all mobile homes located within the Village of Hewitt.

1. No mobile home shall be located between the recognized set back line for the zoning district in which it is located and the street or highway, or less than 30 feet from any building or other mobile home or from the boundary line of the premises on which located. No mobile home shall be located in a park outside of a designated space.

2. All mobile homes shall be located on a well drained area, and the premises shall be graded so as to prevent the accumulation of water. No mobile home shall be situated in any area where drainage from any barnyard, outdoor toilet or other source of filth can be deposited in its location.

3. In mobile home parks each space shall be clearly defined and shall be no less than 7200 square feet in area or 60 feet in width and 120 feet in length. Each unit shall be set back 30 feet from the street and 20 feet from other sides of each individual space. Each space shall park on a driveway of not less than 20 feet in width, giving easy access to a public street. Such driveway shall be graveled or paved, maintained in good condition, have natural drainage, be well lighted at night and shall have no obstructions.

4. In mobile home parks, each space shall be furnished with an electric service outlet. Such outlet shall be equipped with an externally located switch or fuse of not less than 60 amperes capacity, and heavy duty outlet receptacle. Electrical outlets shall be weatherproof with no overhead power lines.

5. In mobile homes parks, individual water service connections shall be provided for nondependent units and shall be so constructed that they will not be damaged by the parking of such units, and so as to provide at least 40 pounds per square inch water pressure and capable of furnishing a minimum of 200 gallons of water per day per space.

6. All liquid wastes from showers, toilets, laundries, faucets, lavatories, etc., shall be discharged into a sewer connected to a sanitary disposal system which meets all the requirements of applicable laws and ordinances. Any sanitary facilities in any unit which are not connected to an approved sanitary disposal system must be sealed and their use is hereby declared unlawful.

7. Every space in a park designed to serve non-dependent units shall be provided with sanitary sewer connections with suitable fittings so that a water tight connection can be made. Such connections shall be so constructed so that they can be closed when not in use and trapped in such a manner as to be maintained in an odor free condition.

8. Every unit in a park shall be provided with a substantial, fly-tight, watertight, metal garbage depository from which the contents shall be removed and disposed of in a sanitary manner by the park management at least once weekly.

9. The Village Board may, in its discretion, adopt such other rules and regulations for mobile homes and mobile home parks as it from time to time deems necessary for the protection of the public health and welfare.

Section 4: Management of Mobile Home Parks

(a) Every mobile home park shall maintain an office on the premises for the attendant or person in charge of the park. A copy of the park license and this ordinance shall be posted and the park register shall be kept in said office at all times.

(b) The licensee and /or the park attendant shall:
1. Maintain a park register of all users of the park, said register to be open at all times to inspection by all law enforcement officers and the Village Board. The register shall contain the following information on all users:

Names and addresses
Number of Children of school age
State of Legal residence
License numbers of mobile homes and all towing or other vehicles

States issuing such licenses
Purpose of stay in the park
Place and length of last stay
Place of employment of each occupant

2. Maintain the park in a clean, orderly and sanitary condition at all times.
3. Insure that all provisions of this ordinance and other applicable laws and ordinances are complied with and report promptly to the Village Board or Village Clerk any violations which come to their attention.
4. Maintain in convenient places approved hand fire extinguishers in the ratio of one to each six units.
5. Collect the monthly parking permit fee provided for by this ordinance and maintain a record thereof.
6. Prohibit the lighting of open fires on the premises unless burning permits have been obtained.

Section 5: Revocation and suspension of License

Any license for the operation and maintenance of a mobile home park issued under this ordinance may be suspended or revoked by the Village Board in accordance with the provisions of Section 66.058 (d) of the Wisconsin Statutes.

Section 6: Monthly parking permit fee

(a) In addition to all other licenses or permit fees provided for in this ordinance, the licensee, permittee, occupant, mobile home owner or real estate owner of each occupied mobile home within the Village of Hewitt, as the case may be, shall pay the local taxing authority a monthly parking permit fee which shall be computed by the local assessor in accordance with the provisions of Section 66.058(3)(c) of the Wisconsin Statutes, as amended.

(b) All licensees of mobile home parks on which mobile homes are located shall furnish information to the clerk and assessor of the Village of Hewitt on all occupied mobile homes added to the park within five days after the arrival of the mobile home, on forms prescribed by the Wisconsin Department of Revenue.

(c) All mobile home park licensees shall be required to collect the monthly parking fee from the owner or occupants of the mobile homes located within the park, and pay over the same to the local taxing authority on or before the 10th day of the month following the month for which such parking permit fees shall be due.

(d) All exemptions from the permit fee shall be in accordance with those set out in Section 66.058 (3)(c) of the Wisconsin Statutes.

Section 7: Penalties

(a) Any person who fails to comply with the reporting requirements set forth in Section 6(b) of this ordinance, shall upon conviction thereof pay a forfeiture of Twenty-five Dollars (\$25.00). Each failure to report shall be regarded as a separate offense.

(b) Any person who shall violate any other provision of this ordinance shall upon conviction thereof forfeit not less than Ten Dollars (\$10.00) nor more than one-hundred dollars (\$100.00) and costs of prosecution, and in default of the payment of such forfeiture and costs, shall be imprisoned in the County Jail until payment of such Forfeiture and costs of prosecution, but not exceed thirty days for each violation. Each day of the violation shall constitute a separate offence.

(c) Failure to timely pay the monthly parking permit fees or any license fees required by the ordinance shall be treated in all respects like a default in payment of personal property taxes and shall, pursuant to section 66.058 (3)(g) of the Wisconsin Statutes, be subject to all procedures and penalties applicable to delinquent personal property taxes under Chapters 70 and 74 of the Wisconsin Statutes.

Section 8: Separability and conflict

(a) If any section, sub-section, paragraph, sub-paragraph or any other part of this ordinance is for any reason held to be invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent remaining portions of this ordinance.

(b) All ordinances or parts of ordinances, including the County Zoning Ordinance, which are inconsistent with or contrary hereto shall apply with respect to the establishment and operation of any mobile home park.

Section 9: Repealer

All ordinances of the Village of Hewitt which are in conflict herewith are hereby repealed to the extent of such conflict.

Section 10: Effective Date

This ordinance shall take effect from and after the date of its passage and publication as provided by law.

PRESENTED FOR ADOPTION BY THE VILLAGE BOARD OF THE
VILLAGE OF HEWITT on the 4th day of March, 1974.

Joan Block

Village Clerk

ATTEST:

William N. Wilsman

Village President

Passed: 3-4-74

Approved: 3-4-74

Published: 3-7-74