

STATE OF WISCONSIN)  
JUNEAU COUNTY )ss  
)

AFFIDAVIT

Kathleen Strohmeier, being sworn, deposes and says that she is the duly appointed, qualified and acting Town Clerk, in and for the Town of Orange, Juneau County, Wisconsin.

Affiant states that on the 24<sup>th</sup> day of July, 1984, she posted true and exact copies of the annexed Ordinance Regulating the Parking, Location and Occupation of Mobile Homes, Licensing and Regulating Mobile Home Parks, Providing for the Taxation of Mobile Homes and Providing a Penalty on the door of the Town Hall and at the three (3) public places in the Town of Orange, listed as follows:

1. Clarks Home
2. Lions Club Signboard
3. Lone Rock School

in accordance with the statute.

Kathleen Strohmeier  
Kathleen Strohmeier

Subscribed and sworn to before me  
this 24 day of July, 1984.

Joyce E. Duescher  
Notary Public  
Juneau County, Wisconsin.  
My commission Sept 27, 1987.





ORDINANCE NO. 4

AN ORDINANCE REGULATING THE PARKING, LOCATION AND  
OCCUPATION OF MOBILE HOMES, LICENSING AND REGULATING  
MOBILE HOME PARKS, PROVIDING FOR THE TAXATION OF  
MOBILE HOMES AND PROVIDING A PENALTY

The Town Board of the Town of Orange, Juneau County, Wisconsin, do ordain as follows:

SECTION 1. DEFINITIONS. As used in this ordinance the following terms shall have the meanings hereinafter designated:

- (1) Licensee means any person, firm or corporation licensed to operate and maintain a mobile home park under this ordinance.
- (2) Park means mobile home park.
- (3) Person means any natural individual, firm, trust, partnership, association or corporation.
- (4) Mobile home is that which is, or was as originally constructed, designed to be transported by any motor vehicle upon a public highway and 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.
- (5) Nondependent mobile home means a mobile home equipped with complete bath and toilet facilities, all furniture, cooking, heating, appliances and complete year round facilities.
- (6) Unit means a mobile home unit.
- (7) Mobile home park means any plot or plots of ground upon which 2 or more units, occupied for dwelling or sleeping purposes are located, regardless of whether or not a charge is made for such accommodation. As used in this ordinance mobile home park is limited to plots on which are located 2 or more nondependent mobile homes.
- (8) Space means a plot of ground within a mobile home park, designed for the accommodation of one mobile home unit.
- (9) Mobile home stand means that part of an individual space which has been reserved and improved for the placement of one mobile home unit.
- (10) Occupied area means that portion of an individual mobile home space which is covered by a mobile home and its accessory structures.
- (11) Park management means the person who owns or has charge, care or control of the mobile home park.
- (12) Lot is a space as defined in subsec.(9) of this section.
- (13) Complete bathroom facilities means a flush toilet, lavatory, bath and kitchen sink.

SECTION 2. PARKING OUTSIDE LICENSED MOBILE HOME PARKS RESTRICTED.

- (1) No person shall park, locate or place any mobile home outside of a licensed mobile home park in the Town of Orange, except unoccupied mobile homes may be parked on the lawfully situated premises of a licensed mobile home dealer for purposes of sales display; the lawfully situated premises of a vehicle service business for purposes of servicing or making necessary repairs; 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 no business is carried on therein, or in an accessory private garage, building or rear yard of the owner of such mobile home, or one mobile home placed on an operating farm if the occupants of the mobile home



drainage, water and electrical distribution and supply, refuse storage and collection, lighting, telephone and TV antenna systems.

2. Location and width of roadways and walkways, buffer strips, recreational and other common areas.

3. The location of mobile home stands with the mobile home spaces, including a detailed sketch of at least one typical mobile home space and stand therein.

4. Landscape plan showing all plantings.

5. Plans and specifications of all park buildings and structures.

(e) Interest of applicant in proposed mobile home park or extension thereof. If owner of tract is a person other than applicant, a duly verified statement by the owner that applicant is authorized by him to construct and maintain the proposed park, addition, modification, or extension and make the application.

(f) Written statements describing proposed park operations, management and maintenance, including proposed fees and charges and other requirements to be imposed on park occupants by the park operator.

(4) Final engineering plans and specifications complying with the provisions of this ordinance and any modifications or conditions imposed by the governing body shall be submitted to the clerk and checked by the proper municipal officials for compliance before the license is issued.

SECTION 5. STANDARD REQUIREMENTS FOR MOBILE HOME PARKS, ADDITIONS OR EXTENSIONS. All mobile home parks and modifications of or additions or extensions to existing parks shall comply with the following:

(1) Chapters H 62 and 77 and PSC 184, Wisconsin Administrative code, which are hereby made a part of this ordinance and incorporated herein by reference as if fully set forth; except that such regulations shall not be deemed to modify any requirement of this ordinance or any other applicable law or ordinance of the state or village which is more restrictive.

(2) The maximum number of mobile home spaces shall be 8 per acre and individual spaces shall be not less than 2,880 square feet in area and arranged to afford ample area for a variety of units, a set-back of 50 feet from all public rights of way and 25 feet from any park drive or common area, including common parking areas, 40 feet from all park boundary lines, 20 feet from any other unit, building or structure. Accessory structures, such as awnings, cabanas, storage cabinets, carports, windbreaks or attached porches shall be considered part of the unit for purposes of determining compliance with this provision.

(3) No mobile home park shall be laid out, constructed or operated without adequate water supply and sanitary sewer service in accordance with all applicable laws and regulations.

(3a) Individual valved water service connections shall be provided for direct use of each unit, so constructed and installed that they will not be damaged by frost or parking of the unit. Water systems shall be adequate to provide a pure, potable water supply of 6 gallons per minute at a minimum pressure of 20 psi and capable of furnishing a minimum of 150 gallons per unit per day. Fire hydrants shall be installed within 500 feet of every mobile home stand and park building.



which shall be well drained under normal use and weather conditions for the area. Pavement edges shall be curbed or protected to prevent raveling of the wearing surface and shifting of the pavement base. Grades of streets shall be sufficient to insure adequate surface drainage but no more than 8%, provided a maximum grade of 12% may be used if approved by the town engineer, as safe and designed to avoid traffic hazards. Streets shall be at approximately right angles within 100 feet of an intersection. Intersections of more than 2 streets at one point shall not be allowed. A distance of at least 150 feet shall be maintained between center lines of offset intersecting streets.

(14) All parks shall be provided with pedestrian walks between individual mobile homes, park streets and community facilities of not less than 3 feet in width. Walks in locations where pedestrian traffic is concentrated shall be minimum of 3½ feet wide. Grade and surfacing of walks shall be approved by the village engineer as safe and comparable to sidewalks in other areas of the municipality subject to similar usage.

(15) All mobile home parks shall have a green belt or buffer strip not less than 15 feet wide along all boundaries. Unless adequately screened by existing vegetative cover, all mobile home parks shall be provided within such greenbelt or buffer strip with screening of natural growth or screen fence, except where the adjoining property is also a mobile home park. Compliance with this requirement shall be made within 5 years from the granting of the mobile home park developer's permit. Permanent plantings shall be grown and maintained at a height of not less than 6 feet. Screening or planting requirements may be waived or modified by the governing body if it finds that the exterior architectural appeal and functional plan of the park when completed will be materially enhanced by modification or elimination of such screen planting requirements.

(16) In all mobile home parks there shall be one or more recreation areas easily accessible to all park residents. Such areas shall include a total minimum of 400 square feet. No single recreational area shall contain less than 2,500 square feet unless each mobile home site is provided with contiguous common recreational area not less than 20 feet wide at the narrowest dimension. Recreation areas shall be so located as to be free of traffic hazards and convenient to mobile home spaces which they serve.

(17) Single family nondependent mobile homes and approved accessory structures included in the original plans and specifications or revisions thereof, parks, playgrounds, open space, off-street parking lots, one park office and service buildings for exclusive use of park residents shall be the only permitted uses in mobile home parks; provided the Town board may approve the following uses when designed and limited to exclusive use of park residents:

(a) Laundromats.

(b) Clubhouses and facilities for private social or recreation clubs.

(c) Swimming pools.

(18) No signs shall be erected in mobile home parks except signs pertaining to the lease, hire or sale of individual mobile homes not more than 2 square feet in area and one mobile home park identification sign not more than 50 square feet in area at each park entrance.

(19) All mobile home parks shall be provided with safe and convenient vehicular access from abutting public streets or roads to each mobile home space. Entrances to parks shall be designed to minimize congestion and traffic hazards and allow free movement of traffic on adjacent streets.

(20) The standards and requirements for mobile home park design layout and development contained in this section are intended to be



- SECTION 7. OPERATION OF MOBILE HOME PARKS: RESPONSIBILITIES OF PARK MANAGEMENT.

- (2) The attendant or person in charge and the park licensee shall operate the park in compliance with this ordinance and regulations and ordinances of the town and state and their agents or officers and shall have the following duties:



their mobile home space, its facilities and equipment in good repair and in a clean and sanitary condition.

(2) Park occupants shall be responsible for proper placement of their mobile homes on the mobile home stand and proper installation of all utility connections in accordance with the instructions of the park management.

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

(4) Each owner or occupant of a nonexempt mobile home within a mobile home park shall remit to the licensee or authorized park management the cash deposit and monthly parking permit fee as required by section 10 of this ordinance.

(5) It shall be the duty of every occupant of a park to give the park licensee or management, or his agent or employee, access to any part of such park or mobile home premises at reasonable times for the purpose of making such repairs or alterations as are necessary to effect compliance with this ordinance or any law or ordinance of the state or municipality or lawful regulation or order adopted thereunder.

(6) Mobile homes shall be parked only on the mobile home stands provided and shall be placed thereon in accordance with all requirements of this ordinance.

(7) No mobile home owner or occupant shall conduct in any unit or any mobile home park any business or engage in any other activity which would not be permitted in single-family residential districts in the town.

(8) No person shall discharge any waste water on the surface of the ground within any mobile home park.

(9) No person shall erect or place upon any mobile home space, any permanent or temporary structure intended to be used for dwelling purposes or in connection with any mobile home unit except as specifically authorized by this ordinance.

#### SECTION 9. ADDITIONAL REGULATIONS ON MOBILE HOMES AND MOBILE HOME PARKS.

(1) Wrecked, damaged or dilapidated mobile homes shall not be kept or stored in a mobile home park or upon any premises in the town. The building inspector shall determine if a mobile home is damaged or dilapidated to a point which makes it unfit for human occupancy. Such mobile homes are hereby declared to be a public nuisance. Whenever the building inspector so determines he shall notify the licensee or landowner and owner of the mobile home in writing that such public nuisance exists within the park or on lands owned by him giving the findings upon which his determination is based and shall order such home removed from the park or site or repaired to a safe, sanitary and wholesome condition of occupancy within a reasonable time, but not less than 30 days.

(2) The health officer, building inspector, fire chief, municipal engineer, board of health or their lawful agents or employees are authorized and directed to inspect mobile home parks not less than once in every 12-month period to determine the health, safety and welfare of the occupants of the park and inhabitants of the town as affected thereby and the compliance of structures and activities therein with this ordinance and all other applicable laws of the state and ordinances of the municipality.

(3) Fires in mobile home parks shall be made only in stoves and other cooking or heating equipment intended for such purposes. Outside burning is prohibited except by permit and subject to requirements or restrictions of the town board.

(4) All plumbing, building, electrical, oil or gas distribution, alterations or repairs in the park shall be in accordance

SECTION 12.

This ordinance shall take effect and be in force upon passage and filing proof of publication or posting as provided by law.

Introduced and ordained July 10, 1984.

SIGNED:

Arthur Bradley  
Town Chairman

Donald Schwab  
Supervisor

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Supervisor

Attest:

Kathleen Frohman  
Town Clerk