

TOWN OF LAND O' LAKES, WISCONSIN

ORDINANCE REGULATING THE PARKING AND LOCATION
OF MOBIL HOUSE TRAILERS OUTSIDE OF TRAILER PARKS

THE BOARD OF SUPERVISORS OF THE TOWN OF LAND O'LAKES DO ORDAIN
AS FOLLOWS:

SECTION I - NAME

THIS ORDINANCE SHALL BE KNOWN AND CITED AS THE LAND O'LAKES
MOBILE HOME ORDINANCE.

SECTION II - PURPOSES

THE FUNDAMENTAL PURPOSE OF THIS ORDINANCE IS TO PROTECT
THE PUBLIC HEALTH, SAFETY, MORALS, AND GENERAL WELFARE OF THE
INHABITANTS OF THE TOWN OF LAND O'LAKES AND THE LAND AND
RESOURCES WITHIN SAID TOWN.

SECTION III- DEFINITIONS

WHENEVER USED IN THIS ORDINANCE, UNLESS A DIFFERENT
MEANING APPEARS FROM THE CONTEXT:

(A) A "TRAILER" MEANS ANY COACH, MOBILE HOME, CABIN,
HOUSE CAR, OR OTHER VEHICLE OR STRUCTURE INTENDED FOR OR
CAPABLE OF USE AS A HUMAN DWELLING OR SLEEPING PURPOSES,
MOUNTED UPON WHEELS OR SUPPORTS OR CAPABLE OF BEING
MOVED BY ITS OWN POWER OR TRANSPORTED OR TOWED BY OR
UPON ANOTHER VEHICLE.

(B) "UNIT" MEANS A TRAILER UNIT.

(C) "NON-DEPENDENT UNIT" MEANS A TRAILER WHICH IS NOT
EQUIPPED WITH TOILET FACILITIES AND EITHER A SHOWER OR BATH.

(D) "DEPENDENT UNIT" MEANS A TRAILER WHICH IS NOT
EQUIPPED WITH TOILET FACILITIES AND EITHER A SHOWER OR BATH.

(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 ACCOMODATIONS
FOR MORE THAN TWO (2) 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 BE CONSTRUED TO INCLUDE
AUTOMOBILE OR TRAILER SALES DISPLAY LOTS UPON WHICH UNOCCUPIED
TRAILERS ARE PARKED FOR PURPOSES OF DISPLAY, INSPECTION, AND SALE.

(F) THE WORD "PERSON" SHALL BE CONSTRUED TO INCLUDE ANY
INDIVIDUAL, PARTNERSHIP, FIRM, COMPANY, OR CORPORATION, WHETHER
TENANT, OWNER, LESSEE, LICENSEE, FRANCHISEE, OR THEIR
AGENT, EMPLOYEE, HEIR, OR ASSIGNEE.

SECTION IV - LIMITATIONS OF ORDINANCE

AT THE DISCRETION OF THE PROPERTY OWNER, THE LAWFUL USE OF ANY HOUSE TRAILER, DWELLING, STRUCTURE, OR COMPLEX AND OF ANY LAND OR PREMISES AS EXISTING AND LAWFUL ON THE DATE OF THE ENACTMENT OF THIS ORDINANCE MAY BE CONTINUED EVEN THOUGH SUCH USE MAY NOT BE IN CONFORMITY WITH THE PROVISIONS OF THIS ORDINANCE.

SECTION V - LOCATION OUTSIDE CAMPS

EXCEPT AS PROVIDED IN THIS ORDINANCE, IT SHALL BE UNLAWFUL FOR ANY PERSON TO PARK ANY HOUSE TRAILER, CAMPER, OR MOBILE HOME ON ANY STREET, HIGHWAY, TOWN ROAD, OR OTHER PUBLIC PLACE OR ON ANY TRACT OF LAND OWNED BY ANY PERSON WITHIN THE TOWN OF LAND O' LAKES, WITHOUT FIRST OBTAINING A SPECIAL PERMIT FROM THE TOWN BOARD OF SUPERVISORS.

(a.) NO PERSON SHALL PARK OR OCCUPY ANY HOUSE TRAILER, CAMPER, OR MOBILE HOME ON ANY PREMISES OTHER THAN AN APPROVED TRAILER-CAMP EXCEPT UNDER SPECIAL PERMIT AS PROVIDED IN SECTION VI. HEREOF. APPROVED TRAILER CAMPS SHALL INCLUDE ONLY THOSE AUTHORIZED UNDER AND BY VIRTUE OF VILAS COUNTY ORDINANCE NO. 72.

(B,) THE PARKING FOR STORAGE PURPOSES OF ONLY ONE (1) UNOCCUPIED HOUSE TRAILER, CAMPER, OR MOBILE HOME IN AN ACCESSORY PRIVATE GARAGE BUILDING OR IN A REAR YARD IS PERMITTED, PROVIDED NO LIVING QUARTERS SHALL BE MAINTAINED THEREIN OR ANY BUSINESS PRACTISED IN SUCH TRAILER, CAMPER OR MOBILE HOME WHILE SO PARKED OR STORED.

SECTION VI - SPECIAL PERMIT

(a.) THE TOWN BOARD OF SUPERVISORS MAY ISSUE A PERMIT FOR PARKING A HOUSE TRAILER, CAMPER OR MOBILE HOME OUTSIDE A TRAILER CAMP, PROVIDED:

1. THE APPLICATION FOR SUCH SPECIAL PERMIT SHALL BE IN WRITING, SIGNED BY THE APPLICANT AND SHALL STATE THE PROPOSED LOCATION OF SUCH HOUSE TRAILER, CAMPER, OR MOBILE HOME.

2. THE APPLICATION FOR SUCH SPECIAL PERMIT SHALL BE ACCOMPANIED BY A BUILDING PERMIT AND SANITARY PERMIT ISSUED BY THE ZONING ADMINISTRATOR OF VILAS COUNTY OR HIS AUTHORIZED DEPUTY.

3. THE PROPOSED LOCATION SHALL BE IN CONFORMITY WITH VILAS COUNTY ORDINANCE NO. 72.

4. THE HOUSE TRAILER, CAMPER, OR MOBILE HOME SHALL CONSIST OF NOT LESS THAN 600 SQUARE FEET OF LIVING AREA.

5. THE APPRAISED VALUE OF SAID HOUSE TRAILER, CAMPER, OR MOBILE HOME SHALL BE NOT LESS THAN FIVE THOUSAND (\$5000.00) DOLLARS AT THE TIME OF APPLICATION.

6. THE HOUSE TRAILER MUST BE PLACED UPON A PERMANENT FOUNDATION CONSTRUCTED OF EITHER CONCRETE BUILDING BLOCKS OR OF POURED CONCRETE, COMPLETELY ENCLOSED.

7. THE TOWING-TONGUE AND WHEELS OF SAID HOUSE TRAILER SHALL BE REMOVED IMMEDIATELY AFTER ITS EMPLACEMENT UPON THE DESIGNATED SITE.

8. THE PLUMBING, HEATING, WIREING, AND WATER SUPPLY OF SUCH HOUSE TRAILERS SHALL CONFORM TO WISCONSIN STATUTES.

9. THE PROPOSED LOCATION SHALL BE NOT LESS THAN ONE HUNDRED (100') FEET FROM THE HIGH WATER MARK OF ANY LAKE, RIVER, OR STREAM.

10. THE PROPOSED LOCATION SHALL BE NOT LESS THAN SEVENTY FIVE (75') FEET FROM ANY PLUBLIC ROADWAY.

SECTION VI - PENALTIES

ANY PERSON VIOLATING ANY PROVISION OF THIS ORDINANCE SHALL UPON CONVICTION THEREOF, FORFEIT NOT LESS THAN TEN (\$10.00) DOLLARS NOR MORE THAN ONE HUNDRED DOLLARS (\$100.00) AND ALL COURT COSTS INVOLVED IN THE PROSECUTION, AND IN CASE OF DEFAULT OF PAYMENT OF SUCH FORFEITURE AND COSTS, SHALL BE IMPRISONED IN THE VILAS COUNTY JAIL UNTIL PAYMENT OF SUCH FORFEITURE AND COSTS BUT NOT TO EXCEED THIRTY (30) DAYS FOR EACH CONVICTION.

SECTION 8 - CONTINUING VIOLATION

EACH DAY A VIOLATION OF THIS ORDINANCE SHALL CONTINUE SHALL CONSTITUTE A SEPARATE OFFENSE.

SECTION 9 - SEVERABILITY

THE SEVERAL TERMS AND PROVISIONS OF THIS ORDINANCE SHALL BE DEEMED SEVERABLE, AND IF ANY PROVISIONS OF IT OR THE APPLICATION THEREOF TO ANY PERSON OR CIRCUMSTANCES IS HELD INVALID, THE REMAINDER OF THE ORDINANCE AND THE APPLICATION OF SUCH PROVISIONS TO OTHER PERSONS AND CIRCUMSTANCES SHALL NOT BE AFFECTED THEREBY.

SECTION 10 - EFFECTIVE DATE

THIS ORDINANCE SHALL TAKE EFFECT AND BE IN FORCE ON THE DAY AFTER PASSAGE AND PUBLISHING. AS PROVIDED BY LAW.

DATED THIS 11th DAY OF APRIL 1990

ATTEST:

Mildred Mendlik
MILDRED MENDLIK
TOWN CLERK-TREASURER

Ronald Ramesh
RONALD RAMESH, TOWN CHAIRMAN

Henry Mitchell
HENRY MITCHELL, TOWN SUPERVISOR

Michael Stopczynski
MICHAEL STOPCZYNSKI, TOWN SUPERVISOR