

CHAPTER 7

Mobile Homes

Article A Administration and Compliance

- § 10-7-1 Short Title
- § 10-7-2 Findings and Policy
- § 10-7-3 Definitions
- § 10-7-4 Permits
- § 10-7-5 Licenses
- § 10-7-6 Inspection
- § 10-7-7 Notices, Hearings and Orders
- § 10-7-8 Exemptions or Variances
- § 10-7-9 Penalties; Severability
- § 10-7-10 Location Outside Mobile Home Developments

Article B Development Standards

- § 10-7-11 General Requirements
- § 10-7-12 Objectives
- § 10-7-13 Density
- § 10-7-14 Recreation Area; Public Land Dedication
- § 10-7-15 Required Setbacks, Buffer Strips, and Screening
- § 10-7-16 Improvements
- § 10-7-17 Street Arrangement
- § 10-7-18 Limited Access Highway and Railroad Right-of-Way Treatment
- § 10-7-19 Street Design Standards
- § 10-7-20 Lot Size and Dimension
- § 10-7-21 Utility Easements
- § 10-7-22 Required Improvements
- § 10-7-23 Fire Extinguishers Required
- § 10-7-24 Compliance With Plumbing, Electrical and Building Codes
- § 10-7-25 Service Building and Other Community Facilities

Article C Community Maintenance Regulations.

- § 10-7-26 Responsibilities of Management
- § 10-7-27 Responsibilities of the Resident
- § 10-7-28 Accessory Structures
- § 10-7-29 Mobile Home Placement and Anchorage
- § 10-7-30 Solid Waste Handling
- § 10-7-31 Insect and Rodent Control

ARTICLE A

Administration and Compliance

SEC. 10-7-1 SHORT TITLE.

This Chapter shall be known and may be cited as the Village of St. Cloud, Fond du Lac County, Wisconsin, "Mobile Home Community Code."

SEC. 10-7-2 FINDINGS AND POLICY.

- (a) The Village Board hereafter referred to as Governing Body of the Village of St. Cloud, Fond du Lac County, Wisconsin, hereinafter referred to as the Village finds that properly planned and operated Mobile Home Communities:
- (1) Promote the safety and health of the residents of such communities and of other nearby communities;
 - (2) Encourage economical and orderly development of such communities and other nearby communities;
- (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.

SEC. 10-7-3 DEFINITIONS.

- (1) **Accessory Structure:** Any structural addition to the mobile home which includes awnings, cabanas, carports, Florida rooms, porches, ramadas, storage cabinets and similar appurtenant structures.
- (2) **Building:** A roofed structure erected for permanent use.
- (3) **Common Area:** Any area or space designed for joint use of tenants occupying mobile home developments.
- (4) **Common Management:** The person who owns or has charge, care or control of the mobile home development.
- (5) **Community System:** (Water or Sewerage) A central system which serves all living units and is not publicly owned.
- (6) **Density:** The number of mobile homes or mobile home stands per gross acre.
- (7) **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.
- (8) **Dwelling:** Same as living unit.
- (9) **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.
- (10) **Enforcing Agency:** The Village Board or other authorized representative of the Village charged with the duty to enforce the provisions of this regulation.
- (11) **Housing:** Living units, dwellings and/or other structures that shelter or cover.
- (12) **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 regulation.
- (13) **Living Unit:** A residential unit providing complete, independent living facilities for one family including permanent provisions for living, sleeping, eating, cooking and sanitation.

- (14) Lot Area: The total area reserved for exclusive use of the occupants of a mobile home.
- (15) Lot Line: A line bounding the Lot as shown on the accepted plot plan.
- (16) Mobile Home: A mobile home as defined by Section 66.058, Wis. Stats.
- (17) Mobile Home Community: A mobile home development and related utilities and facilities, including the mobile home and all of the people living within the development.
- (18) 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, with the exception of section 10, and shall not be subject to the provisions of this Chapter, but shall conform to other applicable land use control measures of the Village.
- (19) Mobile Home Lot: A parcel of land for the placement of a mobile home and the exclusive use of its occupants.
- (20) Mobile Home Stand: That part of an individual mobile home lot which has been reserved for the placement of a mobile home.
- (21) Occupied Area: That area of an individual mobile home lot which has been covered by a mobile home and its accessory structures.
- (22) Permit: A written document issued by the enforcing agency permitting the construction, alteration or expansion of a mobile home development.
- (23) Permanent Building: A building, except a mobile home accessory structure.
- (24) Person: Any individual, firm, trust, partnership, public or private association or corporation.
- (25) Plat: Any map, plan or chart of a city, village, town, section or subdivision, indicating the location and boundaries of individual properties.
- (26) 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.
- (27) 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.
- (28) Private Street: A private way which affords principal means or access to abutting individual mobile home lots and auxiliary buildings.
- (29) Property: A plot with any buildings or other improvements located thereon.
- (30) Property Line: A recorded boundary of a plot.
- (31) Public Street: A public way which affords principal means of access to abutting properties.
- (32) 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.
- (33) Rights-of-Way: The area, either public or private, over which the right of passage exists.
- (34) Service Building: A building housing toilet, lavatory and such other facilities as may be required by this regulation.
- (35) 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.

- (36) 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.
- (37) Sewer Riser Pipe: That portion of the sewer lateral which extends vertically to the ground elevation and terminates at each mobile home lot.
- (38) Shall: Indicates that which is required.
- (39) Should: Indicates that which is recommended but not required.
- (40) 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.
- (41) 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.
- (42) 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.

SEC. 10-7-4 PERMITS.

- (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 Village Board 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 of Fifty (\$50.00) Dollars.
- (d) **ISSUANCE OF PERMIT.** When, after review, 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 Village Board under the procedure provided by this Chapter.

SEC. 10-7-5 LICENSES.

- (a) It shall be unlawful for any person to administer any mobile home community in the Village unless he holds a valid license issued annually by the Village Board in the name of such person for the specific mobile home community. All applications for licenses shall be made to the Village Board, who shall issue a license upon compliance by the applicant with provisions of this Chapter.

- (b) Every person holding a license shall give notice in writing to the Village Clerk-Treasurer within twenty-four (24) hours after having sold, transferred, given away, or otherwise disposed of interest in or control of any mobile home community. Such notice shall include the name and address of the person succeeding to the ownership or control of such mobile home community. Upon application in writing for transfer of the license and payment of Ten (\$10.00) Dollars, the license shall be transferred if the mobile home community is in compliance with the applicable provisions of this Chapter.
- (c) (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 of Fifty (\$50.00) Dollars for each fifty (50) spaces or fraction thereof, or a fee of One Hundred (\$100.00) Dollars for over fifty (50) spaces up to a maximum of one hundred (100) spaces, and shall contain: the name and address of the applicant, the location and legal description of the mobile home community showing all mobile home stands, structures, roads, and other service facilities. If the application is approved, the deposit fee shall be the first year's license fee.
- (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 of Fifty (\$50.00) Dollars and shall contain any change in the information submitted since the original license was issued or the latest renewal granted. If the application is renewed, the renewal fee shall be the license fee. Licenses shall expire December 30th of each year.
- (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 Section 10-7-7(a) of this Chapter.
- (e) Whenever, upon inspection of any mobile home community, the Village Board finds that conditions or practices exist which are in violation of this Chapter, the enforcing agency shall give notice in writing in accordance with Section 10-7-7(a) 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 Village Board, the license shall be suspended. At the end of such period, officials of the Village shall reinspect such mobile home community 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 immediately cease administration of such mobile home community except as provided in Section 10-7-7(b).

SEC. 10-7-6 INSPECTION.

- (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 authorized officials of the Village of St. Cloud 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) Village officials shall have the power to inspect the register containing a record of all residents of the mobile home community.
- (d) It shall be the duty of every resident of a mobile home community to give the management thereof or his 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.

SEC. 10-7-7 NOTICES, HEARINGS AND ORDERS.

- (a) Whenever the Village Board determines that there are reasonable grounds to believe that there has been a violation of any provision of this Chapter, the Village Board 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: 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 Section 10-7-7(a) herein, the license or permit shall be subject to revocation or suspension pursuant to Section 66.058(2)9d, Wis. Stats. The holder of the license or permit shall be entitled to a public hearing on the issue of revocation or suspension; shall be given ten (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.

SEC. 10-7-8 EXEMPTIONS OR VARIANCES.

- (a) Where the Village Board finds that compliance with provisions of this Chapter would result in exceptional or undue hardship, an exemption may be granted by the Village Board without impairing the intent and purpose of this Chapter. The Village Board may waive or modify any requirement in these sections to the extent deemed just and proper. Such relief shall be granted without detriment to the public good, without impairing the intent and purpose of this Chapter or the desirable general development of the community in accordance with the master plan of the Village. 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 two (2) 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 terrain of the site, nature, significance and extent of the deviation, depreciation of materials, improvements, the existing layout, unique hardships arising from a literal application of the terms of this Chapter, and other similar factors.
- (b) Such period shall begin after the Village Board 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 permitted provided that there shall be complete conformity at the end of a period prescribed by the Village Board.

SEC. 10-7-9 PENALTIES; SEVERABILITY.

- (a) Except as otherwise specifically provided for herein, any person who violates any provision of this Chapter shall upon conviction shall forfeit not less than Twenty-five (\$25.00) Dollars, nor more than One Thousand (\$1,000.00) Dollars and pay the costs of prosecution; 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.
- (b) If any section, subsection, paragraph, subparagraph, sentence, clause, phrase or portion of this Chapter is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate distinct and independent provision and such holding shall not affect the validity of the remaining portions of this Chapter.

SEC. 10-7-10 LOCATION OUTSIDE MOBILE HOME DEVELOPMENTS.

- (a) PROHIBITION. Except as otherwise provided in this Chapter, it shall be unlawful for any person to maintain or inhabit any mobile home or trailer outside of a licensed mobile home community/park complying with the requirements of this Chapter on any street, alley, or highway, or other public place, or on any parcel of land owned by any person, firm or corporation within the Village of St. Cloud, Fond du Lac 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 of the Village of St. Cloud.
- (b) EXCEPTION. This Section shall not prevent the keeping of an automobile trailer or house car within the Village for not more than seventy-two (72) hours, except as hereinafter provided, on condition that during such time adequate water supply and adequate toilets are available at all times to the occupants. This exception is especially intended to provide for occupants of automobile trailers and mobile homes, who may be guests of citizens where an adequate water supply and toilet facilities are available to the guests in the homes of their hosts, but in no case shall this exemption extend beyond the seventy-two (72) hour limitation. Any automobile trailer or mobile home which is parked in the Village merely for storage purposes shall also be excepted from this Section. This Section shall not prevent the parking of unoccupied mobile homes for the purposes of inspection and sales.
- (c) USE OF TRAVEL TRAILER AS LIVING QUARTERS. No automobile trailer shall be used for living quarters upon any street, alley, or public way in the Village of St. Cloud.
- (d) PROHIBITED ELECTRICAL CONNECTIONS. No person, firm, or corporation shall make any electrical connection for any trailer or mobile home to any building or other source of electricity without permit and approval of the electrical inspector.

ARTICLE B

Development Standards

SEC. 10-7-11 GENERAL REQUIREMENTS.

- (a) URBAN SERVICE AREA. A mobile home development shall be located only upon property served by public sewer and water facilities.
- (b) PARK TO BE USED FOR RESIDENTIAL PURPOSES ONLY. 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) LAND SUITABILITY. Condition of soil, ground water 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 threats to the public health, safety and welfare, and no portion which would expose persons or property to hazards.

SEC. 10-7-12 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.

SEC. 10-7-13 DENSITY.

- (a) Each mobile home space or lot shall be a clearly-defined section of land within a mobile home development of not less than four thousand, five hundred (4,500) square feet and a clearly defined width of not less than fifty (50) feet.
- (b) No mobile home shall be parked in a mobile home community outside of a designated space.
- (c) Spaces designated for mobile homes shall be arranged so that no part of any mobile home is closer than twenty (20) feet to any part of any other trailer. No mobile home shall be located closer than eight (8) feet from any property line bounding the park, and shall not be located closer than sixteen (16) feet from any existing residential building.

SEC. 10-7-14 RECREATION AREA; PUBLIC LAND DEDICATION.

- (a) All owners of mobile home developments shall dedicate to the Village of St. Cloud land or fees in lieu of land, for park, school or other public uses, other than streets or drainage ways. The public land dedication shall in all respects comply with the requirements of the Village Subdivision Ordinance.
- (b) Whenever a tract of land to be developed into a mobile home community embraces all or any part of an arterial street, drainageway or other public way which has been designated in the master plan, or master plan component, of the Village of St. Cloud, said public way shall be made a part of the plat and dedicated or reserved by the developer in the locations and dimensions indicated on said plan or map.

SEC. 10-7-15 REQUIRED SETBACKS, BUFFER STRIPS AND SCREENING.

- (a) All mobile homes shall be located at least forty (40) feet from the exterior property boundary line except where greater distances are required by Village zoning regulations. All mobile homes shall be set back at least twenty-five (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 twenty-five (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 (5) feet along the property boundary line separating the development and adjacent land uses.

SEC. 10-7-16 IMPROVEMENTS.

Before final approval of any mobile home community located within the Village, the developer shall install street and utility improvements as hereinafter provided. The developer shall at the time of Village Board approval of the mobile home community development enter into a contract with the Village agreeing to install the required improvements and shall file with said contract a bond meeting the approval of the Village Board or a certified check in an amount equal to the estimated cost of the improvements, said estimate to be approved by the Village Board, as a guarantee that such improvements will be completed by the developer or his subcontractors not later than one (1) year from the date of the approval of the mobile home community plat and as a further guarantee that all obligations to subcontractors for work on the development are satisfied. In addition, contractors and subcontractors who are to be engaged in the construction of street and utility improvements on dedicated street rights-of-way shall be subject to the approval of the Village Board.

SEC. 10-7-17 STREET ARRANGEMENT.

- (a) **MASTER PLAN.** In any new mobile home community the street layout shall conform to the arrangement, width and location indicated on the master plan of the Village, or as determined by the Village Board and Village Engineer. In areas for which such plans have not been completed, the street layout shall recognize the functional classification of the various types of streets and shall be developed and located in proper relation to existing and proposed streets, to the topography, to such natural features as streams and tree growth, to public convenience and safety, to the proposed use of the land to be served by such streets, and to the most advantageous development of adjoining areas. The mobile home community shall be designed so as to provide each lot with satisfactory access to a public street.
- (b) **"COLLECTOR STREETS,"** as hereafter defined, shall be arranged so as to provide ready collection of traffic from residential areas in the mobile home community and conveyance of this traffic to the major street and highway system and shall be properly related to special traffic generators such as schools, churches and shopping centers and other concentrations of population and to the major streets into which they feed.
- (c) **"MINOR STREETS,"** as hereafter defined, shall be arranged to conform to the topography, to discourage use by through traffic, to permit the design of efficient storm and sanitary sewerage systems, and to require the minimum street area necessary to provide safe and convenient access to abutting property.

- (d) "PROPOSED STREETS" shall extend to the boundary lines of the tract being developed unless prevented by topography or other physical conditions or unless, in the opinion of the Village Board, such extension is not necessary or desirable for the coordination of the layout of the mobile home community or for the advantageous development of the adjacent tracts.
- (e) "RESERVE STRIPS" shall not be provided on any plat to control access to streets or alleys, except where control of such strips is placed with the Village under conditions approved by the Village Board.
- (f) "STREET NAMES" shall not duplicate or be similar to existing street names, and existing street names shall be projected wherever possible.

SEC. 10-7-18 LIMITED ACCESS HIGHWAY AND RAILROAD RIGHT-OF-WAY TREATMENT.

- (a) Wherever the proposed mobile home community contains or is adjacent to a limited access highway or railroad right-of-way, the design shall provide the following treatment:
 - (1) When lots within the proposed mobile home community back upon the right-of-way of an existing or proposed limited access highway or a railroad, a planting strip at least thirty (30) feet in depth shall be provided adjacent to the highway or railroad in addition to the normal lot depth. This strip shall be a part of the platted parcels but shall have the following restriction lettered on the face of the mobile home community plat: "This strip reserved for the planting of trees and shrubs, the building of structures hereon prohibited."
 - (2) Streets parallel to a limited access highway or railroad right-of-way, when intersecting a major street and highway or collector street which crosses said railroad or highway, shall be located at a minimum distance of two hundred and fifty (250) feet from said highway or railroad right-of-way. Such distance, where desirable and practicable, shall be determined with due consideration of the minimum distance required for the future separation of grades by means of appropriate approach gradients.
 - (3) Minor streets immediately adjacent and parallel to railroad rights-of-way shall be avoided, and location of minor streets immediately adjacent to arterial streets and highways and to railroad rights-of-way shall be avoided in residential areas.

SEC. 10-7-19 STREET DESIGN STANDARDS.

The design standards for streets, street intersections, and blocks shall be as specified in the Village Subdivision Ordinance.

SEC. 10-7-20 LOT SIZE AND DIMENSION.

- (a) LOT SIZE. The size, shape, and orientation of lots shall be appropriate for the location of the mobile home development and for the type of development and use contemplated. The lots should be designed to provide an aesthetically pleasing site and a proper architectural setting for the use contemplated. The density requirements of Section 10-7-13 shall be complied with.
- (b) LOT LINE DESIGN. Side lot lines shall be at right angles to straight street lines or radial to curved street lines on which the lots face. Lot lines shall follow corporate boundary lines rather than cross them.

- (c) **DOUBLE FRONTAGE.** Double frontage and reverse frontage lots shall be prohibited except where necessary to provide separation of residential development from through traffic or to overcome specific disadvantages of topography and orientation.
- (d) **MOBILE HOME STANDS:** The mobile home stand shall be improved to provide adequate support for the placement and tie-down of the mobile home. Construction specifications of the mobile home stands shall be as determined by the Village Engineer. Anchors or tie-downs shall be provided, such as cast-in-place concrete "dead men," eyelets imbedded in concrete screw augers or arrow head anchors shall be placed at each corner of the mobile home stand and at intervals of at least twenty (20) feet. Each device shall be able to adequately sustain the weight of the mobile home, its contents and inhabitants.
- (e) **DRIVEWAYS:** Improved driveways should be provided on lots where necessary for convenient access to mobile homes. Such driveways shall comply with the provisions governing construction of driveways in this Code of Ordinances.
- (f) **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.
- (g) **CORNER LOTS.** Corner lots shall have an extra width of ten (10) feet to permit adequate setbacks from side streets.

SEC. 10-7-21 UTILITY EASEMENTS.

- (a) **UTILITIES.** The Village Board may require utility easements of widths deemed adequate for the intended purpose on each side of all rear lot lines and on side lot lines or across lots where necessary or advisable for electric power and communication poles, wires, conduits; storm and sanitary sewers; and gas, water and other utility lines. All utilities shall be underground unless excepted by the Village Board.
- (b) **DRAINAGE EASEMENTS.** Where a mobile home development is traversed by a watercourse, drainageway channel or stream, an adequate drainageway or easement shall be provided as may be required by the Village Board. The location, width, alignment and improvement of such drainageway or easement shall be subject to the approval of the Village Board; and parallel streets or parkways may be required in connection therewith. Where necessary storm water drainage shall be maintained by landscaped open channels of adequate size and grade to hydraulically accommodate maximum potential volumes of flow. These design details are subject to review and approval by the Village Board.

SEC. 10-7-22 REQUIRED IMPROVEMENTS.

- (a) **SURVEY MONUMENTS.** Survey monuments, street grading, surfacing, curb and gutter and sidewalks shall comply with the provisions of the Village Subdivision Ordinance.
- (b) **SANITARY SEWAGE DISPOSAL SYSTEMS.**
 - (1) The mobile home community developer shall make adequate sewage disposal systems available to each lot with the mobile home park.
 - (2) Mobile home parks shall be served by public sewer facilities. The size, type, and installation of all sanitary sewers proposed to be constructed shall be in accordance with plans and specifications approved by the Village Board and the Village Engineer.
- (c) **STORM WATER DRAINAGE FACILITIES.** The developer shall construct storm water drainage facilities, which may include curbs and gutters, catch basins and

inlets, storm sewers, road ditches and open channels, as may be required. All such facilities are to be of adequate size and grade to hydraulically accommodate maximum potential volumes of flow; the type of facility required, the design criteria and the sizes and grades to be determined by the Village Engineer. Storm drainage facilities shall be so designed as to present no hazard to life or property; and the size, type, and installation of all storm water drains and sewers proposed to be constructed shall be in accordance with the plans and specifications approved by the Village Board and the Village Engineer.

(d) **WATER SUPPLY FACILITIES.**

- (1) The developer shall make adequate domestic water supplies available to each lot within the mobile home park.
- (2) Where public water service is available, the developer shall construct water mains in such a manner as to make adequate water service available to each lot within the mobile home community. The size, type, and installation of all public water mains proposed to be constructed shall be in accordance with plans and specifications approved by the Village Board and the Village Engineer.
- (3) If at the time of final platting, public water service is not available, but will become available within a period of five (5) years from the date of the approval of the park, the Village Board may require the developer to install or cause to be installed water laterals to the street lot line.

(e) **OTHER UTILITIES.**

- (1) The developer shall cause gas, electric power and telephone facilities to be installed in such a manner as to make adequate service available to each lot in the mobile home park. All new electrical distribution television cables, and telephone lines from which lots are individually served shall be underground unless the Village Board specifically allows overhead poles for the following reasons:
 - a. Topography, soil, water table, solid rock, boulders, or other physical conditions would make underground installation unreasonable or impractical; or
 - b. The lots to be served by said facilities can be served directly from existing overhead facilities.
- (2) Plans indicating the proposed location of all gas, electrical power and telephone distribution and transmission lines required to service the mobile home park shall be approved by the Village.

(f) **STREET LAMPS.** The developer shall install ornamental streets lamps along all streets proposed to be dedicated of a design compatible with the neighborhood and type of development proposed. Such lamps shall be placed at each street intersection and at such interior block spacing as may be required by the Village Engineer and Village Board.

(g) **STREET TREES.** The developer shall plant at least one (1) tree of a species acceptable to the Village and of at least six (6) feet in height for each fifty (50) feet of frontage on all streets proposed to be dedicated. The required trees shall be planted in accordance with plans and specifications approved by the Village Board.

(h) **EROSION CONTROL.** The developer shall cause all gradings, excavations, open cuts, side slopes, and other land surface disturbances to be mulched, seeded, sodded or otherwise protected so that erosion, siltation, sedimentation and washing are prevented.

(i) **PARTITION FENCES.** When the land included in the mobile home park abuts upon or is adjacent to land used for farming or grazing purposes, the developer shall erect, keep, and maintain partition fences, satisfying the requirements of the Wisconsin Statutes for a legal and sufficient fence, between such land and the adjacent land. A covenant binding the developer, its grantees, heirs, successors, and assigns to

erect and maintain such fences, without cost to the adjoining property owners, so long as the land is used for farming or grazing purposes shall be included upon the mobile home development map.

- (j) **STREET NAME SIGNS AND POSTS.** The developer shall install or cause to be installed street name signs at all street intersections. Plans and specifications for the street name signs and posts shall be approved by the Village Board.

SEC. 10-7-23 FIRE EXTINGUISHERS REQUIRED.

Each mobile home occupied as a place of human habitation under any of the provisions of this ordinance shall be equipped with a fire extinguisher, conveniently attached thereto. Such extinguisher to be of one (1) unit of fire protection capacity, and of a type suitable for extinguishing Class A or Class B fires, approved by the Fire Department.

SEC. 10-7-24 COMPLIANCE WITH PLUMBING, ELECTRICAL AND BUILDING CODES.

All plumbing, electrical, building and other work done on or at any mobile home park licensed under this ordinance shall be in accordance with the ordinances of the Village of St. Cloud, and the requirements of the State plumbing, electrical and building codes and the regulations of the State Board of Health. Licenses and permits granted under this Chapter grant no right to erect or repair any structure, to do any plumbing work or to do any electrical work.

SEC. 10-7-25 SERVICE BUILDING AND OTHER COMMUNITY FACILITIES.

- (a) **GENERAL.** The requirements of this Section shall apply to service buildings, recreation buildings and other community service facilities such as:
 - (1) Management offices, repair shops and storage areas;
 - (2) Sanitary facilities;
 - (3) Laundry facilities;
 - (4) Indoor recreation areas;
 - (5) Commercial uses supplying essential goods or services for the exclusive use of development occupants.
- (b) **COMMUNITY SANITARY FACILITIES.** Every development shall be provided with the following emergency sanitary facilities: For each forty (40) 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 ten (10%) percent 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: (1) general seeing tasks - five footcandles; (2) laundry room work area - 40 footcandles; (3) 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 C

Community Maintenance Regulations

SEC. 10-7-26 RESPONSIBILITIES OF THE MANAGEMENT.

- (a) The person to whom a license for a mobile home community is issued shall provide adequate supervision to maintain the community 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 community 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 community residents identified by lot number or street address. Such register shall be available to any authorized person inspecting the community.
- (e) The management shall notify the enforcing agency immediately of any suspected communicable or contagious disease within the community.

SEC. 10-7-27 RESPONSIBILITIES OF THE RESIDENT.

- (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 community, shall be governed by appropriate Village Ordinances.
- (d) Skirtings, 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.

SEC. 10-7-28 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 structure 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.
- (f) Accessory buildings shall not exceed 600 square feet and there shall be no more than one per lot.

SEC. 10-7-29 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. Mobile homes shall be anchored in accordance with the minimum standards set out in the United States Department of Commerce, National Bureau of Standards, book known as "NBS Building Science Series 107, Soil and Rock Anchors for Mobile Homes — a State of the Art Report," issued October, 1979. The minimum standards recommended in Section 2.3 of that book shall apply, unless local conditions make it impossible to comply with those standards, in which case other techniques recommended elsewhere in the book shall apply.

SEC. 10-7-30 SOLID WASTE HANDLING.

- (a) The storage, collection and disposal of refuse in the mobile home community shall be so conducted as to create no health hazards, rodent harborage, insect breeding areas, accident or fire hazards or air pollution.
- (b) 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.

SEC. 10-7-31 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 with the requirements of the Village.
- (b) The mobile home community 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 community shall be so maintained 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.