

## CHAPTER 6

### Mobile Homes and Manufactured Homes

#### S 7-6-1 Mobile Homes and Manufactured Homes

##### Section 7-6-1 Mobile Homes and Manufactured Homes

Mobile Homes or Manufactured Homes may be allowed in the Village of Plainfield on an appropriate lot, and in the appropriately zoned area provided that:

- (a) The mobile home has a minimum floor area of 720 square feet.
- (b) The mobile home is not more than four (4) years old or, in lieu of this requirement, the applicant shall furnish the following information for consideration by the Village Board.
  - (1) Two color photographs not less than two and one-half inches by four inches showing the front and side on one of the photographs and the rear and opposite side on the other photograph.
  - (2) A statement of inspection from a licensed appraiser listing the estimated value of the mobile home or, a statement of the purchase price if the mobile home has been purchased within six (6) months of the date of application.
  - (3) Any additional information deemed necessary by the Village Board for full evaluation of the mobile home.
- (c) This unit is placed on a permanent foundation with adequate anchoring provisions to prevent wind damage. Such foundation shall entirely enclose the lower portion of the unit and be of fireretardant materials.

The definitions of mobile home and manufactured home are as defined in Wis. Stats. 101.91. They are outlined below. In this Ordinance the terms are used synonymously.

- (1) "Mobile Home" means a vehicle manufactured or assembled before June 15, 1976, designed to be towed as a single unit or in sections upon highway by a motor vehicle and equipped and used, or intended to be used, primarily for human habitation, with walls of rigid uncollapsible construction, which has an overall length in excess of 45 feet. "Mobile home" includes the mobile home structure, its plumbing, heating, air conditioning and

electrical systems, and all appliances and all other equipment carrying a manufacturer's warranty.

- (2) "Manufactured Home" means either of the following:
- (a) A structure, transportable in one or more sections, which in the traveling mode is eight (8) body feet or more in width or forty (40) body feet or more in length, or, when erected on site is 320 or more square feet, and which is built on a permanent chassis and designed to be used as a dwelling with or without a permanent foundation when connected to the required utilities.
  - (b) A structure which meets all the requirements of paragraph (a) except the size requirements, and with respect to which the manufacturer voluntarily files a certification required by the secretary of housing and urban development and complies with the standards established under 42 USC 5401 to 5425.

## CHAPTER 6

### Mobile Homes

- § 7-6-1 State Statutes Adopted
- § 7-6-2 Monthly Parking Fee
- § 7-6-3 Mobile Home Parks
- § 7-6-4 Information Required to be Furnished
- § 7-6-5 Penalty

#### SEC. 7-6-1 STATE STATUTES ADOPTED.

The provisions of Section 66.058, Wisconsin Statutes, including any amendments thereto that may hereafter be adopted, and the definitions therein are hereby adopted by reference.

State Law Reference: Sec. 66.058, Wis. Stats.

#### SEC. 7-6-2 MONTHLY PARKING FEE.

- (a) There is hereby imposed on each owner of a nonexempt, occupied mobile home in the Village of Plainfield a monthly parking permit fee determined in accordance with Section 66.058(3) of the Wisconsin Statutes. Said fees shall be paid to the Village Clerk-Treasurer on or before the 10th day of the month following the month for which such fees are due.
- (b) Mobile homes located in residential areas of the Village shall be placed on permanent foundations. A mobile home shall not be located on the same lot with another mobile home, house or dwelling.

#### SEC. 7-6-3 MOBILE HOME PARKS.

It shall be unlawful for any person to establish or operate upon property owned or controlled by him within the Village of Plainfield a mobile home park without having first secured a license therefor from the Village Clerk-Treasurer. The application for such license shall be accompanied by a fee of Two (\$2.00) Dollars for each space in the existing or proposed park but not less than Twenty (\$25.00) Dollars. The license shall expire one (1) year from the date of issuance. Such parks shall comply with Wis. Adm. Code H 77, which is hereby adopted by reference.

#### SEC. 7-6-4 INFORMATION REQUIRED TO BE FURNISHED.

- (a) 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 Village Assessor on such homes added to their park of land within five (5) days after arrival of such home on forms furnished by the Village Clerk-Treasurer in accordance with Sec. 66.058(3)(c) and (e), Wisconsin Statutes.
- (b) Occupants or owners of nonexempt mobile homes parked outside of a mobile home park shall remit such fees directly to the Village Clerk-Treasurer as provided in Section 7-6-2. It shall be the full and complete responsibility of the licensee of a

mobile home park to collect such fees from each occupied, nonexempt mobile home therein and to remit such fees to the Village Clerk-Treasurer as provided in Section 7-6-2.

SEC. 7-6-5 PENALTY.

Any person, firm or corporation who fails to comply with any provisions of this Chapter shall, upon conviction thereof, forfeit not less than Ten (\$10.00) Dollars nor more than Five Hundred (\$500.00) Dollars together with the costs of prosecution for each violation and in default of payment thereof shall be imprisoned in the county jail of Waushara County, Wisconsin, until payment of such forfeiture and costs, but not exceeding thirty (30) days for each violation. Each day of violation shall constitute a separate offense.