

Village of Almena, WI
Tuesday, July 30, 2024

Chapter 176. Mobile Homes and Mobile Home Parks

[HISTORY: Adopted by the Village Board of the Village of Almena as § 12.10 of the former Village Code. Amendments noted where applicable.]

§ 176-1. Definitions.

For the purposes of this chapter, the following definitions shall obtain:

DEPENDENT MOBILE HOME

A housing unit that does not have bathroom facilities and depends on locally provided bathroom facilities for such needs.

LICENSEE

Any person licensed to operate and maintain a mobile home park under this chapter.

LICENSING AUTHORITY

The village wherein any mobile home park is located.

MOBILE HOME

A housing unit:

- A. Designed to be towed, in single or multi sections, upon a highway by a motor vehicle, upon axles attached thereto;
- B. Not designed for placement on a permanent foundation, but designed to be mounted on its own or a temporary foundation;
- C. Looks like what is normally known and referred to as a "trailer home" or "mobile home";
- D. Used and equipped primarily for human habitation with walls of rigid, noncollapsible construction;
- E. Includes any additions, attachments, annexes, foundations, and appurtenances;
- F. A mobile home not exceeding statutory size shall be considered a touring, recreational or temporary type of housing unit.

MOBILE HOME TAXATION

A mobile home, when placed on a permanent foundation, shall become, for taxation purposes only, real property and be subject to real estate tax. This shall not change the requirement that a mobile home must be parked in a licensed mobile home park or mobile housing subdivision, except for those which are affected by Subsections **B** and **C** of § 176-7.

MOBILE HOUSING SUBDIVISION

A plot of ground that is designated for mobile home placement and sites are sold instead of rented.

NONDEPENDENT MOBILE HOME

A housing unit that is completely equipped with bath and toilet facilities. While such unit may have a holding tank or depend on sewer, water, and electric services at the site, it does not depend on a

service building for bathroom facilities.

PARK, MOBILE HOME PARK or MOBILE HOUSING DEVELOPMENT

Any plot or plots of ground upon which two or more units, occupied for sleeping or dwelling purposes, are located, regardless of whether or not a charge is made for such accommodation.

PERSON

Any natural individual, firm, partnership, association or corporation.

SITE

A plot of ground designed for the placement of one mobile housing unit.

UNIT

A mobile housing unit.

§ 176-2. Purpose.

In order to protect the public health, morals and welfare and to equitable defray the costs of municipal and education services required by persons and families using or occupying mobile homes and mobile home parks for living, dwelling or sleeping purposes, the governing body of Almena has established these rules, regulations, fees, and taxing provisions.

§ 176-3. Mobile home park license and permit fees.

- A. The fee per year for such license shall be as set from time to time by the Village Board.
[Amended at time of adoption of Code (see Ch. 1, General Provisions, Art. II)]
- B. Transfer of license. A fee of \$10 shall be imposed for each transfer of a license.
- C. Fee on occupant imposed. In lieu of property tax, the licensee shall collect from the owner of each occupied mobile unit a fee as set forth in § 66.0435 Wis. Stats.
- D. Permit; inspection; fee.
 - (1) Each mobile unit shall have a permit issued by the Village before it can be moved into a mobile home park. Application for such permit shall be on forms provided by the Village.
 - (2) Application shall be made by the unit owner.
 - (3) Before the permit is granted, the unit shall be inspected and appraised by an agent of the Village, who may be designated from time to time by resolution of the Village Board.
 - (4) If the Village agent determines that the unit does not satisfy the requirements of § **176-6D**, the permit shall be denied.
 - (5) Fee for such inspection is as set from time to time by resolution of the Village Board.
[Amended at time of adoption of Code (see Ch. 1, General Provisions, Art. II)]
 - (6) The park owner is responsible for ensuring that the permit application is made and granted before allowing the unit into the park.
- E. Each mobile unit shall have affixed thereto a street address number of the size required by county ordinances. Such number shall be affixed immediately upon placement of the mobile unit in the mobile home park.
- F. Violations and forfeitures.
 - (1) Violation of § **176-3E** shall be punishable by forfeiture of not less than \$100 nor more than \$500, plus court costs, imposable upon either or both the unit owner and the park owner. Each

day a violation continues is a separate offense.

- (2) Failure to apply for and receive a permit under § 176-3D before the unit is moved into the park shall subject the unit owner and park owner to forfeitures, plus court costs of not less than \$100 nor more than \$500. Each day a unit is in a park without a permit is a separate offense. In addition, the unit may be required to be moved from the park forthwith.
- (3) If a permit has previously been issued based on an appraisal or proof of purchase or contract for purchase which is determined to be false or which deliberately overstates the unit's value, the permit is invalid. The unit may be required to be removed from the park forthwith. In addition, the unit owner and/or the park owner may be subject to forfeiture of not less than \$100 nor more than \$500 plus court costs. Each day a unit is in a park based on an invalid permit shall be a separate violation.

§ 176-4. Application.

Applications for mobile home park licenses shall be filed with the Village Clerk in writing, shall be signed by the applicant and shall contain the following information:

- A. The name and address of the applicant.
- B. The location and legal description of the mobile home park.
- C. The complete plan of the park: such plans and specifications shall be in compliance with all applicable sections of this Municipal Code and provisions of the Board of Health.

§ 176-5. Issuance.

The Village Clerk, after approval of the application by the Village Board and upon completion of the work according to the plans shall issue the license.

§ 176-6. Specifications.

All mobile home parks within the Village shall conform to the following requirements:

- A. The park shall be located on a well-drained property which is properly graded to insure rapid drainage and which is free from stagnant pools of water.
- B. Each site shall be clearly defined and delineated and have an average width of not less than 40 feet, and the unit shall not occupy in excess of 25% of the area of the site provided, however, that mobile home parks which at the time of adoption of the provisions of this chapter existed lawfully with mobile home sites that do not comply with any of the foregoing minimum area and width or minimum average area and average requirements, may continue to operate and may be excused from such compliance.
- C. All units shall be so located on each site as to have a minimum of 20 feet clearance between units. No units shall be located closer than 10 feet to any building within the park or to any property line of the park which does not abut upon 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 a front yard or setback requirement with respect to permanently erected buildings in the district in which the mobile home park is located.
- D. The minimum requirements for a mobile housing unit are that each unit shall be at least 12 feet by 50 feet in size; and that each unit shall have at least a reasonable value of \$20,000 if new, or \$10,000 if used when first placed upon a site. The value requirements shall increase by 2% each year. The park owner is responsible for ensuring that mobile housing units comply herewith.

- E. Violation of Subsection **D** above shall be punishable by a forfeiture of not less than \$100 nor more than \$500, imposable upon either or both the unit owner and the park owner.
[Amended 6-13-2000]
- F. All sites shall abut upon a driveway not less than 40 feet in width, which shall have unobstructed access to a public street, alley or highway except that sites servicing only touring or recreational type units may abut on a driveway not less than 25 feet wide.
- G. All driveways and walkways shall be improved or hard-surfaced and lighted at night with sufficient lighting that compares with lighting in any residential area of the average Village. Walkways shall have a minimum width of 36 inches.
- H. An electrical outlet supplying at least 100-115/220-225 volts, 50 amperes shall be provided for each mobile home site, or 30 amperes, 110 volts for each touring or recreational type housing unit site.
- I. An adequate supply of pure water for drinking and domestic purposes shall be supplied to all buildings and primary housing sites within the park. Each such site shall be provided with a cold water tap located to be accessible from the side of the unit. The pure water supply for tourist or recreational type sites shall meet needs and requirements of occupants of touring or recreational type housing units.
- J. Each primary housing site shall be provided with a sewer receptacle at least four inches in diameter, which shall be connected to received from the shower, bathtub, flush toilet, lavatory, and kitchen sink of the mobile home harbored on such site having any or all of such facilities. The sewer in each site shall be connected to discharge the mobile home waste into a public sewer system in compliance with applicable sections of this Municipal Code or into a private sewer and disposal plan or septic tank system of such construction and in such manner as will present no health hazard. The receptacle shall be located so as to be accessible from the side of the unit.
- K. Each site shall be attractively landscaped and all areas fronting the park and any buildings or recreation areas shall be attractively landscaped.
- L. A mobile housing development harboring only nondependent mobile homes as defined in this chapter shall not be required to provide a service building.

§ 176-7. Location.

- A. No person shall park a mobile home in the Village except in a licensed mobile home park or mobile housing subdivision;
- B. Mobile homes located in other than licensed mobile home parks or mobile housing subdivisions before August 24, 1988, may remain where located on that date;
- C. Mobile homes located other than in a licensed mobile home park or mobile housing subdivision which were not, prior to August 24, 1988, on a permanent foundation, may not be replaced by another mobile home; those mobile homes which are on a permanent foundation before said date may be replaced with a new mobile home of equal size or larger.
- D. Mobile home parks and mobile housing subdivisions shall be located in the following described areas: Lot 6 as recorded in Vol. 6 of Certified Survey Maps, page 170, Barron County Records.

§ 176-8. Service buildings.

In the event that the proprietor wishes to provide a service building for community use of permanent residents or temporary tourist residents, design and facilities of such buildings are regulated as follows:

- A. Service buildings housing sanitation facilities shall be permanent structures complying with all applicable provisions of this Code regulating buildings, electrical installations and plumbing and

sanitation systems.

- B. 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 moisture-proof material which may be painted, woodwork as shall permit repeated cleaning and washing, and shall be maintained at a temperature of at least 68° F. during the period from October 1 to May 1. The floors of the service buildings shall be of impervious material. Washing and drying machines for laundry may be installed according to the needs of the park.
- C. All service buildings and the grounds of the park 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.

§ 176-9. Sanitation facilities for dependent mobile home parking.

Each park harboring dependent mobile homes shall be provided with the following sanitation facilities:

- A. One flush toilet and one urinal for males, one toilet for females, one lavatory for each sex, and one shower or bathtub with individual dressing accommodations for each sex, for the first 25 dependent sites or any less number thereof; and
- B. One additional flush toilet and one additional urinal for males, one additional flush toilet for females, one additional lavatory for each sex and one additional shower or bathtub with individual dressing accommodations for each sex, for each additional 25 dependent sites or fractional number thereof in excess of 25 dependent sites. Each toilet and each shower or bathtub with individual dressing accommodations shall be in a private compartment or stall;
- C. The toilet and other sanitation facilities for males and females shall be in either separate buildings or shall be separated, if in the same building, by a soundproof wall. The sanitation facilities for males and females shall be distinctly marked to denote the sex for which they are intended.

§ 176-10. Garbage receptacles.

Metal garbage cans with tight-fitting 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 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 insure that the garbage containers shall not overflow.

§ 176-11. Fire protection.

Service buildings shall be equipped with fire extinguishers, and the park with water hydrants of such type, size and number and so located within the park as to satisfy applicable, reasonable regulations of the Fire Department. No open fires shall be started without permission from Fire Department. No fires shall be left unattended at any time.

§ 176-12. Animals and pets.

No mobile home owner or person in charge of any dog, cat or other pet animal shall permit it to run at large or commit any nuisance.

§ 176-13. Supervision.

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

§ 176-14. Parking of touring or recreational mobile homes.

- A. Sites for parking touring or recreational mobile homes in licensed parks may be provided in areas set aside for such service. Such areas shall have improved surface for placement of such units and surrounding area shall be landscaped. Service or utilities shall be consistent with the needs of such units parked and shall meet all requirements of the Department of Safety and Professional Services, local plumbing and electric codes and the Building Inspector.
- B. Guest touring or recreational mobile home parking, for which no rental fee is charged. Residents desiring to park a guest's touring housing unit on their premises in excess of five days shall obtain such permission from the permit-issuing authority. Such authority, after consideration of sanitation facilities, may at its discretion issue a special permit not to exceed 30 days. Although street parking may allow motor vehicle parking, a touring unit shall not be parked on such streets in excess of five hours.
- C. Unoccupied storing of tourist or recreational type mobile home. The parking of any occupied touring unit in an accessory private garage or building or in a rear yard is permitted, providing no living quarters shall be maintained or any business conducted in such unit while so parked or stored. A special permit may be obtained from the permit-issuing authority to store in front yard.

§ 176-15. Management.

In every mobile home park, there shall be located the office of the person in charge of the mobile home park.

§ 176-16. Violations and penalties.

In addition to the suspension or revocation of a license issued under this chapter, any person who shall violate any provision of this chapter or any regulation, rule or order made hereunder shall be subject to a penalty as provided by § 1-4 of this Municipal Code.