

MOBILE HOME ORDINANCE FOR THE TOWNSHIP OF SEVASTOPOL

This ordinance is adopted in addition to the applicable rules, regulations, and laws as set by Chapter 66.058, Wisconsin Statutes, and Section H 77 Wisconsin Administrative Code.

The Town Board of the Township of Sevastopol do ordain as follows:

SECTION I. Definitions: Usage applies to this ordinance unless a different meaning appears from the context:

- (a). Licensee: Any person licensed to operate and maintain a mobile home park under this ordinance.
- (b). Licensing Authority: The Town Board of Sevastopol
- (c). Park: Mobile home park.
- (d). Person: Any individual, firm, trust, partnership, association or corporation.
- (e). Mobile home is that which is, or was as originally constructed, 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. A house trailer is not deemed a mobile home if the equalized assessed value of such additions, attachments, annexes, foundations, and appurtenances equals or exceeds 50 percent of the equalized assessable value of the mobile home.
- (f). Dependent mobile home: A mobile home which does not have complete bathroom facilities.
- (g). Non-dependent mobile home: A mobile home equipped with complete bath and toilet facilities, all furniture, cooking, heating, appliances and complete year-round facilities.
- (h). Unit: A mobile home unit.
- (i). Mobile home park: Any plot or plots of ground upon which two or more units, occupied for dwelling or sleeping purposes are located regardless of whether or not a charge is made for such accomodation.
- (j). Space: A plot of ground within a mobile home park, designed for the accomodation of one mobile home.

SECTION II: Enforcement.

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

SECTION III: Location.

- (a). It shall be unlawful, except as provided in this ordinance, for any person to park any mobile home or trailer, (dependent or non-dependent), on any street, alley, or public place or highway, or on any tract of land owned by any person or government agency within the town of Sevastopol.
- (b). No unit shall be parked outside of any approved park unless permit has been obtained from the Committee. No more than one unit may be parked on any premises outside an approved park. The parking of any unoccupied unit in a rear yard is permitted provided no living quarters are maintained or no business conducted in such unit while so parked or stored.
- (c). Registration and permits outside of park. The Committee may issue special written permits allowing the location of a unit outside of an approved park. Such permits shall be subject to the same limitations as provided under Sections V, VI, VII, IX, X, and XI of this ordinance. The permit shall be granted only upon written consent of the owner, legal agent of the owner, or the lessee of the location for which the permit is issued. Not more than one unit shall be granted permit to locate on any one premise outside an approved park.

SECTION IV: Mobile Home Plan Regulations.

- (a). Every mobile home shall be located on a well-drained area, and shall be properly graded so as to prevent the accumulation of storm or other waters. No mobile home shall be in an area so located in any area that is situated so drainage from any barn yard, outdoor toilet or other source of filth can be deposited in its location.

In addition, mobile home parks shall meet the following requirements:

- (a). Maximum number of unit sites shall be two (2) per acre.

- (b). Each site shall be clearly defined or delineated.
- (c). All storage structures, except garages, shall be directly attached to the mobile home.
- (d). Minimum distance between mobile homes and service roads shall be 25 feet.
- (e). Minimum distance between mobile homes shall be 30 feet.
- (f). All driveways, parking areas, and walkways shall be surfaced with a dust free material. There shall be two parking spaces per mobile home.
- (g). No mobile home unit shall be located in the park outside of a designated space.
- (h). All mobile homes shall meet the construction standards of The Mobile Homes Manufacturing Association and H-62 Wisconsin Administrative Code.
- (i). Only non-dependent mobile homes shall be permitted in a mobile home park.
- (j). No mobile home park shall be located in the Town of Sevastopol unless public sanitary sewer connections and a pure drinking water system is available and used.
- (k). All mobile homes shall meet the following road setback requirements:
 - 1. State roads - 90 feet from centerline or 50 feet from right-of-way line, whichever is greater.
 - 2. County roads - 75 feet from centerline or 42 feet from right-of-way, whichever is greater.
 - 3. Town roads - 65 feet from centerline or 40 feet from right-of-way, whichever is greater.
- (l). No mobile home shall be placed within 100 feet of the highwater mark of a lake, pond, flowage, river, or stream, either continuous or intermittent subject to Department of Natural Resources regulations.
- (m). The minimum setback of mobile homes from all exterior lot lines shall be twenty (20) feet.
- (n). Should the park be a subdivision, it shall be subject to the provisions of the Door County Subdivision Ordinance.

SECTION V: Licenses and Permits.

- (a). It shall be unlawful for any person to establish, operate or maintain, or permit to be established, operated or maintained upon any property owned or controlled by him, a park within the Township of Sevastopol without having first secured a license from the Committee pursuant to this ordinance. Such license shall expire one year from the date of issuance but may be renewed under provisions of this ordinance for additional periods of one year.
- (b). The application for such license shall be filed with the town clerk and shall be accompanied by a fee of \$100.00 and a surety bond of five thousand dollars (\$5,000.00) in a sound reliable bonding company to be selected or approved by the Committee. This bond shall guarantee the payment by the licensee of any fines, or forfeitures, including legal costs imposed upon or levied against said licensee for a violation of the ordinance of said town pursuant to which said license is granted, and this bond shall be for the use and benefit and may be prosecuted, and recovery had thereon by any person, firm, or corporation who may be injured or damaged by reason of the licensee violating the provisions of this ordinance.
- (c). The application for license or a renewal thereof shall be made on forms furnished by the Committee and shall include the following:
1. The name of the owner of the tract. (If the fee is vested by some person other than the applicant, a duly verified statement by that person, stating the applicant is authorized by him to construct and maintain a mobile home park and make the application).
 2. The address of the owner and his agent.
 3. A legal description of the premises upon which the park is to be located as will definitely locate the premises.

The application shall be accompanied by two (2) copies of the park plan showing the following:

1. The extent and area for park purposes.
2. Roadways and driveways.
3. Location of units.

4. Method and plan of sewage disposal.
 5. Method and plan of garbage removal and disposal.
 6. The plan for water supply.
- (d). Before the license may be issued the premises must be inspected and approved by the Committee, as complying with all the provisions of this ordinance and all other applicable ordinances of the Town of Sevastopol, County of Door, and the State of Wisconsin.

SECTION VI: Water Supply.

- (a). An adequate supply of safe water, furnished through a pipe distribution system shall be required for all units. Sub-systems shall be adequately protected from freezing.
- (b). The wells providing the water supply for a mobile home park shall comply with RD-12, casing requirements for reconstruction and new well construction in Door County (dated 2/1/58) and the Door County Sanitary Ordinance.
- (c). All distribution pipes and plumbing shall comply with H-62 Wisconsin Administrative Code.

SECTION VII: Waste and Garbage Disposal.

- (a). All liquid waste from showers, toilet, laundries, lavatories, etc. shall be discharged into a sewer system meeting the applicable requirements of the State Division of Health, the Department of Natural Resources H-77 and the Door County Sanitary Ordinance.
- (b). Every space designed to serve non-dependent mobile homes outside a mobile home park shall be provided with sewer connections which shall comply with the State Plumbing Code, Department of Natural Resources Code and the Door County Sanitation Ordinance and any applicable codes of the Town of Sevastopol.
- (c). All sanitary facilities in any unit which are not connected to an approved sewer system shall be sealed and their use is hereby declared unlawful.
- (d). Each faucet shall be equipped with facilities for drainage of waste and excess water.
- (e). No mobile home shall be occupied until water and sanitary systems are in working order and meet applicable codes.
- (f). Substantial fly-tight garbage depositories from which the contents shall be removed and disposed of in a sanitary manner by the mobile home park custodians as often as necessary to prevent decomposition or overflow.

- (g). Garbage cans shall be washed each time they are emptied unless provided with a single-service sanitary, removable waterproof liner.
- (h). The use of wooden or paper containers is forbidden when disposing garbage.

SECTION VIII: Management.

It is hereby made the duty of the licensee of the mobile home park to:

- (a). Notify the Committee when any mobile home is moved in, relocated, or removed 24 hours in advance of the operation.
- (b). Have an office within the limits of the township where a register is kept which shall be open at all reasonable times to inspection by Federal, State, County, and local officials. The register shall contain the following information:
 - 1. Name and addresses of lessee of space in park.
 - 2. Number, age and sex of all occupants.
 - 3. State of legal residence of lessee.
 - 4. Date of entrance and departure.
 - 5. License number of all vehicles.
 - 6. Place of employment of each occupant.
- (c). The mobile home park shall be open at all reasonable hours for physical inspection by applicable agencies.
- (d). Maintenance of the park shall be in a clean, orderly, sanitary condition at all times.

SECTION IX: Permits for Mobile Homes Located Outside Parks.

- (a). Application for the permit shall be made to the committee and shall be accompanied by an inspection fee of \$10.00 and shall state the name and permanent address of the occupant.
- (b). Purpose of stay at requested location. The name of the owner and the name of the occupant of any dwelling located on the premises, and the owner's and/or occupant's permission to locate. A statement of the nature and location of sanitary facilities and the permission of the occupant of the dwelling for such use. A statement that all wastes from the occupancy will be disposed of in accordance with this ordinance.

- (c). Application for location on a vacant lot or parcel of land shall be accompanied by a statement of the nature and location of all water and sanitary facilities.
- (d). It shall be unlawful to occupy any mobile home located in the Township of Sevastopol unless all requirements of this ordinance are met. Prior to occupancy the Committee or its agent must inspect the premises and approve the location. Only after inspection and approval may the premises be occupied.

SECTION X: Municipal Powers.

In order to protect and promote the public health, morals and welfare and to equitably defray the cost of municipal and educational services required by persons and families using or occupying trailers, mobile homes, trailer camps, or mobile home parks for living, dwelling or sleeping purposes, the Town Board of Sevastopol shall establish and enforce by ordinance the Municipal Law Section 66.058, para. 2 b.

- (a). Reasonable standards and regulations for every trailer and trailer camp, camp and every mobile home and mobile home park under its jurisdiction.
- (b). Require an annual license fee to operate the same and levy and collect special assessments to defray the cost of municipal and educational services furnished to such trailer and trailer camp, or mobile home and mobile home park.
- (c). Limit the number of units, trailer or mobile homes that may be parked or kept in any one camp or park, and limit the number of licenses for trailer camps or parks in any common school district, if the mobile housing development would cause the school costs to increase about the state average or if an exceedingly difficult or impossible situation exists with regard to providing adequate and proper sewage disposal in the particular area.
- (d). The taxing of trailers, mobile homes, and park shall be in accordance with Municipal Law Section 66.058 as amended April 30, 1970.

SECTION XI: Revocation and Suspension.

The 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 provision of this ordinance or that any unit or mobile home is being maintained in an unsanitary or unsafe manner or is a nuisance.