

Chapter 254

MOBILE HOMES AND MOBILE HOME PARKS

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[HISTORY: Adopted by the Village Board of the Village of Lyndon Station 8-13-1979 by Ord. No. 67. Amendments noted where applicable.]

GENERAL REFERENCES

Building construction — See Ch. 162.
Shoreland-wetland zoning — See Ch. 325.

Subdivision of land — See Ch. 352.
Zoning — See Ch. 395.

§ 254-1. Definitions.

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

COMPLETE BATHROOM FACILITIES — A flush toilet, lavatory, bath and kitchen sink.

LICENSEE — Any person, firm or corporation licensed to operate and maintain a mobile home park under this chapter.

LOT — A space as defined in this section.

MOBILE HOME — That which is, or was as 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 includes any additions, attachments, annexes, foundations and appurtenances, except that a mobile home is not deemed a mobile home if the assessable value of such additions, attachments, annexes, foundations and appurtenances equals or exceeds 50% of the assessable value of the mobile home.

MOBILE HOME PARK — Any plot or plots of ground upon which two or more units, occupied for dwelling or sleeping purposes, are located, regardless of whether or not a charge is made for such accommodation. As used in this chapter "mobile home park" is limited to plots on which are located two or more nondependent mobile homes.

- B. The attendant or person in charge and the park licensee shall operate the park in compliance with this chapter and regulations and ordinances of the Village and state and their agents or officers and shall have the following duties:
- (1) Maintain a register of all park occupants, to be open at all times to inspection by state, federal and municipal officers, which shall show:
 - (a) Names and addresses of all owners and occupants of each mobile home.
 - (b) Number of children of school age.
 - (c) State of legal residence.
 - (d) Dates of entrance and departure of each mobile home.
 - (e) Make, model, year and serial number or license number of each mobile home and towing or other motor vehicles and state, territory or country which issued such licenses.
 - (f) Place of employment of each occupant, if any.
 - (2) Notify park occupants of the provisions of this chapter and inform them of their duties and responsibilities and report promptly to the proper authorities any violations of this chapter or any other violations of law which may come to their attention.
 - (3) Notify the Director of Public Works immediately of any suspected communicable or contagious disease within the park.
 - (4) Supervise the placement of each mobile home on its stand, which includes securing its stability and installing all utility connections and tie-downs.
 - (5) Maintain park grounds, buildings and structures free of insect and rodent harborage and infestation and accumulations of debris which may provide rodent harborage or breeding places for flies, mosquitoes and other pests.
 - (6) Maintain the park free from growth of noxious weeds.
 - (7) Maintain the park free of litter, rubbish and other flammable materials, provide portable fire extinguishers of a type approved by the Fire Chief in all locations designated by the Chief and maintain such extinguishers in good operating condition and cause every area within the park designated as a fire lane by the Fire Chief to be kept free and clear of obstructions.
 - (8) Provide every mobile home unit with a substantial, flytight, watertight, rodentproof container for the deposit of garbage and refuse in accordance with the ordinances of the municipality and the regulations of the Director of Public Works. The management shall provide stands for all refuse and garbage containers so designed as to prevent tipping and minimize spillage and container deterioration and facilitate cleaning.

- (9) Provide for the sanitary and safe removal and disposal of all refuse and garbage at least weekly. Removal and disposal of garbage and refuse shall be in accordance with the laws of the State of Wisconsin and the ordinances and regulations of the municipality, including regulations promulgated by the Director of Public Works and the Fire Chief.¹²
- (10) Collect the monthly parking permit fee and cash deposits for each occupied nonexempt mobile home within the park and remit such fees and deposits to the Clerk-Treasurer as required by § 254-10 of this chapter.
- (11) Allow inspections of park premises and facilities at reasonable times by municipal officials or their agents or employees as provided by § 254-9B of this chapter.

§ 254-8. Responsibilities and duties of mobile home park occupants.

- A. Park occupants shall comply with all applicable requirements of this chapter and regulations issued hereunder and shall maintain their mobile home space, its facilities and equipment in good repair and in a clean and sanitary condition.
- B. Park occupants shall be responsible for proper placement of their mobile homes on the mobile home stand and proper installation of all utility connections in accordance with the instructions of the park management.
- C. No owner or person in charge of a dog, cat or other pet animal shall permit it to run at large or to cause any nuisance within the limits of any mobile home park.
- D. Each owner or occupant of a nonexempt mobile home within a mobile park shall remit to the licensee or authorized park management the cash deposit and monthly parking permit fee as required by § 254-10 of this chapter.
- E. It shall be the duty of every occupant of a park to give the park licensee or management, or his agent or employee, access to any part of such park or mobile home premises at reasonable times for the purpose of making such repairs or alterations as are necessary to effect compliance with this chapter or any law or ordinance of the state or municipality or lawful regulation or order adopted thereunder.
- F. Mobile homes shall be parked only on the mobile home stands provided and shall be placed thereon in accordance with all requirements of this chapter.
- G. No mobile home owner or occupant shall conduct in any unit or any mobile home park any business or engage in any other activity which would not be permitted in single-family residential areas in the Village.
- H. No person shall discharge any wastewater on the surface of the ground within any mobile home park.

12. Editor's Note: See Ch. 344, Solid Waste.

- I. No person shall erect or place upon any mobile home space any permanent or temporary structure intended to be used for dwelling purposes or in connection with any mobile home unit except as specifically authorized by this chapter.

§ 254-9. Additional regulations.

- A. Wrecked, damaged or dilapidated mobile homes shall not be kept or stored in a mobile home park or upon any premises in the Village. The Building Inspector or Village Board shall determine if a mobile home is damaged or dilapidated to a point which makes it unfit for human occupancy. Such mobile homes are hereby declared to be a public nuisance. Whenever the Building Inspector or Village Board so determines he or it shall notify the licensee or landowner and owner of the mobile home in writing that such public nuisance exists within the park or on lands owned by him giving the findings upon which his or its determination is based and shall order such home removed from the park or site or repaired to a safe, sanitary and wholesome condition of occupancy within a reasonable time, but not less than 30 days.
- B. The Director of Public Works, Building Inspector, Fire Chief, or their lawful agents or employees are authorized and directed to inspect mobile home parks not less than once in every twelve-month period to determine the health, safety and welfare of the occupants of the park and inhabitants of the Village as affected thereby and the compliance of structures and activities therein with this chapter and all other applicable laws of the state and ordinances of the municipality.¹³
- C. Fires in mobile home parks shall be made only in stoves and other cooking or heating equipment intended for such purposes. Outside burning is prohibited except by permit and subject to requirements or restrictions of the Fire Chief.
- D. All plumbing, building, electrical, oil or gas distribution, alterations or repairs in the park shall be in accordance with the regulations of applicable laws, ordinances and regulations of the state and municipality and their authorized agents.
- E. All mobile homes in mobile home parks shall be skirted unless the unit is placed within one foot vertically of the stand with soil or other material completely closing such space from view and entry by rodents and vermin. Areas enclosed by such skirting shall be maintained free of rodents and fire hazards.
- F. No person shall construct, add to or alter any structure, attachment or building in a mobile home park or on a mobile home space without a permit from the Village Building Inspector. Construction on or addition or alteration to the exterior of a mobile home shall be of the same type of construction and materials as the mobile home affected. This subsection shall not apply to addition of awnings, antennas or skirting to mobile homes. Accessory structures on mobile home spaces shall comply with all setback, side yard and rear yard requirements for mobile home units.
- G. Storage under mobile homes is prohibited.

¹³ Editor's Note: Amended at time of adoption of Code (see Ch. 1, General Provisions, Art. II).

§ 254-10. Monthly parking fee.

- A. There is hereby imposed on each owner of a nonexempt, occupied mobile home in the municipality a monthly parking permit fee determined in accordance with § 66.0435(3), Wis. Stats. It shall be the full and complete responsibility of the mobile home park licensee to collect the proper amount from each mobile home owner or occupant. Licensees and owners and occupants of mobile homes permitted to be located on land outside a mobile home park and owners of lands on which such homes are parked shall pay to the Village Clerk-Treasurer such parking permit fees on or before the 10th of the month following the month for which such fees are due in accordance with the terms of this chapter and such reasonable regulations as the Clerk-Treasurer may promulgate.
- B. Licensees of mobile home parks and owners of land on which are parked any occupied, nonexempt mobile homes shall furnish information to the Village Clerk-Treasurer and Assessor on such homes added to their parks or lands within five days after arrival of such homes on forms furnished by the Clerk-Treasurer in accordance with § 66.0435(3)(c) and (e), Wis. Stats.
- C. Owners of nonexempt occupied mobile homes, upon receipt of a notice from the Clerk-Treasurer of their liability for the monthly parking permit fee, shall remit to the Clerk-Treasurer a cash deposit of \$25 to guarantee payment of such fees when due to the Clerk-Treasurer. It shall be the full and complete responsibility of the licensee of a mobile home park or owner of land on which the occupied mobile home is parked to collect such cash deposits from each occupied, nonexempt mobile home therein and remit such deposits to the Clerk-Treasurer. Upon receipt of a notice from the owner or licensee that the nonexempt occupied mobile home has been or is about to be removed from the Village, the Clerk-Treasurer shall apply said cash deposit to the balance due or to become due for any monthly parking permit fees for which said owner is liable and refund the balance, if any, to said owner.¹⁴

§ 254-11. Violations and penalties.

In addition to the penalties imposed by § 254-6, any person violating any provisions of this chapter or failing to perform any duty imposed hereunder or committing any act prohibited hereby shall upon conviction thereof forfeit not more than \$200 and the costs or prosecution and in default of payment of such forfeiture and costs shall be imprisoned in the county jail until payment is made, but not exceeding 30 days for each violation, provided that the forfeiture for violation of § 254-10C shall not exceed \$25. Each day of violation of any provision of this chapter shall be deemed to constitute a separate offense.

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

MOBILE HOME STAND — That part of an individual mobile home space which is covered by a mobile home and its accessory structures.

NONDEPENDENT MOBILE HOME — A mobile home equipped with complete bath and toilet facilities, all furniture, cooking, heating, appliances and complete year-round facilities.

OCCUPIED AREA — That portion of an individual mobile home space which is covered by a mobile home and its accessory structures.

PARK — Mobile home park.

PARK MANAGEMENT — The person who owns or has charge, care or control of the mobile home park.

PERSON — Any natural individual, firm, trust, partnership, association or corporation.

SPACE — A plot of ground within a mobile home park designed for the accommodation of one mobile home unit.

UNIT — A mobile home unit.

§ 254-2. Parking outside licensed mobile home parks.

- A. No person shall park, locate or place any mobile home outside of a licensed mobile home park in the Village of Lyndon Station, except that unoccupied mobile homes may be parked on the lawfully situated premises of a licensed mobile home dealer for purposes of sales display; the lawfully situated premises of a vehicle service business for purposes of servicing or making necessary repairs; the premises leased or owned by the owner of such mobile home for purposes of sales display for a period not exceeding 120 days, provided that no business is carried on therein; or in an accessory private garage, building or rear yard of the owner of such mobile home.
- B. No person shall stop, stand or park a mobile home on any street, alley, or highway within the Village of Lyndon Station in violation of Chs. 340 to 348, Wis. Stats., or the traffic ordinances and regulations of the Village of Lyndon Station.¹

§ 254-3. Mobile home occupancy permits.

- A. Mobile homes legally located and occupied on premises outside a licensed mobile home park prior to the enactment of this chapter may be continued in such location, provided that the owner of the premises on which such unit is located shall apply to the Village Clerk-Treasurer within 60 days after the effective date of this chapter for a use permit showing the date on which such use and occupancy commenced, the names of the owner and occupants and that such use and occupancy are otherwise in conformity with the applicable laws and regulations of the state and Village. Such nonconforming use shall be automatically terminated upon a discontinuance for any reason for 12 consecutive months or if the total structural repairs and alterations to the mobile home exceed 50% of the net value as determined under § 254-10 of this chapter.

1. Editor's Note: See Ch. 373, Vehicles and Traffic.

- B. The owner or occupant of a mobile home shall, within five days after entering a licensed mobile home park or removing to another park within the Village, obtain a permit from the Clerk-Treasurer. Such permits shall be issued only for mobile homes which comply with § 101.91 et seq., Wis. Stats., or bear a seal, stamp or certificate of the manufacturer guaranteeing that the mobile home is constructed in accordance with the standards of the American National Standards Institute Book A119.1.

§ 254-4. Mobile home park developer's permit.

- A. No person shall construct, alter, modify or extend any mobile home park or mobile home park building or facility within the limits of the Village of Lyndon Station without first securing a mobile home park developer's permit from the Village. Such permits shall be issued by the Clerk-Treasurer upon approval by the governing body.
- B. Applications for mobile home park developers' permits shall be filed with the Clerk-Treasurer with sufficient copies for the Clerk-Treasurer to forward one each to the Building Inspector, Plan Commission and Fire Chief who shall investigate and review said application to determine whether the applicant, the premises on which said park will be located and the proposed design and specifications thereof and all buildings proposed to be constructed thereon will comply with the applicable regulations, ordinances and laws of the state and Village and report their findings in writing to the governing body within 60 days. Such reports shall be considered by the governing body before any permit is issued hereunder. Failure of any officer or body to report within the allotted time shall be deemed a favorable recommendation.
- C. Applications for mobile home park developers' permits shall be accompanied by a fee as set by the Village Board to cover the cost of investigation and processing, plus regular building permit fees for all buildings or structures to be erected within the proposed park.²
- D. Applications shall be made on forms furnished by the Clerk-Treasurer and shall include the following information:
- (1) Name and address of the applicant.
 - (2) Location and legal description of the proposed park, addition, modification or extension.
 - (3) A complete plot plan showing compliance with all applicable provisions of this chapter and the Municipal Building Code and Zoning and Subdivision Ordinances.³
 - (4) Complete preliminary engineering plans and specifications, including a scale drawing of the proposed park showing, but not limited to:

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

3. Editor's Note: See Ch. 162, Building Construction, Ch. 352, Subdivision of Land, and Ch. 395, Zoning.

- (a) Plans and specifications of all utilities, including sewage collection and disposal, stormwater drainage, water and electrical distribution and supply, refuse storage and collection, lighting, telephone and television antenna systems.
 - (b) Location and width of roadways and walkways, buffer strips, and recreational and other common areas.
 - (c) The location of mobile home stands within the mobile home spaces, including a detailed sketch of at least one typical mobile home space and stand therein.
 - (d) Landscape plan showing all plantings.
 - (e) Plans and specifications of all park buildings and structures.
- (5) Interest of the applicant in the proposed mobile home park or extension thereof. If the owner of the tract is a person other than applicant, a duly verified statement by the owner that the applicant is authorized by him to construct and maintain the proposed park, addition, modification, or extension and make the application.
- (6) Written statements describing proposed park operations, management and maintenance, including proposed fees and charges and other requirements to be imposed on park occupants by the park operator.
- E. Final engineering plans and specifications complying with the provisions of this chapter and any modifications or conditions imposed by the governing body shall be submitted to the Clerk-Treasurer and checked by the proper municipal officials for compliance before the permit is issued.

§ 254-5. Standard requirements for mobile home parks.

- A. All mobile home parks and modifications of or additions or extensions to existing parks shall comply with the following:
- (1) Chapters Comm 26 and PSC 184, Wis. Adm. Code, which are hereby made a part of this chapter and incorporated herein by reference as if fully set forth, except that such regulations shall not be deemed to modify any requirement of this chapter or any other applicable law or ordinance of the state or Village which is more restrictive.
 - (2) The maximum number of mobile home spaces shall be eight per acre, and individual spaces shall be not less than 3,500 square feet in area and arranged to afford ample area for a variety of units and a setback of 25 feet from all public rights-of-way and 10 feet from any park drive or common area, including common parking areas, 10 feet from all park boundary lines, and 20 feet from any other unit, building or structure. Accessory structures, such as awnings, cabanas, storage cabinets, carports, windbreaks or attached porches, shall be considered part of the unit for purposes of determining compliance with this provision.

- (3) No mobile home park shall be laid out, constructed or operated without Village water supply and sanitary sewer service. All water or sanitary sewerage facilities in any unit not connected with public water or sewer systems by approved pipe connections shall be sealed and their use is hereby declared unlawful.
- (4) Individual valved water service connections shall be provided for direct use of each unit, so constructed and installed that they will not be damaged by frost or parking of the unit. Water systems shall be adequate to provide a pure, potable water supply of six gallons per minute at a minimum pressure of 20 pounds per square inch and capable of furnishing a minimum of 150 gallons per unit per day. Fire hydrants shall be installed within 500 feet of every mobile home stand and park building.
- (5) All liquid wastes originating at units or service or other buildings shall be discharged into a sewerage system extended from and connected with the public sewerage system. Such systems shall comply with all provisions of the state code and Village ordinances relating to plumbing and sanitation.⁴ Each individual space shall be provided with a three-inch watertight sewer connection protected from damage by heaving and thawing or parking of the unit and located within the rear 1/3 of the stand, with a continuous grade, which is not subject to surface drainage, so constructed that it can be closed when not in use and trapped in such a manner that it can be kept odor free.
- (6) Adequate provision shall be made for the disposal of solid and liquid wastes in a manner approved by the Director of Public Works and Fire Chief. Open burning of waste or is prohibited.
- (7) All television cable systems, electrical and telephone distribution lines and oil or gas piping serving the park or spaces therein shall be installed underground. Distribution systems shall be new and all parts and installations shall comply with all applicable federal, state and local codes.
- (8) Each space shall be provided with a weatherproof electrical overcurrent protection device, disconnect means and branch service of not less than 60 amperes for service of 220 volts located adjacent to the water and sewerage outlets. Receptacles shall be of the four-pole-four-wire grounding type and have a four-prong attachment for 110 to 220 volts.
- (9) A minimum of two off-street parking spaces surfaced with bituminous concrete or similar material capable of carrying a wheel load of 4,000 pounds shall be provided for each mobile home space.
- (10) Condition of soil, groundwater level, drainage and topography shall not create hazards to the property, health or safety of occupants of mobile home spaces or living units. The site shall not be exposed to objectionable smoke, noise, odors or other adverse influences, and no portion subject to unpredictable and/or sudden flooding, subsidence or erosion shall be used for any purpose which would expose persons or property within or without the park to hazards.

4. Editor's Note: See Ch. 320, Sewers.

- (11) Exposed ground surfaces in all parts of every mobile home park shall be paved or covered with stone screenings or other solid material or protected with a vegetative growth that is capable of preventing soil erosion and eliminating objectionable dust.
- (12) The ground surface in all parts of every mobile home park shall be graded and equipped to drain all surface water in a safe, sanitary and efficient manner.
- (13) All parks shall be furnished with lighting so spaced and equipped with luminaires placed at such heights as will provide the following average maintained levels of illumination for the safe movement of pedestrians and vehicles at night:
 - (a) All parts of the park street systems: 0.6 footcandle, with a minimum of 0.1 footcandle.
 - (b) Potentially hazardous locations, such as major park street intersections and steps or stepped ramps, individually illuminated, with a minimum of 0.3 footcandle.
- (14) All mobile home spaces shall abut upon a street. Widths of streets shall be in accordance with § Comm 26.12(3), Wis. Adm. Code. All streets shall be provided with a smooth, hard and dense surface which shall be well drained under normal use and weather conditions for the area. Pavement edges shall be curbed or protected to prevent raveling of the wearing surface and shifting of the pavement base. Grades of streets shall be sufficient to ensure adequate surface drainage but not more than 8%, provided that a maximum grade of 12% may be used if approved by the Director of Public Works as safe and designed to avoid traffic hazards. Streets shall be at approximately right angles within 100 feet of an intersection. Intersections of more than two streets at one point shall not be allowed. A distance of at least 150 feet shall be maintained between center lines of offset intersecting streets.⁵
- (15) All parks shall be provided with pedestrian walks between individual mobile homes, park streets and community facilities of not less than three feet in width. Walks in locations where pedestrian traffic is concentrated shall be minimum of 3 1/2 feet wide. Grade and surfacing of walks shall be approved by the Village Director of Public Works as safe and comparable to sidewalks in other areas of the municipality subject to similar usage.⁶
- (16) All mobile home parks shall have a greenbelt or buffer strip not less than 20 feet wide along all boundaries. Unless adequately screened by existing vegetative cover, all mobile home parks shall be provided within such greenbelt or buffer strip with screening of natural growth or screen fence, except where the adjoining property is also a mobile home park. Compliance with this requirement shall be made within five years from the granting of the mobile home park developer's permit. Permanent planting shall be grown and maintained at a height of not less

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

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

than six feet. Screening or planting requirements may be waived or modified by the governing body if it finds that the exterior architectural appeal and functional plan of the park when completed will be materially enhanced by modification or elimination of such screen planting requirements.

- (17) In all mobile home parks there shall be one or more recreation areas easily accessible to all park residents. No single recreation area shall contain less than 2,500 square feet unless each mobile home site is provided with contiguous common recreational area not less than 20 feet wide at the narrowest dimension. Recreation areas shall be so located as to be free of traffic hazards and convenient to mobile home spaces which they serve.
 - (18) Single-family nondependent mobile homes and approved accessory structures included in the original plans and specifications or revisions thereof, parks, playgrounds, open space, off-street parking lots, one park office and service buildings for exclusive use of park residents shall be the only permitted uses in mobile home parks, provided that the Village Board may approve the following uses when designed and limited to exclusive use of park residents:
 - (a) Laundromats.
 - (b) Clubhouses and facilities for private social or recreation clubs.
 - (c) Swimming pools.
 - (19) No signs shall be erected in mobile home parks except signs pertaining to the lease, hire or sale of individual mobile homes not more than two square feet in area and one mobile home park identification sign not more than 50 square feet in area at each park entrance.
 - (20) All mobile home parks shall be provided with safe and convenient vehicular access from abutting public streets or roads to each mobile home space. Entrances to parks shall be designed to minimize congestion and traffic hazards and allow free movement of traffic on adjacent streets.
- B. The standards and requirements for mobile home park design, layout and development contained in this section are intended to be minimum standards necessary to create a safe, sanitary, healthful, agreeable and urbane environment in mobile homes and mobile home parks and the Village of Lyndon Station. The express enumeration of such standards shall not preclude the governing body by resolution or bylaw or express written agreement with the mobile home park owner or developer from imposing additional requirements or modifying the requirements set forth in this chapter whenever it shall determine that such modifications or additions are more likely to achieve the purposes of this section than those set forth herein and will not conflict with applicable laws of the state or county.

§ 254-6. Mobile home park operator's license.

- A. No person shall operate, administer or maintain a mobile home park within the Village of Lyndon Station without a valid, unexpired mobile home park license issued by the

Clerk-Treasurer and approved by the governing body upon determination that the standards in this section have been met and payment of the required fee.

- B. Mobile home park licenses shall be issued for a calendar year and shall expire on December 31 next succeeding date of issue. Licenses may be issued after January 1 of any year but no rebate or diminution of the fee shall be allowed therefor.
- C. The fee for a mobile home park license shall be \$100 for each 50 mobile home spaces or fraction thereof. Licenses may be transferred during a license year for a fee of \$10.⁷
- D. Licenses granted under this section shall be subject to revocation or suspension by the governing body for cause in accordance with § 66.0435(2)(d), Wis. Stats. "Cause" as used in this subsection shall include but not be limited to:
 - (1) Failure or neglect to abide by the requirements of this chapter or the laws or regulations of the State of Wisconsin relating to mobile home parks and their operation.
 - (2) Conviction of any offense under the laws of the state or ordinances of the Village relating to fraudulent or misleading advertising or deceptive practices regarding the sale or renting of mobile homes or the leasing or rental of mobile home spaces or sale, lease or operation of park facilities.
 - (3) Operation or maintenance of the mobile home park in a manner inimical to the health, safety or welfare of park occupants or the inhabitants of the Village of Lyndon Station, including but not limited to repeated violations of laws or ordinances relating to health, sanitation, refuse disposal, fire hazards, morals or nuisances.
 - (4) Transfer or sale of an ownership interest in any mobile home space or the underlying land other than to another eligible licensee. Such action shall also subject the owner of the underlying land to all requirements of the state or municipal subdivision control laws and regulations regardless of the size or number of lots or spaces so transferred or sold.⁸
- E. Except as provided in Subsection F of this section, no mobile home park license shall be granted for any premises or to any person not meeting the following standards and requirements:
 - (1) All standards and requirements set forth in § 254-5 of this chapter except as specifically waived or modified in writing by the Village Board and endorsed on the mobile home developer's permit. This requirement includes a valid certificate from the Wisconsin Department of Commerce that the park complies with the provisions of Ch. Comm 26, Wis. Adm. Code, applicable thereto.⁹

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

8. Editor's Note: See Ch. 352, Subdivision of Land.

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

- (2) Mobile home parks shall be used only for the parking and occupancy of single-family nondependent mobile homes and accessory structures and appurtenances and uses authorized and approved under § 254-5A(18) of this chapter.
 - (3) Applicant shall file with the approving officer certificates of the Building Inspector and Director of Public Works certifying that all equipment, roads, sanitary facilities, water facilities and other equipment and facilities, including roads, have been constructed or installed in the park as required by this chapter and are in required operating condition at the time of said application.
 - (4) Location and operation of the park shall comply with all zoning and land use ordinances of the state and Village, and no permit shall be issued until the proposed use has been certified by the Building Inspector as complying with such ordinances.¹⁰
- F. Mobile home parks in existence and operating under a valid mobile home park license upon the effective date of this chapter, including parks in areas hereafter annexed to the Village, shall be exempt from the requirements hereof relating to land use and occupancy, provided that such use and occupancy comply with the applicable laws and ordinances in effect at the time of issuance of the original license, but the operator of an existing mobile home park shall file application for a mobile home park developer's nonconforming use permit and comply with all other provisions of this chapter within six months after the effective date hereof, provided that an existing mobile home park having a density in excess of that provided in § 254-5A(2) shall not increase its density and shall be operated in other respects in accordance with this chapter. The governing body may extend the time for compliance as herein required upon such conditions as it shall determine necessary to protect the health, safety and welfare of park occupants or inhabitants of the Village. All extensions, modifications or additions to lawfully licensed existing parks or facilities or structure therein shall comply with this chapter.¹¹
- G. Each applicant for an original or renewal license shall file with the Clerk-Treasurer a bond in the sum of \$1,000 for each 50 mobile home spaces or fraction thereof guaranteeing the collection by the licensee of the monthly parking permit fees as provided in § 254-10 of this chapter and the compliance of the licensee and the park management with the provisions of this chapter. Such bond 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 any provision of this chapter.

§ 254-7. Operation of mobile home parks; responsibilities of park management.

- A. In every mobile home park there shall be located an office of the attendant or person in charge of said park. A copy of the park license and of this chapter shall be posted therein and the park register shall at all times be kept in said office.

10. Editor's Note: See Ch. 395, Zoning.

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