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24.01 STATE MOBILE HOME PARK LAWS ADOPTED

The Statutory Provisions describing and defining regulations with respect to mobile home parks and mobile homes contained in Section 66.058 of the Wisconsin Statutes are hereby adopted and by reference made a part of this chapter as if fully set forth herein. Any act required to be performed or prohibited by said section incorporated herein by reference is required or prohibited by this chapter.

24.02 LOCATION OUTSIDE OF PARKS

- (1) It shall be unlawful for any person to park and/or occupy any mobile home upon any street, alley, highway or other public place, or upon any private land within the City of Wisconsin Rapids, except as provided in this chapter.
- (2) Emergency or temporary stopping or parking is permitted on any street, alley, or highway for not longer than one hour subject to any other and further prohibitions, regulations, or limitations imposed by the traffic and parking regulations or ordinances for that street, alley or highway.
- (3) The parking of only one occupied mobile home in an accessory private garage or building, or in a rear yard, is permitted providing no living quarters shall be maintained or any business practiced in said mobile home while such mobile home is so parked or stored.
- (4) A mobile home parked on private lands outside of a mobile home park shall be permitted to remain on said private lands subject to the following conditions:
 - (a) Compliance with all provisions of this Chapter relating to mobile homes located in a licensed mobile home park so far as applicable.
 - (b) Only that portion of the land in actual use as of final adoption of this ordinance, may be so continued and the mobile home may not be extended, enlarged, reconstructed, moved, or structurally altered.
 - (c) A new mobile home shall not be substituted for a mobile home existing as of final adoption of this ordinance, and in the event such mobile home is damaged by fire, explosion, flood or other calamity, to the extent of more than 50% of its current value it shall not be reconstructed. (MC#74)
- (5) The building inspector shall, with the assistance of the health officer and police department, enforce the provisions of this Chapter and he shall maintain a current file of all mobile homes located outside of mobile home parks. (MC#74)

24.03 PERMIT FOR TEMPORARY LOCATION OUTSIDE OF MOBILE HOME PARK

- (1) The city health officer may issue special written permits allowing the temporary location of a mobile home outside of a mobile home park.

- (2) The person to whom such permit is granted shall be subject to the parking permit fee as provided in section 24.15. The permit shall be granted only upon the written consent of the owner, legal agent of the owner or the lessee of the location for which the permit is issued. No more than two mobile homes shall be granted permits to locate on any one premises outside a mobile home park.
- (3) Application for the permit shall be made to the city health officer and shall be accompanied by an inspection fee of \$1.00 and shall state the name and permanent address of the occupants of the mobile home, the license number of their mobile home and towing vehicle, place of last stay, intended purpose of stay at requested location, 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 owner's and or occupant's permission to locate; a statement of the nature and location of sanitary facilities and the permission of the occupant of the dwelling house for their use; and a statement that all wastes from mobile home occupancy will be disposed of in a sanitary manner. Application for location on a vacant lot or parcel of land shall be accompanied by a statement of the nature and location of sanitary facilities, which must include a safe water supply and toilet within 200 feet of the proposed location of the mobile home; and a statement of permission from the owner for their use.
- (4) All occupants of any mobile home located outside of a mobile home park shall register with the city clerk as provided in section 24.05. All provisions of this chapter governing the location, use and sanitation of mobile homes located in a licensed mobile home park shall so far as they are applicable, apply to any mobile home located outside of such mobile home park.

24.04 PERMANENT OCCUPANCY

- (1) Mobile home shall not be used as a permanent place of abode or as a permanent dwelling except within an approved mobile home park.
- (2) Any action toward the removal of wheels except for temporary purposes of repair, or other action to attach the mobile home to the ground by means of posts, piers or foundation shall be construed as an attempt to use such unit as a permanent dwelling and shall constitute a violation of this ordinance. (171-A)

24.05 LICENSE FOR MOBILE HOME PARK: APPLICATION AND ISSUANCE

- (1) It shall be unlawful for any person to establish or operate upon property owned or controlled by him within the City of Wisconsin Rapids, a mobile park without having first secured a license therefor from the city clerk. The application for such license shall be accompanied by a fee of \$2.00 for each space in the existing or proposed park but not less than \$25.00. The license shall expire one year from the date of issuance. Such parks shall comply with Wisconsin Administrative Code H77, which is hereby adopted by reference. (MC#117)
- (2) The application for such license or the renewal thereof shall be filed with the city clerk and shall be accompanied by a fee of \$1.00 for each space in the existing or proposed park. A fee of \$10.00 shall be paid for each transfer of license.
- (3) The application for a license or a renewal thereof shall be made on forms furnished by the city clerk and shall include the name and address of the owner in fee of the tract (if the fee is vested in some person other than the applicant, a duly verified statement by that person, that the application), and such legal description of the premises, upon which the mobile home park is or will be located as will readily identify and definitely locate the premises. The application shall be accompanied by two copies of the park plan showing the following, either existing or proposed:
 - (a) The extent and area used for park purposes;
 - (b) Roadways and driveways;
 - (c) Location of units for mobile homes;
 - (d) Location and number of sanitary conveniences, including toilets, washrooms, laundries and utility rooms to be used by occupants of units;
 - (e) Method and plan of sewage disposal;
 - (f) Method and plan of garbage disposal;
 - (g) Plan for water supply;
 - (h) Plan for electrical lighting of units. If the existing or proposed park is designed to serve non-dependent mobile home units, such plans shall clearly set forth the location of all sewer and water pipes and connections.

24.06 INSPECTION AND ENFORCEMENT

No mobile home park license (or permit for location outside of a licensed mobile home park) shall be issued until the city clerk shall notify the chief of police, health officer, chief of the fire department, and building inspector of such application, and these officials shall inspect or cause to be inspected each application and premises to determine whether the applicant and the premises on which mobile homes will be located comply with the regulations, and ordinances and laws applicable thereto. These officials shall furnish to the common council in writing the information derived from such investigation, and a statement as to whether the applicant and the premises meet the requirements of the department for whom the officer is certifying. No license shall be renewed without a reinspection of the premises. For the purpose of making inspections and securing enforcement such officials shall have the right and 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.

24.07 LOCATION OF MOBILE HOME PARKS

- (1) No mobile home or mobile home park shall be located in any fire district.
- (2) No occupied mobile home within the limits of the City of Wisconsin Rapids, shall be located between the recognized setback line for the zoning district in which such mobile home is located and the street or highway nor less than ten feet from any building or other mobile home or from the boundary line of the premises on which located.

24.08 MANUFACTURED HOME PARK REQUIREMENTS

- (1) At the time of application for a conditional use and application for a manufactured home park license, under Section 24.05 of this code, the applicant shall submit a site plan to the zoning administrator containing the following information:
 - (a) The name and address of all owners and developers of the proposed park.
 - (b) The legal description and lot size, in acres and square feet, of the proposed manufactured home park.
 - (c) The location and size of all manufactures home spaces, storage areas, recreation areas and facilities, landscaping, existing tree growth, water areas, roadways, sidewalks and parking sites.
 - (d) Detailed landscaping plans and specifications.
 - (e) Plans for sewage disposal, surface drainage, water system, electrical service, gas service, street lighting and topography diagrams.
 - (f) Location and size of all public roadways abutting the park and all street and sidewalk accesses from such street and sidewalk to the manufactured home park.
 - (g) Preliminary road construction plans, specifications and elevations.
 - (h) Preliminary floor plans and elevations for all structures.
 - (i) Description and method of disposing of garbage and refuse.
 - (j) Detailed description of proposed maintenance procedure and grounds supervision.
 - (k) Staging and timing of construction program whether or not the entire area will be developed at one time or in stages.
 - (l) Such other reasonable information as shall be required by the zoning administrator.
- (2) Manufactured Homes Space Requirements. Each manufactured home space shall have:
 - (a) At least 6,000 square feet of land area for the exclusive use of the residents of the manufactured home located on the space with a minimum width of 50 feet and a minimum depth of 120 feet.
 - (b) Frontage on approved roadway and the corner of each space shall be marked and each lot shall be numbered.
- (3) Yard Requirements. All manufactured homes shall comply with the following yard requirements:
 - (a) No manufactured home shall be parked closer than 10 feet to the side lot lines, 20 feet to the front lot line, nor 15 feet to the rear lot line.
 - (b) There shall be an open space of at least 20 feet between the sides of adjacent manufactured homes.
- (4) Parking. The following are minimum parking requirements for manufactured home parks:
 - (a) Each home space shall have off-street parking space for two (2) manufactured homes.
 - (b) Each manufactured home park shall maintain a hard-surfaced, off-street parking lot for guests of occupants of a size equivalent to one space for each five (5) home spaces.
 - (c) Access drives off roads to all parking spaces and home spaces shall be hard surfaced in bituminous concrete or portland cement concrete designed to accommodate normal traffic.
 - (d) Manufactured homes shall not be parked nearer than five (5) feet from any side lot lines unless combined with a contiguous parking area.
- (5) Utilities. The following minimum requirements for utilities shall be maintained:

- (a) The source of fuel for cooking, heating or other purposes at each home shall be approved by the building inspector.
- (b) All utility lines shall be underground, except those essential for street or other lighting purposes as set forth in this section.
- (c) There shall be no obstructions impeding the inspection of plumbing, electrical facilities, utilities, or other related equipment.
- (d) Garbage, waste and trash disposal plans must be approved by the Plan Commission and must conform to all Federal, State and local health and pollution control regulations.
- (e) The owner of the manufactured home park shall pay all required sewer and utility connection fees to the City of Wisconsin Rapids.
- (6) Internal Streets: All internal street shall meet the following minimum requirements:
 - (a) Streets shall be hard surfaced with bituminous concrete or portland cement concrete to accommodate the structural requirements of the city streets as approved by the city's engineering department.
 - (b) All streets shall be developed with a roadbed of not less than 34 feet and a street surface of not less than 20 feet.
- (7) Sidewalks: A 30 inch portland cement concrete sidewalk shall be built and maintained by the owner providing access to all recreational areas, common use buildings, storage areas and to the public street access. A 42 inch sidewalk or ramp with railing shall be supplied to 5% of the sites for accommodation of the handicapped.
- (8) Lighting. Artificial lights shall be maintained during all hours of darkness in all buildings provided for common facilities for occupants' use. The manufactured home park grounds, street and pedestrian area shall be lighted from sunset to sunrise in accordance with a lighting plan approved by the city zoning administrator (or plan commission).
- (9) Recreation Areas: All manufactured home parks shall have one or more recreational areas of a minimum of 2 acres, if possible, which shall be easily accessible to all park residents. Recreational areas shall be so located as to be free of traffic hazards and shall, if possible, be centrally located. The size of such recreational area(s) shall constitute a minimum of 10% of the land area of the manufactured home park. The owner shall present a plan for these areas which shall include equipment such as playground equipment, picnic tables etc. All equipment installed in such areas shall be owned and maintained in good operating condition by the owner or operator of such park at his expense.
- (10) Landscaping. The following minimum landscaping requirements shall be maintained in all manufactured home parks:
 - (a) Each space shall be properly landscaped with at least one tree. All yards shall be sodded or planted in grass. There shall be a minimum of 20 trees per gross acre in all areas of a manufactured home park. Trees, grass and landscape materials shall be properly maintained and replaced to conform to the approved landscape plans and specifications.
 - (b) A visual screen consisting of a compact hedge, redwood fence, coniferous trees, other approved landscape materials, or a screen fencing approved by the zoning administrator (plan commission) shall be installed and maintained around the peripheral of the manufactured home park to substantially inhibit the eye level vision from the exterior when adjacent to any R1, R2, R3 district and shall be maintained free of rubbish, debris, weeds and paper.
- (11) Manufactured Home Stands Required. See COMM.27
- (12) Skirting. All manufactured home units shall have skirts around the entire manufactured home made of plastic, fiberglass or other comparable noncombustible material approved by the building inspector and shall be of a permanent color or painted to match the appropriate manufactured home so as to enhance the general appearance thereof.
- (13) Storage Buildings. Any storage building in a manufactured home park shall be anchored.
- (14) Registration of Occupants. The owner of a manufactured home park shall keep a registration list available to the City or its agents for inspection at reasonable times.
- (15) Inspection. All manufactured homes shall comply with State and Village fire, health and building regulations. Before a manufactured home unit may be occupied, the owner must secure the inspection and approval of the building inspector regarding compliance with such regulations.
- (16) Smoke detectors must be installed in all homes per the Uniform Wisconsin Dwelling Code

24.09 WATER SUPPLY

- (1) 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 mobile home shall be furnished for drinking and domestic purposes in all parks.

- (2) 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.
- (3) No common drinking vessel shall be permitted, nor shall any drinking faucets be placed in any toilet room.
- (4) Every mobile home park serving dependent units shall provide an abundant supply of hot water at all reasonable hours for bathing, washing, and laundry facilities.

24.10 SERVICE BUILDING AND ACCOMMODATIONS

- (1) Every mobile home park designed to serve dependent units shall have erected thereon suitable buildings for housing toilets, lavatories, showers, slop sinks, and laundry facilities as required by this section, such buildings to be known as service buildings. Service buildings shall be located not more than 200 feet from any dependent unit space, nor closer than 15 feet from any mobile home space. Such buildings shall be of permanent construction and adequately lighted, screened and ventilated.
- (2) There shall be provided separate toilet rooms for each sex. Water flush toilets shall be required. Toilets shall be provided for each sex in the ratio of one toilet for each eight dependent units or fraction thereof, and shall have separate compartments. Every male toilet room shall also contain one urinal for each sixteen dependent units, but in no case shall any male toilet be without one urinal. Toilet rooms shall contain lavatories with hot and cold water in the ratio of one lavatory to every two or less water closets.
- (3) Separate bathing facilities for each sex shall be provided with one shower enclosed in a compartment at least four feet square, for each eight dependent units or fraction thereof. Each shower compartment shall be supplemented by an individual dressing compartment of at least twelve square feet.
- (4) Laundry facilities shall be provided in the ratio of one double tray unit and one conventional type washing machine, or one automatic washing machine, with electric outlet, for each eight units. Sufficient drying facilities shall be available.
- (5) Slop sinks for disposal of liquid waste originating at the units shall be provided in a separate room of the service building in the ratio of one slop sink for each 16 dependent units.
- (6) The above accommodations shall be based on the total park capacity according to accepted plans.
- (7) Floors of toilets, showers, and the laundry shall be of concrete, tile, or similar material impervious to water and easily cleaned and pitched to a floor drain.

24.11 WASTE AND GARBAGE DISPOSAL

- (1) 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.
- (2) Every space designed to serve a non-dependent unit shall be provided with sewer connections which shall comply with the state plumbing code. The sewer connections shall be provided with suitable fittings so that watertight connections can be made. Such connections shall be so 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.
- (3) 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.
- (4) Each faucet shall be equipped with facilities for drainage of waste and excess water.
- (5) Every mobile home unit shall be provided with a substantial fly-tight metal garbage depository from which the contents shall be removed and disposed of in a sanitary manner by the park custodian at least twice weekly between May 1 and October 15, and otherwise weekly.

24.12 LIMITATION ON LENGTH OF STAY AND NUMBER OF OCCUPANTS

It shall be unlawful for any person to occupy any mobile home within the City of Wisconsin Rapids, for more than 90 days in each 12 month period, except as provided in section 24.03 of this section, and except that upon a showing and proof that there exists in the community a shortage of adequate housing facilities, additional stays of 60 days may be granted as an emergency provision, provided, that this time limitation shall not apply to the licensee of a mobile home park or his bona fide employees so as to prevent their remaining on the park premises at all times.

24.13 MANAGEMENT

- (1) In every mobile home 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 section shall be posted therein and the park register shall at all times be kept in said office.
- (2) It is hereby made the duty of the attendant or person in charge, together with the licensee, to:

- (a) Keep a register of all guests, to be open at all times to inspection by state and federal officers and the mobile home committee, which shall show for all guests:
 - (1) Names and addresses
 - (2) Number of children of school age
 - (3) State of legal residence
 - (4) Dates of entrance and departure
 - (5) License numbers of all mobile homes and towing or other vehicles
 - (6) State issuing such licenses
 - (7) Purpose of stay in park
 - (8) Place of last location and length of stay
 - (9) Place of employment of each occupant
- (b) Maintain the park in a clean, orderly sanitary condition at all times.
- (c) Insure that the provisions of this ordinance are complied with and enforced and report promptly to the proper authorities any violations of this ordinance or any other violations of law which may come to his attention.
- (d) Report to the health officer all cases of persons or animals affected or suspected of being affected with any communicable diseases.
- (e) Maintain in convenient places, approved by the fire chief, hand fire extinguishers in the ratio of one to each eight units.
- (f) Collect the monthly parking permit fee provided for in section 24.15 of this ordinance. A book shall be kept showing the names of the persons paying said service charges and the amount paid.
- (g) Prohibit the lighting of open fires on the premises.

24.14 APPLICABILITY OF PLUMBING, ELECTRICAL AND BUILDING ORDINANCES

All plumbing, electrical, building and other work on or at any park licensed under this section shall be in accordance with the ordinances of the City of Wisconsin Rapids 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 to do any electrical work.

24.15 MONTHLY PARKING FEE

- (1) There is hereby imposed on each occupied, nonexempt mobile home located in the City of Wisconsin Rapids, a monthly parking fee as determined in accordance with Section 66.058, Wisconsin Statutes. Said fees shall be paid to the city treasurer on or before the 10th day of the month following the month for which such fees are due.
- (2) Licenses of mobile home parks and owners of land on which are parked any occupied, nonexempt mobile homes shall furnish information to the city clerk and city assessor on such homes added to their park or land within five days after arrival of such homes on forms furnished by the city clerk in accordance with Section 66.058(3)(c) and (e), Wisconsin Statutes.
- (3) Occupants or owners of nonexempt mobile homes parked outside of a mobile home park shall remit such fees directly to the city treasurer as provided in Section (1). 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 therein and to remit such fees to the city treasurer as provided in Section 1. (MC#117)

24.16 REVOCATION AND SUSPENSION

The common council is hereby authorized to revoke any license or permit issued pursuant to the terms of this ordinance in accordance with Wisconsin Statutes. (MC#171)