

#3  
AN ORDINANCE REGULATING THE PARKING AND  
LOCATION OF HOUSE TRAILERS, LICENSING  
AND REGULATING TRAILER CAMPS, PROVIDING  
FOR THE TAXATION OF TRAILERS AND PRO-  
VIDING A PENALTY.

AS FOLLOWS:

THE TOWN BOARD OF THE TOWN OF BURNETT DO ORDAIN

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

(A) A "Trailer" means any coach, cabin, mobile home, house car or other vehicle or structure intended for or capable of human dwelling or sleeping purposes, mounted upon wheels or supports, and/or capable of being moved by its own power or transported by another vehicle.

(B) "Unit" means a trailer unit.

(C) "Nondependent unit" means a trailer that has both shower and toilet facilities.

(D) "Dependent unit" means a trailer which does not have bathroom 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 2,000 square feet of space designed for the location of one (1) trailer and an automobile, or a space or a plot of ground in a trailer camp of not less than 1,800 square feet of space designed for the location of one (1) trailer only.

(G) The word "Person" shall be construed to include an individual, partnership, firm, company, corporation, whether tenant, owner, lessee, licensee, or their agent, heir or assign.

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, or highway, or other public place within the Town of Burnett.

(B) Stopping or parking is permitted on any street, alley or highway subject to any prohibitions, regulations, or limitations imposed by the traffic and parking

regulations or ordinances for that street, alley or highway, for other vehicles.

(C) The parking of any occupied trailer outside of an approved trailer camp is hereby prohibited unless the trailer be parked upon privately owned land that is improved, and no more than one (1) trailer shall be so parked on any single parcel of land and such parking shall be temporary and permission therefor shall be first obtained in writing from the Town Board and such parking shall be more than 100 feet from the center line of any State, County or Town road.

### SECTION 3. Application to Contain.

(A) Application for mobile home park or trailer park shall be in writing signed by the applicant and shall contain the following:

1. Name and address of applicant.
2. Location and legal description of mobile home park.
3. A scale drawing of the mobile home or trailer park which shall contain the following detailed information:
  - (a) Accurate dimensions of the said mobile home park in feet.
  - (b) All roads and approaches and the method of ingress and egress from public highways.
  - (c) The complete electric service installation and location of poles, wire service, utilities and lighting facilities.
  - (d) A complete layout of unit parking spaces and number of square feet therein, together with dimensions thereof.
  - (e) The location of electric power distributing systems, watermains or wells for water supply, outlets for domestic water users, location of sanitary facilities, washrooms, garbage disposal units, incinerators, sanitary sewers, sewer drain lines, fire protection walls and other building or structure contemplated to be used by such applicant in connection with said business.

(B) Bond. Each application for a license or a renewal thereof shall be accompanied by a license bond in the Sum of One Thousand (\$1,000.00) Dollars for each Fifty (50) trailers or fraction thereof. This bond shall guarantee the collection by the licensee of the monthly parking permit fee and payment of such fee to the Town Treasurer and the payment by the licensee of any fine or forfeiture, including legal costs imposed upon or levied against said licensee for a violation of any ordinance of the Town of Burnett pursuant to which said license is granted.

### SECTION 4. Licenses and Revocation or Suspension Thereof.

(A) License; Application. No mobile home park or



trailer camp shall hereafter be constructed, operated or maintained by any person in the Town of Burnett without a license therefor issued by the Town Board, granted and existing in compliance with the terms of this ordinance and the laws of the State of Wisconsin. Original application for mobile home park licenses shall be on a form prescribed by the Town Board and shall be filed with the Town Clerk.

(B) License Fee. Applications for licenses shall be filed with the Town Clerk, together with an annual license fee of Seventy-five (\$75.00) Dollars for first fifty (50) spaces or fraction thereof, and One (\$1.00) Dollar for each additional space within the mobile home park operated by the applicant but such license shall not be issued by the Town Board until the plans and specifications complying with the provisions of the general ordinances of the Town of Burnett and the State Board of Health are submitted for approval. The Clerk, after approval of the application by the Town Board and upon completion of the work according to the plans, shall issue the license.

(C) Term of License. The license periods shall be for one (1) year and shall commence on the 1st day of July and shall expire on the 30th day of June in the following year and may be renewed annually thereafter by any licensee and after approval of the Town Board of the Town of Burnett and upon payment of the annual license fee. Upon such renewal the Town Clerk shall issue such certificate renewing such license for one (1) year unless sooner revoked. The application for renewal shall be in writing signed by the applicant on forms approved by the Town of Burnett.

(D) Certificate of Building Inspector. No license shall be granted to any person within the Town of Burnett until said licensee has erected and installed all necessary equipment, roads, sanitary facilities, lighting facilities, water facilities, and other facilities which may be required in the actual operation of said business, and a certificate certifying as to such compliance on the part of the operator shall have been filed by the Building Inspector of the Town of Burnett. In addition thereto, a certificate of approval of sanitary facilities erected on said park shall be obtained by the licensee from the Town Health Commissioner and filed with the Town Clerk.

(E) Permit Required for Change in Park. No alteration, extension, addition, modification or change shall be made in the mobile home park or trailer park, its facilities, spaces, electric service, water supply, plumbing and sanitary facilities, mobile homes, trailers, buildings or structures without first securing a permit from the Building Inspector. Application for permit must be accompanied by scale drawings and such other information as the Building Inspector may require. Permits will issue if the requirements and conditions of this and other ordinances of the Town of Burnett and the laws of Wisconsin are complied with.

(F) Transfer of License. Any license heretofore granted pursuant to this ordinance may be transferred during the current year upon filing an application therefor, with the Town Clerk and after the

approval of the application by the Town Board and may be made in writing upon said form as may from time to time be established by the Town Board and upon payment of a transfer fee of Ten (\$10.00) Dollars.

#### SECTION 5. Management.

(A) In every trailer camp or immediately adjacent thereto there shall be located the office of the attendant or person in charge of 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.

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

1. Keep a register of all guests, to be open at all times for inspection by the town, state and federal officials in which shall be entered for each guest immediately upon arrival:
  - (a) Names and addresses.
  - (b) Names of children together with their ages and birth dates.
  - (c) Dates of entrance and departure.
  - (d) State of legal residence.
  - (e) Number of children of school age.
  - (f) License numbers of all trailers and towing or other automobiles.
  - (g) States issuing such licenses.
  - (h) Proposed stay in camp.
  - (i) Place of last location and length of stay.
  - (j) 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 violation of this ordinance or any other violations of law which may come to his attention.
4. Report to the health officer all cases of persons or animals affected or suspected of being affected with any communicable disease.
5. Prevent the running loose of dogs, cats, or other animals or pets.
6. Maintain such type of fire extinguishers and at such convenient places as directed by the fire inspector.
7. Collect the monthly parking permit fee provided for in this ordinance. A book shall be kept showing the names of the persons paying such fees and the amount paid.



8. Prohibit the lighting of open fires on the premises, except for cooking purposes.

SECTION 6. Minimum Park and Camp Standards.

(A) No License shall be issued unless the Town Board shall find from said application, plans and specifications, and drawing that the applicant has conformed with the following requirements:

1. The minimum distance between any point on neighboring trailers shall be twenty (20) feet, the minimum distance from the front of a space, lot line (street edge) to nearest point or projection on a trailer shall be ten (10) feet, and each space shall contain a gravel bed of 1" washed gravel to carry the trailer wheels and the minimum size of the bed shall be 8 feet x 10 feet x 6 inches thick. The service facilities (sanitary, water) shall be installed under the ground and may emerge for connection to the trailer unit either through the gravel bed or immediately adjacent to it, and all service shall be installed in accordance with the ordinances of the Town of Burnett and the Statutes of the State of Wisconsin. No trailer shall be parked within five (5) feet of the boundaries of the trailer camp lot.
2. All driveways or lanes in any mobile home park or trailer park shall have the minimum widths as herein specified:
  - (a) One-way streets with parking on one side shall have minimum width of twenty-one (21) feet.
  - (b) One-way streets with parking on both sides shall have minimum width of twenty-six (26) feet.
  - (c) Two-way streets with parking on one side shall have minimum width of twenty-six (26) feet.
  - (d) Two-way streets with parking on both sides shall have minimum width of thirty-five (35) feet.
3. It shall be unlawful for any licensee to permit any person residing in his mobile home park or trailer park to remove the wheels of his mobile home or trailer, except for temporary purposes of repair, or block up the trailer, or to enclose the space beneath the trailer; and it shall likewise be unlawful for any person occupying or owning a mobile home or trailer, or a licensee of such park, to build or cause to be constructed any foundation, pier, posts or lean-to sheds to any trailer, while parked within any licensed mobile home park or trailer park; nothing herein contained

shall forbid the use of stabilizing equipment.

4. It shall be unlawful for any licensee or occupant to erect upon any licensed mobile home park, any tent, sectional or prefabricated cabin or cottage or any other structure intended to be used for dwelling purposes, or to be used in connection with or added to any trailer legally located on a unit of land in such trailer camp.
5. Where mobile home parks accommodate dependent mobile homes or trailers, the following minimum requirements shall be maintained for said dependent mobile homes or trailers.

(A) Water Supply

- (1) An adequate supply of potable water with supply outlets located not more than two hundred (200) feet from any trailer shall be furnished for drinking water and domestic purposes in all camps. Supply outlets may be located in the service building, if separate from toilet, shower and laundry rooms.
- (2) No common drinking vessels shall be permitted, nor shall any drinking water faucets be placed in any toilet rooms.
- (3) Every mobile home park shall provide hot water at all reasonable hours, adequate for bathing, washing and laundry facilities.

(B) Service Building

- (1) Every mobile home park shall have erected thereon a suitable building or buildings for housing toilets, lavatories, showers, slop sinks and laundry facilities pursuant to this regulation, such building or buildings to be known as "service buildings."
- (2) There shall be provided separate toilet rooms for each sex. Water flush toilets and seats shall conform to the requirements of the plumbing code for public toilets. Toilet units shall be fly tight and vermin proof with floors and risers constructed of impervious material. Each toilet shall be

enclosed in a separate compartment. Male toilet rooms shall also be provided with individual urinals.

- (3) Lavatories supplied with hot and cold running water shall be provided for each sex, such lavatories to be located in the toilet rooms.
  - (4) Separate shower, bathing, facilities with hot and cold running water shall be provided for each sex. Each shower shall be enclosed in a separate compartment at least  $3\frac{1}{2}$  feet square. Each shower compartment for women shall be supplemented by an individual dressing compartment at least ten (10) square feet in area.
  - (5) Each service building shall be provided with a room containing slop sinks for disposal of liquid wastes originating at the mobile home units.
  - (6) Laundry facilities consisting of double tray laundry units, equipped with hot water and cold running water shall be provided in each service building.
  - (7) Floors of toilets, showers, and the laundries shall be of concrete, tile or similar material impervious to water and easily cleaned, and pitched to a floor drain.
  - (8) Each service building within a mobile home park shall be provided with sufficient fire extinguishers of the type and capacity as shall be approved by the Town of Burnett Fire Department.
  - (9) The number of toilets, urinals, lavatories, showers, slop sinks and laundry trays required for mobile home parks of the size indicated are as follows:  
For each eight (8) trailer units or part thereof:
    - (a) one toilet each sex
    - (b) one urinal
    - (c) one lavatory each sex
    - (d) one shower each sex
    - (e) one laundry tray
    - (f) one slop sink
- (C) Water Disposal
- (1) All liquid waste from showers, water flush toilets, laundry faucets and lavatories, shall be discharged into the public sewer system.



- (2) All sanitary facilities in any trailer which are not connected with the public or an approved sewer system by means of rigid pipe connections shall be sealed and their use is hereby prohibited.
- (3) Substantial fly-tight metal garbage, rubbish, and other waste combustible material containers sufficient to serve each two trailer units shall be provided for the proper storage in each instance.

#### SECTION 7. Monthly Parking Permit Fee.

(A) In addition to the license fee provided for in paragraph (B) Section 4, each licensee is hereby required to collect from each occupied mobile home occupying space or lots in a mobile home park in the Town of Burnett, a monthly parking permit fee equal to actual cost of services furnished by the school district of the Town of Burnett, which costs shall be determined by the Town Superintendent of Schools, and the costs of the services shall be determined by the Town Board of the Town of Burnett and in both cases charged to the park every year payable monthly for maintenance, debt, retirement, operation of schools and general administrative costs including without limitation because of specific enumeration herein the following: fire protection, police protection, sewage disposal, garbage collection, and health services in lieu of personal property tax. The amount of such parking permit fee that may be levied against each mobile home park shall be determined after a public hearing as herein provided. The monthly parking permit fee shall be paid by the licensee on or before the tenth of the month following the month for which such parking permit fee is due; provided, that the licensee of a mobile home park or trailer camp shall not be required to collect for any space occupied by a mobile home accompanied by an automobile, if said mobile home and automobile bear license plates issued by any other than the State of Wisconsin, for an accumulating period not to exceed Sixty (60) days in any twelve (12) months or if the occupants of the mobile home are non-residents, tourists or vacationists. Exemption certificates in duplicate shall be accepted by the Town Treasurer from qualified non-resident tourists or vacationists in lieu of permit fees. When one or more persons occupying a mobile home are employed in this state, there shall be no exception from the monthly parking permit fee.

(B) The Town Board, on or before the final budget hearing of each license year, shall make a preliminary determination of the amount of the per mobile home parking permit fee to be levied against a mobile home park and shall give notice of hearing on said proposed parking permit fee to be held in the Town Hall of the Town of Burnett, where any interested person shall have an opportunity to be heard. The Town Clerk shall post a notice of said hearing in at least three (3) places within the town, one posting of which shall be in a conspicuous place in each mobile home park property.



At least one (1) week shall intervene between the date of posting of such notice and the time of such meeting. The Town Board may, at such meeting or at an adjourned meeting, confirm or change the proposed parking permit fee, and upon final determination of the amount of the parking permit fee, it shall cause to be posted a notice on each mobile home park property, stating the amount of the parking permit fee as finally determined.

#### SECTION 8. Zoning

(A) All mobile home camps or trailer parks shall be constructed in conformity to the zoning laws of the Town of Burnett.

#### SECTION 9. Applicability of Plumbing, Electrical and Building Ordinances.

(A) All plumbing, electrical, building and other work on or at any mobile home camps licensed under this ordinance shall be in accordance with the ordinances of the Town of Burnett and all state laws and regulations pertaining to such work.

#### SECTION 10. Time for Compliance.

(A) Any trailer camp or mobile home park now established in the Town of Burnett shall conform to all of the above regulations within Ninety (90) Days after the effective date of this ordinance; except that as to parks heretofore constructed, the Board, upon application of a park operator, may waive such requirements, if such waiver does not affect the sanitation requirements of the town or create or permit to continue any hazard to the welfare and health of the community.

#### SECTION 11. Penalties for Violating of Ordinance.

(A) Any person violating any provisions of this ordinance, shall upon conviction thereof forfeit not less than Ten (\$10.00) Dollars nor more than Two Hundred Dollars and the costs of prosecution, and in default of payment of such forfeiture and the costs shall be imprisoned in the county jail until payment of such forfeiture and the costs of prosecution, but not exceeding sixty (60) days, for each violation. Each day of violation shall constitute a separate offense.

SECTION 12. If any section, subsection, sentence, clause, or phrase of this ordinance is for any reason held to be invalid, such decision shall not affect the validity of the remaining portions of this ordinance, and such portion shall be deemed a separate, distinct and independent provision.

SECTION 13. All ordinances or parts of ordinances inconsistent with or contrary hereto are hereby repealed, except, nothing in this ordinance shall be interpreted so as to conflict with state laws or order regulating trailers or trailer

camps or any of the requirements of any ordinances of the Town of  
Burnett not mentioned or made inapplicable by the express  
terms of this ordinance.

SECTION 14. This ordinance shall be in full force  
and effect from and after its passage and posting as provided by law.

Date Adopted Oct. 3-1961

Date Posted Oct. 4-1961

Effective Date Oct. 10-1961

D. C. Luck

Town Chairman

H. B. Welch

Town Clerk