

## **Chapter 180**

### **MOBILE HOMES**

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- § 180-35. State statute adopted.**
- § 180-36. Fee imposed.**
- § 180-37. Determination and payment of fee**

**HISTORY:** Adopted by the Village Board of the Village of Genoa City as Title 10, Ch. 7 and Title 7, Ch. 8 of the 1984 Code. Amendments noted where applicable.]

#### **GENERAL REFERENCES**

Building construction -- See Ch. 114.  
Subdivision of land -- See Ch. 295.

Zoning -- See Ch. 310.

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ARTICLE I  
**Administration and Enforcement**

**§ 180-1. Short title.**

This chapter shall be known and may be cited as the "Village of Genoa City, Wisconsin, Mobile Home Park Ordinance."<sup>1</sup>

**§ 180-2. Findings and policy.**

- A.** The Village Board, hereafter referred to as the "governing body," of the Village of Genoa City, Wisconsin, hereinafter referred to as the "municipality," finds that properly planned and operated mobile home parks:
- (1)** Promote the safety and health of the residents of such parks and of other nearby parks.
  - (2)** Encourage economical and orderly development of such parks and other nearby parks.
- B.** It is, therefore, declared to be the policy of this Village to eliminate and prevent health and safety hazards and to promote the economical and orderly development and utilization of land by providing for the standards and regulations necessary to accomplish these purposes.

**§ 180-3. Definitions.**

As used in this chapter, the following terms shall have the meanings indicated:

**ACCESSORY STRUCTURE** -- Any structural addition to the mobile home, which includes awnings, cabanas, carports, Florida rooms, porches, ramadas, storage cabinets and similar appurtenant structures.

**BUILDING** -- A roofed structure erected for permanent use.

**COMMON AREA** -- Any area or space designed for joint use of tenants occupying mobile home developments.

**COMMON MANAGEMENT** -- The person who owns or has charge, care or control of the mobile home development.

**DENSITY** -- The number of mobile homes or mobile home stands per gross acre.

**DRIVEWAY** -- A minor private way used by vehicles and pedestrians on a mobile home lot or for common access to a small group of lots of common facilities.

1. Editor's Note: Throughout this chapter, "mobile home community" was amended to "mobile home park" at time of adoption of Code (see Ch. 1, General Provisions, Art.II)

**DWELLING** -- Same as "living unit."

**EASEMENT** -- A vested or acquired right to use land, other than as a tenant, for specific purposes, such right being held by someone other than the owner who holds title to the land.

**ENFORCING AGENCY** -- The health authority or other authorized representative of the Village charged with the duty to enforce the provisions of this chapter. (See "health authority.")

**HEALTH AUTHORITY** -- The Building Inspector or other authorized representative appointed by the Village.

**HOUSING** -- Living units, dwellings and/or other structures that shelter or cover.

**LICENSE** -- A written document issued by the enforcing agency allowing a person to operate and maintain a mobile home development under the provisions of this chapter.

**LIVING UNIT** -- A residential unit providing complete, independent living facilities for one family, including permanent provisions for living, sleeping, eating, cooking and sanitation.

**LOT AREA** -- The total area reserved for exclusive use of the occupants of a mobile home.

**LOT LINE** -- A line bounding the lot as shown on the accepted plot plan.

**MOBILE HOME** -- A mobile home as defined by § 66.0435, Wis. Stats.

**MOBILE HOME DEVELOPMENT** -- A contiguous parcel of land which has been planned and improved for the placement of mobile homes. Developments or portions of developments intended for the sale of individual lots or parcels for the placement of mobile homes shall not be included within the definition of a mobile home development and shall not be subject to the provisions of this chapter but shall conform to other applicable land use control measures of the Village.

**MOBILE HOME LOT** -- A parcel of land for the placement of a mobile home and the exclusive use of its occupants.

**MOBILE HOME PARK** -- A mobile home development and related utilities and facilities, including the mobile home and all of the people living within the development.

**MOBILE HOME STAND** -- That part of an individual mobile home lot which has been reserved for the placement of a mobile home.

**OCCUPIED AREA** -- That area of an individual mobile home lot which has been covered by a mobile home and its accessory structures.

**PARK SYSTEM (WATER OR SEWERAGE)** -- A central system which serves all living units and is not publicly owned.

**PERMIT** -- A written document issued by the enforcing agency permitting the construction, alteration or expansion of a mobile home development.

**PERMANENT BUILDING** -- A building, except a mobile home accessory structure.

**PERSON** -- Any individual, firm, trust, partnership, public or private association or corporation.

**PLAT** -- Any map, plan or chart of a city, town, section or subdivision indicating the location and boundaries of individual properties.

**PLOT** -- A parcel of land consisting of one or more lots or portions thereof which is described by reference to a recorded plat or metes and bounds.

**POWER SUPPLY ASSEMBLY** -- The conductors, including the grounding conductors, insulated from one another, the connectors, attachment plugs, 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.

**PRIVATE STREET** -- A private way which affords the principal means of access to abutting individual mobile home lots and auxiliary buildings.

**PROPERTY** -- A plot with any buildings or other improvements located thereon.

**PROPERTY LINE** -- A recorded boundary of a plot.

**PUBLIC STREET** -- A public way which affords the principal means of access to abutting properties.

**PUBLIC SYSTEM (WATER OR SEWERAGE)** -- A system which is owned and operated by a local governmental authority or by an established public utility company which is adequately controlled by a governmental authority. Such systems are usually existing systems serving a municipality, a township, an urban county, or a water or sewer district established and directly controlled under the laws of a state.

**RIGHT-OF-WAY** -- The area, either public or private, over which the right of passage exists.

**SERVICE BUILDING** -- A building housing toilet, lavatory and such other facilities as may be required by this chapter.

**SERVICE EQUIPMENT** -- The necessary equipment, usually consisting of circuit breaker or switch and fuses and their accessories, located near the point of entrance of supply conductors to or in a building or mobile home and intended to constitute the main control and means of cutoff for the supply to that mobile home or building.

**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 development.

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

**SHALL** -- Indicates that which is required.

**SHOULD** -- Indicates that which is recommended but not required.

**SITE** -- A parcel of land consisting of one or more lots or portions thereof which is described by reference to a recorded plat or by metes and bounds.

**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 development which extends vertically to the ground elevation and terminates at a designated point at each mobile home lot.

#### **§ 180-4. Permits for mobile home developments.**

**A. Permit required.** It shall be unlawful for any person to construct, alter or extend any mobile home development within the Village unless he holds a valid permit issued by the enforcing agency in the name of such person for the specific construction, alteration or extension proposed.

**B. Permit applications.** All applications for permits shall contain the following:

- (1)** Name and address of applicant.
- (2)** Location and legal description of the mobile home development.
- (3)** Complete engineering plans and specifications of the proposed development showing but not limited to the following:
  - (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 water and sewer lines and riser pipes;

- (e) Plans and specifications of the water supply and refuse and sewage disposal facilities;
  - (f) Plans and specifications of all buildings constructed or to be constructed within the mobile home development; and
  - (g) The location and details of lighting and electrical systems.
- C. **Fee.** All applications shall be accompanied by the deposit of a fee as set by the Village Board.
- D. **Issuance of permit.** When, upon review of the application, the Village Board is satisfied that the proposed plan meets the requirements of this chapter, a permit shall be issued.
- E. **Denial of permit.** Any person whose application for a permit under this chapter has been denied may request and shall be granted a hearing on the matter before the enforcing agency under the procedure provided by this chapter.

#### **§ 180-5. Licenses for mobile home parks.**

- A. It shall be unlawful for any person to administer any mobile home park in the Village unless he holds a valid license issued annually by the enforcing agency in the name of such person for the specific mobile home park. All applications for licenses shall be made to the Building Inspector, who shall issue a license upon compliance by the applicant with provisions of this chapter and upon the approval of the Village Board.
- B. Every person holding a license shall give notice in writing to the Building Inspector 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 deposit of a fee as set by the Village Board, the license shall be transferred if the mobile home park is in compliance with the applicable provisions of this chapter<sup>2</sup>.
- C. **Applications.**
  - (1) Applications for original licenses shall be in writing, signed by the applicant, accompanied by an affidavit of the applicant as to the truth of the application and by deposit of a fee as set by the Village Board and shall contain the name and address of the applicant and the location and legal description of the mobile home park showing all mobile home stands, structures, roads, and other service facilities.

2. Editor's Note: Amended at time of adoption of Code (see Ch. 1, General Provisions, Art. II)

- (2) Applications for renewal of licenses shall be made in writing by the holders of the licenses, shall be accompanied by the deposit of a fee as set by the Village Board and shall contain any change in the information submitted since the original license was issued or the latest renewal granted.
- D. Any person whose application for a license under this chapter has been denied may request and shall be granted a hearing on the matter before the Village Board under the procedure provided by § 180-7B of this chapter.
- E. Whenever, upon inspection of any mobile home park, the Building Inspector finds that conditions or practices exist which are in violation of this chapter, the Building Inspector shall give notice in writing in accordance with § 180-7A 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 Building Inspector, the license shall be suspended. At the end of such period the Building Inspector shall re-inspect such mobile home park and, if such conditions or practices have not been corrected, 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 such suspension such person shall cease administration of such mobile home park except as provided in § 180-7B.

**§ 180-6. Inspections; right of entry.**

- A. The Building Inspector is hereby authorized and directed to make such inspections as are necessary to determine satisfactory compliance with this chapter.
- B. The Building Inspector 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.
- C. The Building Inspector shall have the power to inspect the register containing a record of all residents of the mobile home park.
- D. 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 such mobile home development at reasonable times for the purpose of making such repairs or alterations as are necessary to effect compliance with this chapter.

**§ 180-7. Notice of violation; hearings and appeals.**

- A. Whenever the Building Inspector determines that there are reasonable grounds to believe that there has been a violation of any provision of this chapter, the Building Inspector shall give notice of such alleged violation to the person to whom the permit or license was issued, as hereinafter provided. Such notice shall:
  - (1) Be in writing.

- (2) Include a statement of the reasons for its issuance.
- (3) Allow a reasonable time for the performance of any act it requires.
- (4) 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 method authorized or required by the laws of this state.
- (5) Contain an outline of remedial action which, if taken, will effect compliance with the provisions of this chapter.

**B.** Any person affected by any notice which has been issued in connection with the enforcement of any provision of this chapter shall take the remedial action required to effect compliance with the provisions of this chapter. In the event that such action is not taken in the period provided for in the notice issued pursuant to Subsection A herein, the license or permit shall be subject to revocation or suspension pursuant to § 66.0435(2)(d), Wis. Stats. The holder of the license or permit shall be entitled to a public hearing before the Village Board on the issue of revocation or suspension, shall be given 10 days' notice in writing of such hearing, and shall be entitled to appear and be heard as to why such license shall not be revoked. The holder of such permit or license shall have such rights to appeal revocation or suspension of his permit or license as shall be provided by law.

#### **§ 180-8. Exemptions.**

- A.** Where the Building Inspector finds that compliance with provisions of this chapter would result in undue hardship, an exemption may be granted by the enforcing agency without impairing the intent and purpose of this chapter. Deviations from design, construction and installation provisions shall be brought into compliance within one of two periods of time, either a period of time hereinafter referred to as a "minimum period" not to exceed one year or a period of time hereinafter referred to as a "maximum period" not to exceed five years. Factors to be considered in determining the length of time and the given period in which to correct any deviation in and from standards shall include but not be limited to the economic feasibility of improvement, nature, significance and extent of the deviation, depreciation of materials, improvements, the existing layout, and other similar factors.
- B.** Such period shall begin after the Building Inspector has given notice of a certain and specific deviation from this chapter to the person to whom the permit or certification was issued.
- C.** Gradual improvements to a higher degree of conformity shall be permissive, provided that there shall be complete conformity at the end of a period prescribed by the Building Inspector.



### **§ 180-9. Violations and penalties<sup>3</sup>.**

Except as otherwise specifically provided for herein, any person who violates any provision of this chapter shall, upon conviction, be subject to a penalty as provided in Chapter 1, General Provisions, § 1-5 of this Code, and each day's failure to comply shall constitute a separate violation. The imposition of any such fine shall not bar any other relief or penalties otherwise applicable.

### **§ 180-10. Location outside mobile home parks.**

- A.** It shall be unlawful for any person to park any mobile home or trailer on any street, alley, or highway, or other public place, or any tract of land owned by any person, firm or corporation within the Village of Genoa City, Walworth County, Wisconsin, provided that emergency or temporary stopping or parking is permitted on any street, alley or highway subject to other and further prohibitions, regulations or limitations imposed by the traffic and parking regulations or ordinances of the Village of Genoa City<sup>4</sup>.
- B.** A mobile home located outside of an approved mobile home park shall not be used as a permanent place of abode or as a permanent dwelling or for indefinite periods of time.

## **ARTICLE II Development Standards**

### **§ 180-11. General requirements.**

- A.** A mobile home development shall be located only upon property designated for that use by the appropriate public planning agency.
- B.** 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 mobile home park. Nothing contained in this section shall be deemed as prohibiting the sale of the mobile home located on a mobile home stand and connected to the pertinent utilities.
- C.** Condition of soil, groundwater level, drainage and topography shall not create hazards to the property or the health or safety of the occupants. The site shall not be exposed to objectionable smoke, dust, noise, odors or other adverse influences, and no portion which would expose persons or property to hazards.

<sup>3</sup>. Editor's Note: Amended at time of adoption of Code (see Ch. 1, General Provisions, Art. II)

<sup>4</sup>. Editor's Note: See Ch. 265, Vehicles and Traffic

### **§ 180-12. Objectives.**

Site planning improvements shall provide for:

- A. Facilities and amenities appropriate to the needs of the occupants.
- B. Safe, comfortable and sanitary use by the occupants under all weather conditions.
- C. Practical and efficient operation and maintenance of all facilities at reasonable costs.

### **§ 180-13. Density.**

- A. The maximum density of mobile homes shall be regulated by separation requirements, occupied lot area ratios and recreation area requirements as set forth in this chapter. Density will vary considerably in accommodating different sizes of mobile home units with their accessory structures used in the locality and in the type of layout proposed.
- B. Each mobile home site shall be separated from other mobile home spaces by a yard not less than 15 feet.
- C. Mobile home stands shall not occupy an area in excess of 1/4 of the respective lot area. The accumulated occupied area of the mobile home and its accessory structures on a mobile home lot shall not exceed 1/2 of the respective lot area.

### **§ 180-14. Recreation area.**

Not less than 8% of the gross site area shall be devoted to recreational facilities, generally provided in a central location; provided, however, that this requirement shall not be less than 1/2 acre for each 100 sites, and the minimum area in any development shall be not less than 1/2 acre. In larger developments recreation facilities can be decentralized with at least one area large enough for a small softball park (2/3 of an acre). Recreation areas may include space for park buildings and park use facilities, such as indoor recreation areas, swimming pools, hobby and repair shops, and service buildings.

### **§ 180-15. Required setbacks, buffer strips and screening.**

- A. All mobile homes shall be located at least 40 feet from the exterior property boundary line except where greater distances are required by Chapter 310, Zoning, of this Code. All mobile homes shall be set back at least 25 feet from the right-of-way line of any internal public or private street system of the park (development).
- B. There shall be a minimum distance of 25 feet between the mobile home stand and the abutting street.

- C. All mobile home developments shall be provided with screening such as fences or natural growth having a minimum height of five feet along the property boundary line separating the development and adjacent land uses.

**§ 180-16. Streets.**

- A. **General.** All mobile home developments shall be provided with safe and convenient vehicular access from abutting public streets or roads to each mobile home lot. Such access shall be provided by streets, driveways or other means.
- B. **Entrance streets.** Entrances to mobile home developments 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.
- C. **Circulation.** The street system should provide convenient circulation by means of minor streets and properly located collector streets. Dead-end streets shall be limited in length to 1,000 feet and their closed end shall be provided with an adequate turnaround (eighty-foot diameter cul-de-sac).
- D. **Pavement widths.** Pavements should be of adequate widths to accommodate the contemplated parking and traffic load in accordance with the type of street, with fourteen-foot minimum moving lanes for collector streets, ten-foot minimum moving lanes for minor streets, and seven-foot minimum lane for parallel parking, and in all cases shall meet the minimum requirements of Chapter 295, Subdivision of Land, of this Code and the Master Plan or Master Plan component.
- E. **Street grades.** Grades of all streets shall be sufficient to ensure adequate surface drainage and shall further be in conformance with Chapter 295, Subdivision of Land.
- F. **Intersections.** Street intersections should generally be at right angles. Offsets at intersections and intersections of more than two streets at one point shall not be allowed.
- G. **Extent of improvements.** 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 and its edges shall be protected by suitable means to prevent traveling and shifting of the base.
- H. **Streetlights.** Lighting shall be designed to produce a minimum of 0.1 footcandle throughout the street system. Potentially hazardous locations, such as major street intersections and steps or stepped ramps, shall be individually illuminated with a minimum of 0.3 footcandle.

#### **§ 180-17. Walks.**

- A. General requirements.** All mobile home developments shall be provided with safe, convenient, all-season pedestrian access of adequate width for intended use, durable and convenient to maintain. Sudden changes in alignment and gradient shall be avoided.
- B. 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 four feet.
- C. Individual walks.** All mobile home stands should be connected to common walks, or to streets, or to driveways or to parking spaces. Such individual walks shall have a minimum width of three feet.

#### **§ 180-18. Mobile home lots.**

- A. General.** The limits of each mobile home lot should be marked on the ground by suitable means. Location of lot limits on the ground should be the same as shown on accepted plans.
- B. Mobile home stands.** The mobile home stand shall be improved to provide adequate support for the placement and tie-down of the mobile home. The stand shall not heave, shift or settle unevenly under the weight of the mobile home due to frost action, inadequate drainage, vibration, wind or other forces acting on the structure. Anchors or tie-downs shall be provided, such as cast-in-place concrete "dead men," eyelets imbedded in concrete screw augers or arrowhead anchors, placed at each corner of the mobile home stand and at intervals of at least 20 feet. Each device shall be able to sustain a minimum load of 4,800 pounds.
- C. Driveways.** Improved driveways should be provided on lots where necessary for convenient access to mobile homes. The minimum width shall be 10 feet.
- D. Parking spaces.** The design criteria for automobile parking shall be based upon two parking spaces for each mobile home lot. Parking may be in tandem.
- E. Outdoor living area.** Each mobile home lot should be provided with an outdoor living and service area. Such area should be improved as necessary to assure reasonable privacy and comfort. The minimum area should be not less than 300 square feet with a least dimension of 15 feet.

#### **§ 180-19. Water supply and distribution system.**

- A. General requirements.** An accessible, adequate, safe and potable supply of water shall be provided in each mobile home development. When a public supply of water of satisfactory quantity, quality and pressure is available at the site or at the boundary of the

site, connection will be made thereto and its supply used exclusively. When a satisfactory public water supply is not available, a private water supply system may be developed and used as approved by the Village Board.

**B. Source and volume of supply.**

- (1) The water supply shall be capable of supplying a minimum of 150 gallons per day per mobile home.
- (2) Every well or suction line of the water supply system shall comply with appropriate regulations of state law.
- (3) No well casings, pumping machinery or suction pipes shall be placed 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.
- (4) The treatment of a private water supply shall be in accordance with applicable laws and regulations.

**C. Water storage facilities.** All water storage reservoirs shall be covered, watertight and constructed of impervious material. Overflows and vents of such reservoirs shall be effectively screened. Manholes shall be constructed with overlapping covers so as to prevent the entrance of contaminated material. Reservoir overflow pipes shall discharge through an acceptable air gap.

**D. Water distribution system.**

- (1) 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 health authority.
- (2) The water piping system shall not be connected with non-potable or questionable water supplies and shall be protected against the hazards of backflow or back-siphonage.
- (3) The system shall be so designed and maintained as to provide a pressure of not less than 20 pounds and not more than 80 pounds per square inch under all normal operating conditions at each mobile home stand. Also the system shall be capable of supplying 50 mobile homes with a demand load of 100 gallons per minute, 100 mobile homes with 180 gallons per minute, and 300 mobile homes with 370 gallons per minute. Greater design values may be required when the system is to provide fire hydrants. In such event the water supply system shall permit the operation of a minimum of two one-and-one-half-inch hose streams. Each of two nozzles, held four feet above the ground, shall deliver at least 75 gallons of water

per minute at a flowing pressure of at least 20 pounds per square inch at the highest elevation point of the development.

- (4) Fire hydrants, if provided, shall be located within 500 feet of any mobile home, service building or other structure in the development.
- (5) Water mains, if installed parallel to sewer lines, shall be separated, whenever possible, at least 10 feet horizontally from any sanitary sewer, storm sewer or sewer manhole. In case of unusual conditions, separation requirements can be waived, provided the sewer is constructed of materials and with joints that are equivalent to water main standards of construction and shall be pressure tested to assure water-tightness prior to backfilling.

**E. Individual water riser pipes and connections.**

- (1) Individual water riser pipes shall be located within the area of the mobile home stand and approximately 30 feet from the front of such stand.
- (2) Water riser pipes shall extend at least four inches above ground elevation. The pipe diameter shall be at least 3/4 inch. The water outlet shall be capped when a mobile home does not occupy the lot.
- (3) Adequate provisions shall be made to prevent freezing of service lines, valves and riser pipes and to protect risers from heaving and thawing actions of ground during freezing weather. Surface drainage shall be diverted from the location of the riser pipe.
- (4) A shutoff valve below the frost line shall be provided near the water riser pipe on each mobile home lot.
- (5) Underground stop and waste valves shall not be installed on any water service.

**§ 180-20. Sewage disposal.**

- A. General requirements.** An adequate and safe sewerage system shall be provided in all mobile home developments for conveying and disposing of all sewage. Wherever feasible and where required by the Village Board, connection shall be made to a public system. All new improvements shall be designed, constructed and maintained in accordance with state and local laws.
- B. Sewer lines.** All sewer lines shall be located in trenches of sufficient depth to be free of breakage from traffic or other movements and shall be separated from the development water supply system at a safe distance [see § 180-19D(5)]. Sewers shall be at a grade which will ensure a velocity of two feet per second when flowing full. The system shall be designed adequate for a minimum flow of 150 gallons per day per mobile home lot.

All sewer lines shall be constructed of materials approved by the enforcing agency, shall be adequately vented and shall have watertight joints.

**C. Individual sewer connections.**

- (1) Each mobile home stand shall be provided with a four-inch-diameter sewer riser pipe. The sewer riser pipe shall be located within the area of the mobile stand and approximately 40 feet from the front of such stand.
- (2) The sewer connection (see definition) shall have a nominal inside diameter of three inches, and the slope of any portion thereof shall be at least 1/4 inch per foot. The sewer connection shall consist of one pipeline without any branch fittings. All joints shall be watertight.
- (3) All materials used for sewer connections shall be semi-rigid, corrosive-resistant, nonabsorbent and durable. The inner surface shall be smooth.
- (4) Provisions shall be made for adequately sealing 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 shall extend at least four inches above ground elevation.

**D. Sewage treatment and/or discharge.** Where the sewer lines of the mobile home development are not connected to a public sewer, all proposed sewage disposal facilities shall be approved by the Building Inspector prior to construction. Effluents from sewage treatment facilities shall be discharged only as permitted by the enforcing agency.

**§ 180-21. Solid waste disposal.**

- A. Solid waste collection stands shall be provided for all waste containers. Such stands shall be so designed as to prevent containers from being tipped, to minimize spillage and container deterioration and to facilitate cleaning around them.
- B. Solid waste incinerators, if provided, shall be constructed in accordance with engineering plans and specifications which shall be reviewed and approved by the enforcing agency or other authority having jurisdiction.

**§ 180-22. Electrical distribution system.**

- A. **Definition.** "Mobile home electrical wiring system" shall mean all of the electrical wiring, fixtures, equipment and appurtenances related to electrical installations within a mobile home development, up to the mobile home service entrance conductor, or, if none, the mobile home service equipment.

- B.** All electrical installations in mobile home developments shall be designed and constructed in accordance with the applicable electrical code adopted by the enforcing agency (National Electrical Code, Section 550).
- C. Distribution system.** The mobile home development secondary electrical distribution system to mobile home lots shall be single phase, 120/240 volts.
- D. Calculated load.**
- (1) Mobile home development electrical wiring systems shall be calculated on the basis of not less than 16,000 watts (at 120/240 volts) per each mobile home service. The demand factors which are set forth in the following table are the minimum allowable demand factors which may be used in calculating load on feeders and service.

<b>Number of Mobile Home Lots</b>	<b>Demand Factor (percent)</b>
1	100
2	55
5	33
10	27
20	25
50	23
100 and over	22

- (2) For the purpose of this section, where the development service exceeds 240 volts, transformers and secondary distribution panel boards shall be treated as services.
- (3) Mobile home lot feeder circuit conductors shall have adequate capacity for the loads supplied and shall be rated at not less than 100 amperes at 120/240 volts.

**E. Mobile home service equipment.**

- (1) Mobile home service equipment shall be rated at not less than 100 amperes. Provision may be made for connecting a mobile home power supply assembly by a permanent wiring method which may have fifty-ampere receptacles conforming to applicable electrical codes.
- (2) Mobile home service equipment may also be provided with a means for connecting a mobile home accessory building or structure or additional electrical equipment located outside a mobile home by a permanent wiring method.
- (3) Additional receptacles may be provided for connection of electrical equipment located outside the mobile home.



- (4) The point of the electrical connection for the mobile home shall be within the area of the mobile home stand and approximately 40 feet from the front of such stand.

**§ 180-23. Gas distribution system.**

- A. General.** Gas equipment and installations within a mobile home development shall be designed and constructed in accordance with the appropriate provisions of the American National Standards Institute, ANSI Z 21.30 and Z 106.1.
- B. Required gas supply.** The minimum hourly volume of gas required at each mobile home lot outlet or any section of the mobile home development gas piping system shall be calculated as follows:
  - (1) For the most remote mobile home lot outlet on any branch or main:
    - (a) **Natural gas:** 125 cubic feet per hour.
    - (b) **Liquefied petroleum gas:** 50 cubic feet per hour.
  - (2) For the second most remote outlet on any branch or main:
    - (a) **Natural gas:** 100 cubic feet per hour.
    - (b) **Liquefied petroleum gas:** 40 cubic feet per hour.
  - (3) For the third most remote outlet on any branch or main:
    - (a) **Natural gas:** 75 cubic feet per hour.
    - (b) **Liquefied petroleum gas:** 30 cubic feet per hour.
  - (4) After the third most remote outlet, subsequent branch or main line loadings may be computed using a value of 50 cubic feet per hour for natural gas and 20 cubic feet per hour for liquefied petroleum gas.
- C. Installation.** All gas piping installed below ground shall have a minimum earth cover of 18 inches. Gas piping shall not be installed under any mobile home.
- D. System shutoff valve.** A readily accessible and identified shutoff valve controlling the flow of gas to the entire gas piping system shall be installed near the point of connection to the service piping or supply connection of the liquefied petroleum gas tank.
- E. Mobile home lot shutoff valve.** Each mobile home lot shall have an approved gas shutoff valve installed upstream of the mobile home lot gas outlet and located on the outlet riser at the height of not less than four inches above grade. Such valve shall not be

located under any mobile home. Whenever the mobile home lot outlet is not in use, the outlet shall be equipped with an approved cap or plug to prevent accidental discharge of gas.

- F. Mobile home connector.** Each mobile home shall be connected to the mobile home lot outlet by an approved three-quarter-inch mobile home connector not more than six feet in length. Approved pipe and fittings may be used between the flexible connector and the mobile home lot gas outlet when the distance between the mobile home gas outlet and the mobile home gas service connection exceeds that required to make a safe installation with only a mobile home connector.
- G. Mechanical protection.** All gas outlet risers, regulators, meters, valves or other exposed equipment shall be protected from mechanical damage by vehicles or other causes.
- H. Location.** The mobile home gas connection shall be installed at the edge of the mobile home stand, approximately 30 feet from the front of such stand, and located so as not to terminate beneath the mobile home.

**§ 180-24. Fuel oil distribution system.**

- A.** Distribution systems shall be installed and maintained in accordance with applicable codes and regulations governing such systems. Piping installed below ground shall have a minimum earth cover of 18 inches.
- B.** All piping from outside fuel storage tanks or cylinders to mobile homes shall be permanently installed and securely fastened in place.
- C.** All fuel oil storage tanks or cylinders should be installed underground and shall not be located inside or beneath any mobile home or accessory structure or less than five feet from any mobile home exit.
- D.** Every tank shall be vented by a vent not less than 1 1/4 inches iron pipe size, so designed and installed to prevent entrance of rain or debris.
- E.** A shutoff valve located immediately adjacent to the feed connection of a tank shall be installed in the supply line to the mobile home.
- F.** Fuel oil connectors from the tank to the mobile home shall be brass or copper tubing or approved flexible metal hose, not smaller than 3/8 inch iron pipe size or tubing, and shall be protected from physical damage. Aluminum tubing shall not be used.
- G.** Valves and connectors shall be listed standard fittings maintained liquid tight to prevent spillage of fuel oil on the ground.

**§ 180-25. Telephone and television service.**

- A.** When telephone service to mobile home stands is provided, the distribution systems shall be underground.
- B.** Where central television antenna systems are to be installed as part of the property to be covered by mortgage insurance, a warranty shall be obtained to assure satisfactory service. Distribution to mobile home stands may be overhead or underground but shall be in general accord with the placement of the electrical distribution system.

**§ 180-26. Service buildings and other park facilities.**

- A. General.** The requirements of this section shall apply to service buildings, recreation buildings and other park service facilities such as:
  - (1)** Management offices, repair shops and storage areas.
  - (2)** Sanitary facilities.
  - (3)** Laundry facilities.
  - (4)** Indoor recreation areas.
  - (5)** Commercial uses supplying essential goods or services for the exclusive use of development occupants.
- B. Park sanitary facilities.** Every development shall be provided with the following emergency sanitary facilities: for each 100 mobile home lots, or fractional part thereof, there shall be one flush toilet and one lavatory. The building containing such emergency sanitary facilities shall be accessible to all mobile homes.
- C. Permanent buildings.**
  - (1)** All portions of the 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.
  - (2)** All rooms containing sanitary or laundry facilities shall:
    - (a)** 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.

- (b) 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) 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.
- (4) Illumination levels shall be maintained as follows:
  - (a) General seeing tasks: five footcandles.
  - (b) Laundry room work area: 40 footcandles.
  - (c) Toilet room, in front of mirrors: 40 footcandles.
- (5) 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.

### ARTICLE III Park Maintenance Regulations

#### **§ 180-27. Responsibilities of management.**

- A. The person to whom a license for a mobile home park is issued shall provide adequate supervision to maintain the park in compliance with this chapter and to keep its facilities and equipment in good repair and in a clean and sanitary condition.
- B. The management shall notify the park residents of all applicable provisions of this chapter and inform them of their duties and responsibilities under this chapter.
- C. The management shall supervise the placement of each mobile home on its mobile home stand, which includes securing its stability and installing all utility connections.
- D. The management shall maintain a register containing the names of all park residents identified by lot number or street address. Such register shall be available to any authorized person inspecting the park.
- E. The management shall notify the enforcing agency immediately of any suspected communicable or contagious disease within the park.

#### **§ 180-28. Responsibilities of residents.**

- A. The resident shall comply with all applicable requirements of this chapter and shall maintain his mobile home lot, its facilities and equipment in good repair and in clean and sanitary condition.

- B.** The resident shall be responsible for proper placement of his mobile home on its mobile home stand and proper installation of all utility connections in accordance with the instructions of the management.
- C.** Pets, if permitted in the park, shall be governed by appropriate Village ordinances<sup>5</sup>.
- D.** Skirting, porches, awnings, and other additions shall be installed only if permitted and approved by the management. When installed, they shall be maintained in good repair. The space immediately underneath a mobile home shall be used for storage only if permitted by the management. If permitted, the following conditions shall be satisfied:
  - (1)** The storage area shall be provided with a base of impervious material.
  - (2)** Stored items shall be located so as not to interfere with the underneath inspection of the mobile home.
  - (3)** The storage area shall be enclosed by skirting.
- E.** The resident shall store and dispose of all his rubbish and garbage in a clean, sanitary and safe manner. The garbage container shall be rodent-proof, insect-proof and watertight.
- F.** First aid fire extinguishers for Class A, B and C fires shall be kept at the premises and maintained in working condition.

**§ 180-29. Accessory structures.**

- A.** Accessory structures remain as per definition dependent upon the mobile home and shall not be used as complete, independent living units with permanent provisions for sleeping, cooking and sanitation. Such structures shall be erected, constructed and occupied on a mobile home lot as directed by the management of the mobile home development, as required by applicable state or local standards and as specified in this chapter.
- B.** Accessory structures shall be designed in a manner that will enhance the appearance of the mobile home development.
- C.** 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.
- D.** Construction and electrical installations shall comply with the applicable regulations of the municipality.
- E.** Electrical circuits supplying the accessory structure shall be independent of the circuit supplying the mobile home.

5. Editor's Note: See Ch. 101, Animals

**§ 180-30. Mobile home placement and anchorage.**

- A. The mobile home shall be properly placed on its foundation and its stability shall be affirmed.
- B. The mobile home shall be properly secured against high wind velocities. Overturning, sliding or uplift shall be prevented through anchors, tie-downs or similar devices.
- C. Placement and anchorage shall be provided in accordance with §§ 180-18B, 180-27C and 180-28B of this chapter.

**§ 180-31. Solid waste storage and collection.**

- A. The storage, collection and disposal of refuse in the mobile home park shall be so conducted as to create no health hazards, rodent harborage, insect breeding areas, accident or fire hazards or air pollution.
- B. All refuse containing garbage shall be collected at least once weekly. Where 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.
- C. Where municipal or private disposal service is not available, the management shall dispose of the refuse by incineration or transporting to a disposal site approved by the Village Board.
- D. Refuse incinerators, if provided, shall be constructed in accordance with engineering plans and specifications which shall be reviewed and approved by the health authority or other authority having jurisdiction.
- E. Incinerators shall be operated only when attended by some person specifically authorized by the management.

**§ 180-32. Insect and rodent control.**

- A. Grounds, buildings and structures shall be maintained free of insect and rodent harborage and infestation. Extermination methods and other measures to control insects and rodents shall conform to the requirements of the Village Board.
- B. The park shall be maintained free of accumulations of debris which may provide rodent harborage or breeding places for flies, mosquitoes and other pests.
- C. 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.

- D. Where the potential for insect and rodent infestation exists, all exterior openings in or beneath any structure shall be appropriately screened with wire mesh or other suitable materials.
- E. The growth of brush, weeds and grass shall be controlled to prevent harborage of ticks, chiggers and other noxious insects. The park shall be so maintained by management 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.

**§ 180-33. Fuel supply and storage.**

- A. Liquefied petroleum gas containers installed on a mobile home lot shall be securely but not permanently fastened to prevent accidental overturning. Such containers shall not be less than 25 nor more than 500 gallons liquefied petroleum gas capacity.
- B. No liquefied petroleum gas vessel shall be stored or located inside or beneath any storage cabinet, carport, mobile home, or any other structure, unless such installations are approved by the enforcing agency.
- C. All fuel oil storage tanks or cylinders shall be securely fastened in place and shall not be located inside or beneath any mobile home or less than five feet from any mobile home exit.

**§ 180-34. Fire protection.**

- A. Mobile home parks shall be kept free of litter, rubbish and other flammable materials.
- B. Portable fire extinguishers rated for Classes A, B and C shall be kept in service buildings and at other locations conveniently and readily accessible for use by all occupants and shall be maintained in good operating condition. Their UL or Factory Mutual rating shall not be less than six.
- C. Fires shall be made only in stoves, incinerators and other equipment intended for such purposes.
- D. Fire hydrants, if provided, shall comply with § 180-19D(4).

ARTICLE IV  
**Monthly Parking Fees**

**§ 180-35. State statute adopted.**

The provisions of § 66.0435, Wis. Stats., and the definitions therein are hereby adopted by reference.

**§ 180-36. Fee imposed.**

There is hereby imposed on each occupied, nonexempt mobile home located in the Village of Genoa City a monthly parking fee as determined in accordance with § 66.0435, Wis. Stats. 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.

**§ 180-37. Determination and payment of fee.**

- A. How determined.** 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 Village Assessor on such homes added to their park or land within five days after arrival of such home on forms furnished by the Village Clerk-Treasurer in accordance with § 66.0435(3)(c) and (e), Wis. Stats.
- B. Payment of fees.** Occupants or owners of nonexempt mobile homes parked outside of a mobile home park shall remit such fees directly to the Village Clerk-Treasurer as provided in § 180-36.
- C. Deposits required.** Owners of nonexempt, occupied mobile homes, upon receipt of notice from the Village Clerk-Treasurer of their liability for the monthly parking permit fee, shall remit to the Village Clerk-Treasurer a cash deposit of \$25 to guarantee payment of such fees when due to the Village Clerk-Treasurer. It shall be the full and complete responsibility of the licensee of a mobile home park to collect such cash deposits from each occupied nonexempt mobile home therein and remit such deposits to the Village Clerk-Treasurer. Upon receipt of a notice from the owner or licensee that the nonexempt, occupied mobile home has been or is about to be removed from the Village, the Village Clerk-Treasurer shall apply said cash deposit to reduce any monthly parking permit fees for which said owner is liable and refund the balance, if any, to said owner.