

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 Medary, La Crosse County, Wisconsin,
 does ordain as follows:

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
 bath or shower and toilet facilities.

D. "Dependent unit" means a trailer which does not
 have bath 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 1,500 square feet of space designed for
 the location of only one automobile and/or one trailer.

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. Inhabited trailers may be placed, parked or kept
 within the Town for not to exceed twenty-four (24) hours, pro-
 vided adequate water and toilet facilities are available to the
 occupants. No person shall occupy any trailer on any premises
 which is situated outside an approved trailer camp after the
 first twenty-four (24) hours of occupancy within the Town.

The parking of only one unoccupied trailer in an accessory private garage building, or in a rear yard, is permitted, provided no living quarters shall be maintained nor any business practiced in said trailer while such trailer is so parked or stored.

B. If the owner or operator of a trailer removes or causes to be removed the wheels or any similar transporting device from said trailer or otherwise permanently affixes it to the ground, such alteration shall constitute a conversion into a dwelling and it shall thereupon be subject to the requirements of other permanent dwellings under the Building Codes of the Town and the State.

Section 3. 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 Medary, without having first secured 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. Before receiving such license, applicant shall show compliance with the Mobile Home Parks District Code and amendments thereto, adopted by the County of La Crosse.

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, but not less than a total fee of Twenty-five (\$25.00), and a surety bond in the sum of Five Thousand Dollars (\$5,000.00). This bond shall guarantee the collection by the licensee of the monthly parking permit fee provided for in Section 13 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 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, of any person, firm or corporation, 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 for 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 make the application), and such a legal description of the premises upon which the trailer camp is or will be 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 extend and area used for camp purposes;
- (2) Roadways and driveways;
- (3) Location of units for trailers;
- (4) Location and number of sanitary conveniences, including toilers, wash-rooms, laundries and utility rooms to be used by occupants of units;
- (5) Method and plan of sewage disposal;
- (6) Method and plan of garbage disposal;
- (7) Plan for water supply;
- (8) Plan for electrical lighting of units;
- (9) 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 4. Inspection and Enforcement. No trailer camp license shall be issued until the Town Clerk shall notify the Town Board and the Building Inspector of such application, and these officials shall inspect or cause to be inspected each application and the premises to determine whether the applicant and the premises on which trailers will be located comply with the regulations, ordinances and laws applicable thereto. No license shall be renewed without a reinspection of the premises. For the purpose 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 5. Location. No occupied trailer shall be located between the recognized setback line for the zoning district and the street or highway, nor less than ten feet from any building or other trailer or from the boundary line of the premises on which located.

Section 6. 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 camp or trailer shall be located in any area that is situated 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 1,500 square feet and a width of not less than twenty (20) feet. The camp shall be so arranged that all spaces shall face or abut on a driveway of not less than twenty (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 not be obstructed.

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.

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 weatherproof, and no power lines shall be less than fifteen (15) feet above ground.

E. No trailer unit shall be parked in a camp outside of a designated place.

Section 7. Water Supply.

A. An adequate supply of pure water shall be run to each space on which is located a nondependent unit, and additional supply faucets shall be located not more than two hundred (200) feet from any dependent trailer for drinking and domestic purposes. The wells supplying the camp shall comply with the Wisconsin Well Construction Code, excepting that well pits or pump pits are not permitted. Supply outlets may be located in the service buildings, if separate from toilet, shower and laundry rooms.

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

C. 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 8. Service Building and Accommodations.

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 two hundred (200) feet from any dependent unit space, nor closer than fifteen (15) feet from any trailer space. Such building 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 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 hot and cold 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 square feet.

D. Laundry facilities shall be provided in the ratio of one double tray unit and one conventional type washing machine, or one automatic washing machine, with electric outlet, for each eight units. Sufficient drying facilities shall be available.

E. Slop sinks for disposal of liquid wastes originating at the units shall be provided in a separate room of the service building in the ratio of one slop sink for each sixteen dependent units.

F. The above accommodations shall be based on the total camp capacity according to accepted plans.

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

Section 9. Waste and Garbage Disposal.

A. All liquid waste from toilets, showers, laundries, faucets, lavatories, etc., shall be discharged into a septic tank system approved by the State Board of Health.

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 connections 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 public sewer 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, water-tight metal garbage depository from which the 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 10. State Board of Health Regulations. Any regulations of the State Board of Health, now or hereafter in force, which are more stringent than the provisions of this Ordinance, shall be complied with in all respects.

Section 11. 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.

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 to inspection by state and federal officers and the Town Board and Building Inspector at all times, 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 numbers of all trailers and towing or other vehicles.
 - f. States issuing such licenses.
 - 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 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 this Ordinance or any other violation 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) Maintain in convenient places hand fire extinguishers in the ration of one to each eight units.
 - (6) Collect the monthly parking permit fee provided for in Section 13 of this Ordinance. A book shall be kept showing the names of the persons paying said service charges and the amount paid.
 - (7) Prohibit the lighting of open fires on the premises.

Section 12. Applicability of Plumbing, Electrical and Building Ordinances.

All plumbing, electrical, building and other work on or at any camp licensed under this Ordinance shall be in accordance with the Ordinances of the Town of Medary 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 structures, to do any plumbing work, or to do any electrical work.

Section 13. Monthly Parking Fees.

- A. The provisions of Section 66.058 Wisconsin

Statutes as amended, and the definitions therein, and the provisions of Wisconsin Administrative Code H-77, are hereby adopted by reference.

B. There is hereby imposed on each occupied non-exempt mobile home located in the Town of Medary a monthly parking fee as determined in accordance with Section 66.058 Wisconsin Statutes, as amended. Said fee shall be paid to the Town Treasurer on or before the 10th day of the month following the month for which such fees are due.

C. Licensees of mobile home parks and owners of land on which are parked and occupied non-exempt mobile homes shall furnish information to the Town Clerk and Town Assessor on such homes added to their park or land within five days after arrival of such mobile homes on forms furnished by the Town Clerk, in accordance with Section 66.058(3)(c)(e), Wisconsin Statutes.

D. The Town Board reserves the right to grant a temporary permit for parking and occupation of a mobile home outside the limits of a licensed mobile home park for a period not to exceed ninety days and for a fee of \$25.00. All transient parking and occupation of mobile homes shall be limited to a period of twenty-four hours.

E. It shall be the full and complete responsibility of the licensee of a mobile home park to collect such fees from each occupied non-exempt mobile home therein and to remit such fees to the Town Treasurer as provided in Item B.

F. Owners of non-exempt occupied mobile homes, upon receipt of notice from the Town Clerk of their liability for the monthly parking permit fee, shall remit to the Town Clerk a cash deposit of \$25.00 to guarantee payment of such fees when due to the Town 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 non-exempt mobile home therein and remit such deposits to the Town Clerk.

G. Upon receipt of a notice from the owner or licensee that the non-exempt occupied mobile home has been or is about to be removed from the Town, the Town Clerk shall direct the Town Treasurer to apply said cash deposit to reduce any monthly parking permit fees for which said owner is liable and to refund the balance, if any, to said owner.

Section 14. The monthly parking permit fee shall be re-examined and changed by the Town Board whenever, in their opinion, the costs of services furnished by the school district and municipality shall have changed sufficiently to require such amendment, following the same procedure as was originally used to determine the parking fee.

Section 15. Revocation and Suspension. Any license granted under this Ordinance shall be subject to revocation or suspension for cause by the Town Board upon complaint filed with the Town Clerk, signed by any law enforcement officer, health officer, building inspector or member of the Town Board, after a public hearing upon such complaint, provided that the holder of such license shall be given ten days notice in writing of such hearing, and he shall be entitled to appear and be heard as to why such license shall not be revoked. Any holder of a license which is revoked or suspended by the Town Board may, within twenty days of the date of such revocation or suspension, appeal therefrom to the Circuit Court, by filing a written notice of appeal with the Town Clerk, together with a bond executed to the Town in the sum of Five Hundred Dollars (\$500.00), with two sureties or a bonding company approved by the said Clerk, conditioned for the faithful prosecution of such appeal and the payment of costs adjudged against him.

Section 16. Penalties for Violation of Ordinance. Any person violating any provision of this Ordinance shall, upon conviction thereof, forfeit not less than Ten Dollars (\$10.00) nor more than Two Hundred Dollars (\$200.00) 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 the costs of prosecution, but not exceeding thirty (30) days for each violation. Each day of violation shall constitute a separate offense.

Section 17. Separability and Conflict.

A. If any section, subsection, 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 thereof.

B. 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 orders regulating trailers or trailer camps or any of the requirements of any ordinance of the Town of Medary not mentioned or made inapplicable by the express terms of this ordinance.

Section 18. Effective Date. This ordinance shall take effect from and after its passage and publication.

Passed: _____ March 16, _____, 1957.

Published: _____ March 22 _____, 1957.

TOWN OF MEDARY

Republished: October 28, 1971

By /s/Glenn L. Fox
Glenn L. Fox, Chairman

ATTEST:

/s/Don Carr
Don Carr Clerk