

## **Chapter 30 MANUFACTURED AND MOBILE HOMES**

### ARTICLE I. - IN GENERAL

### ARTICLE II. - MOBILE HOMES

### ARTICLE III. - MANUFACTURED HOME COMMUNITIES

### ARTICLE IV. - MANUFACTURED HOMES

**State Law reference**— Village powers, Wis. Stat. § 60.22(3); Municipal regulation of homes, Wis. Stats. § 66.1019; manufactured and mobile home communities, Wis. Stats. § 66.0435; modular home code, Wis. Stats. § 101.70 et seq.; manufactured and mobile homes, Wis. Stats. § 101.91 et seq.

### **ARTICLE I. IN GENERAL**

Sec. 30-1. Definitions.

Sec. 30-2. Converted vehicles prohibited.

Sec. 30-3. Penalties.

Secs. 30-4—30-24. Reserved.

#### **Sec. 30-1. Definitions.**

The definitions contained within Wis. Stat. ch. 101 and § 66.0435(1) and as they are from time to time amended are hereby incorporated by reference into this Code as if set forth fully herein.

(Ord. of 9-5-1979, § 1)

**State Law reference** — Similar definitions, Wis. Stats. § 101.91.

#### **Sec. 30-2. Converted vehicles prohibited.**

No converted vehicles such as, but not limited to, vans, semitrailers, school buses, or trolley cars are to be considered mobile home units within the scope of this chapter. Any such use of such vehicles within the town is strictly prohibited.

(Ord. of 9-5-1979, § 14)

#### **Sec. 30-3. Penalties.**

Any person violating any provision of this Chapter shall be subject to Section 1-17 of this Code.

(Ord. of 9-5-1979, § 18)

**Secs. 30-4—30-24. Reserved.**

**ARTICLE II. MOBILE HOMES**

DIVISION 1. - GENERALLY

DIVISION 2. - MOBILE HOMES IN AGRICULTURAL DISTRICTS

***DIVISION 1. GENERALLY***

Sec. 30-26. Drainage; grading.

Sec. 30-27. Location of mobile homes restricted.

Sec. 30-28. Skirting.

Secs. 30-31—30-48. Reserved.

(Ord. of 9-5-1979, § 2(a))

**Sec. 30-26. Drainage; grading.**

No person shall occupy a mobile home within the town on any premises that is not situated in a licensed manufactured and mobile home community.

(Ord. of 9-5-1979, § 2(a))

**Sec. 30-27. Location of mobile homes restricted.**

Every mobile home or manufactured and mobile home community shall be located on a well-drained area, and the premises shall be properly graded so as to prevent the accumulation of stormwaters or other waters. No mobile home or manufactured and mobile home community shall be located in any area that is situated so that drainage from any barnyard, outdoor toilet, or other source of filth can be deposited in its location.

(Ord. of 9-5-1979, § 2(b))

**Sec. 30-28. Skirting.**

Skirting closing the lower area below the floor level shall be required on all mobile home units, in manufactured and mobile home communities and those presently parked within the town. Such skirting or closing up of the area below the floor level shall be completed within a period of not more than 90 days or the arrival of the mobile home in a licensed community. The type of skirting shall be of such material and color that will blend with the original color, material, fabric, and/or design of the mobile home. A permanent foundation, wall, or basement may be erected to support any mobile home unit in lieu of the above requirements for skirting and blocking.

(Ord. of 9-5-1979, § 13(a))

**Secs. 30-31—30-48. Reserved.**

**Secs. 30-52—30-75. Reserved.**

**ARTICLE III. MANUFACTURED HOME COMMUNITIES**

DIVISION 1. - GENERALLY

DIVISION 3. - MOBILE HOME COMMUNITY LICENSES

DIVISION 4. - NEW AND ENLARGED PARKS

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***DIVISION 1. GENERALLY***

Sec. 30-76. Number of units per community limited.

Sec. 30-77. Annual mobile home license fees.

Secs. 30-78—30-97. Reserved.

**Sec. 30-76. Number of units per community limited.**

All manufactured and mobile home communities shall be limited to 80 units provided that all existing manufactured and mobile home communities may retain their present number of units in excess thereof.

(Ord. of 9-5-1979, § 6)

***DIVISION 3. MANUFACTURED AND MOBILE HOME COMMUNITY LICENSES***

Sec. 30-133. Required.

Sec. 30-134. Application for license.

Sec. 30-135. Inspections; right of entry.

Sec. 30-136. Suspension and revocation; appeal.

Sec. 30-137. Posting of license and any permit.

Secs. 30-138—30-157. Reserved.

**Sec. 30-133. Required.**

- (a) It shall be unlawful for any person to maintain or operate within the limits of the town any manufactured and mobile home community, unless such person shall first obtain from the town a license therefor.

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- (b) The annual license fee and the fee for each transfer of a license are listed in the town's fee schedule.
- (c) The monthly municipal permit fee per unit shall be required and calculated pursuant to Wis. Stat. § 66.0435(3). Community operators are required to collect this fee from unit owners.
- (d) A forfeiture of \$25.00 is imposed for failure to comply with the reporting requirements pursuant to Wis. Stat. § 66.0435. Each failure to report is a separate offense.

(Ord. of 9-5-1979, § 4(a))

**Sec. 30-134. Application for license.**

Original application for a manufactured and mobile home community license shall be filed with the clerk/administrator. Applications shall be in writing, signed by the applicant and shall contain the name of applicant, the applicant's address, the location and legal description of the manufactured and mobile home community, and the complete plan of the community including the number of spaces and the number of spaces currently occupied by a unit.

(Ord. of 9-5-1979, § 5)

**Sec. 30-135. Inspections; right of entry.**

- (a) No manufactured and mobile home community shall be issued a license until the clerk/administrator has received an application and notified the town board and the building inspector; and these officials shall inspect or cause to be inspected each application and the premises to determine whether the applicant and the premises on which manufactured and mobile homes will be located comply with the regulation, ordinances, and laws applicable thereto.
- (b) No license shall be renewed without a reinspection of the premises.
- (c) For the purpose of making inspections and securing enforcement such officials or their authorized agents shall have the right and are hereby empowered to enter onto any premises on which a manufactured or mobile home is located, or about to be located, and to inspect the same and all accommodations connected therewith at any reasonable time. A special inspection warrant under Wis. Stat. § 66.0119(2) may be obtained whenever necessary.

(Ord. of 9-5-1979, § 7)

**Sec. 30-136. Suspension and revocation; appeal.**

- (a) Any license granted under the provisions of this article shall be subject to revocation or suspension for cause by the town board upon complaint filed with the clerk/administrator signed by any law enforcement officer, health officer, or building inspector after a public hearing upon such complaint. The holder of the license shall be given 10 days' written notice of the hearing, and is entitled to appear and be heard as to why the license should not be revoked.
- (b) Any holder of a license that is revoked or suspended by the town may within 20 days of the date of such revocation or suspension appeal therefrom to the La Crosse County Circuit Court by filing a written notice of appeal with the clerk/administrator, together with a bond executed to the town in a sum not less than \$500.00, with two sureties or a bonding company approved by the clerk/administrator, conditioned for the faithful prosecution of such appeal and the payment of costs adjusted against the license holder.

(Ord. of 9-5-1979, § 4(b))

**Sec. 30-137. Posting of license and any permit.**

The license certificate or special permit shall be conspicuously posted in the office of, or on the premises of the manufactured and mobile home community at all times.

(Ord. of 9-5-1979, § 16)

**Secs. 30-138—30-157. Reserved.**

***DIVISION 4. NEW AND ENLARGED PARKS***

Sec. 30-158. New parks and enlargements of parks restricted.

Sec. 30-159. Application; scheduling and notice of public hearing.

Sec. 30-160. Conduct of public hearing.

Sec. 30-161. Enlarging scope of public hearing to address county rezoning applications.

Secs. 30-162—30-190. Reserved.

**Sec. 30-158. New parks and enlargements of parks restricted.**

Pursuant to Wis. Stats. § 66.0435, the town hereby restricts and limits the number of units that may be kept in any manufactured and mobile home community, and limits the number of licenses for manufactured and mobile home communities to the same as existed on the date of adoption of the ordinance from which this section is derived, unless the applicant for enlarging an existing community or establishing a new community presents satisfactory evidence to the town board at a public hearing that the enlargement or creation of a new community:

- (1) Would not cause the school costs of any common school district in the town to increase above the state average; and
- (2) Would not create a difficult or impossible situation with regard to providing adequate and proper sewage disposal in the area in which the enlargement or creation of a new community is proposed.

(Ord. of 9-5-1979, § 6)

**Sec. 30-159. Application; scheduling and notice of public hearing.**

- (a) At least 30 days prior to any action to be taken by the town board the applicant shall submit its application for enlargement of an existing community or for a new community to the clerk/administrator.
- (b) The clerk/administrator, upon receipt of an application, shall set a time for a public hearing before the town board to determine whether the community meets the criteria set forth in section 30-158.
- (c) Notice of the scheduled hearing shall be noticed to the public as a Class 1 notice pursuant to Wis. Stat. ch. 985 at least ten days prior thereto.

(Ord. of 9-5-1979, § 6)

**Sec. 30-160. Conduct of public hearing.**

All interested persons or their representatives including the applicant shall be afforded an opportunity to present evidence concerning the issues to be determined. The final decision on the application by the board shall be supported by its findings of fact and conclusions in support thereof, and shall be made on or before 30 days after the holding of the public hearing.

(Ord. of 9-5-1979, § 6)

**Sec. 30-161. Enlarging scope of public hearing to address county rezoning applications.**

- (a) In the event a zoning amendment is incidental to the enlargement of an existing community or the creation of a new community, the applicant may agree in writing in its application to enlarge the scope of the town's public hearing to cover any and all issues the town board would consider relevant to its approval or disapproval of a proposed subsequent requested zoning amendment to be submitted to the county.
- (b) In the event the applicant agrees to enlarge the scope of said public hearing the public notice of the hearing shall indicate the scope and shall provide that the public hearing shall be in lieu of any further public hearings prior to approval or disapproval by the town board of any proposed zoning amendment incidental to the proposed enlargement of an existing community or the creation of a new community by the applicant.
- (c) In the event that the scope of the hearing is enlarged the town board shall enlarge the scope of its findings of fact and conclusions to any reason upon which the town board would consider its approval or disapproval of a proposed subsequent zoning amendment to be submitted to the county.
- (d) The following shall be deemed sufficient cause for the town board to disapprove any requested zoning change pursuant to Wis. Stats. § 59.69(5):
  - (1) Failure to process an application hereunder to final decision prior to the conclusion of a county zoning agency public hearing for a zoning amendment incidental to the proposed enlargement of an existing community or the creation of a new community.

(Ord. of 9-5-1979, § 6)

**Secs. 30-162—30-190. Reserved.**

***DIVISION 5. DESIGN AND MAINTENANCE STANDARDS***

Sec. 30-191. Licensee's responsibilities.

Sec. 30-192. Minimum lot size and parking area.

Sec. 30-193. Setback requirements.

Sec. 30-194. Roadway abutment required.

Sec. 30-195. Paving; lighting; walkways.

Sec. 30-196. Electrical service connection.

Sec. 30-197. Recreation areas.

Sec. 30-198. Applicability of building codes.

Sec. 30-199. Service buildings.

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Sec. 30-201. Sewer connections and liquid waste disposal.

Sec. 30-202. Mandatory public sewer and water connections.

Sec. 30-203. Garbage receptacles.

Sec. 30-204. Maintenance of community buildings and grounds.

Sec. 30-205. Parking of recreational vehicles; special parking permits.

Secs. 30-206—30-233. Reserved.

**Sec. 30-191. Licensee's responsibilities.**

The installation and maintenance of all roads, walkways, sanitation systems, water supply systems, lighting, garbage collection, and such other requirements of licensing herein contained shall remain the responsibility of the licensee, including snow removal.

(Ord. of 9-5-1979, § 17)

**Sec. 30-192. Minimum lot size and parking area.**

Manufactured and mobile home spaces shall be clearly defined and shall consist of a minimum of 8,000 square feet and a width of not less than 45 feet and within each said space a parking area of a minimum of 400 square feet shall be provided which shall abut a roadway.

(Ord. of 9-5-1979, § 2(c))

**Sec. 30-193. Setback requirements.**

The units shall be so located on each site that there shall be at least a 30-foot clearance between units. No units shall be located closer than ten feet to any building within the community or to any property line of the community that does not abut a public street or highway. No unit shall be located closer than 25 feet from the property line of a public street or 50 feet from a trunk highway thoroughfare or such other distance as may be established by ordinance or regulation as front yard or setback requirement with respect to permanently erected buildings in the district in which the manufactured and mobile home community is located.

(Ord. of 9-5-1979, § 2(d))

**Sec. 30-194. Roadway abutment required.**

All sites shall abut upon a roadway of not less than 40 feet in width, that shall have unobstructed access to a public street, alley, or highway, except that sites servicing only recreational mobile homes and/or recreational vehicles may abut on a driveway not less than 25 feet wide.

(Ord. of 9-5-1979, § 2(e))

**Sec. 30-195. Paving; lighting; walkways.**

All roadways, walkways, driveways and parking areas shall be hard surfaced and lighted at night with sufficient lighting that compares with lighting in other residential areas of the town. Walkways shall have a minimum width of 36 inches.

(Ord. of 9-5-1979, § 2(f))

**Sec. 30-196. Electrical service connection.**

An electrical outlet supplying at least 230 volts, 100 amperes shall be provided for each manufactured and mobile home site, or 30 amperes 115 volts for each recreational mobile home and/or recreational vehicle site.

(Ord. of 9-5-1979, § 2(g))

**Sec. 30-197. Recreation areas.**

Recreational area shall be determined by the formula of one acre per 20 manufactured and mobile home community parking spaces.

(Ord. of 9-5-1979, § 2(h))

**Sec. 30-198. Applicability of building codes.**

All plumbing, electrical, building and other work on or at any manufactured and mobile home community licensed under this chapter shall be in accordance with the town building codes; 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 chapter grant no right to erect or repair any structure, to do any plumbing work, or to do any electrical work.

(Ord. of 9-5-1979, § 9)

**Sec. 30-199. Service buildings.**

In the event a proprietor desires to provide a service building for community use of permanent residents or temporary tourist residents, design and facilities of such buildings shall be subject to the following regulations:

- (1) Service buildings housing sanitation facilities shall be permanent structures complying with all applicable code provisions, ordinances and statutes regulating buildings, electrical installations and plumbing and sanitation systems.
- (2) The service buildings shall be well-lighted at all times of the day and night, shall be well ventilated with screened openings, shall be constructed of such moisture-proof material which may be painted woodwork, and shall permit repeated cleaning and washing, and shall be maintained at a temperature of a least 65 degrees Fahrenheit during the period from October 1 to May 1.
- (3) The floors of the service building shall be of water impervious material.
- (4) Washing and drying machines may be installed according to needs of the park.



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- (5) Service buildings shall be equipped with fire extinguishers. No open fires shall be started without permission from the fire department. No fires shall be left unattended at any time.

(Ord. of 9-5-1979, §§ 10(a)—(c), 17(a))

**Sec. 30-200. Adequate water supply required.**

An adequate supply of pure water for drinking and domestic purposes shall be supplied to all buildings and primary housing sites within the community. Each such site shall be provided with a cold water tap, located to be accessible from the side of the unit. The wells supplying the manufactured and mobile home community with the water shall comply with Wis. Admin. Code ch. NR 812, Well Construction and Pump Installation, excepting that well pits and pump pits are not permitted.

(Ord. of 9-5-1979, § 8)

**Sec. 30-201. Sewer connections and liquid waste disposal.**

- (a) All liquid waste from toilets, showers, laundries, faucets, lavatories, etc., shall be discharged into a septic tank system or municipal sewage system approved by all applicable state and county regulations.
- (b) Every space designed to serve a nondependent unit shall be provided with sewer connections that 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.
- (c) All sanitary facilities in any unit that are not connected with a public or community sewer system by approved pipe connections shall be sealed and their use is hereby declared unlawful.
- (d) Each faucet shall be equipped with facilities for the drainage of waste and excess water.

(Ord. of 9-5-1979, § 11(a)—(d))

**Sec. 30-202. Mandatory public sewer and water connections.**

All manufactured and mobile home communities and additions shall be connected to public sewer and water, when available.

(Ord. of 9-5-1979, § 11(e))

**Sec. 30-203. Garbage receptacles.**

Appropriate garbage cans with tightfitting covers shall be required in quantities adequate to permit disposal of all garbage and rubbish. Garbage cans shall be located not farther than 100 feet from any manufactured and mobile home site. The cans shall be kept in sanitary condition at all times. Garbage and rubbish shall be collected and disposed of as frequently as may be necessary to ensure that the garbage containers shall not overflow.

(Ord. of 9-5-1979, § 12)

**Sec. 30-204. Maintenance of community buildings and grounds.**

All buildings and the grounds of the community shall be maintained in a clean, sightly condition and kept free of any condition that will menace the health of any occupant or the public or constitute a nuisance.

(Ord. of 9-5-1979, § 10(d))

**Sec. 30-205. Parking of recreational vehicles; special parking permits.**

- (a) Sites for parking recreational mobile homes or recreational vehicles in a licensed community may be provided in areas set aside for such service. Such areas shall have an improved surface for placement of such units and the surrounding area shall be landscaped to be a credit to the area. Service of utilities shall be consistent with the needs of the type of such units parked and shall meet all requirements of state and local regulations and the building inspector (Ord. of 9-5-1979, § 15(a)—(c))

**Secs. 30-206—30-233. Reserved.**

***DIVISION 6. COMMUNITY MANAGEMENT***

Sec. 30-234. Community supervision.

Sec. 30-235. Community management.

Secs. 30-236—30-263. Reserved.

**Sec. 30-234. Community supervision.**

The licensee or permittee or a duly authorized attendant or caretaker shall be in charge at all times to keep the manufactured and mobile home community, its facilities and equipment in a clean, orderly, and sanitary condition. The attendant or caretaker shall be answerable with the licensee or permittee for the violation of any provision of this Code to which the licensee or permittee is subject.

(Ord. of 9-5-1979, § 17(c))

**Sec. 30-235. Community management.**

Management is the person in charge of the manufactured and mobile home community. In every manufactured and mobile home community there shall be located the office of the person in charge of said manufactured and mobile home community. It is the duty of the manufactured and mobile home community owner or operator, together with any attendants or persons in charge of a manufactured and mobile home community to:

- (1) Keep a register of all occupants of mobile homes, to be open at all times to inspection by federal, state, and local officials.
- (2) Maintain the manufactured and mobile home community in a clean, orderly and sanitary condition at all times.
- (3) Report the presence of dogs or other animals running loose in the community.
- (4) Report to the local health officer all cases of persons or animals affected or suspected of being affected with any communicable disease.

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- (5) Post copies of their rules and regulations in one or more conspicuous places in the manufactured and mobile home community where they can be easily seen by the manufactured and mobile home community residents and/or visitors.

(Ord. of 9-5-1979, § 17(d))

**Secs. 30-236—30-263. Reserved.**

Board Adopted 3/14/2023