

ORDINANCE NO. _____
AN ORDINANCE ESTABLISHING A
MONTHLY PARKING PERMIT FEE
FOR MOBILE HOMES AND REGULATING
MOBILE HOME PARKS.

The Town Board of the Town of Hampden do ordain as follows:

SECTION 1. The provisions of S. 66.058 of the Wisconsin Statutes are hereby adopted by reference.

SECTION 2. There is hereby imposed on each occupied, non-exempt mobile home located in the Town of Hampden a monthly parking fee as determined in accordance with S. 66.058 of the Wisconsin Statutes. Said fees shall be paid to the Town Treasurer on or before the 10th day of the month following the month for which such fees are due.

SECTION 3. (a). It shall be unlawful for any person to establish or operate upon property owned or controlled by him within the Town of Hampden a mobile home park without having first secured a license therefor from the Town Clerk. Each application for such operating license shall be accompanied by a license fee of \$100.00 for each fifty spaces, or fraction thereof, within each mobile home park in accordance with Section 66.058 (3) (a) of the Wisconsin Statutes. Each license shall expire at the end of the calendar year in which issued, but in the event a license is issued more than a month after the beginning of any such year, the fee to be paid shall be reduced in proportion to the full calendar months which have already expired. Before any license shall be renewed the premises shall be subject to the same inspection as on the original application. Said license shall be conspicuously posted on the premises of the mobile home park at all times. Any mobile home park license may be transferred upon the presentment to the Town Clerk of a written application of the holder of such license approved by the Town Board.

(b). Mobile home parks shall comply with Wisconsin Administrative Code H. 77, which is hereby adopted by reference.

(c). Application for initial mobile home park license shall be filed with the Town Clerk. The application shall be in writing, signed by the applicant and shall include the following:

1. The name and address of the applicant;
2. The location of the mobile home park;
3. A complete plan of the park in conformity with the requirements of Section 5 of this ordinance;
4. Plans and specifications of all buildings, improvements and facilities constructed or to be constructed within the mobile home park;

5. Such further information as may be required by the Town Board to enable it to determine if the proposed park will comply with all existing regulations and ordinances of the Town and any applicable State law;

6. The application and all accompanying plans and specifications shall be filed in triplicate;

7. The Town Clerk shall refer said application and accompanying documents to the zoning Board of Appeals for hearing and determination whether or not the proposed mobile home park is consistent with the probable future development of the area of its proposed location and its likely effect upon the nature and standards thereof and may impose reasonable requirements as a condition to its approval of the establishment of the proposed mobile home park which requirements shall be designated to promote the health, convenience, safety or general welfare of the community and enhance compatibility with the surrounding area;

8. Should the zoning Board of Appeals approve the site for the said park the Town Board shall thereupon consider the proposed plan and specifications and inquire into the moral character of the applicant. If the applicant is of good moral character, and the proposed mobile home park will, when constructed or altered in accordance with such plans and specifications, be in compliance with all provisions of this ordinance and all other applicable ordinances and statutes, the Town Board shall approve the application, and upon completion of the park according to the plans and payment of the license fee, shall issue the license.

(d). Upon application in writing by a licensee and upon payment of the annual license fee, the Town Clerk shall issue a certificate renewing such license for another year, providing all the terms and conditions of this ordinance and the terms and conditions of the initial license have been and are fully complied with.

(e). Upon application in writing for transfer of the license and the payment of the transfer fee, the Town Clerk shall issue a transfer, providing all the terms and conditions of this ordinance and the terms and conditions of the initial license have been duly complied with and upon approval of the Town Board. Said transfer fee shall be in the amount of \$10.00.

(f). No such license shall be issued to any person who is not of good character, nor to any corporation if any officer thereof is not of good character.

(g). It shall be unlawful to hire or keep as manager, superintendent or person in charge of a mobile home park, any person who is not of good character or any person who has been convicted of a felony.

SECTION 4. (a). Licensee of mobile home parks and the owners of land on which are parked any occupied, non-exempt mobile homes

shall furnish information to the Town Clerk and Town Assessor on such mobile homes added to their park or land within -5- days after arrival of such mobile home. Such information shall be reported on forms prescribed by the Wisconsin Department of Revenue in accordance with Section 66.058 (3) (c) of the Wisconsin Statutes.

(b). Occupants or owners of non-exempt mobile homes parked outside of a mobile home park shall remit such fees directly to the Town Treasurer as provided in Section 2 of this ordinance.

SECTION 5. Prior to occupancy, the mobile home park shall conform to the following requirements:

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

(b). Each park shall provide mobile home spaces and each such space shall be clearly defined or delineated. Each space shall have an area of not less than 4000 square feet, or an area of four (4) times the living space area of the mobile home parked thereon, whichever is greater, exclusive of roadways.

(c). The right-of-way for streets is to be 66 feet in width with a traveled portion to be not less than 36 feet in width; said right-of-way beyond the travel portion of said roadway may be used for parking of motor vehicles.

(d). All roads, driveways and walkways within the park shall be constructed with a minimum of two (2) inches of asphaltic concrete on a six (6) inch compact sub-base of six (6) inch portland cement concrete and lighted at night with uniform low level ornamental lighting for each lot.

(e). Mobile homes shall be so located on each square space that there shall be at least a 20 foot clearance between mobile homes; provided, however, that with respect to mobile homes parked end-to-end the end-to-end clearance may not be less than 20 feet. No mobile home shall be located closer than 10 feet to any building within the park or closer than 50 feet to any property line of the park which does not abut upon a public street or highway. No mobile home shall be located closer than 75 feet to any property line of the park abutting upon a public street or highway.

(f). Fencing and hedges are limited in mobile home spaces to 3 feet in height, and the design and material for fencing must be acceptable to the Town Board.

(g). The stand upon which each mobile home is placed shall be designed and built to allow every support joint of the mobile home to be located upon a continuous slab of asphaltic concrete or portland cement concrete in conformance with reasonable specifications as to thickness and sub-base established by the Town Building Inspector and which include

at least fifty (50) square feet of patio space at the entrance location of the mobile home.

(h). Skirting of mobile homes is required and shall be of fire proof material and of uniform appearance. Areas enclosed by such skirting shall be maintained so as not to provide a harborage for rodents or create a fire hazard.

SECTION 6. An adequate supply of pure water fit for human consumption and domestic purposes shall be supplied to all service buildings and to all mobile home spaces within the park.

SECTION 7. An electrical outlet shall be provided for each mobile home space in accordance with the Wisconsin State Electrical Code.

SECTION 8. An adequate sewage system for disposal of waste materials from showers, bath tubs, flush toilets, urinals, lavatories and slop sinks located in each mobile home, service buildings and other improvements within the park shall be provided and maintained in accordance with the requirements of the Planning and Development Department for Columbia County, Wisconsin and the Wisconsin Health and Social Services Department. The sewer system within said park shall be connected to discharge such waste materials into a public sewer system or into a privately owned and operated sewage treatment plant or septic disposal system approved by the administrative agency having charge of approvals of such treatment plants or septic systems.

SECTION 10. A storage building must be provided by the licensee within said park for inside storage of his equipment and other items used to maintain the park in the event such equipment is kept on the premises. The licensee or a duly authorized attendant or caretaker shall be in charge at all times to keep the mobile home park, its facilities and equipment in a clean, orderly and sanitary condition. The attendant or caretaker shall be answerable along with the licensee for the violation of any provision of this ordinance to which the licensee is subject.

SECTION 11. In the event a mobile home park is deemed to be operating in violation of the provisions of this ordinance, the Town Clerk shall immediately notify the licensee or his attendant or caretaker of such violation. If such violation is not corrected within a reasonable time, a complaint setting forth the nature of the violation and signed by any law enforcement officer, public health officer, or member of the Town Board, may be filed with the Town Clerk. Any license granted under the provisions of this ordinance shall be subject to revocation or suspension for cause by the Town Clerk, upon order of the Town Board, after a public hearing upon such complaint, provided that the licensee shall be given at least ten (10) days notice in writing of such public hearing.

SECTION 12. No mobile home shall be moved into any mobile home park, and no mobile home shall be occupied within said park until all of the terms and conditions of the initial license shall have been fully satisfied and all construction therein completed throughout the entire park, provided however, that a staged development plan for the future enlargement of said mobile home park may be filed and if approved by the

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Town Board, the mobile home park may be occupied and operated in accordance with the terms and conditions of that part of said development plan.

SECTION 13. All roadways and walkways within said mobile home park shall be maintained by the licensee and shall not be the responsibility of the town.

SECTION 14. Any improvement or addition to a mobile home in any way tending to alter the character of the mobile home to a permanent type structure shall be deemed contrary to the purpose of a mobile home park and the provisions of this ordinance and is accordingly prohibited.

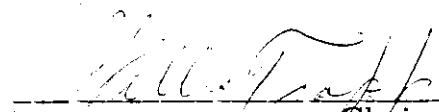
SECTION 15. It shall be the duty of a licensee and attendant or caretaker in charge of a mobile home park to comply fully with the provisions of any and all state laws and regulations now existing or which might be hereinafter enacted or promulgated pertaining directly or indirectly to the maintenance and operation of mobile home parks.

SECTION 16. It shall be the duty of the licensee, his attendant or caretaker, to keep a register and to record therein all mobile homes which occupy space within the park and the identity of the tenants thereof. Said register shall specify dates and time of arrival and departure, the name of the owner or tenant of the mobile home and the towing units and the state in which the mobile home and towing units are registered and the license or registration numbers of the vehicles.

SECTION 17. Any person, firm or corporation who fails to comply with any provision of this ordinance, shall, upon conviction thereof, forfeit not less than \$10.00 nor more than \$100.00, together with the costs of prosecution for each violation, and in default of payment thereof shall be imprisoned in the county jail of Columbia County, Wisconsin, until payment of such forfeiture and costs, but not exceeding thirty (30) days. Each day that such violation continues to exist shall constitute a separate offense. The penalty by forfeiture may be enforced upon either, each of both, the persons occupying the mobile home and causing such violation, or the persons operating and maintaining the mobile home park.

SECTION 18. This ordinance shall take effect upon passage and publication and 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 homes or mobile home parks.

Dated this 5th day of December, 1973.


Chairman

ATTEST:


Town Clerk