

# **Village of Arpin Wood County, Wisconsin**

## **Ordinance #9**

### **AN ORDINANCE REGULATING THE PARKING AND LOCATION OF MOBILE/MANUFACTURED HOMES, LICENSING AND REGULATING MOBILE HOME PARKS, AND PROVIDING FOR THE TAXATION OF MOBILE HOMES IN MOBILE HOME PARKS AND FOR PENALTIES WITHIN THE VILLAGE OF ARPIN, WOOD COUNTY WISCONSIN**

THE VILLAGE BOARD OF THE VILLAGE OF APRIN, WOOD COUNTY, WISCONSIN, DOES ORDAIN AS FOLLOWS:

#### **SECTION 1: DEFINITIONS**

The following words, terms and phrases, when used in this chapter, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

- a. *"licensee"* means any person licensed to operate and maintain a mobile home park under this ordinance.
- b. *"licensing authority"* means the Village Board of the Village of Arpin, Wood County, Wisconsin.
- c. *"license"* means a written license issued by the Village Board allowing a person to operate and maintain a mobile/manufactured home park under the provisions of this ordinance.
- d. *"permit"* means a written permit or certification issued by the Village Board permitting the construction, alteration and extension of a mobile/manufactured home park under the provisions of this ordinance.
- e. *"park"* means a mobile and/or manufactured home park.
- f. *"person"* means any natural individual, firm, trust, partnership association, corporation or limited liability company.
- g. *"mobile home"* is a vehicle manufactured or assembled prior to June 15, 1976, designed to be towed as a single unit or in sections on a highway by a motor vehicle and equipped and used, or intended to be used, primarily for human habitation, with walls of rigid non-collapsible construction. Within this ordinance, "mobile home" includes a structure which has been certified as a manufactured home as defined under Section 1, part (h) of this ordinance.
- h. *"manufactured home"* is a structure which has been certified and labeled as a manufactured home by the U.S. Department of Housing and Urban Development, or which has been labeled as a manufactured home under Section 101.90-101.96. Wisconsin State Statutes and Chapter ILHR 27 of the Wisconsin Administrative Code.

- i. *“dependent mobile home”* means a mobile home which does not have complete bathroom facilities.
- j. *“nondependent mobile home”* means a mobile home equipped with complete bath and toilet facilities, all furniture, cooking, heating, appliances and complete year round facilities.
- k. *“unit”* means a mobile home unit.
- l. *“mobile home park”* means any plot or plots of ground 10 acres or larger upon which two or more units, occupied for dwelling or sleeping purposes are located, regardless of whether or not a charge is made of such accommodation.
- m. *“space”* means a plot of ground within a mobile home park, designed for the accommodation of one mobile home unit.
- n. *“local taxing authority”* means the Village of Arpin, in Wood County, Wisconsin.

## **SECTION 2: APPLICATION FOR LICENSES AND FEES**

1. It shall be unlawful for any persons to maintain or operate within the limits of the Village any mobile home park unless such person shall first obtain from the Village Board a license thereof. Such license shall expire one year from the date of issuance; however, it may be renewed under the provisions of this ordinance for additional periods of one year.
  - a. The application for such license or any renewal thereof shall be filed with the Village Clerk and shall be accompanied by a fee of \$2.00 for each space within the park to be licensed, with a minimum fee of \$25.00. A fee of \$10.00 shall be paid for each transfer of license.
  - b. The application for license or any renewal thereof shall be made on forms furnished by the Village Clerk and shall include the name and address of the owner in fee for the tract of land on which the park is to be or is located (if the fee title is vested in some person other than the applicant, a statement that the applicant is authorized by him to construct or maintain the mobile home park on the premises and to apply for the license, must accompany the application), and the legal description of the premises. The application shall be accompanied by two copies of the park plan showing the following, either existing or proposed:
    1. The extent and area used for park purposes;
    2. Roadways and driveways;
    3. Location of spaces for mobile homes;
    4. Location of existing units;
    5. Location and number of sanitary conveniences, including toilets, washrooms, laundries and utility rooms to be used by occupants of units;
    6. Method and plan of sewage disposal;
    7. Method and plan of garbage and rubbish removal;
    8. Plan for lighting of units.

9. If the existing or proposed park is designed to serve nondependent mobile homes, such plans shall clearly set forth the location of all sewer and water pipes and connections.
- c. Mobile home park plans and specifications shall be in compliance with all applicable State, County and Village ordinances and regulations as well as provisions of the State Board of Health.

### **SECTION 3: PARKING OUTSIDE LICENSED MOBILE/MANUFACTURED HOME PARKS RESTRICTED**

1. No occupied mobile home shall be permitted to be located within the Village of Arpin unless the same is in a licensed mobile home park, except those mobile homes legally occupied outside of a mobile home park on or before June 12, 2024, which right to occupy ceases when the present mobile home is removed from the premises.

### **SECTION 4: ISSUANCE OF LICENSES, STANDARDS AND REGULATIONS**

1. For the purposes of making inspections and securing enforcement of the ordinance, the Village of Arpin Board or its authorized agents shall have the right and are hereby empowered to enter on any premises on which a mobile home is located, or is about to be located, and to inspect the same and all accommodations connected therewith at any reasonable time.
  - a. In order to protect and promote the public health, morals and welfare, the following standards and regulation are established for all mobile homes located within the Village of Arpin.
    1. No mobile home shall be located between the recognized setback line for the zoning district in which it is located and the street or highway, or less than 30 feet from any building or other mobile home or from the boundary line of the premises on which located. No mobile home shall be located in a park outside of a designated space.
    2. All mobile homes shall be located on a well-drained area, and the premises shall be graded so as to prevent the accumulation of water. No mobile home shall be situated in any area where drainage from any barnyard, outdoor toilet or other source of filth can be deposited in its location.
  - b. In mobile home parks, each space shall be clearly defined and shall be no less than 7200 square feet in area or 60 feet in width and 120 feet in length. Each unit shall be setback 30 feet from the street and 20 feet from other sides of each individual space. Each space shall park on a driveway of not less than 20 feet in width, giving easy access to a public street. Such driveway shall be graveled or paved, maintained in good condition, have natural drainage, be well lighted at night and shall have no obstructions.
  - c. In mobile home parks, each space shall be furnished with an electric service outlet. Such outlet shall be equipped with an externally located switch or fuse of

not less than 60 amperes capacity, and heavy duty outlet receptacle. Electrical outlets shall be weatherproof with no overhead power lines.

- d. In mobile home parks, individual water service connections shall be provided for nondependent units and shall be so constructed that they will not be damaged by the parking of such units, and so as to provide at least 40 pounds per square inch water pressure and capable of furnishing a minimum of 200 gallons of water per day per space.
  - e. All liquid wastes from showers, toilets, laundries, faucets, lavatories, etc., shall be discharged into a sewer connected to a sanitary disposal system which meets all the requirements of applicable laws and ordinances. Any sanitary facilities in any unit which are not connected to an approved sanitary disposal system must be sealed and their use is hereby declared and unlawful.
  - f. Every space in a park designed to serve nondependent units shall be provided with sanitary sewer connections with suitable fittings so that a water tight connection can be made. Such connections shall be so constructed so that they can be closed when not in use and trapped in such a manner as to be maintained in an odor free condition.
  - g. Every park shall provide a substantial, covered metal garbage depository from which the contents shall be removed and disposed of in a sanitary manner at least once weekly.
2. The Village Board may, in its discretion, adopt such other rules and regulations for mobile homes and mobile home parks as it from time to time deems necessary for the protection of the public health and welfare.

## **SECTION 5: MANAGEMENT OF MOBILE HOME PARKS**

1. Every mobile home park shall maintain an office on the premises for the attendant or person in charge of the park. A copy of the park license and this ordinance shall be posted and the park register shall be kept in said office at all times.
  - a. The licensee and/or the park attendant shall:
    1. Maintain a park register of all uses of the park; said register to be open at all times to inspection by all law enforcement officers and the Village Board. The register shall contain the following information on all users:
      - a. Names and addresses
      - b. Number of school age children
      - c. State of legal residence
      - d. License numbers of mobile homes and all towing or other vehicles
      - e. States issuing such licenses
      - f. Purpose of stay in park
      - g. Place and length of last stay
      - h. Place of employment of each occupant

2. Maintain the park in a clean, orderly and sanitary condition at all times.
3. Ensure that all provisions of this ordinance and other applicable laws and ordinances are complied with and report promptly to the Village Board or Village Clerk any violations which come to their attention.
4. Maintain in convenient places approved hand fire extinguishers in the ration of one to each six units.
5. Collect the monthly parking permit fee provided for by this ordinance and maintain a record thereof.
6. Prohibit the lighting of open fires on the premises unless burning permits have been obtained.

## **SECTION 6: REVOCATION AND SUSPENSION OF LICENSE**

1. Any license for the operation and maintenance of a mobile home park issued under this ordinance may be suspended or revoked by the Village Board in accordance with the provisions of Section 66.0435(3)(c) of the Wisconsin Statutes, as amended.
  - a. All licensees of mobile home parks on which mobile homes are located shall furnish information to the Clerk and Assessor of the Village of Arpin on all occupied mobile homes added to the park within five (5) days after the arrival of the mobile home, on forms prescribed by the Wisconsin Department of Revenue.
  - b. All mobile home park licensees shall be required to collect the monthly parking fee from the owner or occupants of the mobile homes located within the park, and pay over the same to the local taxing authority on or before the 10<sup>th</sup> day of the month following the month for which such parking permit fees shall be due. Failure to collect such fees shall render the licensee liable for the same.
  - c. All exemptions from the permit fee shall be in accordance with those set out in Section 66.0435(3)(c) of the Wisconsin Statutes.

## **SECTION 7: PENALTIES**

1. Any person who fails to comply with the reporting requirements set forth in Section 5(1)(a)(1) of this ordinance, shall, upon conviction thereof, pay a forfeiture of \$25.00 together with the costs of prosecution. Each failure to report shall be regarded as a separate offense.
2. Any person who shall violate any other provision of this ordinance shall upon conviction thereof forfeit not less than \$10.00 nor more than \$100.00 and costs of prosecution, and in default of the payment of such forfeiture and costs, shall be imprisoned in the County Jail until payment of such forfeiture and costs of prosecution, but not exceeding thirty

(30) days for each violation. Each day of the violation shall constitute a separate offense.

3. Failure to timely pay the monthly parking permit fees or any license fees required by the ordinance shall be treated in all respects like a default in payment of property taxes and shall, pursuant to Section 66.0435(3)(g) of the Wisconsin Statutes, be subject to all procedures and penalties applicable to delinquent property taxes under Chapters 70 and 74 of the Wisconsin Statutes.

#### ***SECTION 8: REPEALER***

All ordinances of the Village of Arpin which are in conflict herewith are hereby repealed to the extent of such conflict.

#### ***SECTION 9: SEVERABILITY***

The provisions of this ordinance shall be deemed severable and it is expressly declared that the Village Board would have passed the other provisions, sections, subsections, paragraphs, clauses or phrases of this ordinance irrespective of whether or not one or more of such parts may be declared invalid. If any provision or part of this ordinance or the application thereof to any person or circumstance is held invalid, the remainder of the ordinance and the application of such provision to other persons or circumstances shall not be affected thereby.

#### ***SECTION 10: EFFECTIVE DATE***

This ordinance shall take effect upon passage by a majority vote of the members elect of the Village Board and publication/posting as required by law.

Adopted this 12th day of June, 2024

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John Esser, Village President

Attest:

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Jill Richardson, Clerk / Treasurer

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Date