

CHAPTER 34

TRAILERS AND MOBILE HOMES

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34.01 FINDINGS AND POLICY

The Village Board hereafter referred to as Governing Body of the Village of Pulaski, Wisconsin, hereinafter referred to as the Municipality finds that properly planned and operated Mobile Home Communities: Promote the safety and

health of the residents of such communities and of other nearby communities and encourage economical and orderly development of such communities and other nearby communities. It is, therefore, declared to be the policy of this Village to eliminate and prevent health and safety hazards and to promote the economical and orderly development and utilization of land by providing for the standards and regulations necessary to accomplish these purposes. It is further declared the policy of this Village, pursuant to the provisions of §66.058, Stats., that mobile homes, as defined herein, may only be placed and maintained in mobile home parks licensed to operate under the provisions of this Chapter.

34.02 STATE STATUTES ADOPTED

The provisions of §66.058, Stats., and the definitions therein, are hereby adopted and incorporated herein.

34.03 DEFINITIONS

- (a) **DEFINITIONS.** The following terms shall have the following meanings herein:
- (1) **"Accessory Structure"** shall mean any structural addition to the mobile home which includes awnings, cabanas, carports, Florida rooms, porches, ramadas, storage cabinets and similar appurtenant structures.
 - (2) **"Building"** shall mean a roofed structure erected for permanent use.
 - (3) **"Common Area"** shall mean any area or space designed for joint use of tenants occupying mobile home developments.
 - (4) **"Common Management"** shall mean the person who owns or has charge, care or control of the mobile home development.
 - (5) **"Community System"** (Water or Sewerage) shall mean a central system which serves all living units and is not publicly owned.
 - (6) **"Density"** shall mean the number of mobile homes or mobile home stands per gross acre.
 - (7) **"Driveway"** shall mean a minor private way used by vehicles and pedestrians on a mobile home lot or for common access to a small group of lots of common facilities.
 - (8) **"Dwelling"** is the same as living unit.
 - (9) **"Easement"** shall mean a vested or acquired right to use land, other than as a tenant, for specific purposes; such right being held by someone other than the owner who holds title to the land.
 - (10) **"Enforcing Agency"** shall mean the Planning and Zoning Committee or other authorized representative of the Village charged with the

duty to enforce the provisions of this regulation.

- (11) **"Housing"** shall mean living units, dwellings and/or other structures that shelter or cover.
- (12) **"License"** shall mean a written document issued by the enforcing agency allowing a person to operate and maintain a mobile home development under the provisions of this regulation.
- (13) **"Living Unit"** shall mean a residential unit providing complete, independent living facilities for one family including permanent provisions for living, sleeping, eating, cooking and sanitation.
- (14) **"Lot Area"** shall mean the total area reserved for exclusive use of the occupants of a mobile home.
- (15) **"Lot Line"** shall mean a line bounding the Lot as shown on the accepted plot plan.
- (16) **"Mobile Home"** shall mean a mobile home as defined by §66.058, Wis. Stats. (also known as "Manufactured Home")
- (17) **"Mobile Home Community"** shall mean a mobile home development and related utilities and facilities, including the mobile home and all of the people living within the development.
- (18) **"Mobile Home Development"** shall mean a contiguous parcel of land which has been planned and improved for the placement of mobile homes. Developments or portions of developments intended for the sale of individual lots or parcels for the placement of mobile homes shall not be included within the definition of a mobile home development and shall not be subject to the provisions of this Chapter, but shall conform to other applicable land use control measures of the Village.
- (19) **"Mobile Home Lot"** shall mean a parcel of land for the placement of a mobile home and the exclusive use of its occupants.
- (20) **"Mobile Home Stand"** shall mean that part of an individual mobile home lot which has been reserved for the placement of a mobile home.
- (21) **"Occupied Area"** shall mean that area of an individual mobile home lot which has been covered by a mobile home and its accessory structures.
- (22) **"Permit"** shall mean a written document issued by the enforcing agency permitting the construction, alteration or expansion of a mobile home development.
- (23) **"Permanent Building"** shall mean a building, except a mobile home accessory structure.
- (24) **"Person"** shall mean any individual, firm trust, partnership, public or private association or corporation.
- (25) **"Plat"** shall mean any map, plan or chart of a city, town, section or subdivision, indicating the location and boundaries of individual properties.

- (26) **"Plot"** shall mean a parcel of land consisting of one or more lots or portions thereof which is described by reference to a recorded plat or metes and bounds.
- (27) **"Power Supply Assembly"** shall mean the conductors, including the grounding conductors, insulated from one another, the connectors, attachment plugs, caps and all other fittings, grommets, or devices installed for the purpose of delivering energy from the service equipment to the distribution panel within the mobile home.
- (28) **"Private Street"** shall mean a private way which affords principal means or access to abutting individual mobile home lots and auxiliary buildings.
- (29) **"Property"** shall mean a plot with any buildings or other improvements located thereon.
- (30) **"Property Line"** shall mean a recorded boundary of a plot.
- (31) **"Public Street"** shall mean a public way which affords principal means of access to abutting properties.
- (32) **"Public System"** (Water or Sewerage) shall mean a system which is owned and operated by the Village or a licensed public utility which is adequately controlled by a governmental authority.
- (33) **"Rights-of-Way"** shall mean the area, either public or private, over which the right of passage exists.
- (34) **"Service Building"** shall mean a building housing toilet, lavatory and such other facilities as may be required by this regulation.
- (35) **"Service Equipment"** shall mean the necessary equipment, usually consisting of circuit breaker or switch and fuses and their accessories located near the point of entrance of supply conductors to or in a building or mobile home and intended to constitute the main control and means of cutoff for the supply to that mobile home or building.
- (36) **"Sewer Connection"** shall mean a connection consisting of all pipes, fittings and appurtenances from the drain outlet of the mobile home to the inlet of the corresponding sewer riser pipe of the sewerage system serving the mobile home development.
- (37) **"Sewer Riser Pipe"** shall mean that portion of the sewer lateral which extends vertically to the ground elevation and terminates at each mobile home lot.
- (38) **"Shall"** shall indicate that which is required.
- (39) **"Should"** shall indicate that which is recommended but not required.
- (40) **"Site"** shall mean a parcel of land consisting of one or more lots or portions thereof which is described by reference to a recorded plat or by metes and bounds.
- (41) **"Water Connection"** shall mean a connection consisting of all pipes, fittings and appurtenances from the water riser pipe to the water inlet pipe of the distribution system within the mobile home.

- (42) **"Water Riser Pipe"** shall mean that portion of the water supply system serving the mobile home development which extends vertically to the ground elevation and terminates at a designated point at each mobile home lot.

34.04 PERMITS

- (a) **PERMIT REQUIRED.** It shall be unlawful for any person to construct, alter or extend any mobile home development within the Village unless he holds a valid permit issued by the enforcing agency in the name of such person for the specific construction, alteration or extension proposed. The permit hereunder is distinguished from the license to operate under Sec. 34.05.
- (b) **PERMIT APPLICATIONS.** All applications for permits shall contain the following:
- (1) Name and address of applicant and all owners and developers of the proposed mobile home park.
 - (2) Location and legal description of the mobile home development.
 - (3) Complete engineering plans and specifications of the proposed development in compliance with the provisions of Sec. 51.11(d) showing but not limited to the following:
 - a. The area and dimensions of the tract of land;
 - b. The number, location, and size of all mobile home lots;
 - c. The location and width of roadways and walkways;
 - d. The location of water and sewer lines and riser pipes;
 - e. Plans and specifications of the water supply and refuse and sewage disposal facilities;
 - f. Plans and specifications of all buildings constructed or to be constructed within the mobile home development; and
 - g. The location and details of lighting and electrical systems.
 - h. Existing and proposed landscape features and concepts.
- (c) **FEE.** All applications shall be accompanied by the deposit of a fee of Two Hundred Fifty (\$250.00) Dollars.
- (d) **ISSUANCE OF PERMIT.** When, upon review of the applications, the enforcing agency is satisfied that the application and the proposed plan meets the requirements of the Chapter and the Village Comprehensive Plan, a permit shall be issued.
- (e) **DENIAL OF PERMIT.** Any person whose application for a permit under this Chapter has been denied may request and shall be granted a hearing on the matter before the enforcing agency under the procedure provided by this Chapter.

34.05 LICENSES

- (a) **LICENSE REQUIRED.** It shall be unlawful for any person to administer any mobile home community in the Village unless he holds a valid license issued annually by the enforcing agency in the name of such person for the specific mobile home community. All applications for licenses shall be made to the enforcing agency, who shall issue a license upon compliance by the applicant with provisions of this Chapter.
- (b) **NOTICE OF TRANSFER.** Every person holding a license shall give notice in writing to the enforcing agency within twenty-four hours after having sold, transferred, given away, or otherwise disposed of interest in or control of any mobile home community. Such notice shall include the name and address of the person succeeding to the ownership or control of such mobile home community. Upon application in writing for transfer of the license and payment of Ten (\$10.00) Dollars, the license shall be transferred if the mobile home community is in compliance with the applicable provisions of this Chapter.
- (c) **APPLICATION.**
 - (1) Applications for original licenses shall be in writing, signed by the applicant, accompanied by an affidavit of the applicant as to the truth of the application and by deposit of a fee of One Hundred (\$100.00) Dollars for each 50 spaces or fraction thereof, and shall contain: the name and address of the applicant, the location and legal description of the mobile home community showing all mobile home stands, structures, roads, and other service facilities.
 - (2) Applications for renewal of licenses shall be made in writing by the holders of the licenses, shall be accompanied by the deposit of a fee of One Hundred (\$100.00) Dollars and shall contain any change in the information submitted since the original license was issued or the latest renewal granted.
- (d) **HEARING.** Any person whose application for a license under this Chapter has been denied may request and shall be granted a hearing on the matter before the enforcing agency under the procedure provided by Sec. 34.07(a) of this Chapter.
- (e) **SUSPENSION.** Whenever, upon inspection of any mobile home community, the enforcing agency finds that conditions or practices exist which are in violation of this Chapter, the enforcing agency shall give notice in writing in accordance with Sec. 34.07(a) to the person to whom the license was issued that unless such conditions or practices are corrected within a reasonable period of time specified in the notice by the enforcing agency, the license shall be suspended. At the end of such period the enforcing agency shall re-inspect such mobile home community and, if such conditions or practices have not been corrected, shall suspend the license and give notice in writing of such suspension to the person to whom the

license is issued. Upon receipt of notice of such suspension such person shall cease administration of such mobile home community except as provided in Sec. 34.07(b).

34.06 INSPECTION

- (a) **INSPECTION.** The Enforcing Agency is hereby authorized and directed to make such inspections as are necessary to determine satisfactory compliance with this Chapter. The Enforcing Agency shall have the power to inspect the register containing a record of all residents of the mobile home community.
- (b) **RIGHT OF ENTRY.** The Enforcing Agency shall have the power to enter at reasonable times upon any private or public property for the purpose of inspecting and investigating conditions relating to the enforcement of this Chapter.
- (c) **ACCESS.** It shall be the duty of every resident of a mobile home community to give the management thereof or his designated agent access to any part of such mobile home development at reasonable times for the purpose of making such repairs or alterations as are necessary to effect compliance with this Chapter.

34.07 NOTICES, HEARINGS AND ORDERS

- (a) **NOTICE.** Whenever the enforcing agency determines that there are reasonable grounds to believe that there has been a violation of any provision of this Chapter, the Enforcing Agency shall give notice of such alleged violation to the person to whom the permit or license was issued, as hereinafter provided. Such notice shall:
 - (1) Be in writing;
 - (2) Include a statement of the reasons for its issuance;
 - (3) Allow a reasonable time for the performance of any act it requires.
 - (4) Be served upon the owner or his agent as the case may require provided: Such notice or order shall be deemed to have been properly served upon such owner or agent when a copy thereof has been sent by registered mail to his last known address, or when he has been served with such notice by any method authorized or required by the laws of this state;
 - (5) Contain an outline of remedial action which, if taken, will effect compliance with the provisions of this Chapter.
- (b) **REMEDIAL ACTION.** Any person affected by any notice which has been issued in connection with the enforcement of any provision of this Chapter

shall take the such remedial action as may be required by the enforcing agency to effect compliance with the provisions of this Chapter. In the event that such action is not taken in the period provided for in the notice issued pursuant to Sec. 34.07(a) herein, the license or permit shall be subject to revocation or suspension pursuant to §66.058(2)(9d), Wis. Stats.

- (c) **HEARING.** The holder of the license or permit shall be entitled to a public hearing on the issue of revocation, suspension or non-renewal; and, shall be given ten (10) days' notice in writing of such hearing. The holder shall be entitled to appear and be heard as to why such permit or license shall not be revoked, suspended no non-renewed. The holder of such permit or license shall have such rights to appeal revocation, suspension or non-renewal of the permit or license as shall be provided by law.

34.08 EXEMPTIONS

- (a) **UNDUE HARDSHIP.** Where the enforcing agency finds that compliance with provisions of this Chapter would result in undue hardship, which undue hardship shall not be self-imposed, an exemption may be granted by the enforcing agency without impairing the intent and purpose of this Chapter.
- (b) **DEVIATIONS.** Deviations from design, construction and installation provisions shall be brought into compliance within one of two periods of time. Either a period of time hereinafter referred to as a "minimum period" not to exceed one year or a period of time hereinafter referred to as a "maximum period" not to exceed five years. Factors to be considered in determining the length of time and the given period in which to correct any deviation in and from standards shall include but not be limited to the economic feasibility of improvement, nature, significance and extent of the deviation, depreciation of materials, improvements, the existing layout, and other similar factors. Such period shall begin after the enforcing agency has given notice of a certain and specific deviation from this Chapter to the person to whom the permit or certification was issued. Gradual improvements to a higher degree of conformity shall be permissive provided that there shall be complete conformity at the end of a period prescribed by the enforcing agency.

34.09 GENERAL MOBILE HOME PARK DEVELOPMENT STANDARDS

- (a) **GENERAL REQUIREMENTS.**
 - (1) A mobile home development shall be located only upon property designated and zoned for that use by the appropriate public planning agency.
 - (2) No part of any mobile home park shall be used for nonresidential

purposes, except such uses that are required for the direct servicing and well-being of park residents and for the management and maintenance of the mobile home park. Nothing contained in this section shall be deemed as prohibiting the sale of the mobile home located on a mobile home stand and connected to the pertinent utilities.

- (3) Condition of soil, ground water level, drainage and topography shall not create hazards to the property or the health or safety of the occupants. The site shall not be exposed to objectionable smoke, dust, noise, odors or other adverse influences, and no portion which would expose persons or property to hazards.
 - (4) All accessory structures and detached structures, including, but not limited to, steps, stairs, stoops, porches, decks and storage sheds, constructed in a mobile home park shall be in conformity with the Wisconsin Uniform Dwelling Code as adopted at Sec. 54.04 of this Code. All electrical work in a mobile home park shall conform to the National Electrical Code and the Wisconsin State Electrical Code as adopted at Sec. 54.07 of this Code. All plumbing work in a mobile home park shall conform to the Wisconsin State Plumbing Code as adopted at Sec. 54.08 of this Code.
- (b) **OBJECTIVES.** Site planning improvements shall provide for:
- (1) Facilities and amenities appropriate to the needs of the occupants.
 - (2) Safe, comfortable and sanitary use by the occupants under all weather conditions.
 - (3) Practical and efficient operation and maintenance of all facilities at reasonable costs.

34.10 DENSITY

- (a) **MOBILE HOME DEVELOPMENT.** The maximum density of mobile homes located in the mobile home development or park shall be regulated by separation requirements, occupied lot area ratios and recreation area requirements as set forth in this standard. Density will vary considerably in accommodating different sizes of mobile home units with its accessory structures used in the locality and in the type of layout proposed.
- (b) **MOBILE HOME LOTS.** Mobile home stands shall not occupy an area in excess of one-fourth of the respective lot area and there shall not be more than one mobile home per lot. The accumulated occupied area of the mobile home, and its accessory structures or detached structures, on a mobile home lot shall not exceed one-half of the respective lot area.

34.11 RECREATION AREA

Not less than eight (8%) percent of the gross site area shall be devoted to recreational facilities, generally provided in a central location. Provided, however, that this requirement shall not be less than one-half acre for each 100 sites and the minimum area in any development shall be not less than one-half acre. In larger developments, recreation facilities can be decentralized with at least one area large enough for a small softball park (two-thirds of an acre). Recreation areas may include space for community buildings and community use facilities, such as indoor recreation areas, swimming pools, hobby and repair shops, and service buildings.

34.12 REQUIRED SETBACKS, BUFFER STRIPS AND SCREENING

- (a) **SETBACKS.** All mobile homes, accessory structures and detached structures shall be located at least forty (40) feet from the exterior property boundary line except where greater distances are required by the zoning regulations. All mobile homes, accessory structures and detached structures shall be set back at least twenty-five (25) feet from the right-of-way line of any internal public or private street of the park (development). No mobile home shall be placed closer than six (6) feet from any lot line. No accessory structure or detached structure shall be placed closer than five (5) feet from any lot line. All other setbacks shall comply with the provisions of Sec. 51.11(d).
- (b) **BUFFER STRIPS.** There shall be a minimum distance of twenty-five (25) feet between the mobile home stand and the abutting street.
- (c) **SCREENING.** All mobile home developments shall be provided with screening such as fences or natural growth having a minimum height of five (5) feet along the property boundary line separating the developing and adjacent land uses.

34.13 STREETS

- (a) **GENERAL.** All mobile home developments shall be provided with safe and convenient vehicular access from abutting public streets or roads to each mobile home lot. Such access shall be provided by streets, driveways or other means.
- (b) **ENTRANCE STREETS.** Entrances to mobile home developments shall have direct connections to a public street and shall be designed to allow free movement of traffic on such adjacent public streets. No parking shall be permitted on the entrance street for a distance of 100 feet from its point of beginning.

- (c) **CIRCULATION.** The street system should provide convenient circulation by means of minor streets and properly located collector streets. Dead-end streets shall be limited in length to 1,000 feet and their closed end shall be provided with an adequate turnaround (80 feet diameter cul-de-sac).
- (d) **PAVEMENT WIDTHS.** Pavements should be of adequate widths to accommodate the contemplated parking and traffic load in accordance with the type of street with fourteen (14) feet minimum moving lands for collector streets, ten (10) feet minimum moving lanes for minor streets, seven (7) feet minimum lane for parallel regulations and master plan or master plan component.
- (e) **STREET GRADES.** Grades of all streets shall be sufficient to insure adequate surface drainage and shall further be in conformance with the subdivision regulations of the municipality.
- (f) **INTERSECTIONS.** Street intersections should generally be at right angles. Offsets at intersections and intersections of more than two streets at one point shall not be allowed.
- (g) **EXTENT OF IMPROVEMENTS.** All streets shall be provided with a smooth, hard and dense surface which shall be durable and well drained under normal use and weather conditions. The surface shall be maintained free of cracks and holes and its edges shall be protected by suitable means to prevent traveling and shifting of the base.
- (h) **STREET LIGHTS.** Lighting shall be designed to produce a minimum of 0.1 footcandle throughout the street system. Potentially hazardous locations, such as major street intersections and steps or stepped ramps shall be individually illuminated with a minimum of 0.3 footcandle.

34.14 WALKS

- (a) **GENERAL REQUIREMENTS.** All mobile home developments shall be provided with safe, convenient, all season pedestrian access of adequate width for intended use, durable and convenient to maintain. Sudden changes in alignment and gradient shall be avoided.
- (b) **COMMON WALK SYSTEM.** A common walk system shall be provided and maintained between locations where pedestrian traffic is concentrated. Such common walks shall have a minimum width of four (4) feet.
- (c) **INDIVIDUAL WALKS.** All mobile home stands should be connected to common walks, or to streets, or to driveways or to parking spaces. Such individual walks shall have a minimum width of three (3) feet.

34.15 MOBILE HOME LOTS

- (a) **GENERAL.** The limits of each mobile home lot should be marked on the

ground by suitable means. Location of lot limits on the ground should be the same as shown on accepted plans.

- (b) **MOBILE HOME STANDS.** The mobile home stand shall be improved to provide adequate support for the placement and tie-down of the mobile home. The stand shall not heave, shift or settle unevenly under the weight of the mobile home due to frost action, inadequate drainage, vibration, wind or other forces acting on the structure. Anchors or tie-downs shall be provided, such as cast-in-place concrete "dead men," eyelets imbedded in concrete screw augers or arrowhead anchors shall be placed at each corner of the mobile home stand and at intervals of at least twenty (20) feet. Each device shall be able to sustain a minimum load of 4,800 pounds.
- (c) **DRIVEWAYS.** Improved driveways should be provided on lots where necessary for convenient access to mobile homes. The minimum width shall be ten (10) feet.
- (d) **PARKING SPACES.** The design criteria for automobile parking shall be based upon two parking spaces for each mobile home lot. Parking may be in tandem.
- (e) **OUTDOOR LIVING AREA.** Such area should be improved as necessary to assure reasonable privacy and comfort. The minimum area should be not less than 300 square feet with a least dimension of 15 feet.
- (f) **ACCESSORY STRUCTURES.** Each mobile home lot shall contain no more than one accessory structure in addition to the garage. The maximum size of any accessory structure, other than the garage, shall not exceed ten (10) feet by fourteen (14) feet and be of only one story.

34.16 WATER SUPPLY AND DISTRIBUTION SYSTEM

- (a) **GENERAL REQUIREMENTS.** An accessible, adequate, safe and potable supply of water shall be provided in each mobile home development. When a public supply of water of satisfactory quantity, quality and pressure is available at the site or at the boundary of the site, connection will be made thereto and its supply used exclusively. When a satisfactory public water supply is not available, a private water supply system may be developed and used as approved by the enforcing agency.
- (b) **SOURCE AND VOLUME OF SUPPLY.**
 - (1) The water supply shall be capable of supplying a minimum of 150 gallons per day per mobile home.
 - (2) Every well or suction line of the water supply system shall comply with appropriate regulations of State Law.
 - (3) No well-casings, pumping machinery or suction pipes shall be placed in any pit, room or space extending below ground level nor in any room or space above ground which is walled in or otherwise enclosed, unless such rooms, whether above or below ground, have

free drainage by gravity to the surface of the ground.

- (4) The treatment of a private water supply shall be in accordance with applicable laws and regulations.
- (c) **WATER STORAGE FACILITIES.** All water storage reservoirs shall be covered, watertight and constructed of impervious material. Overflows and vents of such reservoirs shall be effectively screened. Manholes shall be constructed with overlapping covers, so as to prevent the entrance of contaminated material. Reservoir overflow pipes shall discharge through an acceptable air gap.
- (d) **WATER DISTRIBUTION SYSTEM.**
- (1) All water piping, fixtures and other equipment shall be constructed and maintained in accordance with state and local regulations and requirements and shall be of a type and in locations approved by the Health Authority.
 - (2) The water piping system shall not be connected with non-potable or questionable water supplies and shall be protected against the hazards of backflow or back siphonage.
 - (3) The system shall be so designed and maintained as to provide a pressure of not less than 20 pounds and not more than 80 pounds per square inch, under all normal operating conditions at each mobile home stand. Also the system shall be capable of supplying 50 mobile homes with a demand load of 100 gpm, 100 mobile homes with 180 gpm, and 300 mobile homes with 370 gpm. Greater design values may be required when the system is to provide fire hydrants. In such event the water supply system shall permit the operation of a minimum of two one-and-one-half (1-1/2) inch hose streams. Each of two nozzles, held four feet above the ground, shall deliver at least 75 gallons of water per minute at a flowing pressure of at least 20 pounds per square inch at the highest elevation point of the development.
 - (4) Fire hydrants, if provided, shall be located within 500 feet of any mobile home, service building or other structure in the development.
 - (5) Water mains, if installed parallel to sewer lines, shall be separated, whenever possible, at least ten (10) feet horizontally from any sanitary sewer, storm sewer or sewer manhole. In case of unusual conditions, separation requirements can be waived, provided the sewer is constructed of materials and with joints that are equivalent to water main standards of construction and shall be pressure tested to assure watertightness prior to backfilling.
- (e) **INDIVIDUAL WATER RISER PIPES AND CONNECTIONS.**
- (1) Individual water riser pipes shall be located within the area of the mobile home stand and approximately thirty (30) feet from the front of such stand.
 - (2) Water riser pipes shall extend at least four inches above ground

elevation. The pipe diameter shall be at least three-quarter (3/4) inch. The water outlet shall be capped when a mobile home does not occupy the lot.

- (3) Adequate provisions shall be made to prevent freezing of service lines, valves and riser pipes and to protect risers from heaving and thawing actions of ground during freezing weather. Surface drainage shall be diverted from the location of the riser pipe.
- (4) A shutoff valve below the frost line shall be provided near the water riser pipe on each mobile home lot.
- (5) Underground stop and waste valves shall not be installed on any water service.

34.17 SEWAGE DISPOSAL

- (a) **GENERAL REQUIREMENTS.** An adequate and safe sewerage system shall be provided in all mobile home developments for conveying and disposing of all sewage. Wherever feasible, connection shall be made to a public system. All new improvements shall be designed, constructed and maintained in accordance with state and local laws.
- (b) **SEWER LINES.** All sewer lines shall be located in trenches of sufficient depth to be free of breakage from traffic or other movements and shall be separated from the development water supply system at a safe distance [see Sec. 34.16(d)(5)]. Sewers shall be at a grade which will insure a velocity of two feet per second when flowing full. The system shall be designed adequate for a minimum flow of 150 gallons per day per mobile home lot. All sewer lines shall be constructed of materials approved by the enforcing agency, shall be adequately vented and shall have watertight joints.
- (c) **INDIVIDUAL SEWER CONNECTIONS.**
 - (1) Each mobile home stand shall be provided with a four-inch diameter sewer riser pipe. The sewer riser pipe shall be located within the area of the mobile stand and approximately forty (40) feet from the front of such stand.
 - (2) The sewer connection (see definition) shall have a nominal inside diameter of three inches, and the slope of any portion thereof shall be at least one-fourth (1/4) inch per foot. The sewer connection shall consist of one pipeline without any branch fittings. All joints shall be watertight.
 - (3) All materials used for sewer connections shall be semi-rigid, corrosive resistant, non-absorbent and durable. The inner surface shall be smooth.
 - (4) Provisions shall be made for adequately sealing the sewer riser pipe when a mobile home does not occupy the lot. Surface drainage shall be diverted away from the riser. The rim of the riser

- pipe shall extend at least four (4) inches above ground elevation.
- (d) **SEWAGE TREATMENT AND/OR DISCHARGE.** Where the sewer lines of the mobile home development are not connected to a public sewer, all proposed sewage disposal facilities shall be approved by the enforcing agency prior to construction. Effluents from sewage treatment facilities shall be discharged only as permitted by the enforcing agency.

34.18 SOLID WASTE DISPOSAL SYSTEM

Waste collection shall comply with the provisions of Chapter 19.

34.19 ELECTRICAL DISTRIBUTION SYSTEM

- (a) **DEFINITIONS OF MOBILE HOME ELECTRICAL WIRING SYSTEM.** All of the electrical wiring, fixtures, equipment and appurtenance, related to electrical installations within a mobile home development, up to the mobile home service entrance conductor, or if none, the mobile home service equipment.
- (b) **ELECTRICAL CODE.** All electrical installations in mobile home developments shall be designed and constructed in accordance with the applicable electrical code adopted by the enforcing agency. (National Electrical Code, Section 550).
- (c) **DISTRIBUTION SYSTEM.** The mobile home development secondary electrical distribution system to mobile home lots shall be single phase, 120/240 volts.
- (d) **CALCULATED LOAD.**
- (1) Mobile home development electrical wiring systems shall be calculated on the basis of not less than 16,000 watts (at 110/240 volts), per each mobile home service. The demand factors which are set forth in the following table are the minimum allowable demand factors which may be used in calculating load on feeders and service.

<u>Number of Mobile Home Lots</u>	<u>Demand Factor (percent)</u>
1	100
2	55
5	33
10	27
20	25
50	23

- (2) For the purpose of this Section, where the development service exceeds 240 volts, transformers and secondary distribution panel boards shall be treated as services.
- (3) Mobile home lot feeder circuit conductors shall have adequate capacity for the loads supplied and shall be rated at not less than 100 amperes at 110/240 volts.

(e) **MOBILE HOME SERVICE EQUIPMENT.**

- (1) Mobile home service equipment shall be rated at not less than 100 amperes. Provision may be made for connecting a mobile home power supply assembly by a permanent wiring method which may have 50 ampere receptacles conforming to applicable electrical codes.
- (2) Mobile home service equipment may also be provided with a means for connecting a mobile home accessory building or structure or additional electrical equipment located outside a mobile home by a permanent wiring method.
- (3) Additional receptacles may be provided for connection of electrical equipment located outside the mobile home.
- (4) The point of the electrical connection for the mobile home shall be within the area of the mobile home stand and approximately forty (40) feet from the front of such stand.

34.20 GAS DISTRIBUTION SYSTEM

- (a) **GENERAL.** Gas equipment and installations within a mobile home development, shall be designed and constructed in accordance with the appropriate provisions of American National Standards Institute ANSI-Z 21.30 and Z 106.1.
- (b) **REQUIRED GAS SUPPLY.** The minimum hourly volume of gas required at each mobile home lot outlet or any section of the mobile home development gas piping system shall be calculated as follows:

	<u>Natural</u>	<u>L.P.G.</u>
(1) For the most remote mobile home lot outlet on any branch or main	125 CFH	50 CFH
(2) For the second most remote outlet on any branch or main	100 CFH	40 CFH
(3) For the third most remote outlet		

on any branch or main

75 CFH

30 CFH

- (4) After the third most remote outlet subsequent branch or main line loadings may be computed using a value of 50 cubic feet per hour for natural gas and 20 cubic feet per hour for liquified petroleum gas.
- (c) **INSTALLATION.** All gas piping installed below ground shall have a minimum earth cover of 18 inches. Gas piping shall not be installed under any mobile home.
- (d) **SYSTEM SHUTOFF VALVE.** A readily accessible and identified shutoff valve controlling the flow of gas to the entire gas piping system shall be installed near the point of connection to the service piping or supply connection of the liquified petroleum gas tank.
- (e) **MOBILE HOME LOT SHUTOFF VALVE.** Each mobile home lot shall have an approved gas shutoff valve installed upstream of the mobile home lot gas outlet and located on the outlet riser at the height of not less than four inches above grade. Such valve shall not be located under any mobile home. Whenever the mobile home lot outlet is not in use, the outlet shall be equipped with an approved cap or plug to prevent accidental discharge of gas.
- (f) **MOBILE HOME CONNECTOR.** Each mobile home shall be connected to the mobile home lot outlet by an approved three-quarter (3/4) inch mobile home connector not more than six (6) feet in length. Approved pipe and fittings may be used between the flexible connector and the mobile home lot gas outlet with the distance between the mobile home gas outlet and the mobile home gas service connection exceeds that required to make a safe installation with only a mobile home connector.
- (g) **MECHANICAL PROTECTION.** All gas outlet risers, regulators, meters, valves or other exposed equipment shall be protected from mechanical damage by vehicles or other causes.
- (h) **LOCATION.** The mobile gas connection shall be installed at the edge of the mobile home stand, approximately thirty (30) feet from the front of such stand; and located as not to terminate beneath the mobile home.

34.21 FUEL OIL DISTRIBUTION SYSTEMS

- (a) **GENERAL.** Distribution systems shall be installed and maintained in accordance with applicable codes and regulations governing such systems. Piping installed below ground shall have a minimum earth cover of eighteen (18) inches.
- (b) **INSTALLATION.** All piping from outside fuel storage tanks or cylinders to mobile homes shall be permanently installed and securely fastened in place. All fuel oil storage tanks or cylinders should be installed underground and shall not be located inside or beneath any mobile home or accessory

- structure, or less than five feet from any mobile home exit.
- (c) **VENTING.** Every tank shall be vented by a vent not less than 1-1/4 inches iron pipe size, so designed and installed to prevent entrance of rain or debris.
 - (d) **SHUTOFF.** A shutoff valve located immediately adjacent to the feed connection of a tank shall be installed in the supply line to the mobile home.
 - (e) **CONNECTORS.** Fuel oil connectors from the tank to the mobile home shall be brass or copper tubing or approved flexible metal hose, not smaller than 3/8 inch iron pipe size or tubing, and shall be protected from physical damage. Aluminum tubing shall not be used. Valves and connectors shall be listed standard fittings maintained liquid-tight to prevent spillage of fuel oil on the ground.

34.22 TELEPHONE AND TELEVISION

When telephone service to mobile home stands is provided, the distribution systems shall be underground, unless economically impractical. Where central television antenna systems are to be installed as part of the property to be covered by mortgage insurance, a warranty shall be obtained to assure satisfactory service. Distribution to mobile home stands may be overhead or underground, but shall be in general accord with the placement of the electrical distribution system.

34.23 SERVICE BUILDING AND OTHER COMMUNITY FACILITIES

- (a) **GENERAL.** The requirements of this section shall apply to service buildings, recreation buildings and other community service facilities such as:
 - (1) Management offices, repair shops and storage areas;
 - (2) Sanitary facilities;
 - (3) Laundry facilities;
 - (4) Indoor recreation areas;
 - (5) Commercial uses supplying essential goods or services for the exclusive use of development occupants.
- (b) **COMMUNITY SANITARY FACILITIES.** Every development shall be provided with the following emergency sanitary facilities: For each 100 mobile home lots, or fractional part thereof, there shall be one flush toilet and one lavatory. The building containing such emergency sanitary facilities shall be accessible to all mobile homes.
- (c) **PERMANENT BUILDINGS.**
 - (1) All portions of the structure shall be properly protected from damage by ordinary uses and by decay, corrosion, termites and other destructive elements. Exterior portions shall be of such material and be so constructed and protected as to prevent entrance or

- penetration of moisture and weather.
- (2) All rooms containing sanitary or laundry facilities shall:
 - a. Have sound resistant walls extending to the ceiling between male and female sanitary facilities. Walls and partitions around showers, bathtubs, lavatories and other plumbing fixtures shall be constructed of dense, nonabsorbent, waterproof material or covered with moisture resistant material.
 - b. Have at least one window or skylight facing directly to the outdoors. The minimum aggregate gross area of windows for each required room shall be not less than ten (10%) percent of the floor area served by them.
 - (3) Toilets shall be located in separate compartments equipped with self-closing doors. Shower stalls shall be of the individual type. The rooms shall be screened to prevent direct view of the interior when the exterior doors are open.
 - (4) Illumination levels shall be maintained as follows: (1) general seeing tasks -- five foot candles; (2) laundry room work area -- 40 foot candles; (3) toilet room, in front of mirrors -- 40 foot candles.
 - (5) Hot and cold water shall be furnished to every lavatory, sink, bathtub, shower and laundry fixture, and cold water shall be furnished to every water closet and urinal.

34.24 (Reserved)

34.25 MAINTENANCE REGULATIONS

(a) RESPONSIBILITIES OF THE MANAGEMENT.

- (1) The person to whom a license for a mobile home community is issued shall provide adequate supervision to maintain the community in compliance with this Chapter and to keep its facilities and equipment in good repair and in a clean and sanitary condition.
- (2) The management shall notify the community residents of all applicable provisions of this Chapter and inform them of their duties and responsibilities under this Chapter.
- (3) The management shall supervise the placement of each mobile home on its mobile home stand which includes securing its stability and installing all utility connections.
- (4) The management shall maintain a register containing the names of all community residents identified by lot number or street address. Such register shall be available to any authorized person inspecting the community.
- (5) The management shall notify the enforcing agency immediately of any suspected communicable or contagious disease within the community.

(b) **RESPONSIBILITIES OF THE RESIDENT.**

- (1) The resident shall comply with all applicable requirements of this Chapter and shall maintain his mobile home lot, its facilities and equipment in good repair and in clean and sanitary condition.
- (2) The resident shall be responsible for proper placement of his mobile home on its mobile home stand and proper installation of all utility connections in accordance with the instructions of the management.
- (3) Pets, if permitted in the community, shall be governed by appropriate Village Ordinances.
- (4) Skirtings, porches, awnings, and other additions shall be installed only if permitted and approved by the management. When installed, they shall be maintained in good repair. The space immediately underneath a mobile home shall be used for storage only if permitted by the management. If permitted, the following conditions shall be satisfied:
 - a. The storage area shall be provided with a base of impervious material.
 - b. Stored items shall be located so as not to interfere with the underneath inspection of the mobile home.
 - c. The storage area shall be enclosed by skirting.
- (5) The resident shall store and dispose of all his rubbish and garbage in a clean, sanitary and safe manner. The garbage container shall be rodent proof, insect proof and watertight.
- (6) First aid fire extinguishers for class A, B and C fires shall be kept at the premises and maintained in working condition.

(c) **SOLID WASTE HANDLING.**

- (1) The storage, collection and disposal of refuse in the mobile home community shall be so conducted as to create no health hazards, rodent harborage, insect breeding areas, accident or fire hazards or air pollution.
- (2) All refuse containing garbage shall be collected in accordance with the provisions of Chapter 19 and the amendments thereto. Where suitable collection service is not available from municipal or private agencies, the management shall provide this service. All refuse shall be collected and transported in covered vehicles or covered containers.

(d) **INSECT AND RODENT CONTROL.**

- (1) Grounds, buildings and structures shall be maintained free of insect and rodent harborage and infestation. Extermination methods and other measures to control insects and rodents shall conform with the requirements of the Enforcing Agency.
- (2) The Community shall be maintained free of accumulations of debris which may provide rodent harborage or breeding places for flies, mosquitoes and other pests.

- (3) Storage areas shall be so maintained as to prevent rodent harborage; lumber, pipe and other building material shall be stored at least one foot above the ground.
 - (4) Where the potential for insect and rodent infestation exists all exterior openings in or beneath any structure shall be appropriately screened with wire mesh or other suitable materials.
 - (5) The growth of brush, weeds and grass shall be controlled to prevent harborage of ticks, chiggers and other noxious insects. The community shall be so maintained as to prevent the growth of ragweed, poison ivy, poison oak, poison sumac and other noxious weeds considered detrimental to health. Open areas shall be maintained free of heavy undergrowth of any description.
- (e) **FIRE PROTECTION.**
- (1) Mobile home communities shall be kept free of litter, rubbish and other flammable materials.
 - (2) Portable fire extinguishers rated for classes A, B and C shall be kept in service buildings and at other locations conveniently and readily accessible for use by all occupants and shall be maintained in good operating condition. Their UL or Factory Mutual rating shall not be less than six (6).
 - (3) Fires shall be made only in stoves, incinerators and other equipment intended for such purposes.
 - (4) Fire hydrants, if provided, shall comply with Sec. 34.16(d)(3).

34.26 ACCESSORY STRUCTURES

- (a) **GENERAL.** Accessory structures shall remain as per definition dependent upon and separate from the mobile home and shall not be used as complete independent living units with permanent provisions for sleeping, cooking and sanitation. Such structure shall be erected, constructed and occupied on a mobile home lot as directed by the management of the mobile home development, as required by applicable state or local standards and as specified in this Chapter. Accessory structures shall be designed in a manner that will enhance the appearance of the mobile home development; shall not obstruct required openings for light and ventilation of the mobile home; and, shall not prevent inspection of mobile home equipment and utility connections.
- (b) **ELECTRICAL SYSTEMS.** Construction and electrical installations shall comply with the applicable regulations of the municipality. Electrical circuits supplying the accessory structure shall be independent of the circuit supplying the mobile home.

34.27 MOBILE HOME PLACEMENT AND ANCHORAGE

The mobile home shall be properly placed on its foundation and its stability shall be affirmed. The mobile home shall be properly secured against high wind velocities. Overturning, sliding or uplift shall be prevented through anchors, tie-downs or similar devices.

34.28 FUEL SUPPLY AND STORAGE

Liquefied petroleum gas containers installed on a mobile home lot shall be securely but not permanently fastened to prevent accidental overturning. Such containers shall not be less than 25 or more than 500 gallons LP-Gas capacity. No liquefied petroleum gas vessel shall be stored or located inside or beneath any storage cabinet, carport, mobile home, or any other structure, unless such installations are approved by the enforcing agency. All fuel oil storage tanks or cylinders shall be securely fastened in place and shall not be located inside or beneath any mobile home or less than five feet from any mobile home exit.

34.29 MOBILE HOME MONTHLY PARKING FEES

- (a) **GENERAL.** There is hereby imposed on each occupied mobile home located in the municipality a monthly parking fee as determined in accordance with §66.058, Wisconsin Statutes. Said fees shall be paid to the Village Clerk-Treasurer on or before the 10th day of the month for which such fees are due.
- (b) **FEE.** Owners of non-exempt, occupied mobile homes, upon receipt of notice from the Village Clerk of their liability for the cash deposit of \$75.00 (seventy-five dollars) 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 occupied, 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, occupied 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.
- (c) **ADMINISTRATION.** The Village shall retain ten (10%) percent of the monthly parking permit fees collected in each month to cover the cost of administration and shall pay to the school district(s) in which any mobile home park or development is located such remaining fees in accordance with provisions of §66.058(8), Wisconsin Statutes.
- (d) **PENALTY.** In the event that a park operator shall fail to report the addition of occupied mobile homes to the park, such operator shall be subject to a forfeiture of not more than \$25.00, pursuant to the provisions of §66.058(3)(h), Wis. Stats. Each failure to report shall be regarded as a separate offense.

34.30 PENALTIES.

Except as otherwise specifically provided for herein, any person who violates any provision of this Chapter shall, upon conviction, be punished by a fine of not less than \$25.00, nor more than \$200.00 dollars; and each day's failure to comply shall constitute a separate violation. The imposition of any such fine shall not bar any other relief or penalties otherwise applicable.