

MOBILE HOME PARK ORDINANCE
No 661

An ordinance defining and regulating Mobile Home Parks; establishing minimum standards governing the construction and maintenance of Mobile Home Parks; establishing minimum standards governing the provided utilities and facilities, and other physical things and conditions to make Mobile Home Parks safe, sanitary, and fit for human habitation; fixing the responsibilities and duties of owners and operators of Mobile Home Parks; authorizing the inspection of Mobile Home Parks, and fixing penalties for violations.

Be it, therefore, ordained by the Town Board of the Town of Rock as follows:

SECTION I: DEFINITIONS

Health Officer. Health officer, building inspector or any member of the Town Board of the Town of Rock, or their duly authorized representative.

Licensee. Any person licensed to operate and maintain a Mobile Home Park under the provisions of this ordinance.

Mobile Home: A transportable, single-family dwelling unit suitable for year-round occupancy and containing the same water supply, waste disposal, and electrical conveniences as immobile housing.

Mobile Home Lot: A parcel of land designed for the exclusive use of the occupants of a single mobile home.

Mobile Home Park: A parcel of land under single ownership which has been planned and improved for the placement of mobile homes for non-transient use.

Mobile Home Stand: That part of an individual lot which has been reserved for the placement of the mobile home, appertinent structures, or additions. License means a written license issued by the Town Board permitting the Mobile Home Park to operate under this ordinance.

Person: Any natural individual, firm, trust, partnership, association or corporation.

Service Building: A structure housing toilet and bathing facilities for men and women and such other facilities as may be required by this ordinance.

SECTION II: LICENSES

1

It shall be unlawful for any person to construct, maintain, operate any mobile home park within the limits of the Town of Rock

unless he holds a valid license issued annually by the Town Board in the name of such person for the specific mobile home park. All applications for licenses shall be made to the Town Board, who shall issue a license upon compliance by the applicant with the provisions of this Ordinance and of any other applicable legal requirements.

2.2

Every person holding a license shall give notice in writing to the Town Clerk within 24 hours after having sold, transferred, given away, or otherwise disposed of, interest in or control of any Mobile Home Park. Such notice shall include the name and address of the person succeeding to the ownership or control of such mobile home park. Upon application in writing for transfer of the license and payment of the transfer fee, the license shall be transferred if the park is in compliance with all applicable provisions of this Ordinance.

2.3

- (a) Application for the original license shall be in writing signed by the applicant, and accompanied by an affidavit of the applicant as to the truth of the application, and shall contain the following:
 - (1) The name and address of the applicant;
 - (2) The interest of the applicant in and the location and legal description of the Mobile Home Park;
 - (3) A complete plan of the Mobile Home Park, showing compliance with all applicable provisions of this Ordinance;
 - (4) Such further information as may be requested by the Town Board or Health Officer to enable them to determine that the proposed Mobile Home Park will comply with legal requirements.
- (b) Applications for renewals of licenses shall be made in writing by the holder of the license and shall contain the following:
 - (1) In each page in the information submitted since the time the original license was issued or the latest renewal granted;
 - (2) Such other information as the Town Board or Health Officer may require.

2.4

A complete plan, for the purpose of obtaining a license to be issued by the Town Board shall show:

- (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 Service Buildings and any other proposed structures;
- (e) The location of water and sewer lines; and
- (f) Plans and specifications of all buildings and other improvements constructed or to be constructed within the Mobile Home Park.

2.5

Any person whose application for a license under this Ordinance has been denied may request and shall be granted a hearing on the matter before the Town Board under the procedure provided by Section 4 of this Ordinance.

2.6

Whenever, upon inspection of any Mobile Home Park, the Health Officer finds that conditions or practices exist which are in violation of any provision of this Ordinance, or of any regulations adopted pursuant thereto, the Town Clerk shall give notice in writing in accordance with Section 4.1 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 Town Clerk, the license will be suspended. At the end of such period, the Health Officer shall reinspect each Mobile Home Park and, if such conditions or practices have not been corrected, the Town Board 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 suspension, such person shall cease operation of such Mobile Home Park except as provided in Section 4.2.

2.7

Any person whose license has been suspended, or who has received notice from the Town Clerk that his license will be suspended unless certain conditions or practices at the Mobile Home Park are corrected, may request and shall be granted a hearing on the matter before the Town Board, under the procedure provided by Section 4 of this Ordinance:

Provided: That when no Petition for such hearing shall have been filed within ten (10) days following the day on which notice of suspension was served, such permit shall be deemed to have been automatically revoked at the expiration of such ten day period.

SECTION III: INSPECTION OF MOBILE HOME PARKS

3.1

The Health Officer is hereby authorized and directed to make inspections to determine the condition of Mobile Home Parks located

within the Town of Rock in order that he may perform his duty of safeguarding the health and safety of occupants of Mobile Home Parks and of the general public.

3.2

The Health Officer 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 ordinance.

3.3

The Health Officer shall have the power to inspect the register containing a record of all Mobile Homes and occupants using the Mobile Home Park.

3.4

It shall be the duty of the owners or occupants of Mobile Home Park and Mobile Homes contained therein, or of the person in charge thereof to give the Health Officer free access to such furnaces at reasonable times for the purpose of inspection.

3.5

It shall be the duty of every occupant of a Mobile Home Park to give the owner thereof or his agent or employee access to any part of such Mobile Home Park or its premises at reasonable times for the purpose of making such repairs or alterations as are necessary to effect compliance with this Ordinance, or with any lawful order issued pursuant to the provision of this Ordinance.

SECTION IV: NOTICES, HEARINGS
AND ORDERS

4.1

Whenever the Town Board determines that there are reasonable grounds to believe that there has been a violation of any provision of this Ordinance, or of any regulation adopted pursuant thereto, they shall give notice of such alleged violation to the person to whom the license was issued, as hereinafter provided:

Such notice shall:

- (a) be in writing;
- (b) include a statement of the reasons for its issuance;
- (c) Allow a reasonable time for the performance of any act it requires;
- (d) Be served upon the owner or his agent as the case may require:

Provided: that 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 other method authorized or required by the laws of the State of Wisconsin.

- (e) Contain an outline of immediate action, which, if taken, will effect compliance with the provisions of this Ordinance and with the regulations adopted pursuant thereto.

4.2

Any person affected by any notice which has been issued in connection with the enforcement of any provision of this Ordinance, or of any regulation adopted pursuant thereto, may request and shall be granted a hearing on the matter before the Town Board:

Provided: that such person shall file with the Town Clerk a written Petition requesting such hearing and setting forth a brief statement of the grounds therefor within ten (10) days after the day the notice was served. A filing of the request for a hearing shall operate as a stay of the notice and of the suspension except in the case of an order issued under Section 4.5. Upon receipt of such petition, the Town Board shall set a time and place for such hearing, then shall give the Petitioner written notice thereof. At such hearing, the Petitioner shall be given an opportunity to be heard, and to show why such notice should be modified or withdrawn. The hearing shall be commenced not later than thirty (30) days after the day on which the Petition was filed:

Provided: that upon application of the Petitioner, the Town Board may postpone the date of the hearing for a reasonable time beyond such thirty (30) day period when in its judgment the Petitioner has submitted good and sufficient reasons for such postponement.

4.3

After such hearing, the Town Board shall make findings as to compliance with the provisions of this Ordinance and regulations issued thereunder and shall issue an order in writing sustaining, modifying or withdrawing the notice which shall be served as provided in Section 4.1 (d). Upon a failure to comply with any order sustaining or modifying a notice, the license of the Mobile Home Park affected by the order shall be revoked.

4.4

The proceedings at such a hearing, including the findings and decision of the Town Board, and together with a copy of every notice and order related thereto shall be entered as a matter of public record

in the minutes of the Town Clerk. Any person aggrieved by the decision of the Town Board may seek relief therefrom in the Circuit Court for Rock County, State of Wisconsin.

4.5

Whenever the Health Officer finds that an emergency exists which requires immediate action to protect the public health, he may, without notice or hearing, issue an order reciting the existence of such an emergency and requiring that such action be taken as he may deem necessary to meet the emergency including the suspension of the license. Notwithstanding any other provisions of this Ordinance, such order shall be effective immediately. Any person to whom such an order is directed shall comply therewith immediately, that upon petition to the Town Board, shall be afforded a hearing as soon as possible. The provisions of Section 4.3 and 4.4 shall be applicable to such hearing and the order issued thereafter.

SECTION V: ENVIRONMENTAL,
OPEN SPACE AND ACCESS REQUIREMENTS

5.1 SITE LOCATION

The location of all Mobile Home Parks shall comply with the following minimum requirements:

- (a) Free from adverse influence by swamps, marshes, garbage or rubbish disposal areas, or other potential breeding places for insects or rodents.
- (b) Not subject to flooding from adjacent bodies of water or waterways.
- (c) Not subject to any hazard or nuisance, such as excessive noise, vibration, smoke, toxic matter, radiation, heat or glare.
- (d) Not subject to any source of pollution, such as drainage from garbage disposal areas.

5.2 SITE DRAINAGE REQUIREMENTS

- (a) The ground surface in all parts of every park shall be graded and equipped to drain all surface water in a safe, efficient manner.
- (b) Surface water collectors and other bodies of standing water capable of breeding mosquitos and other vectors shall be treated in an approved manner.

- (c) Waste water from any plumbing fixture or sanitary sewer line shall not be deposited on the ground surface at any part of a park.

5.3 SOIL AND GROUND COVER REQUIREMENTS

- (a) Exposed ground surfaces in all parts of every park shall be paved, or covered with stone screenings, or other solid material, or protected with a vegetable that is capable of preventing soil erosion and the emanation of dust during dry weather.
- (b) Park ground shall be maintained free of vegetative growth and trees which are poisonous or may harbor rodents or pests, or other insects harmful to persons when disturbed.

5.4 NON-RESIDENTIAL USES

No part of any park shall be used for non-residential 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 park.

Nothing contained in this section shall be deemed to prohibit the sale by any person of Mobile Homes when located within the park in a Mobile Home space.

5.5 REQUIRED SEPARATION BETWEEN MOBILE HOMES

- (a) Mobile Homes shall be separated from each other and from other buildings and structures by at least 20 feet, provided that Mobile Homes and travel trailers placed end-to-end may have a clearance of 10 feet where opposing rear walls are staggered.
- (b) An accessory structure which has a horizontal area exceeding 25 square feet, attached to a Mobile Home, shall, for purposes of this separation requirement, be considered to be part of the Mobile Home. Patios and carports shall be disregarded in determining yard widths between Mobile Homes. Unattached structures, including garages, shall be at least 5 feet from any adjoining lot line and at least 5 feet from the Mobile Home itself.
- (c) There shall be a minimum lot size of 3800 square feet for each Mobile Home.

5.6 REQUIRED SETBACKS, BUFFER STRIPS AND SCREENINGS IN MOBILE HOME PARKS

- (a) All Mobile Homes or accessory structures shall be located at least 25 feet from any park property boundary line abutting upon a public street for highway and at least 10 feet from other park property boundary lines. There shall be a minimum distance of 8 feet between an individual Mobile Home, including accessory structures, and adjoining pavement of a park street, or common parking area, or other common areas accessible to park residents.
- (b) All Mobile Home Parks located adjacent to industrial or commercial land uses shall be provided with a screening buffer strip, at least 5 feet wide, along the property boundary line separating parks in such adjacent non-residential uses. Their effect of visual barriers do not already exist along such property boundary lines, the buffer strip shall be furnished with screening, consisting of fences, or natural growth.

5.7 REQUIRED RECREATION AREAS IN MOBILE HOME PARKS

In all parks accomodating or designed to accommodate 25 or more Mobile Homes, there shall be one or more recreation areas which shall be easily accessible to all park residents. The size of such recreation areas shall be based upon a minimum of 100 square feet for each space in the park that is designed to accommodate Mobile Homes. No outdoor recreation area shall contain less than 2500 square feet. Recreation areas shall be so located as to be free of traffic hazards and should, where topography permits, be centrally located.

5.8 PARK STREET SYSTEM

- (a) General Requirements: All parks shall provide safe, continuous and convenient vehicular access, from abutting public streets or roads to each mobile home space. For purposes of this Code, all streets or roads providing such vehicular access shall hereinafter be referred to as the "Park Street System".
- (b) Access: The entrance road connecting the Park Street System with a public street or road shall have a minimum road pavement width of 34 feet, where guest parking is permitted at both sides, or a minimum road pavement width of 27 feet, where guest parking is limited to one side.

Where the primary entrance road is more than 100 feet long and does not provide access to abutting Mobile Home lots within such distance, the minimum road width may be 24 feet, providing parking is prohibited at both sides.

- (c) Internal Streets: Surfaced roadways shall be of adequate width to accommodate anticipated traffic, and in any case shall meet the following minimum requirements:

Minor Streets without allowance for parking... 18 feet
(acceptable only if less than 500 feet long and serving less than 25 Mobile Homes or of any length if one way and providing access to abutting Mobile Home lots on one side only)

Typical residential streets24 feet
(including allowance for guest parking only)

Dead end streets shall be limited in length to 1000 feet and shall be provided at the closed end with a turn around leaving an outside roadway diameter of at least 60 feet.

5.10 STREET CONSTRUCTION AND DESIGN STANDARDS

- (a) Pavement: 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. Pavement edges shall be protected to prevent raveling of the wearing surface and shifting of the pavement base. Street surfaces shall be maintained free of cracks, holes, and other hazards.
- (b) Grades: Grades of all streets shall be sufficient to insure adequate surface drainage, but shall not be more than 8%. Short runs with a maximum grade of 12% may be permitted, provided traffic safety is assured by appropriate paving. Adequate leveling areas and avoidance of lateral curves.
- (c) Intersections: Within 100 feet of an intersection, streets shall be at approximately right angles. A distance of at least 150 feet shall be maintained between center lines of offset intersecting streets. Intersections of more than two streets at one point shall be avoided.

5.11 REQUIRED OFF-STREET PARKING

Off-street parking shall be provided in all parks for the use of park occupants and guests. Such areas shall be furnished at the rate of at least 1.25 car spaces for each mobile home. Parking bays shall be so located as to provide convenient access to mobile home spaces.

5.12 PEDESTRIAN ACCESS

a) General Requirements: All parks shall provide safe, convenient, all-season pedestrian access between individual mobile homes, the Park Street System, and all community facilities provided for park residents. For purposes of this code, all common walks providing such pedestrian access shall hereinafter be referred to as the Common Walk System.

b) Individual Walks: All mobile homes and travel trailers shall be connected with the Common Walk System and the Park Street System by one or more individual walks on each mobile home space. Such individual walks shall have a minimum width of 2 feet.

c) Common Walk System: A common walk system shall be provided and maintained in every park for pedestrian access between each mobile home space and all required open areas, community structures and facilities.

5.13 REQUIRED ILLUMINATION OF PARK STREET SYSTEMS

All parks shall be furnished with sufficient electrical systems and lighting units so spaced and equipped with luminaires placed at such mounting heights as will provide the following average maintained levels of illumination for the safe movement of pedestrians and vehicles at night:

a) All parts of the Park Street Systems: 0.3 foot candle, with a minimum of 0.1 foot candle.

(b) Potentially hazardous locations, such as, major street intersections and steps or stepped ramps: individually illuminated, with a minimum of 0.3 foot candle.

SECTION 6: SERVICE BUILDINGS AND OTHER COMMUNITY SERVICE FACILITIES

6.1 GENERAL REQUIREMENTS

The requirements of this section shall apply to accessory

structures and community service facilities in all parks which are required for park management and for the servicing and well-being of park residents. Such accessory structures may include, but are not limited to, service buildings or other community structures containing one or more of the following uses:

- a) Park management offices, repair shops, and storage
- b) Community sanitary facilities
- c) Community laundry facilities
- d) Indoor community recreation areas
- e) Commercial uses supplying essential goods or services for the exclusive use of park residents.

6.2 REQUIRED COMMUNITY SERVICE FACILITIES

Every park operated, or intended to be operated, shall be provided with the following emergency sanitary accommodations:

For each 100 mobile home spaces, or fractional part thereof, there shall be one flush toilet, and one lavatory, for each sex.

The service building containing such emergency sanitary facilities shall be accessible to all mobile homes.

6.3 STRUCTURAL REQUIREMENTS FOR SERVICE BUILDINGS AND OTHER ACCESSORY STRUCTURES

a) In rooms containing sanitary or laundry facilities, walls around showers, bathtubs, lavatories, laundry trays, water closets and other plumbing fixtures shall be constructed of dense, non-absorbent, waterproof material or covered with moisture resistant material. Walls between male and female sanitary facilities shall be constructed of sound resistant material and shall extend to the ceiling.

b) Every room providing sanitary and laundry facilities shall 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 8% of the floor area served by them.

c) Every room providing sanitary and laundry facilities shall have at least one window which can be easily opened, or a mechanical device which will adequately ventilate the room.

d) All rooms provided for community sanitary and laundry facilities shall be furnished with adequate heating facilities capable of maintaining a temperature of not less than 70 degrees at a distance of 3 feet from exterior walls at a level of 3 feet above the floor.

e) All rooms provided for community sanitary and laundry facilities shall be furnished with adequate plumbing systems connected to the Park Water Supply System and capable of carrying sewage discharged from all plumbing fixtures to the Park Sanitary Sewer System. Hot and cold water shall be furnished to every lavatory, kitchen sink, bathtub, shower and laundry fixture, and cold water shall be furnished to every water closet and urinal. Hot water shall be furnished at 130° F to 140° F. between the hours of 7:00 A.M. and 11:00 P.M. The use of pit privies or chemical toilets in any part of a mobile home park is prohibited.

SECTION 7: WATER SUPPLY

7.1 GENERAL REQUIREMENTS

Every park shall have a water supply system capable of providing a sufficient supply of potable water, under adequate pressure, to water supply facilities for mobile homes, service buildings, fire hydrants, drinking fountains and other accessory facilities, as required by this code for the well-being of park residents and for park maintenance. Such system shall be designed, constructed and maintained in accordance with State and local laws and shall conform with the regulations of the authorities having jurisdiction.

7.2 SOURCE OF SUPPLY

a) Where a public water supply system is available, the park water supply system shall be connected thereto. A public water supply system shall be deemed available when such system is within 500 feet of the park, measured along a street or other public easement, and a connection may be made lawfully thereto. No private water supply system shall be cross connected with any public water supply system unless specially approved by the authority having jurisdiction.

b) Where a public water supply source is not available, the park's source of water supply, including the construction, equipment, and distribution system for withdrawing and distributing water, shall be approved by the public health agency and other authorities having jurisdiction. The chemical and bacteriological quality of the potable water distributed in any park, including water treatment processes employed, shall conform to the standards established by the health authority having jurisdiction.

c) The water source shall be capable of producing an adequate volume of water to supply all mobile home and travel trailer spaces in any park, but in no case shall such capacity be less than 150

gallons per space per day in any mobile home park.

d) Where an independent or non-public water system is used to serve the mobile home park with water obtained from wells, the well shall be located and constructed in such a manner that neither underground nor surface contamination will reach the water supply from any source. A minimum distance of 150 feet shall be maintained between the water supply and any cesspool. A minimum distance of 100 feet shall be maintained between the water supply and any other possible source of contamination, except that sewers or pipes through which sewage may back up shall be located at least 50 feet from any well or water suction pipe line. Where such sewers or pipes are specially constructed to provide adequate safe-guards, and when specifically authorized by the health officer, such sewers or pipes through which sewage may back up may be closer than 50 feet, but not less than 30 feet from a well.

e) No well-casings, pumps, pumping machinery, or suction pipes shall be located 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. The floor of rooms above ground shall be at least six inches above the ground's surface. All floors shall be watertight and sloped from the pump pedestal to the drain. The pedestal shall be not less than 12 inches above the floor.

7.3 WATER STORAGE FACILITIES

All water storage reservoirs shall be watertight and constructed of impervious material; all overflows and vents of such reservoirs shall be effectively screened. Open reservoirs are prohibited. Manholes shall be constructed with overlapping covers, so as to prevent the entrance of contaminated material. Overflow pipes from a reservoir shall not connect to any pipe in which sewage or polluted water may back up.

7.4 WATER DISTRIBUTION SYSTEM

The water distribution system shall be constructed of piping, fixtures and other equipment of approved materials and shall be so designed and maintained as to provide a pressure of not less than 20 pounds per square inch, under normal operating conditions, at each mobile home and travel trailer space, service building and other locations requiring notable water supply. Such piping shall not be interconnected or cross-connected with any drainage, venting or other system conveying non-potable water. Nor shall such piping be subject to hazards of backflow or back-siphonage.

7.5 INDIVIDUAL WATER CONNECTIONS

a) Individual water service connections shall be provided at each mobile home lot at a location where the water connection to the mobile home will approximate a vertical position, thereby insuring the shortest water connection possible. A safe distance from the sanitary sewer connection shall be maintained.

b) All water service connections shall be watertight. The minimum pipe size of connections shall be three-quarter inch. Outlets shall be so constructed as to be free of possible contamination from surface drainage and possible damage during installation of a mobile home.

c) Adequate provisions shall be made to prevent freezing of service lines, valves and riser pipe and to protect risers from heaving and thawing actions of ground during freezing weather.

d) Underground stop- and waste-cocks shall not be installed on any connection.

7.6 REQUIRED WATER SUPPLY FOR FIRE PROTECTION

Where a public water supply system with a water main of six inches or larger is available, all parks accommodating or designed to accommodate 10 or more mobile homes or travel trailers, or both, shall provide the following water supply facilities.

1) The system shall permit the operation of a minimum of two 1-1/2 inch hose streams on a fire in any mobile home, travel trailer, service building or other accessory structure in the park.

2) Hydrants shall be located within 500 feet of such structures.

3) Water supply and associated facilities shall be sufficient to provide a delivery of at least 75 gallons per minute at each of two nozzles, held four feet above the ground, at a flowing pressure of at least 30 pounds per square inch at the highest point in the park.

SECTION 8: SEWAGE DISPOSAL

8.1 GENERAL REQUIREMENTS

An adequate and safe system of sanitary sewerage shall be provided in all parks for conveying and disposing of sewage from mobile homes, service buildings and other accessory facilities, as required by this code for the well-being of park residents and for park maintenance. Such system shall be designed, constructed and maintained in accordance with State and local laws and shall

conform with the regulations of the health authorities having jurisdiction.

8.2 SEWER LINES

All sewer lines shall be located in trenches of sufficient depth to be free of breakage from traffic or other movements and located at a safe distance from the park water supply system. Sewers shall be at a grade which will insure a velocity of two feet per second when flowing full. All sewer lines shall be adequately vented and shall have watertight joints.

8.3 INDIVIDUAL SEWER CONNECTIONS

a) Each mobile home lot shall be provided with at least a four inch sewer riser pipe. The sewer riser pipe shall be so located on each lot that the sewer connection to the mobile home drain outlet will approximate a vertical position.

b) The sewer connection (which consists of all pipes, fittings and appurtenances from the drain outlet of the mobile home to the corresponding sewer riser pipe of the park sewer system) shall have a nominal inside diameter of not less than three inches, and the slope of any portion thereof shall be at least one-fourth inch per foot. The sewer connections shall consist of one pipe line only without any branch fittings. All joints shall be watertight.

c) All materials used for sewer connections shall be semi-rigid, corrosive resistant, non-absorbent and durable. The inner surface shall be smooth.

d) Provision shall be made for plugging 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 should extend at least four inches above ground elevation.

8.4

Where the sewer lines of the mobile home park are not connected to a public sewer, a method of sewage disposal approved by the health officer shall be provided. The design of such sewage treatment facilities shall be based on the maximum capacity of the mobile home park. Effluents from sewage treatment facilities shall not be discharged into any waters of the State except with prior approval of the appropriate State authority and the local health officer. The disposal facilities shall be located where they will not create a nuisance or health hazard to the mobile home park or to the owner or occupants of any adjacent property. The approval of the health officer shall be obtained on the type of treatment proposed and on the design of the disposal plant prior to construction.

SECTION 9: REFUSE DISPOSAL

9.1

The storage, collection and disposal of refuse in the mobile home park shall be so managed as to create no health hazards, rodent harborage, insect breeding areas, accident or fire hazards or air pollution.

9.2

All refuse shall be stored in flytight, watertight, rodent-proof containers, which shall be located not more than 150 feet from any mobile home space. Containers shall be provided in sufficient number and capacity to properly store all refuse.

9.3

Refuse collection stands shall be provided for all refuse containers. Such container stands shall be so designed as to prevent containers from being tipped, to minimize spillage and container deterioration and to facilitate cleaning around them.

9.4

All refuse shall be collected at least twice weekly. Where suitable collection service is not available from municipal or private agencies, the mobile home park operator shall provide this service. All refuse shall be collected and transported in covered vehicles or covered containers.

9.5

Where municipal or private disposal service is not available, the mobile home park operator shall dispose of the refuse by incineration, burial or transporting to an approved disposal site.

9.6

Refuse shall be buried only at locations and by methods approved by the health officer.

9.7

Refuse incinerators shall be constructed only with the approval of the Town Health Officer. Such approval shall be based on a review of the plans and specifications for such incinerators and approval of the site where they will be located. Such approval shall specify the type of material which may be placed in the incinerator.

9.8

Incinerators shall be operated only when attended by some person specifically authorized by the owner or operator of the mobile home park.

9.9

Garbage shall be burned on the premises only in an approved incinerator.

SECTION 10: INSECT AND RODENT CONTROL

10.1

Grounds, buildings and structures shall be maintained free of insect, vermin and rodent harborage and infestation. Extermination methods and other measures to control insects, vermin and rodents shall conform with the requirements of the health authority having jurisdiction.

10.2

Parks shall be maintained free of accumulations of debris which may provide rodent harborage or breeding places for flies, mosquitoes and other pests.

10.3

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.

10.4

Where the potential for rodent or vermin infestation exists, all exterior openings in or beneath any structure shall be appropriately screened with wire mesh or other suitable materials.

10.5

The growth of brush, weeds and grass shall be controlled to prevent harborage of ticks, chiggers and other noxious insects. Parks 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.

SECTION 11: ELECTRICAL DISTRIBUTION SYSTEM

11.1 General Requirements

Every park shall contain an electrical wiring system, consisting of wiring, fixtures, equipment and appurtenances which shall be installed and maintained in accordance with applicable codes and regulations governing such systems.

11.2 Power Distribution Lines

- a) Main power lines not located underground shall be suspended at least 18 feet above the ground. All wires passing over any part of a park street system or common walk system shall have a minimum clearance of 18 feet over such access ways. There shall be a minimum horizontal clearance of three feet between overhead wiring and any mobile home, travel trailer, service building or other community structure in a park.
- b) All direct burial conductors or cable shall be buried at least 18 inches below the ground surface and shall be insulated and specially designed for the purpose. Such conductors shall be located not less than one foot radial distance from water, sewer, gas or communications lines.

11.3 Individual Electrical Connections

- a) Each mobile home lot in all parks shall be connected to the park electrical wiring system by underground cable and by approved receptacle, disconnecting means, and overcurrent protective equipment. The minimum service for each mobile home space shall be 120/240 volts AC, 50 amperes. *see ord. #3*
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- b) Adequate overcurrent protective devices and disconnecting means for controlling power supply to individual spaces shall be provided in accessible locations within convenient and readily traversable distance from such spaces without interruption by a street.
- c) Branch current receptacles for supplying power to individual mobile homes shall be weatherproof and properly grounded. Such receptacles shall be located not more than 25 feet from the overcurrent protective devices in the mobile home.
- d) Every mobile home, except one provided with mast-weatherhead service, shall be connected to the branch circuit receptacle by an approved type of flexible cable not more than 25 feet in length, with connectors and male attachment plug cap. Attachment plug caps and connectors shall be of approved types and shall be designed and constructed so as to prevent strain from being transmitted from cable to terminals and to endure rough

usage. A mobile home provided with a mast-weatherhead type service shall be connected to an approved pole provided with approved disconnecting means and overcurrent protection device.

11.4 Required Grounding

All exposed non-current-carrying metal parts of mobile homes and all other equipment shall be grounded by means of a grounding conductor. The neutral conductor shall not be used as an equipment ground for mobile homes or equipment within a park.

SECTION 12: FUEL SUPPLY AND STORAGE

12.1 Natural Gas System

- a) Natural gas piping systems in all parks shall be installed and maintained in conformity with accepted engineering practices and the rules and regulations of the Industrial Commission of the State of Wisconsin.
- b) Each mobile home lot provided with piped gas shall have an approved shutoff valve installed upstream of the space gas outlet. The outlet shall be equipped with an approved cap to prevent accidental discharge of gas when outlet is not in use.

12.2 Liquefied Petroleum Gas Systems

- a) Liquefied petroleum gas systems provided for mobile homes, service buildings or other structures shall be installed and maintained in conformity with the rules and regulations of the Industrial Commission of the State of Wisconsin.
- b) Each park utilizing liquefied petroleum gas shall install common underground storage containers and an underground distribution system in conformity with the rules of the Industrial Commission in regard to liquefied petroleum gases.
- c) Systems shall have at least one accessible means for shutting off gas. Such means shall be located outside the mobile home and shall be maintained in effective operating condition.
- d) All LPG piping outside of the mobile homes and travel trailers shall conform to the rules of the Industrial Commission of the State of Wisconsin. Undiluted liquefied petroleum gas in liquid form shall not be conveyed through piping equipment and systems in mobile homes.

12.3 Fuel Oil Supply Systems

- a) All fuel oil supply systems provided for mobile homes, service buildings and other structures shall be installed and maintained in conformity with the rules and regulations of the

Industrial Commission of the State of Wisconsin.

- b) Each park utilizing fuel oil shall install a common underground storage facility and an underground distribution system in conformity with the rules and regulations of the Industrial Commission of the State of Wisconsin.
- c) All piping from fuel storage tanks to mobile homes shall be permanently installed and securely fastened in place.

12.4 Inspection and Approval

Any natural gas system, liquified petroleum gas system, or fuel oil supply system must be approved by the Industrial Commission of the State of Wisconsin and the Health Officer of the Town of Rock.

SECTION 13: FIRE PROTECTION

13.1

The mobile home park area shall be subject to the rules and regulations of the Town of Rock and the State of Wisconsin regarding fire and fire prevention.

13.2

Mobile home park areas shall be kept free of litter, rubbish and other flammable materials.

13.3

Portable fire extinguishers of an approved type shall be kept in service buildings and at all other locations designated by the Industrial Commission or the Health Officer and shall be maintained in good operating condition.

13.4

Where a public water system with a water main of six inches or larger is available to the mobile home park, standard fire hydrants shall be located within 500 feet of each mobile home or building.

13.5

Fires shall be made only in stoves, incinerators and other equipment intended for such purpose.

**SECTION 14: ALTERATIONS AND ADDITIONS: RESTRICTIONS
OF ANIMALS AND PETS**

14.1

All plumbing and electrical alterations or repairs in the mobile home park shall be made in accordance with applicable local regulations.

14.2

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

**SECTION 15: REGISTRATION OF OCCUPANTS: REPORTION OF
COMMUNICABLE DISEASES**

15.1

Every mobile home park owner or operator shall maintain a register containing a record of all mobile homes and occupants using the mobile home park. Such register shall be available to any authorized person inspecting the park and shall be preserved for the period required by the Town Board. Such register shall contain (1) the names and addresses of all mobile home occupants (2) the make, model and license number of the motor vehicle.

15.2

Every owner, operator, attendant or other person operating a mobile home park shall notify the Rock County Health Department or the Town Health Officer immediately of any suspected communicable or contagious disease within the mobile home park. In the case of diseases diagnosed by a physician as quarantinable, the departure of a mobile home or its occupants, or the removal therefrom of clothing or other articles which have been exposed to infection, without approval of the Rock County Health Department, is prohibited.

SECTION 16: SUPERVISION

16.1

The person to whom a permit for a mobile home park is issued shall at all times operate the park in compliance with this Ordinance and shall provide adequate supervision to maintain the park, its facilities and equipment in good repair and in a clean and sanitary condition at all times.

SECTION 17: LICENSE

17.1

The annual fee for a mobile home court license shall be \$25.00, and such license shall expire on the 30th day of June of each year. Every application for a license to operate a mobile home court shall be accompanied by payment of the license fee made payable to the Town Treasurer. Before any license shall be granted, the Town Board, cooperating with the Health Officer and Building Inspector of the Town, shall make or cause to be made an inspection of the premises for which a license has been applied for in order to determine whether the requirements of this Ordinance have or will be met by the applicant, and no such license shall be granted until such inspection has been made.

SECTION 18:

18.1 Special Assessments

- a) The Town Board shall levy special assessments commensurate with the cost of all local government services required by the mobile home court and the occupants thereof. The amount of such special assessments that may be levied against each mobile home court shall be determined after a public hearing, as hereinafter provided. Said special assessments shall continue until changed either by Ordinance of the Town Board, or after a hearing on petition filed for a change in the amount.
- b) The Town Board may provide that the special assessments so made shall be paid monthly on the basis of the number of trailers parked in said mobile home court during the previous calendar month.
- c) The Town Board shall determine the part of the monthly per trailer assessment that shall be made to the common school district based upon the cost of education in the school district where the mobile home court is located.

SECTION 19: NOTICE AND HEARING BEFORE BOARD

19.1

- a) The Town Board shall make preliminary determination of the amount of the per trailer special assessment to be levied against a mobile home court in each common school district showing proposed division to the common school district, and

shall give notice of hearing on said proposed special assessments to be held at the Town Hall where any interested person shall have an opportunity to be heard.

- b) The Town Clerk shall post a notice of said hearing at at least three public places within the township, one posting of which shall be in a conspicuous place on each trailer camp property. At least one week shall intervene between the date of posting of such notice and the time of said meeting. The Board may at such meeting, or at an adjourned meeting, confirm or change said special assessment and upon final determination of the amount of such special assessment shall post a notice on each mobile home court property stating the amount of the per trailer special assessment as finally determined.
- c) If the owner of any parcel of land affected by such final determination feels himself aggrieved thereby, he may, within twenty (20) days after the date of posting of such determination, appeal therefrom to the Circuit Court of Rock County by causing a written notice of appeal to be served upon the Town Clerk and by executing a bond to the Town of Rock in the sum of \$150.00 with two sureties or a bonding company to be approved by the Town Clerk conditioned for the faithful prosecution of such appeal and the payment of all costs that may be adjudged against him. The Clerk, in case such an appeal is taken, shall make a brief statement of the proceedings had in the matter before the board, with its determination thereon, and shall submit the same with all papers in the matter to the Clerk of the Circuit Court. Such appeal shall be tried and determined in the same manner as cases originally commenced in said Court.

SECTION 20: LIEN

20.1

Each such special assessment shall be a lien on a mobile home court property against which it is assessed, and, if not otherwise paid, shall be entered upon the tax roll and shall be collected as general taxes. Failure to pay such an assessment shall be a ground for revoking of the mobile home court license.

SECTION 21: CONFLICT OF ORDINANCES: EFFECT OF PARTIAL INVALIDITY

21.1

If any section, sub-section, paragraph, sentence, clause or phrase of this Ordinance should be declared invalid for any reason

whatsoever, such decision shall not affect the remaining portions of this Ordinance which shall remain in full force and effect; and to this end the provisions of this Ordinance are hereby declared to be severable.

SECTION 22: PENALTIES

22.1

- a) Every person, firm or corporation violating or contributing in any way to the violation of any provision of this Ordinance shall be deemed guilty of a separate offense for each day during which said violation continues and shall be punishable therefor as herein provided.
- b) Any person, firm or corporation violating any of the provisions of this Ordinance shall be deemed guilty of a misdemeanor, and upon conviction thereof shall be punished by a fine not exceeding \$100.00 nor less than \$10.00 for any one violation thereof, and the revocation of the license granted to the owner of the mobile home court by the Town Board.

SECTION 23: EFFECTIVE DATE

This ordinance shall take effect from and after its passage and posting as provided by law.

The foregoing Ordinance was adopted at a regular meeting of the Town Board of the Town of Rock on February 14, 1966.

Attest:

Virginia Shelly
Clerk

Roger K. Smith
Chairman

Arns Grundahl
Supervisor

James A. Pates
Supervisor

I hereby certify that the above Ordinance was adopted by the Town Board of the Town of Rock on the 14th day of February, 1966, and was posted by me in three of the most public places of the Town of Rock, on the 15th day of February, 1966.

Dated: 2-18-66

Virginia Shelly
Clerk, Town of Rock, Rock County,
Wisconsin