

CHAPTER 177 MOBILE HOME PARKS

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177.1 PURPOSE; APPLICABILITY

- A. The purpose of this chapter is to provide the minimum regulations, provisions and requirements in the Village of Fall Creek to ensure public health, safety and the general welfare by regulating and controlling the location, design, quality and maintenance of mobile homes and mobile home parks.
- B. The sections contained in this chapter shall be binding alike upon every owner of a mobile home, every lessee and every person in charge of or responsible for a mobile home or mobile home park.
- C. This chapter shall apply to all mobile homes and mobile home parks unless stated otherwise.

177.2 DEFINITIONS

Whenever used in this chapter, unless a different meaning appears from the context, the following terms shall have the meanings indicated:

ACCESSORY STRUCTURE -- All structures constructed and used apart from the mobile home shall include awnings, cabanas, storage cabinets (or sheds), carports, windbreaks, attached porches and garages.

COMMON AREA -- Any area or space destined for joint use of tenants occupying the mobile home park.

DEPENDENT MOBILE HOME -- A mobile home which does not have complete bathroom facilities.

ENFORCING AGENCY -- The Eau Claire City/County Board of Health, the Zoning Administrator or any other agencies of the Village of Fall Creek charged by law with the duty to enforce the provisions of this regulation.

LICENSE -- A written license or certification issued by the Village of Fall Creek permitting the construction, alteration and extension of a mobile home park under the provisions of Chapter 268, Zoning, of this Code and regulations issued hereunder.

LICENSEE -- Any person licensed to operate and maintain a mobile home park.

MOBILE HOME:

- A. That which is or was, as originally constructed, designed and built to be towed on its own chassis, comprised of frame and wheels, by any motor vehicle upon a public highway and connected to utilities and designed without a permanent foundation for year-round living, or which is intended to be so used. A single unit includes any additions, attachments, annexes, foundations, appurtenances or any parts that may be folded, collapsed or telescoped when being towed and expanded later to provide additional cubic capacity. A mobile home is not considered a mobile home if the assessable value of such additions previously enumerated equals or exceeds 50% of the assessable value of the mobile home.
- B. A mobile home should not be confused with a travel trailer, which is towed by an automobile, can be operated independently of utility connections, is limited in width to eight feet and in length to 45 feet and is designed to be used primarily as a temporary vacation dwelling.

MOBILE HOME PARK -- A parcel of land, which is owned by an individual, a firm, trust, partnership, public or private association or corporation and has been developed for rental of lots and provision of facilities and services to tenants with mobile homes.

MOBILE HOME SITE -- A parcel of land in a mobile home park which has been reserved for the placement of one mobile home stand.

MOBILE HOME STAND -- That part of a parcel of land (mobile home site) in a mobile home park which has been reserved for the placement of one mobile home unit.

NONDEPENDENT MOBILE HOME -- A mobile home equipped with complete bath and toilet facilities, all furniture, cooking and heating appliances and complete year-round facilities.

OPEN SPACE DEPTH -- The minimum open space distance away from a mobile home stand at any point. It is measured perpendicular to each stand line at any point. It shall be equal at any point to 25% of the stand line length plus four feet.

POWER SUPPLY ASSEMBLY -- The conductors, including the grounding conductors, insulated from one another, the connectors, attachment plug caps and all other fittings, grommets or devices installed for the purpose of delivering energy from the service equipment to the distribution panel within the mobile home or sectional home.

SECTIONAL HOME -- Two or more units factory fabricated and transported to the home site, where they are joined together to make a single home either on a permanent foundation or on their separate chassis.

SEWER CONNECTION -- A connection consisting of all pipes, fittings and appurtenances from the drain outlet of the mobile home to the inlet of the corresponding sewer riser pipe of the sewerage system serving the mobile home park.

SEWER RISER -- That portion of the sewer lateral which extends vertically to the ground elevation and terminates at each mobile home stand.

WATER CONNECTION -- A connection consisting of all pipes, fittings and appurtenances from the water riser pipe to the water inlet pipe of the distribution system within the mobile home.

WATER RISER PIPE -- That portion of the water supply system serving the mobile home park which extends vertically to the ground elevation and terminates at a designated point at each mobile home stand.

177.3 DEVELOPMENT PATTERN

- A. The general pattern of development shall fit topography, requirements for circulation and requirements for provision of community facilities and utilities. Areas for churches, schools, major parks and community facilities should be located appropriately with respect to the population to be served and the street and walkway nets. As appropriate, residential areas should merge into or be insulated from areas devoted to other purposes. They should be insulated from heavy traffic, concentrations of parking, noise, lights and commercial and industrial activities. They should merge with parks and other suitable open areas.
- B. The street pattern should serve, not shape, the lots in their small neighborhood groupings. Land devoted to streets should be held to a minimum compatible with performance of street-related functions. Minor streets should discourage use by through traffic, and no single minor street should serve so many homes that local traffic is likely to become a problem. Minor streets should feed at well-spaced intervals and well-designed intersections into collector streets and arteries for fast-moving traffic. Neither collector nor arterial streets should have direct entrances from residential lots.
- C. Blocks should be oriented generally with the long axis in the direction of principal automotive and pedestrian movement. Blocks should be large enough and wide enough to provide desirable lot depths plus interior walkways, commons and easements for such utilities as are to be located within the block.
- D. The mobile home park should be set in its own environment, rather than merely running into surrounding uses. It is desirable that it be bordered in a manner which insulates it from surrounding uses and sets it apart as a community.
- E. These standards shall apply to all mobile home parks. Likewise, it will be necessary to obtain the approval of the Village Board of the Village of Fall Creek for the location and design of any mobile home park on the basis of its compliance with these standards.

177.4 LICENSE REQUIRED; APPLICATION; FEES

- A. It shall be unlawful for any person to construct, alter or extend any mobile home park within the limits of the Village of Fall Creek unless he holds a valid license issued by the Village Board in the name of such person for the specific construction, alteration or extension proposed.
- B. All applications for a license shall be filed with the Village Clerk-Treasurer and reviewed by the Village Board and shall contain the following:
 - (1) Name and address of the applicant.
 - (2) Location and legal description of the mobile home park.
 - (3) Complete engineering plans and specifications of the proposed park showing, but not limited to, the following:
 - (a) The area and dimensions of the tract of land.
 - (b) The number and location of all mobile home sites and stands and the location of common areas and setback lines.
 - (c) The location and width of roadways and walkways.
 - (d) Plans and specifications of all utilities, including sewage collection and disposal, stormwater drainage, water distribution and supply, refuse storage and collection, lighting, electrical, telephone and television antenna systems and off-street parking.
 - (e) Landscaping plans for the entire park, including a planting plan for the buffer strip.
 - (f) Plans and specifications of all buildings to be located within the park.
 - (g) Such other plans and specifications and information as may reasonably be required by the enforcing agency.
- C. No license shall be issued for the construction, alteration or extension of a mobile home park unless said development shall contain a minimum of 15 acres, but not to exceed 50 acres.
- D. Application for new or renewable licenses shall be accompanied by a fee of \$10 for each space in the existing or proposed park, but not less than \$500, together with a surety bond of \$2,000 as a guaranty for the collection by the licensee of the monthly parking fees of the mobile home occupants and payment of such to the Village Clerk-Treasurer. There shall be a fee of \$50 for the transfer of a license. Such parks shall comply with Wisconsin Administrative Code Chapter E 77.3
- E. Applications for renewal of licenses shall contain any change in the information submitted since the original license was issued or the latest renewal granted.
- F. Licensees of mobile home parks and owners of land on which are parked any occupied, nonexempt mobile homes shall furnish information to the Village Clerk-Treasurer and

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Village Assessor on such homes added to their park within five days after arrival of such home, on forms furnished by the Village Clerk-Treasurer in accordance with W.S.A. s. 66.058(3)(c) and (e).

- G. Each occupied, nonexempt mobile home located in the village shall pay a monthly parking fee as determined in accordance with W.S.A. s. 66.058. Said fees shall be paid to the Village Clerk-Treasurer on or before the 10th day of the month following the month for which such fees are due.
- H. The monthly parking fees referred to in Subsection G above shall not be charged for the parking of any mobile home for a period of one week or less nor for any space occupied by a mobile home accompanied by an automobile if said mobile home or automobile bears license plates issued by any other than this state for an accumulated period not to exceed 60 days in any 12 months or if the occupants are nonresident tourists or vacationers. The licensee of such park shall keep a record of persons claiming exception pursuant to this subsection containing the signature of such claimant and in a form approved by the Village Board. When one or more people occupying a mobile home are employed in this state, there shall be no exemption from the monthly parking permit fees, except for a stay of one week or less, as aforesaid.
- I. Parking.
 - (1) No person shall park, locate or place any mobile home outside of a licensed mobile home park in the Village of Fall Creek, except that unoccupied mobile homes may be parked on the lawfully situated premises of a vehicle service business for purposes of servicing or making necessary repairs; on the premises leased or owned by the owner of such mobile home for purposes of sales display for a period not exceeding 120 days, provided that no business is carried on therein; or in an accessory private garage, building or rear yard of the owner of such mobile home.
 - (2) No person shall stop, stand or park a mobile home on any street, alley or highway within the Village of Fall Creek in violation of W.S.A. Ch. 340 to 348 or the traffic ordinances and regulations of the Village of Fall Creek.
- J. Licenses shall expire each year at the end of the month of June.

177.5 INSPECTIONS

- A. No mobile home park license shall be issued until the Village Clerk-Treasurer has notified the police, the Eau Claire City/County Board of Health, the Fire Department and Building Inspector or the authorized agents of the application, 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 the mobile homes will be located comply with the regulations, ordinances and laws applicable thereto. These officials shall furnish to the Village Board, in writing, the information derived from such investigation and a statement as to whether the applicant and the premises meet the requirements of the department for which the officer is certifying.
- B. No license shall be renewed without a reinspection of the premises.
- C. The enforcing agency 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 chapter.
- D. The enforcing agency shall have the power to inspect the register containing a record of all residents of the mobile home park.
- E. It shall be the duty of every resident of a mobile home park to give the management thereof or its designated agent access to any part of the mobile home stand or common area at reasonable times for the purpose of making such repairs or alterations as are necessary to effect compliance with this chapter.
- F. Whenever, upon inspection of any mobile home park, the enforcing agency finds that conditions or practices exist which are in violation of this chapter, the enforcing agency shall give notice, in writing, 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 enforcing agency, the license shall be suspended. The enforcing agency shall furnish to the Village Board, in writing, the information derived from such investigation and a statement as to whether the applicant and the premises meet the requirements of this chapter. At the end of such period, the enforcing agency shall reinspect such mobile home park and, if such conditions or practices have not been corrected, it shall, with the approval of the Village Board, 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 such suspension, such person shall cease administration of such mobile home park except as provided in §177-13B.

177.6 GENERAL REQUIREMENTS

Any individual making an application for a license to construct a mobile home park shall meet the following design and system requirements:

- A. Site location. A mobile home park shall be located only upon property designated for that use by the Village Board of the Village of Fall Creek.
- B. Restrictions.
 - (1) No part of any mobile home park shall be used for nonresidential 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.
 - (2) No part of any mobile home park shall be used for the location of sectional homes.
 - (3) No dependent mobile home shall be permitted in the mobile home park unless a suitable building is provided for housing toilets, showers and laundry facilities.
 - (4) The condition of soil, groundwater level drainage and topography shall not create hazards to the property or the health or safety of the occupants. The mobile home or mobile home park shall not be exposed to objectionable smoke, noise, odors, contaminated liquids or solids or other adverse influences, and no portion of the park subject to predictable sudden flooding or erosion shall be used for any purpose which would expose persons or property to hazards.
 - (5) No part of any mobile home park shall be used for the storage or sale of mobile homes.
- C. Mobile home stand.
 - (1) For the purpose of this chapter, a mobile home stand shall be defined as an area 15 feet by 70 feet. The area of the mobile home stand shall be improved to provide adequate support for the placement and tie-down of the mobile home, thereby securing the superstructure against uplift, sliding, rotation and overturning.
 - (2) Anchors and tie-downs shall be placed at least at each corner of the mobile home stand, and each shall be able to sustain a minimum tensile strength of 2,800 pounds. The mobile home park owner shall ensure that all mobile homes are anchored and tied down.
- D. Streets. All mobile home parks shall be provided with safe and convenient vehicular access from abutting public streets or roads to each mobile home stand. Such access shall be provided by streets, driveways or other means.
 - (1) Entrances. Entrances to mobile home parks shall have direct connections to a public street and shall be designed to allow free movement of traffic on such adjacent public streets. No parking shall be permitted on the entrance street for a distance of 100 feet from its point of beginning.
 - (2) Internal streets.

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- (a) Internal streets shall have a dustproof surface and provide adequate drainage. No street grade shall be more than 8%.
- (b) Roadways shall be of adequate width to accommodate anticipated traffic and in any case shall meet the following minimum requirements:
 - i) Two-way streets must be at least 32 feet wide if parking is permitted on both sides, 25 feet if parking is permitted only on one side or if it is prohibited.
 - ii) One-way streets must be at least 14 feet wide. One-way streets shall be no longer than 500 feet, and parking is prohibited unless the width is increased to 18 feet.
 - iii) Dead-end streets (cul-de-sac) shall be limited in length to 500 feet and shall be provided at the closed end with a turnaround having an outside roadway diameter of at least 60 feet.
 - iv) Street intersections should generally be at right angles. Offsets at intersections and intersections of more than two streets at one point should be avoided.
 - v) Street surface. 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. The surface shall be maintained free of cracks and holes.
- E. Walkways. All parks shall be provided with safe, convenient, all-season pedestrian access width for intended use, durable and convenient to maintain, between individual mobile homes, the park streets and all community facilities provided for park residents.
 - (1) Common walk system. A common walk system shall be provided and maintained between locations where pedestrian traffic is concentrated. Such common walks shall have a minimum width of 31/2 feet.
 - (2) Individual walks. All mobile home stands shall be connected to common walks, to paved streets or to paved driveways or parking spaces connected to a paved street or roadway. Such individual walks shall have a minimum width of two feet.
- F. Accessory structures. Accessory structures shall not be used as complete, independent living units with permanent provisions for sleeping, cooking and sanitation. Such structures shall be erected, constructed or occupied in a mobile home park as directed by the management of the mobile home park, as required by the local enforcing agency and as specified herein:
 - (1) Accessory structures shall be designed in a manner that will enhance the appearance of the mobile home park.
 - (2) Accessory structures shall not obstruct required openings for light and ventilation of the mobile home and shall not prevent inspection of mobile home equipment and utility connections.

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- (3) Construction and electrical installations, unless otherwise specified, shall comply with the Building and Electrical Codes for the Village of Fall Creek.
- (4) Electrical circuits supplying the accessory structure shall be independent of the circuit supplying the mobile home.

G. Fire protection.

- (1) Fires shall be made only in barbecue pits, fireplaces, stoves or other equipment intended for such purposes. Incinerators shall be prohibited.
- (2) Portable fire extinguishers rated for Class B and C fires shall be kept in service buildings and shall be maintained in good operating condition. Their capacity shall be not less than 2-1/2 pounds.
- (3) Fire hydrants shall be located within 300 feet of any mobile home, service building or other structure in the park.

H. Public utility system. All utility service systems shall be installed and maintained in accordance with applicable state or local codes and regulations governing such systems.

- (1) Mobile home service outlets shall be provided at each mobile home stand for electric, telephone and gas.
- (2) All utility service lines shall be located underground within the mobile home park, except that in existing parks these utility service lines may be above ground.

177.7 WATER SUPPLY

An adequate supply of pure water supplied through a pipe distribution system connected with a public water main shall be provided, except as noted below:

- A. A separate valve service shall be provided to each site, so constructed that it will not be damaged by the parking of a vehicle.
- B. The water distribution system shall consist of piping capable of supplying six gallons per minute at a minimum pressure of 20 pounds per square inch at each mobile home stand. Also, the system shall be capable of supplying the following water demand for mobile homes:

NUMBER OF MOBILE HOME SPACES	DEMAND LOAD (GALLONS PER MINUTE)
50	105
75	145
100	180
150	235
200	285
250	330
300	370

- C. All water piping, fixtures and other equipment shall be constructed and maintained in accordance with state and local regulations and requirements and shall be of a type and in locations approved by the Eau Claire City/County Board of Health.
- D. Individual water riser pipes shall be located within the surface area of the mobile home stand approximately 30 feet from the front of a mobile home stand. They shall extend at least four inches above ground elevation, and the pipe diameter shall be at least 3/4 inch. The water outlet shall be capped when a mobile home does not occupy the stand.
- E. A shutoff valve below the frost line shall be provided near the water riser pipe, and this shall conform to Chapter COMM 82, of the Wisconsin State Plumbing Code and local Plumbing Code.

177.8 SEWER SYSTEM

An adequate sewer system shall be constructed and maintained according to standards set by the Department of Health and Family Services (Chapter COMM 82 of the Wisconsin Administrative Code).

- A. All sewer lines shall be adequately vented, have watertight joints and be so constructed that they can be closed when not connected.
- B. Each mobile home stand shall be provided with a four-inch-diameter sewer riser pipe. The sewer riser pipe shall be located within the surface area of the mobile home stand and approximately 40 feet from the front of such stand. The rim of the riser pipe shall extend at least four inches above ground elevation, and provisions shall be made for sealing the sewer riser pipe when a mobile home does not occupy the stand.

177.9 SOLID WASTE DISPOSAL SYSTEM

- A. Solid waste collection stands shall be provided for all waste containers. Such shall be so designed as to prevent containers from being tipped, to minimize spillage and container deterioration and to facilitate cleaning around them.
- B. Garbage and trash collection shall be by means of a public or private system at least two times per week. Where a suitable collection service is not available from municipal or private agencies, the management shall provide this service. All refuse shall be collected and transported in covered vehicles or covered containers.

177.10 GAS DISTRIBUTION SYSTEM

Gas equipment and installations within a mobile home park shall be designed and constructed in accordance with the applicable codes adopted by the state or local enforcing agency.

- A. The minimum hourly volume of gas required at each mobile stand outlet or any section of the mobile home park gas piping system shall be calculated as follows:

	NATURAL GAS	LIQUEFIED PETROLEUM GAS
For the most remote mobile home lot outlet on any branch or main	125 CFH	50 CFH
For the second most remote outlet on any branch or main	100 CFH	40 CFH
For the third most remote outlet on any branch or main	75 CFh	30 CFH

After the third most remote outlet, subsequent branch or mainline loadings may be computed using a value of 50 cubic feet per hour (CFH) for natural gas and 20 CFH for liquefied petroleum gas.

- B. All gas piping shall be installed below ground and shall have a minimum earth cover of 18 inches. Gas piping shall not be installed under any mobile home.

177.11 FUEL OIL DISTRIBUTION SYSTEM

Distribution systems shall be installed and maintained in accordance with the applicable codes adopted by the state or local enforcing agency.

- A. All fuel oil storage tanks or cylinders shall be installed underground and shall not be located beneath any mobile home or accessory structure.
- B. All piping shall be installed below ground and shall have a minimum earth cover of 18 inches.

177.12 SERVICE BUILDINGS AND OTHER COMMUNITY FACILITIES

- A. The requirements of this section shall apply to service buildings, recreation buildings and other community service facilities, such as:
 - (1) Management offices, repair shops and storage areas.
 - (2) Sanitary facilities.
 - (3) Laundry facilities.
 - (4) Indoor recreation areas.
- B. All portions of a permanent structure shall be properly protected from damage by ordinary uses and by decay, corrosion, termites and other destructive elements. Exterior portions shall be of such material and be so constructed and protected as to prevent entrance or penetration of moisture and weather.
- C. All rooms containing sanitary, or laundry facilities shall:
 - (1) Have sound-resistant walls extending to the ceiling between male and female sanitary facilities. Walls and partitions around showers, bathtubs, lavatories and other plumbing fixtures shall be constructed of dense, nonabsorbent, waterproof material or covered with moisture-resistant material.
 - (2) 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 10% of the floor area served by them.
 - (3) Have at least one window which can be easily opened or a mechanical device which will adequately ventilate the room.
- D. Toilets shall be located in separate compartments equipped with self-closing doors. Shower stalls shall be of the individual type. The rooms shall be screened to prevent direct view of the interior when the exterior doors are open.
- E. Illumination levels shall be maintained as follows:
 - (1) General seeing tasks: five footcandles.
 - (2) Laundry room work area: 40 footcandles.
 - (3) Toilet room, in front of mirrors: 40 footcandles.
- F. Hot and cold water shall be furnished to every lavatory, sink, bathtub, shower and laundry fixture, and cold water shall be furnished to every water closet and urinal.

177.13 MANAGEMENT DUTIES

- A. The park management shall maintain an office in the park. A copy of the park license and of this chapter shall be posted therein, and the park register shall at all times be kept in the office.
- B. It is the duty of the park owner or operator, together with any attendants or persons in charge, to:
 - (1) Keep a register of all park guests or occupants, to be open at all times to inspection by local, county, state and federal officers, which shall show for all guests or occupants the following:
 - (a) Name and address.
 - (b) Number of children of school age.
 - (c) State of legal residence.
 - (d) Date of entrance and departure.
 - (e) License numbers of trailers and other vehicles.
 - (f) State issuing such licenses.
 - (g) Purpose of stay in park.
 - (h) Place of last location and length of stay.
 - (i) Place of employment of each occupant.
 - (j) Persons claiming exemption from parking fees.
 - (2) Maintain the park in a clean, orderly and sanitary condition at all times.
 - (3) Report to the Eau Claire City/County Board of Health any persons or animals affected or suspected of being affected with any communicable diseases.
 - (4) Ensure that the provisions of this chapter are complied with and enforced and report promptly to the proper authorities any violation of this chapter or other violations of law which may come to his attention.
 - (5) Maintain in convenient places, approved by the Fire Chief, hand fire extinguishers in the ratio of one for each eight units.
 - (6) Prohibit the lighting of open fires in the park.
 - (7) Collect and pay to the Village Clerk-Treasurer the monthly parking fees called for in § 177-4 and keep a record of the persons paying such fees and the amount paid.

177.14 OCCUPANT DUTIES

It is the duty of the occupants of mobile homes to:

- A. Maintain their site in a clean, orderly and sanitary condition at all times.
- B. Abide by all applicable state and village regulations and rules established by the park management.

177.15 VIOLATIONS AND PENALTIES

Any person failing to comply with any provision of this chapter shall, upon conviction thereof, forfeit not less than \$100 nor more than \$1000, together with the costs of prosecution for each violation, and, in default of payment thereof, shall be imprisoned in the county jail of Eau Claire County, Wisconsin, until payment of such forfeiture, but not exceeding 30 days, provided that the maximum forfeiture for violation of §177-13B shall be \$25.

177.16 LICENSE REVOCATION

The Village Board is hereby authorized to revoke any license or permit issued pursuant to the terms of this chapter in accordance with L. 1953, c. 563.

177.17 EXISTING MOBILE HOME PARKS

Mobile home parks which at the time of adoption of this chapter existed lawfully with sites which do not comply with the requirements of this chapter may continue to operate; however, expansion or modification of such parks shall be in accord with these regulations.

177.18 REPEALER; CONFLICTS WITH OTHER PROVISIONS

All ordinances or parts of ordinances inconsistent with or contrary hereto are hereby repealed, except that nothing in this chapter shall be interpreted so as to conflict with state laws or orders regulating mobile homes or mobile home parks or any of the requirements of any ordinances of the village not mentioned or made inapplicable by the express terms of this chapter.