

7.03 MOBILE HOMES

(1) DEFINITIONS.

(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 designated, equipped and used primarily for sleeping, eating and living quarters, or is intended to be so used; and includes any additions, attachments, annexes, foundations except that a house trailer is not deemed a mobile home if the assessable value of such additions, attachments, annexes, foundations equals or exceeds 50 percent 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 accommodations.

(f) A "space" means a plot of ground within a mobile home park, designed for the accommodation 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.

(2) LICENSE REQUIRED.

(a) No person shall operate or maintain, or offer for public use, within the Village any mobile home park, without first applying for and receiving from the Board a license to do so, or without complying with the regulations contained herein.

(b) USE. Exceptions. No person shall maintain any automobile trailer or mobile home upon any lot or parcel of land in the Village, except in a licensed mobile home park. However, this section shall not prevent the keeping of an automobile trailer or house car within the Village for not more than 72 hours, except as hereinafter provided, on condition that during such time adequate water supply and adequate toilets are available at all time to the occupants. This exception is especially intended to provide for occupants of automobile trailers and mobile homes, who may be guests of citizens, where an adequate water supply and toilet facilities are available to the guests in the homes of their hosts, but in no case shall this exemption extend beyond the 72 hour limitation. Any automobile trailer or mobile home which is parked in the Village merely for storage purposes shall also be excepted from this section. This section shall not prevent the parking of unoccupied mobile homes for the purposes of inspection and sale.

(3) LICENSE FEES.

(a) There is hereby imposed on each owner a nonexempt mobile home in the Village of Hilbert a monthly parking permit fee determined in accordance with S. 66.058(3) of the Wisconsin Statutes which is hereby adopted by reference and made 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 home owner.

Licensees and owners of mobile homes permitted to be located on land outside a mobile home park shall pay to the Village Treasurer such parking permit fees on or before the 10th 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 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 S. 66.058(3)(c) and (e) of the Wisconsin Statutes.

(c) Owners of nonexempt 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 \$25.00 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 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 non-exempt

mobile home has been or is about to be removed from the Village, the Village Clerk shall direct the Village Treasurer to 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.

(4) APPLICATION FOR LICENSE. Application for a mobile home park license shall be filed with the Village Clerk. The application shall be in writing signed by the applicant and shall contain the following:

(a) The name and address of the applicant.

(b) The location and legal description of the mobile home park.

(c) A complete Mobile Home Park plan of the park showing compliance with this ordinance.

(d) Plans and specifications of all buildings and other improvements constructed or to be constructed within the mobile home park.

(e) Such further information as may be required by the Village Board to enable it to determine if the proposed park shall comply with legal requirements.

(f) The application and all accompanying plans and specifications shall be filed with the Village. They shall investigate the proposed plans and specifications and the applicant. If the applicant is found to be of good moral character, and the proposed mobile home park will be in compliance with all provisions of this ordinance and all other applicable ordinances and, upon completion of the park according to the plans, the Village Clerk shall issue the license, at an annual fee of \$50 for each 50 spaces or fraction thereof. The fee for a transfer of a license shall be \$10.00.

(g) It shall further be a requirement for the granting of a license and for the continued effect of the license that the mobile home permitted under this section shall be tied down so as to render the mobile home secure.

(5) REVOCATION AND SUSPENSION. The Village Board may suspend or revoke a license after a hearing held pursuant to Section 66.058 (3) (c) Wisconsin Statutes.

(6) MOBILE HOME PARK PLAN. 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 freedom from stagnant pools of water.

(b) Mobile home spaces shall be provided consisting of a minimum of 6,000 square feet for each space, said spaces being a minimum of 50 feet wide and clearly defined. Each unit shall be so harbored on each space that there shall be at least 30-foot clearance between the mobile homes. No mobile home shall be located closer than 10 feet from any property line bounding the park, and shall not be located closer than 16 feet from any existing residential building.

(c) All mobile home spaces shall abut upon a driveway of not less than 25 feet in width which shall have unobstructed access to a street, alley or highway. All driveways shall be hard surfaced, well marked in the daytime with adequate lighting at night.

(d) Electrical service to mobile home spaces shall conform to the regulations set forth in the Wisconsin State Electrical Code incorporated herein by reference as though fully set forth. Provisions for underground wiring shall be made.

(e) All mobile homes within a mobile home park shall be parked within the designated spaces.

(f) Each mobile home space shall provide for a setback of 25 feet from the mobile home park access driveways. The setback shall be seeded and landscaped.

(g) There shall be constructed on each mobile home space a concrete pad, or its equivalent, as determined by the Village Building Inspector to be used for the accommodation of necessary water and sanitary connections as set forth in the Village Building Ordinance.

(h) A minimum of 550 square feet per mobile home space, exclusive of that provided for individual mobile home spaces shall be required for the express purpose of providing open space and recreational area for the residents of the mobile home park.

(7) LOCATION. Mobile home parks may be located in a district prescribed within the Ordinances of the Village as a Mobile Home Park District.

(8) SEWAGE AND REFUSE DISPOSAL. Waste from showers, bathtubs, toilets, lavatory, kitchen sinks and laundries shall be discharged into a public sewer system in compliance with applicable ordinances. Tightly covered metal garbage cans shall be provided in quantities adequate to

permit disposal of all garbage and rubbish. The cans shall be kept in a sanitary condition at all times and shall be furnished in quantities as to insure that the garbage cans shall not overflow. The licensee of said mobile home park provide for central pickup locations for all garbage.

(9) APPEARANCE. Every mobile park shall be located and maintained so as to appear attractive and the Village may at any time require that any mobile home park be screened by hedges or in some other suitable manner.

(10) SANITARY FACILITIES. If a mobile home park offers space for dependent units it shall provide service buildings to house toilet facilities, bathing facilities, laundry facilities and other sanitary facilities. Said service buildings shall be well lighted permanent structures large enough and with enough facilities to service the number of people using them. They shall be maintained in a clean, sightly condition that will be free of any condition that will menace the health of any occupant or the public or constitute a nuisance.

(11) PENALTY FOR VIOLATION OF ORDINANCE. Penalty for violation of this ordinance shall be controlled by Ordinance No. 15.01.