

TOWN OF KNOWLTON, MARATHON COUNTY, WISCONSIN

ORDINANCE NO. 10

AN ORDINANCE CREATING SECTION 10 OF THE ORDINANCES OF THE TOWN OF KNOWLTON, ENTITLED “REGULATING THE PARKING AND LOCATION OF AUTOMOBILE TRAILERS AND LICENSING AND REGULATING TRAILER CAMPS”

The Town Board of the Town of Knowlton, Marathon County, Wisconsin, do ordain as follows:

SECTION 1. Section 10 of the Ordinances of the Town of Knowlton, Marathon County, Wisconsin is hereby created as follows:

10. REGULATING THE PARKING AND LOCATION OF AUTOMOBILE TRAILERS AND LICENSING AND REGULATING TRAILER CAMPS.

(1) DEFINITIONS. Whenever used in this section, unless a different meaning appears from the context thereof, the following definitions shall apply:

(a) A “mobile home” is that which is, or was originally constructed, designed to be transported by any motor vehicle upon a public highway and designed, equipped and used primarily for sleeping, eating and living quarters, or is intended to be so used; and includes any additions, attachments, annexes, foundations and appurtenances, except that a house trailer is not deemed a mobile home if the assessable value of such additions, attachments, annexes, foundations and appurtenances equals or exceeds fifty percent (50%) 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 accommodation.

(f) A “space” means a plot of ground within a mobile home park of not less than 1,000 square feet 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.

(j) “Trailer” means “mobile home”.

(k) “Trailer camp” means “mobile home park”.

(2) ENFORCEMENT. The provisions of this section shall be enforced in the following manner:

(a) A mobile home committee, consisting of the health officer, the Town Chairman and the Town Clerk, is hereby created, with the health officer as chairman.

(b) Such mobile home committee shall enforce all the provisions of this ordinance or such provisions as may hereafter be enacted. For such purpose, any member of the mobile home committee or a duly authorized representative thereof, may enter upon any premises on which any mobile home or any automobile trailers are located or are about to be located and inspect the same and all accommodations connected therewith at any reasonable time. The mobile home committee is further empowered to issue orders granting, renewing and revoking such permits and licenses as are provided for pursuant to this Ordinance.

(3) LOCATION OUTSIDE MOBILE HOME PARKS.

(a) It shall be unlawful, except as provided in this Ordinance, for any person, firm or corporation to park or cause to be parked, any mobile home on any street, alley or highway or other public place or on any tract of land owned by any person within the Town of Knowlton, except as hereinafter provided.

(b) Emergency or temporary stopping or parking shall be permitted on any street, alley or highway for not longer than one (91) 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.

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

(5) **ALTERATION OF MOBILE HOME.** Any action toward the removal of wheels, except for temporary purposes of repair or any other action to attach the mobile home to the ground by means of posts, piers or foundation or to construct any addition thereto, shall subject the mobile home and the owner or occupants thereof, to the requirements of the building, plumbing, health, sanitary, electrical and other ordinances of the Town of Knowlton.

(6) **MOBILE HOME PARK LICENSING REQUIREMENT.**

(a) It shall be unlawful for any person to establish or operate upon property owned or controlled by him within the Town of Knowlton a mobile home park without having first secured a license therefore from the Town Clerk. The application for such license shall be accompanied by a fee of \$100.00 for each 50 spaces or fraction thereof within each mobile home park within the limits of the Town of Knowlton, except that where the park lies in more than one municipality, the amount of the license fee shall be such fraction thereof as the number of spaces in the park in the Town of Knowlton bears to the entire number of spaces in the park. The license shall expire one (1) year from the date of issuance. Such parks shall comply with Wis. Adm. Code H 77, which is hereby adopted by reference.

(b) The Town of Knowlton may collect a fee of \$10.00 for each transfer of a license.

(c) Licensees of mobile home parks and owners of land on which are parked any occupied, nonexempt mobile homes, shall furnish information to the Town Clerk and Town Assessor on such homes added to their park or land within five (5) days after arrival of such home on forms furnished by the Town Clerk in accordance with Sec. 66.058 (3)(c) and (e), Wisconsin Statutes.

(d) Occupants or owners of nonexempt mobile homes parked outside of a mobile home park shall remit such fees directly to the Town Treasurer as provided in these ordinances. 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 remit such fees to the Town Treasurer as hereinbefore provided.

(7) ZONING OF MOBILE HOME PARKS. In addition to the mobile home park licensing requirements as hereinabove provided, no such park shall be located in any area of the Town of Knowlton where it is prohibited by applicable requirements of the Town of Knowlton Ordinances.

(8) MOBILE HOME PARK PLAN, WATER SUPPLY, SEWAGE DISPOSAL AND RELATED FACILITIES. The mobile home park plan, water supply, sewage disposal, plumbing, solid wastes and service building and related facilities shall in all respects comply with the minimum standards set forth in Sections H 77.04 thru H 77.09 inclusive of the Wisconsin Administrative Code, State Board of Health of the State of Wisconsin provisions, all of which provisions and sections now in existence and as hereafter amended, are incorporated herein by reference and made a part of this ordinance as if fully set forth herein at length.

(9) MONTHLY PARKING PERMIT FEES AND THE COLLECTION OF THE SAME.

(a) There is hereby imposed on each owner of a nonexempt, occupied mobile home in the Town of Knowlton a monthly parking permit fee determined in accordance with Sec. 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 Town 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 occupied, nonexempt mobile homes shall furnish information to the Town Clerk and Town Assessor on such homes added to their park or land within five (5) days after arrival of such home on forms furnished by the Town Clerk in accordance with Sec. 66.058(3)(c) and (e) of the Wisconsin Statutes.

(c) Owners of nonexempt occupied mobile homes, upon receipt of notice from the Town Clerk of their liability for the monthly parking permit fee, shall remit to the Town Clerk a cash deposit of \$25.00 to guarantee payment of such fees when due to the Town 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, nonexempt mobile home therein and remit such deposits to the Town Clerk. Upon receipt of a notice from the owner or licensee that the nonexempt occupied mobile home has been or is about to be removed from the Town, the Town Clerk shall direct the Town 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.

(10) MANAGEMENT.

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

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

(i) To keep a register which is to be open at all times to inspection by appropriate state and local officials, of all owners of mobile homes located in the park.

(ii) Maintain the mobile home park in a clean, orderly and sanitary condition at all times.

(iii) Report to the local health officers and the mobile home committee all cases of persons or animals affected or suspected of being affected with any communicable disease.

(iv) Post copies of these Ordinances in one or more conspicuous places in the mobile home park, where they can be easily seen by the mobile home park personnel and visitors.

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

(i) Maintain their site in a clean, orderly and sanitary condition at all times.

(ii) Abide by all applicable state and local regulations and the rules established by the park management.

(11) APPLICABILITY OF PLUMBING, ELECTRICAL AND BUILDING CODE. All plumbing, electrical, building and other work on or at any mobile home licensed under this Chapter shall be in accordance with the ordinances of the Town of Knowlton and all state laws and regulations pertaining to such work.

(12) SCREENING OF MOBILE HOME PARKS. No mobile home park shall be established or permit granted therefore, unless and until the same shall have had planted on the entire outside limits surrounding the area included in said mobile home park, appropriate trees or shrubbery which shall, in their normal growth, screen said mobile home park from the area surrounding the same.

(13) REVOCATION AND SUSPENSION. The mobile home committee is hereby authorized to revoke any license or permit issued pursuant to the terms of this Ordinance, if after due investigation it determines that the holder thereof has violated any of the provisions of this Ordinance or that any mobile home or mobile home park is being maintained in any unsanitary or unsafe manner or constitutes a public or private nuisance.

(14) HEARING ON GRANTING, DENIAL, RENEWAL OR REVOCATION OF LICENSE. Any person aggrieved by an order of the mobile home committee granting, denying, renewing or revoking a license for a mobile home park under this Ordinance may file a written request for a hearing before the mobile home committee within ten (10) days after the issuance of such order. The mobile home committee shall post in at least three (3) public places in the Town of Knowlton notice of a public hearing upon this request to be held not more than twenty (20) days, nor less than five (5) days after the posting of said notices and after the service of notice on the person requesting the hearing. The mobile home committee may also give notice of the hearing to other persons directly interested in the order in question. At such hearing, the mobile home committee shall determine whether the granting, denial, renewal or revocation of the license was in accordance with the provisions of this Ordinance and shall issue written findings of fact and its order shall be filed with the Town Clerk and served by the mobile home committee upon all parties appearing or represented at said hearing.

(15) PENALTIES FOR VIOLATION. Any person, firm or corporation violating any provision of this Ordinance shall upon conviction thereof, forfeit not less than \$10.00 nor more than \$100.00 and the costs of prosecution and in default of payment of such forfeiture and costs, shall be imprisoned in the county Jail until payment of such forfeiture and costs of prosecution, but not exceeding thirty (30) days for each violation. Each day of violation shall constitute a separate offense.

ADOPTED: 01-11-82

APROVED: 01-20-82

PUBLISHED: 01-20-82