

CHAPTER 16

MANUFACTURED HOME PARKS

16.01 Purpose. This chapter is intended to provide for the orderly location and management of manufactured home parks in the County.

16.02 Definitions. In Chapter 16, unless the context dictates otherwise, the following definitions shall be used:

- (1) “Approved” means acceptable to the Department and Zoning Committee, based on its determination as to conformance with this ordinance and good public health practices.
- (2) “Basic Unit” means a mobile home or manufactured home without hitch, awnings, cabanas, storage unit, carport, garage, windbreak, non-winterized porch or similar appurtenant structures.
- (3) “Complete Bathroom Facilities” means a flush toilet, lavatory, bath and kitchen sink.
- (4) “Department” means the Trempealeau County Zoning Department.
- (5) “Manufactured Home” means a structure manufactured in compliance with the Federal Manufactured Home Construction and Safety Standards, 42 USC 5401 to 5425, which is designed to be used as a dwelling, with or without a permanent foundation, when connected to utilities.
- (6) “Mobile Home” means a vehicle manufactured or assembled before June 15, 1976, designed to be towed as a single unit or in sections upon a highway by a motor vehicle and equipped and used, or intended to be used, primarily for human habitation, with walls of rigid uncollapsible construction, and originally designed and built without self contained sanitary facilities. Mobile home includes the mobile home structure, its plumbing, heating, air conditioning and electrical systems, and all appliances and all other equipment attached to the unit. Mobile home also means any unit which lacks a title, serial number, manufacturer or other information which would clearly identify when it was constructed. All such units shall be presumed to be manufactured prior to June 15, 1976 unless proven otherwise.
- (7) “Mobile Home Park” means any parcel of ground upon which two or more units, occupied for dwelling or sleeping purposes are located, regardless of whether or not a charge is made for such accommodation.
- (8) “Mobile Home Park Management” means the person legally responsible for the operation of the park.

- (9) “Park” means a mobile home park whether such mobile home park is occupied entirely by mobile homes, manufactured homes or some combination of the two.
- (10) “Person” means any individual, firm, trust, partnership, association or corporation.
- (11) “Public Utility” means electric, telephone, fuel supply, water supply and sewage system meeting the requirements of the Department of Industry, Labor and Human Relations, the Department of Natural Resources and the Department.
- (12) “Recreation Vehicle” means a vehicle designed and intended to be moved from site to site, whether towed or self propelled, and containing a holding tank septic system designed to be used in connection with a sanitary dump station.
- (13) “Space” means a plot of ground within a park designed for the accommodation of one unit.
- (14) “Street” means the paved or surfaced portion of a roadway between curbs or, if not paved, the surfaced area providing public access.
- (15) “Unit” means a separate structure designed to be an individual living facility and is either a mobile home or a manufactured home.

16.03 General requirements.

- (1) **Certain Units May Only Be In Parks.** The following units may only be located in licensed parks: all manufactured homes of less than 550 square feet of year round living space and all mobile homes which were located in Trempealeau County in a licensed park as of February 15, 1994. No additional manufactured homes or mobile homes of a size of less than 550 square feet may be placed in any mobile home park beyond those already in place as of February 15, 1994 nor may any such manufactured or mobile home, whether for reasons of physical depreciation, damage or destruction through any cause, or otherwise, be replaced with another manufactured or mobile home of less than 550 square feet. Under no circumstances shall a new or replacement mobile home be placed anywhere in the County outside of a mobile home park.
- (2) **Other Units Permitted In Parks.** Manufactured homes 550 square feet or larger may also be located in parks.
- (3) **Pre-Existing Parks.** All expansions of existing parks must comply with this and other county ordinances. All existing parks must be licensed and comply with this ordinance except for certain design requirements not previously in effect. All replacement units must comply with this ordinance.
- (4) **Licensing.**

- (a) License Required. It shall be unlawful for any persons to establish, operate or maintain or permit to be established, operated or maintained upon property owned, leased, or controlled by him, a park within the limits of Trempealeau County without having first secured a license for each such park from the Zoning Administrator pursuant to this ordinance.
 - (b) Fees. An annual licensing fee shall be paid for each park and for each license transfer. License and license transfer must be approved by the Zoning Committee in writing. License fees shall be established in the Trempealeau County Fee Schedule Ordinance.
 - (c) Specifications To Be Met. Before any park license is issued, the applicant must have met all of the specifications and codes set up by the State of Wisconsin, Trempealeau County, and the Town. Applicable documentation must be filed with the Zoning Administrator stating that the applicant has met and conformed with all specifications set forth by the State, County, and Town.
- (5) Registration. Any occupant of any unit located at an approved park must register with the owner of the park. The mobile home park management, within 7 days, must supply a list of occupants to the Zoning Committee at their written request.
- (6) Inspection. No park license shall be issued until the premises have been inspected by the Zoning Administrator or his/her designee to determine whether the applicant and the premises of the park comply with all regulations, ordinances, and laws applicable thereto. No license shall be renewed without a re-inspection of the premises. For the purpose of making inspections and implementing enforcement actions, the Zoning Administrator or his/her authorized agents shall have the right and are hereby empowered to enter on any premise on which homes are located, or about to be located, and to inspect the same and all accommodations connected therewith at any reasonable time.
- (7) Management Duties. The park owner or operator together with any attendants or persons in charge of a park shall:
- (a) Maintain an office on the park premises.
 - (b) Keep a register, which is to be open at all reasonable times to inspection by the Department, of all owners of units located in the park.
 - (c) Maintain the park in a clean, orderly and sanitary condition at all times.
 - (d) Report to the local health officers all cases of animals or conditions on the premises which may adversely affect the health or well-being of persons in the park.

- (e) Insure that the provisions of this ordinance are complied with and enforced and report promptly to the proper authorities any violations of this ordinance and/or any other violations of law which come to his attention.
 - (f) Post copies of these regulations in one or more conspicuous places in the park where they can be easily seen by the park personnel and visitors.
- (8) Occupant Duties. It is the duty of all unit occupants to:
- (a) Maintain their site in a clean, orderly and sanitary condition at all times.
 - (b) Abide by all applicable state and local regulations.

16.04 Park plan

- (1) Size Limitations.
- (a) All parks shall be located wholly within the boundaries of a single township, each site plainly marked, and must comply with Chapter HSS 77 Wisconsin Administrative Code. The number of park sites in any town may be regulated by a town.
 - (b) There shall be no more than two hundred (200) units in any single park.
- (2) Drainage.
- (a) Every unit and park shall be located on a well-drained area, and the premises shall be properly graded so as to prevent the accumulation of storm or other waters. No unit or park shall dispose of contaminated liquids or solids unless allowed or approved under state law and county ordinances.
 - (b) All parks, shall be sodded, or seeded, and shall be properly landscaped. New parks and expansion of existing parks must have an approved construction site erosion control plan prior to commencement of any work.
- (3) Space And Setbacks.
- (a) Each space shall be a clearly defined or delineated area of not less than 4,000 square feet. The basic unit shall not occupy in excess of one-third of the area of the site, and the complete unit including all accessory structures shall not occupy more than one-half of the area of the site. Expansion and modification of currently existing and operating parks shall be in accordance with current regulations.

- (b) The unit shall be so located on a site so there shall be at least a 20 foot clearance between basic units. No unit or accessory structure shall be located closer than 5 feet to any other space. No unit shall be located closer than the permitted setback, as established by Statute, ordinance, or local jurisdiction, to the right-of-way line of a public street or within 10 feet of an internal private street system of the park.
- (4) Streets.
 - (a) All spaces shall abut upon a street. For a 2-way street the width must be at least 32 feet if parking is to be permitted on both sides of the street; 24 feet in width if parking is permitted on only one side; or 18 feet in width if parking on the street is prohibited. A one-way street shall be at least 24 feet in width if parking is permitted on both sides; 18 feet wide if parking is permitted on one side; and 14 feet wide if parking on the street is prohibited. One-way streets shall be no longer than 500 feet.
 - (b) Streets shall be adequately graveled for year round use or be paved. They shall be maintained in good condition, have natural drainage and be adequately lighted at night.
- (5) Parking.
 - (a) For each space there shall be a graveled or paved parking area of at least 350 square feet. Parking areas shall be maintained in good condition and have adequate drainage. Unlicensed vehicles and collection of personal property, junk or debris are not allowed on a parking area or space or outside of a building anywhere in the boundaries of the mobile home park.
 - (b) There shall be a hard surface walkway at least two feet wide leading from the parking area to the unit entrances.
 - (c) There shall be no parking on the ungraveled or unpaved areas adjoining the units.
- (6) The management of a park shall not conduct nor allow any other person to conduct any motor vehicle sales or repair business or any unit sales or renovation or any other business on or from a mobile home park regulated under this ordinance.
- (7) Miscellaneous Provisions
 - (a) Use Of Setback Zones. No occupied or unoccupied mobile home, manufactured home, park unit, or recreational vehicle, shall be located between the established setback lines for the zoning district in which such

structure is located and an adjoining street, highway, lotline, stream or lake.

- (b) Skirting. Skirting, specifically designed for units or other material to enclose the area between the ground and the bottom of the unit, is to be completed within two weeks after parking.
- (c) Recreation Area. Each park shall contain a relatively level, well-drained recreation area. A minimum of one-half acre of area for such use shall be provided for each 50 sites. The minimum area in any park shall be one-half acre.
- (d) Emergency Plan. A fire and all hazard plan must be developed and approved by the local Fire Chief and County Emergency Government Director.
- (e) Fires. Open fires on the premises, except charcoal fires used for cooking, are prohibited. Burning barrels are prohibited.

16.05 Park utilities and services.

(1) Water Supply.

- (a) Municipal Supply. When a municipal water supply is available to the park, connection and use are required.
- (b) Private Wells. A private owned well is permitted as a source of water when a municipal water facility is not available to the premises. The well shall be located on the premises and shall be constructed and the pump installed in accordance with ch. NR 111 and 112, rules governing well drilling and pump installation. Whenever safe water cannot be obtained consistently from a well constructed in apparent compliance with ch. NR 112, as evidenced by unsafe laboratory report, the well shall be reconstructed or a new well constructed in accordance with the requirements of the Department of Natural Resources. However, if the reconstruction or new construction is determined to be impractical or is found to be ineffective, the use of the well shall be discontinued. The water supply shall be sampled at least quarterly for microbial contamination. Chemical samples shall be analyzed according to Chapter 109 of Wisconsin Administrative Code. Water sample results must be supplied to the Department.
- (c) Water Connection. A separate valved water service shall extend to each site.

(2) Sewage Disposal.

- (a) Municipal System. When public sewage facilities are available to the park, connection and use are required.
 - (b) Private System. Private sewage disposal systems as defined in s. 145.01(12), Stats., are permitted when a public sewer facility is not available to the premises. The system shall be located on the premises and shall be designed, constructed and operated in accordance with s 144.245, Stats., and chs. ILHR 82 and 83. Plans and installation details covering the design and construction, alteration or extension of private sewage disposal systems shall be approved by the Department of Industry, Labor, and Human Relations and the Department. Prior to construction, sanitary permits are required for any work done to a private sewage system. Sufficient area of suitable soils for the initial soil absorption system and one replacement system, of adequate size to serve the ultimate number of spaces to be provided, shall be available in the park.
- (3) Plumbing. All plumbing shall meet the requirements contained in Ch. ILHR 82-ILHR 84 and ch. HSS 177, Wisconsin Administrative Code.
- (4) Solid Waste.
- (a) Garbage. All garbage not disposed of through a garbage disposal unit connected with the sewage system shall be kept in separate, leak-proof, non-absorbent containers equipped with tight-fitting covers unless otherwise protected from flies, insects, and animals, and the contents shall be disposed of as often as necessary to prevent smells, decomposition or overflow. Garbage or rubbish pickup and disposal must be provided by the management. The management must also provide an enclosed structure where recyclable materials may be deposited. The management is responsible for the operation and maintenance of the recycling facility. The recycling facility meet the requirements of all state and county ordinances.
 - (b) Cleanliness. Garbage cans should be washed every time they are emptied unless provided with a single-service sanitary, removable waterproof liner.
 - (c) Certain Containers Prohibited. The use of wooden or paper containers for garbage is prohibited.
 - (d) Rubbish. Fly tight containers with covers shall be provided for non-recyclable rubbish. The contents shall be disposed of as often as necessary to prevent overflow. If local regulations require separation of garbage and rubbish, such requirements shall be followed.