

CHAPTER 5

Mobile Homes

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SEC. 6-5-1 DEFINITIONS

- (a) Licensee means any person licensed to operate and maintain a mobile home park.
- (b) Mobile home is 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.
- (c) Mobile home park means any plot or plots of ground upon which 2 or more units, occupied for dwelling or sleeping purposes are located, regardless of whether or not a charge is made for such accommodation.
- (d) Person means any natural individual, firm, trust, partnership, association or corporation.
- (e) Unit means a mobile home unit.

SEC. 6-5-2 MOBILE HOME PARK LICENSE

- (a) It shall be unlawful for any person to maintain or operate within the limits of the City of Thorp a mobile home park unless such person shall first obtain from the city a license therefor.
- (b) The City of Thorp shall exact from the licensee an annual license fee of \$50 for each 50 spaces or fraction thereof within each mobile home park in the City of Thorp. The City of Thorp shall collect a fee of \$10 for each transfer of a license.
- (c) A mobile home park license shall be subject to revocation or suspension for cause by the city council upon complaint

filed with the city clerk, signed by any law enforcement officer, health officer or building inspector after public hearing upon such complaint. The licensee shall be given 10 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.

- (d) Any licensee may appeal a decision to revoke or suspend by filing a written notice of appeal together with a bond executed to the City of Thorp in the sum of \$500.00 with the Clark County clerk of courts within 20 days of the date of such revocation or suspension.

SEC. 6-5-3 MONTHLY PARKING FEE.

The City of Thorp shall exact from each owner of a nonexempt, occupied mobile home in the City of Thorp a monthly parking fee as determined in accordance with Section 66.058(3) Wis. Stats. which is hereby adopted by reference and is made part of this Chapter as if fully set forth herein. Any future amendments, revisions or modifications of the statutes incorporated herein are intended to be made part of this Ordinance. It shall be the full and complete responsibility of the licensee to collect the proper amount from each mobile homeowner. Licensees shall pay to the City Clerk-Treasurer such parking permit fees on or before the 10th day of the month following the month for which such fees are due in accordance with the terms of this chapter and such regulations as the City Clerk-Treasurer may reasonably promulgate.

- (a) Licensees of mobile home parks and owners of land on which are parked any occupied, nonexempt mobile homes shall furnish information to the City Clerk-Treasurer and Assessor on such homes added to their park or land within five (5) days after arrival of such home on forms furnished by the City Clerk-Treasurer in accordance with Section 66.058(3)(c) and (e) of the Wisconsin Statutes.
- (b) Occupants or owners of non-exempt mobile homes parked outside of a mobile home park shall remit such fees directly to the City Clerk-Treasurer as provided in Subsection (a). 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 City Clerk-Treasurer as provided in Subsection (a).

SEC. 6-5-4

COLLECTION OF MONTHLY PARKING FEES

It shall be the full and complete responsibility of the licensees of a mobile home park to collect such cash deposits from each occupied, nonexempt mobile home therein and to remit such deposits to the City 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 City, the City Clerk-Treasurer shall apply said cash deposit to reduce any monthly parking permit fees for which said owner is liable and refund the balance, if any, to said owner.

SEC. 6-5-5

LIMITATIONS ON PARKING

- (a) It shall be unlawful for any person to park a mobile home outside a mobile home park in the City of Thorp, except under the following conditions:

- (1) When there is no space available in the established mobile home park, upon certification of that fact by the owners of said park to the City Clerk-Treasurer;
 - (2) In extreme emergency upon certification by the owners of the land that such parking will be terminated on or before three (3) months from the date of such parking;
 - (3) In cases of construction work being done in the City of Thorp, upon certification to the City Clerk-Treasurer by the contracting authority, setting out the time and place of such parking.
 - (4) Nonhuman habitation purposes on property that is zoned "Commercial" (C1 and C2)," "Light Industrial" (IL) or "General Industrial" (IG), provided that said mobile home shall not be connected to any public or private sewer or water connection.
- (b) Upon such certification to the City Clerk-Treasurer, a temporary permit may be issued for purposes expressed in Subsection 5(a) above to the owner of the land allowing such parking upon payment of the fees prescribed herein.
 - (c) Upon the termination of the space shortage at the mobile home park, the termination of the emergency period applied for, or the termination of the construction, such permits shall lapse and may not be renewed without hearing before the Zoning Board of Appeals, as set forth in the Zoning Ordinance of the City of Thorp.
 - (e) Upon application to the City Council, a permit may be issued to the owner of the land allowing parking provided in Subsection 5(a)(4) upon payment of the fees prescribed herein, which said permit shall be issued for a period no longer than one (1) year and terminating on December 31 of each year. Said license may be renewed for additional one (1) year periods upon approval of application by the Common Council.