

## Chapter 268

### MOBILE HOMES AND MOBILE HOME PARKS

**[HISTORY: Adopted by the Village Board of the Village of Spring Green as Ch. 14 of the Village Code. Amendments noted where applicable.]**

#### **§ 268-1. Findings.**

It is hereby determined, under the police power of the Village of Spring Green and in the interest of the public health, safety and morals, that the location and use of mobile homes for residential purposes in the Village of Spring Green tends to adversely affect the public health, creates additional and difficult problems of police protection within the Village, lowers the overall property values and destabilizes the present use of property in the Village, would tend to create a generally unsatisfactory environment for the rearing of children, would create insoluble problems of providing school plant facilities for the children residing in such mobile homes, which mobile homes are not, under the present law, assessable property for tax purposes and accordingly cannot be included in the school district valuation for the purpose of computing general obligation loans for school additions and improvements, and in general would tend to attract a transient class of nonpermanent citizens to the Village of Spring Green, none of which results or tendencies are or will be in the public good or interest. Therefore the location and use of additional mobile homes for residential purposes in the Village of Spring Green should be prohibited.<sup>1</sup>

#### **§ 268-2. Definitions.**

Wherever used in this chapter, unless a different meaning clearly appears from the context, the following terms shall have the meaning indicated:

**MOBILE HOME** — That which is, or was, as originally constructed, designed to be transported by any motor vehicle upon a public highway and which is designed, equipped and used, primarily or partially, for sleeping, eating or living quarters, or which is intended to be so used, and shall include any additions, attachments, annexes, foundations and appurtenances thereto.

**MOBILE HOME PARK** — Includes any park, court, campsite, plot, parcel, or tract of land designed, maintained, intended or used for mobile homes 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 mobile home park and its facilities. "Mobile home park" shall not include automobile or mobile home sales lots on which unoccupied mobile homes are parked for the purpose of inspection and sale only.

**PRESENT LICENSEE** — Includes such persons who on the effective date of this chapter hold a valid, properly issued mobile home permit entitling such persons to locate and occupy a mobile

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1. Editor's Note: Throughout this chapter, the terms "trailer" and "trailer camp" were amended to "mobile home" and "mobile home park," respectively, at time of adoption of Code (see Ch. 1, General Provisions, Art. I).

home on a specific premises in the Village of Spring Green for residential purposes under the present Mobile Home Ordinance No. 78 (adopted May 27, 1954) of the Village of Spring Green and shall further include the immediate family of and members of the household of such persons as constituted on the effective date of this chapter.

**§ 268-3. Mobile homes outside of mobile home parks.**

- A. General prohibition. Except as otherwise expressly provided herein, no mobile home located outside of a mobile home park shall be located, used or occupied by any person at any place in the Village of Spring Green.
- B. Exception for parking and storing of an unoccupied mobile home. The parking of only one unoccupied mobile home in an accessory private garage building or in the rear yard of a residential premises is permitted under this chapter, provided that no living quarters shall be maintained and no business practiced in or conducted in whole or in part from such mobile home while such mobile home is so parked or stored in such place.
- C. Exception for mobile home displayed for sale. The placing of a mobile home on any properly zoned nonresidential premises in the Village of Spring Green solely for the purpose of display and sale and not in actual use or occupied for residential purposes, and provided further that all other ordinances of the Village of Spring Green are fully complied with.
- D. Exception for emergency or temporary stopping or parking on public way. Emergency or temporary stopping or parking of a mobile home on the public streets, alleys, or highways in the Village of Spring Green for not longer than an aggregate of four hours per day is permitted under this chapter, provided that any and all laws, regulations and ordinances governing the traffic and parking of vehicles on all such streets, alleys, or highways are fully complied with and provided further that such stopping or parking does not violate any other ordinance of the Village of Spring Green.
- E. Exception for present licensee. A present licensee, as defined in this chapter, shall be entitled to indefinitely continue to use and occupy the mobile home presently used and occupied by such present licensee for residential purposes under the permit issued to and presently held by such present licensee. Such right and permit to use and occupy such mobile home of a present licensee shall continue, however, only so long as the presently occupied mobile home is used and occupied by such present licensee and is maintained by him/her in a sanitary condition and complies in all respects with all the provisions of all other applicable ordinances in the Village of Spring Green and with all provisions of the electrical and building codes of the State of Wisconsin's Department of Commerce and with all the provisions of the rules and regulations of the State of Wisconsin, including the State Plumbing Code, which state codes and regulations of said state agencies are herein incorporated by reference, and only so long as said mobile home does not constitute a public nuisance and the present licensee continues to timely pay the applicable monthly parking permit fee for such mobile home as is or may be established by separate ordinance or resolution of the Village of Spring Green.
  - (1) This exception in favor of a present licensee is specifically limited to the presently occupied mobile home of the present licensee and shall not apply to any replacement

mobile home acquired by or intended to be occupied by the present licensee and shall not apply to any other transferee, lessee, or tenant of the present mobile home of a present licensee or to any other occupant thereof and is specifically further limited to the specific location in the Village of Spring Green where the present mobile home of the present licensee is now located.

- (2) The continuing permit herein granted to a present licensee shall be revoked for failure of the present licensee to comply with all of the above conditions or for other cause, such revocation to be in addition to all other penalties herein provided. All proceedings for revocation of mobile home permits authorized or continued under this chapter shall be in accordance with the provisions of § 66.0435(2)(d), Wis. Stats., or with any applicable act amending or replacing said section of the Wisconsin Statutes.

**§ 268-4. Mobile home parks prohibited.**

No mobile home park, as defined herein, shall be located, used or maintained in the Village of Spring Green after the effective date of this chapter.

**§ 268-5. Monthly parking permit fee.**

There is hereby imposed on each occupied, nonexempt mobile home located in the Village of Spring Green a monthly parking fee as determined in accordance with § 66.0435, Wis. Stats. Said fee shall be paid to the Village Clerk-Treasurer on or before the 10th day of the month following the month for which fees are due. The provisions of § 66.0435, Wis. Stats., and the definitions therein are hereby adopted by reference.

**§ 268-6. Violations and penalties.** <sup>2</sup>

Any person, firm or corporation who or which fails to comply with any provisions of this chapter shall, upon conviction thereof, forfeit not less than \$20 nor more than \$300, together with the costs of prosecution, for each violation and in default of payment thereof shall be imprisoned in the county jail of Sauk County, Wisconsin, until payment of such forfeiture and costs, but not exceeding 30 days.

**§ 268-7. Conflicts with other laws.**

Any and all other ordinances or parts of ordinances of the Village of Spring Green which are contrary to the specific provisions of this chapter are hereby deemed and declared to be inapplicable to mobile homes and mobile home parks and superseded hereby. Nothing in this chapter shall be construed to be in conflict with mandatory state law or with mandatory applicable regulations of state agencies.

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