

Chapter 46

**MOBILE HOMES\***

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\* **Cross References**--Buildings and building regulations, ch. 14; health and sanitation, ch. 38; nuisances, ch. 50; planning commission, ch. 62; solid waste, ch. 66; streets, sidewalks and other public places, ch. 70; subdivision regulations, ch. 74; utilities, ch. 86; vegetation, ch. 90; zoning, ch. 94.

## **ARTICLE I. IN GENERAL**

### **Sec. 46.100. Penalties for violation.**

Any person violating any provision of this chapter shall upon conviction be subject to Wis. Stats. § 66.058(3)(h).

(Code 1982, § 5.09(15))

### **Sec. 46.101. Definitions.**

The definitions of mobile home in Wis. Stats. §§ 66.058(1), 101.91 and 340.01(6m) are adopted by reference in this section as if fully set forth.

**Cross References--**Definitions generally, § 1.101.

### **Sec. 46.102. Enforcement.**

The provisions of this chapter shall be enforced in the following manner:

- (1) A mobile home committee, consisting of the building inspector, the president and the village clerk/treasurer, is created, with the building inspector as chairman.
- (2) Such mobile home committee shall enforce all the provisions of this chapter or such other provisions as may be enacted. For such purpose, any member of the mobile home committee or a duly authorized representative of the committee may enter upon any premises on which any mobile home is located or is about to be located and inspect the mobile home and all accommodations connected with the mobile home at any reasonable time. The mobile home committee is further empowered to issue orders granting, renewing and revoking such permits and licenses as are provided for pursuant to this chapter.

(Code 1982, § 5.09(2))

### **Sec. 46.103. Location outside mobile home parks.**

(a) It shall be unlawful, except as provided in this chapter, for any person to park or cause to be parked 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 village, except as provided in this section.

(b) Emergency or temporary stopping or parking shall be permitted on any street, alley or highway for not longer than one hour, subject to any other prohibitions, regulations or limitations imposed by the traffic and parking regulations or ordinances for that street, alley or highway.

(c) No person shall park or occupy any mobile home on any premises situated outside an approved mobile home park. The parking of any unoccupied mobile home in any accessory private garage building or in a rear yard in any district of the village is permitted without permit, provided no living quarters shall be maintained or any business conducted in such mobile home while so parked or stored.

(Code 1982, § 5.09(3))

#### **Sec. 46.104. Permanent occupancy.**

Mobile homes shall not be used as a permanent dwelling or for indefinite periods of time unless such mobile home is properly connected with the public water supply and sanitary systems in an approved mobile home park, where such are available, or provided with a safe water supply tested by an accredited laboratory and with adequate toilet facilities. Such mobile home shall be constructed and located in compliance with all requirements of the building, plumbing, health, sanitary, electrical and zoning ordinances of the village.

(Code 1982, § 5.09(4))

#### **Sec. 46.105. Alteration of mobile home.**

Any action toward the removal of wheels, except for temporary purposes of repair or any other action to attach the mobile home to the ground by means of posts, piers or foundation or to construct any addition to the mobile home, shall subject the mobile home and its owner to the requirements of the building, plumbing, health, sanitary, electrical and zoning ordinances of the village.

(Code 1982, § 5.09(5))

## **ARTICLE II. MOBILE HOME PARKS AND NONEXEMPT MOBILE HOMES**

**Sec. 46.106. Management.**

(a) *Office.* The mobile home park management shall maintain an office in the park.

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

- (1) Keep a register, which is to be open at all reasonable times to inspection by appropriate state and local officials, of all owners of mobile homes located in the park.
- (2) Maintain the mobile home park in a clean, orderly and sanitary condition at all times.
- (3) Post copies of this chapter in one or more conspicuous places in the mobile home park, where they can be easily seen by the mobile home park personnel and visitors.

(c) *Duties, occupants.* It is the duty of all occupants of mobile homes to:

- (1) Maintain their site in a clean, orderly and sanitary condition at all times.
- (2) Abide by all applicable state and local regulations and the rules established by the park management.

(Code 1982, § 5.09(10))

**Sec. 46.107. Applicability of plumbing, electrical and building codes.**

All plumbing, electrical, building and other work on or at any mobile home licensed under this article shall be in accordance with the ordinances of the village and all state laws and regulations pertaining to such work.

(Code 1982, § 5.09(11))

**Cross References**--Buildings and building regulations, ch. 14.

**Sec. 46.108. Screening of mobile home parks.**

No mobile home park shall be established or permit granted for a park, unless the park shall have had planted on the entire outside limits surrounding the area included in

the park appropriate trees or shrubbery that shall, in their normal growth, screen the park from the area surrounding the park.

(Code 1982, § 5.09(12))

**Sec. 46.109. Licensing requirement.**

(a) It shall be unlawful for any person to establish or operate upon property owned or controlled by him within the village a mobile home park without having first secured a license from the village clerk/treasurer. The license fee shall be set by board resolution, and the fee shall be listed in the village schedule of fees.

(b) The village may collect a fee specified in the village fee schedule for each transfer of a license.

(c) 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/treasurer and the assessor on such homes added to their park or land within five days after arrival of such home on forms furnished by the village clerk/treasurer in accordance with Wis. Stats. § 66.058(3)(c)(2).

(d) Occupants or owners of nonexempt mobile homes parked outside of a mobile home park shall remit such fees directly to the village clerk/treasurer as provided in this article. It shall be the full and complete responsibility of the licensee of a mobile home park to collect such fees from each occupied, nonexempt mobile home in the park and remit such fees to the village clerk/treasurer.

(Code 1982, § 5.09(6))

**Sec. 46.110. Zoning of mobile home parks.**

In addition to mobile home park licensing requirements, no such park shall be located in any area of the village, where it is prohibited by the applicable zoning requirements of the zoning chapter.

(Code 1982, § 5.09(7))

**Cross References--**Zoning, ch. 94.

**Sec. 46.111. Mobile home park plan, water supply, sewage disposal and related facilities.**

The mobile home park plan, water supply, sewage disposal, plumbing, solid wastes and service building and related facilities shall, in all respects, comply with the minimum standards set forth in the applicable administrative code and state board of health provisions, all of which provisions and sections are incorporated in this section by reference and made a part of this article as if fully set forth at length.

(Code 1982, § 5.09(8))

**Cross References--**Utilities, ch. 86.

**Sec. 46.112. Monthly parking permit fees.**

(a) There is imposed on each owner of a nonexempt, occupied mobile home in the village a monthly parking permit fee determined in accordance with Wis. Stats. § 66.058(3) and prescribed in the village fee schedule, which is adopted by reference and made part of this section as if fully set forth. It shall be the full and complete responsibility of the licensee to collect the proper amount from each mobile home owner. Licensees and owners of mobile homes permitted to be located on land outside a mobile home park shall pay to the village clerk/treasurer such parking permit fees on or before the tenth of the month following the month for which such fees are due in accordance with the terms of this article and such regulations as the village clerk/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/treasurer and the assessor on such homes added to their park or land within five days after arrival of such home on forms furnished by the village clerk/treasurer in accordance with Wis. Stats. § 66.058(3)(c)(2).

(Code 1982, § 5.09(9))

**Sec. 46.113. Revocation and suspension.**

The mobile home committee is authorized to revoke any license or permit issued pursuant to the terms of this article if after due investigation it determines that the holder has violated any of the provisions of this chapter or that any mobile home or mobile home park is being maintained in any unsanitary or unsafe manner or constitutes a public or private nuisance.

(Code 1982, § 5.09(13))

**Sec. 46.114. Hearing on granting, denial, renewal or revocation of license.**

Any person aggrieved by an order of the mobile home committee granting, denying, renewing or revoking a license for a mobile home park under this article may file a written request for a hearing before the mobile home committee within ten days after the issuance of such order. The mobile home committee shall post in at least three public places in the village notice of a public hearing upon this request, to be held not more than 20 days, nor less than five days after the posting of the notice and after the service of notice on the person requesting the hearing. The mobile home committee may also give notice of the hearing to other persons directly interested in the order in question. At such hearing, the mobile home committee shall determine whether the granting, denial, renewal or revocation of the license was in accordance with the provisions of this article and shall issue written findings of fact, and its order shall be filed with the village clerk/treasurer and served by the mobile home committee upon all parties appearing or represented at the hearing.

(Code 1982, § 5.09(14))