

AN ORDINANCE

REGULATING THE PARKING AND LOCATION OF HOUSE TRAILERS,  
LICENSING AND REGULATING TRAILER CAMPS,  
PROVIDING FOR THE TAXATION OF TRAILERS AND PROVIDING A PENALTY

The Town board of the Town of Grant do ordain as follows:

Section 1. Definitions. Whenever used in this ordinance, unless a different meaning appears from the context:

(a) "trailer or mobile home" means a mobile home which is, or was originally constructed, designed to be transported by any motor vehicle upon a public highway and designed, equipped and used primarily for sleeping, eating and living quarters, or is intended to be so used; and included any additions, attachments, annexes, foundations and appurtenances, except that a house trailer is not deemed a mobile home if the assessable value of such additions, attachments, annexes, foundations and appurtenances equal or exceed 50 per cent of the assessable value of the house trailer.

(b) "Unit" means a trailer unit.

(c) "Nondependent unit" means a trailer that has bath or shower and toilet facilities.

(d) "Dependent unit" means a trailer which does not have bath room or shower and toilet facilities.

(e) A "trailer camp" means any park, court, camp, site, plot, parcel or tract of land designed, maintained, intended or used for the purpose of supplying a location or accommodations for more than two trailers and shall include all buildings used or intended for use as part of the equipment thereof whether or not a charge is made for the use of the trailer camp and its facilities. "Trailer camp" shall not include automobile or trailer sales lots on which unoccupied trailers are parked for purposes of inspection and sale.

(f) A "space" means a plot of ground in a trailer camp of not less than 1,000 square feet of space designed for location for only one automobile and trailer or one trailer.

(g) The word "person" shall be construed to include on individual, partnership, firm, company, corporation, whether tenant, owner, lessee, licensee, or their agent, heir, or assignee.

Section 2. Location Outside Camps. (a) It shall be unlawful, except as provided in this ordinance, for any person to park any trailer on any street, alley, highway or town road, or other public place, or on any tract of land owned by any person, within the Town of Grant.

(b) Emergency or temporary stopping or parking is permitted on any street, alley, highway or town road for not longer than one hour subject to any other and further prohibitions, regulations or limitations imposed by the traffic and parking regulations or ordinances for that street, alley, highway or town road.

(c) No person shall park or occupy any trailer on any premises which is situated outside an approved trailer camp, except under special permit as provided in section 2A of this ordinance. The parking of only one unoccupied trailer in accessory private garage building or in a rear yard is permitted providing no living quarters shall be maintained or any business practiced in said trailer while such trailer is so parked or stored.

Section 2A. (OPTIONAL) Permit for Location Outside of Trailer Camp.

(a) The town board may issue special written permits allowing the location of a trailer outside of a trailer camp. The person to whom such permit is granted shall be subject to the parking permit fee as provided in section 14 of this ordinance. The permit shall be granted only upon written consent of the owner, legal agent of the owner or the lessee of the location for which the permit is granted. Not more than one trailer shall be granted a permit to locate on any one premise outside of a trailer camp.

(b) Application for the permit shall be made to the town clerk and shall be accompanied by an inspection fee of \$\_\_\_\_\_, and shall state the name and permanent addresses of the occupants of the trailer, the license number of their trailer and towing vehicle, place of last stay, intended purpose of stay at requested location, whether the occupants are non-resident tourists, whether any occupant is employed in this state; the exact location of sanitary facilities and the permission of the occupant of the dwelling house for their use; and a statement that all wastes from trailer occupancy will be disposed of in a sanitary manner. Application for location on a vacant lot or a parcel of land shall be accompanied by a statement of the nature and location of sanitary facilities, which must include a safe water supply and a sanitary system within 200 feet of the proposed location of the trailer; and a statement of permission from the owner for their use.

(c) All occupants of any trailer located outside of a trailer camp shall register with the town clerk as provided in section 12 of this ordinance. All provisions of this ordinance governing the location, use and sanitation of trailers located in a licensed trailer camp shall so far as they are applicable, apply to any trailer located outside of such trailer camp.

(d) Premises on which a trailer or Mobile Home is located shall meet the frontage and area requirements of the Town of Grant Zoning Ordinance.

(d) Every trailer space shall be furnished with an electric service outlet. Such outlet shall be equipped with an externally operated switch or fuse of not less than 30 amperes capacity, and a heavy duty outlet receptacle. Electrical outlets shall be weather-proofed and no power lines shall be less than 15 feet above ground.

(e) No trailer unit shall be parked in a camp outside of a designated space.

Section 8. Water Supply. (a) An adequate supply of pure water, furnished through a pipe distribution system connected directly with a central water system with supply faucets located not more than 200 feet from any dependent trailer shall be furnished for drinking and domestic purposes in all camps.

(b) Individual water service connections provided for direct use of an independent unit shall be so constructed that they will not be damaged by the parking of such units. Such system shall be adequate to provide 20 pounds per square inch and capable of furnishing a minimum of 125 gallons per day per space.

(c) No common drinking vessels shall be permitted, nor shall any drinking water faucets be placed in any toilet room.

(d) Every trailer camp serving dependent units shall provide an abundant supply of hot water at all reasonable hours for bathing, washing, and laundry facilities.

Section 9. Service Building and Accomodations. (a) Every trailer camp designed to serve dependent units shall have erected thereon suitable buildings for housing toilets, lavatories, showers, slop sinks, and laundry facilities as required by this ordinance, such buildings to be known as service buildings. Service buildings shall be located not more than 200 feet from any dependent unit space, nor closer than 15 feet from any trailer space. Such buildings shall be of permanent construction and adequately lighted, screened and ventilated.

(b) There shall be provided separate toilet rooms for each sex. Water flush toilets shall be required. Toilets shall be provided for each sex in the ratio of one toilet for each eight dependent units or fraction thereof, and shall have separate compartments. Every male toilet room shall also contain one urinal for each sixteen dependent units, but in no case shall any male toilet be without one urinal. Toilet rooms shall contain lavatories with running water in the ratio of one lavatory to every two or less water closets.

(c) Separate bathing facilities for each sex shall be provided with one shower enclosed in a compartment at least four feet square, for each eight dependent units or fraction thereof. Each shower compartment shall be supplemented by an individual dressing compartment of at least twelve feet square.

(d) Laundry facilities shall be provided at the ratio of one double tray unit and one conventional type washing machine, or one automatic washing machine, with electric outlet, for each 8 units. Sufficient drying facilities shall be available.

(e) Slop sinks for disposal of liquid waters originating at the units shall be provided in a separate room of the service building in the ratio of one slop sink for each 16 dependent units.

(f) The above accomodations shall be based upon the total camp capacity according to the accepted plans.

(g) Floors of toilets, showers and the laundry shall be of concrete, tile or similar material impervious to water and easily cleaned and pitched to a floor drain.

Section 10. Waste and Garbage Disposal. (a) All liquid wastes from showers, toilets, laundries, faucets, lavatories, etc., shall be discharged into a sewer extended from and connected with a central septic tank and dry well system.

(b) Every space designed to serve a nondependent unit shall be provided with sewer connections which shall comply with the state plumbing code. The sewer connection shall be provided with suitable fittings so that watertight connections can be made. Such connections shall be so constructed so that they can be closed when not connected and trapped in such a manner as to be maintained in an odor-free condition.

(c) All sanitary facilities in any unit which are not connected with a central septic tank and dry well system by approved pipe connections shall be sealed and their use is hereby declared unlawful.

(d) Each faucet shall be equipped with facilities for drainage of waste and excess water.

(e) Every trailer unit shall be provided with a substantial fly-tight, watertight metal garbage depository from which contents shall be removed and disposed of in a sanitary manner by the camp custodian at least twice weekly between May 1 and October 15, and otherwise weekly.

Section 11. Limitations on Length of Stay and Number of Occupants. (a) It shall be unlawful for any person to occupy any trailer within the town of Grant, for permanent occupancy, unless such trailer is located on a trailer camp licensed under this ordinance, except as provided in section 2a.

(b) The town board may, in its discretion, and by a uniform rule, limit the number of occupants in any trailer occupying a space in a licensed camp, for reasons of health and public welfare.

Section 12. Management. (a) In every trailer camp there shall be located the office of the attendant or person in charge of said camp. A copy of the camp license and of this ordinance shall be posted therein and the camp register shall at all times be kept in said office.

Section 3. Permanent Occupancy. (a) Trailers shall not be used as a permanent place of abode or as a permanent dwelling, or for indefinite periods of time except as provided in section 11; provided, that any nondependent trailer properly connected with the public water supply and sanitary sewer systems may be permitted on any premises if such trailer shall be constructed and located in compliance with all requirements of the building, plumbing, health, sanitary, electrical and zoning ordinances of the town.

(b) Any action toward the removal of wheels except for temporary purposes or repair, or other action to attach the trailer to the ground by means of posts, piers or foundation shall subject the trailer to the requirements of the building code as well as this trailer ordinance.

Section 4. License For Trailer Camp; Application and Issuance.

(a) It shall be unlawful for any person to establish, operate or maintain, or permit to be established, operated or maintained upon any property owned, leased, or controlled by him, a trailer camp within the limits of the Town of Grant without having first obtained a license for each such camp from the town board pursuant to this ordinance. Such license shall expire one year from the date of issuance, but may be renewed under the provisions of this ordinance for additional periods of one year.

(b) The application for such license or the renewal thereof shall be filed with the Town Clerk and shall be accompanied by a fee of two dollars (\$2.00) for each space in the existing or proposed camp, and a surety bond in the sum of five thousand dollars (\$5,000.00). Minimum fee is established at \$25.00 by Wisconsin Statutes. This bond shall guarantee the collection by the licensee of the monthly parking permit fee provided for in section 14 and the payment of such fees to the town treasurer, the payment by the licensee of any fine or forfeiture including legal costs imposed upon or levied against said licensee for a violation of the ordinances of the said town pursuant to which said license is granted, and shall also be for the use and benefit and may be prosecuted and recovery had thereon by any person who may be injured or damaged by reason of the licensee violating the provisions of this ordinance. A fee of Ten dollars (\$10.00) shall be paid for each transfer of a license.

(c) The application of a license or a renewal thereof shall be made on forms furnished by the town clerk and shall include the name and address of the owner in fee of the tract (if the fee is vested in some person other than the applicant, a duly verified statement by that person, that the applicant is authorized by him to construct or maintain the trailer camp and to apply for the license), and such a legal description of the premises, upon which the trailer camp is to be or is located as will readily identify and definitely locate the premises. The application shall be accompanied by two copies of the camp plan showing the following, either existing or as proposed: (1) the extent and area used for camp purposes; (2) roadways and driveways; (3) location of units for trailers; (4) location and number of sanitary conveniences, including toilets, washrooms, laundries and utility rooms to be used by occupants of units; (5) method and plan of sewage disposal; (6) method and plan of garbage removal; (7) plan for water supply; (8) plan for lighting of units and rubbish disposal. If the existing or proposed camp is designed to serve nondependent trailer units, such plans shall clearly set forth the location of all sewer and water pipes and connections.

Section 5. Inspection and Enforcement. No trailer camp license (or permit for location outside of a licensed trailer camp) shall be issued until the town clerk shall notify the town board and these officials of the town board shall have inspected each application and the premises on which trailers will be located to insure compliance with the regulations, ordinances and laws applicable thereto. No license will be renewed without a reinspection of the premises. For the purposes of making inspections and securing enforcement such officials or their authorized agents shall have the right and are hereby empowered to enter on any premises on which a trailer is located, or about to be located, and to inspect the same and all accommodations connected therewith at any reasonable time.

Section 6. Location of Trailer Camps. (a) No trailer or trailer unit shall be located in any fire district.

(b) No occupied trailer within the limits of the Town of Grant shall be located between the recognized set-back line for the zoning district in which such trailer is located and the street or highway nor less than 15 feet from any building or other trailer or from the boundary line of the premises on which located.

Section 7. Camp Plan. (a) Every trailer or trailer camp shall be located on a well-drained area, and the premises shall be properly graded so as to prevent the accumulation of storm or other waters. No trailer or other camp shall be situated in any area that is located so that drainage from any barnyard, outdoor toilet or other source of filth can be deposited in its location.

(b) Trailer spaces shall be clearly defined and shall consist of a minimum of 1,000 square feet and a width of not less than 20 feet. The camp shall be so arranged that all spaces shall face or about on a driveway of not less than 20 feet in width, giving easy access from all units to a public street. Such driveway shall be graveled or paved and maintained in good condition, having natural drainage, be well lighted at night and shall have no obstructions.

(c) The camp shall be so laid out that no dependent unit shall be located farther than 200 feet from the toilets and service buildings provided for herein, and walkways to such buildings shall be graveled or paved and well lighted at night.

(b) It is hereby made the duty of the attendant or person in charge together with the licensee, to:

- (1) Keep a register of all guests, to be open at all times to inspection by state and federal officers and by the town board, which shall show for all guests:
  - a. Names and addresses
  - b. Number of children of school age
  - c. State of legal residence
  - d. Dates of entrance and departure
  - e. License number of all trailers and towing or other vehicles
  - f. States issuing such license
  - g. Purpose of stay in camp
  - h. Place of last location and length of stay
  - i. Place of employment of each occupant
- (2) Maintain the camp in a clean, orderly and sanitary condition at all times.
- (3) Insure that the provisions of this ordinance are complied with and enforced and report promptly to the proper authorities any violations of law which may come to their attention.
- (4) Report to the town chairman all cases of persons or animals affected or suspected of being affected with any communicable disease.
- (5) Maintain in convenient places, approved by the town chairman, hand fire extinguishers in the ratio of one to each eight units.
- (6) Collect the monthly parking permit fee as provided in section 14 of this ordinance. A book shall be kept current showing the names of the persons paying said service charges and the amount paid, which monies are the property of the town of Grant.
- (7) Prohibit the lighting of open fires on the premises.

Section 13. Applicability of Plumbing, Electrical and Building Ordinances. All plumbing, electrical, building and other work done on or at any camp licensed under this ordinance shall be in accordance with the ordinances of the town of Grant 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 ordinance grant no right to erect or repair any structure, to do any plumbing work or to do any electrical work.

Section 14. Monthly Parking Fee. (a) There is hereby imposed on each owner and/or operator of a trailer camp, licensed under this ordinance, a monthly parking fee to be determined in accordance with Chapter 66,058 Wisconsin Statutes, as amended by Chapter 366 and 495 Laws of 1969, which shall have parked in such trailer camp. It shall be the full and complete responsibility of the licensee to collect the proper and legal parking fee from each trailer, as determined and to pay to the Town Treasurer such fees on or before the tenth day of the month.

(b) Occupants of nonexempt trailers parked outside a licensed trailer camp in accordance with Section 2(a) of this ordinance shall pay a monthly parking permit fee the same as if located in a park and such fee shall be computed in the same manner. The landowner where the trailer is located shall have the same responsibility for payment of the fee as the trailer camp operator.

(c) Trailer camp operators and/or owners shall be required to report to the Town Clerk and Town Assessor any mobil homes added to the trailer park within 5 days of their arrival.

Section 15. Revocation and Suspension. The town board is hereby authorized to revoke any license or permit issued pursuant to the terms of this ordinance in accordance with chapter 66, laws of 1957.

Section 16. Penalties for Violation of Ordinance. Any person violating any provision of this ordinance, shall upon conviction thereof forfeit not less than \$10 nor more than \$100 and the costs of prosecution and in default of payment of such forfeiture and costs shall be imprisoned in the county jail until payment of such forfeiture and costs of prosecution, but not exceeding thirty days for each violation. Each day of violation shall constitute a separate offense.

Section 17. Separability and Conflict. (a) If any section, subsection, paragraph, sub-paragraph, sentence, clause, phrase or portion of this ordinance 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 ordinance.

(b) All ordinances or parts of ordinances, including the county zoning ordinances under section 59.97, which are inconsistent with or contrary hereto shall apply with respect to the establishment and operation of any trailer camp only if such ordinance is more restrictive than this ordinance.

Section 18. Effective Date. This ordinance shall take effect from and after its passage and posting as provided by law.