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AN ORDINANCE

Regulating the parking and location of house trailers, licensing and regulating trailer camps, providing for the taxation of trailers, and providing a penalty.

The Town Board of the Town of Farmington, La Crosse County, Wisconsin, acting under the powers of a Village Board, does ordain as follows:

SECTION 1. DEFINITIONS. Whenever used in this Ordinance, unless a different meaning appears from the context:

(a) A "trailer" means any coach, cabin, mobile home, house car, or other vehicle or structure intended for or capable of human dwelling or sleeping purposes, mounted upon wheels or supports, and/or capable of being moved by its own power or transported by another vehicle.

(b) "Unit" means a trailer unit.

(c) "Nondependent unit" means a trailer that has both or shower and toilet facilities.

(d) "Dependent unit" means a trailer which does not have a bathroom or shower and toilet facilities.

(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 accommodations for more than two 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 include automobile or trailer sales lots on which unoccupied trailers are parked for purposes of inspection and sale.

(f) A "space" means a plot of ground in a trailer camp of not less than 1,000 square feet of space designed for the location for only one automobile and/or trailer.

(g) The word "person" shall be construed to include an individual, partnership, firm, company, corporation, whether tenant, owner, lessee, licensee, or their agent, heir, or assign.

SECTION 2. LOCATION OUTSIDE CAMPS. (a) Inhabited trailers may be placed, parked or kept within the Town for not to exceed twenty-four (24) hours, provided adequate water and toilet facilities are available to the occupants. No person shall occupy any trailer or any premises which is situated outside an approved trailer camp after the first twenty-four hours of occupancy within the Town. The parking of only one unoccupied trailer in an accessory private garage building, or in a rear yard, is permitted provided no living quarters shall be maintained or any business practiced in said trailer, while such trailer is so parked or stored.

(b) In Agricultural Districts one inhabited trailer may be kept within the Town in excess of twenty-four hours on each farm of a person provided adequate water and toilet facilities are available to the occupants and provided that prior to such placing, keeping or parking a permit is obtained from the Town Board and a permit fee of \$13 paid for each permit. Such permit, when issued will be good for two years and must be renewed and the fee paid every two years thereafter. Under no circumstances will such permit be issued if the trailer is to be located within one thousand (1000) feet of any Residence District and any permit previously issued will be terminated immediately if a Residence District is within one thousand (1000) feet of such trailer.

Residence District and Agricultural Districts are as zoned under the Zoning Ordinance of La Crosse County.

(c) If the owner or operator of a trailer removed or ceases to be removed the wheels or any similar transportation device from said trailer or otherwise permanently affixes it to the ground, such alteration shall constitute a conversion into a dwelling and it shall thereupon be subject to the requirements of other permanent dwellings under the Building Codes of the Town and the State.

SECTION 3. LICENSE FOR TRAILER CAMP: APPLICATION AND ISSUANCE.

(a) It shall be unlawful for any person to establish, operate or maintain, or permit to be established, operated or maintained upon any property owned, leased or controlled by him, a trailer camp within the limits of the Town of Farmington, without having first secured a license for each such camp from the Town Board pursuant to this ordinance. Such license shall expire one year from the date of issuance, but may be renewed under the provisions of this ordinance for additional periods of one year.

(b) The application for such license or the renewal thereof shall be filed with the Town Clerk and shall be accompanied by a fee of \$25.00 for camps of less than \$50.00 for camps in excess thereof plus \$2.00 for each space in the existing or proposed camp, and a surety bond in the sum of Five Thousand Dollars (\$5,000.00). This bond shall guarantee the collection by the licensed of any fine or forfeiture including legal costs imposed upon or levied against said licensee for a violation of the ordinances of said town pursuant to which said license is granted, and shall also be for the use and benefit, and may be prosecuted and recovery had thereon, of any person, firm, or corporation, who may be injured or damaged by reason of the licensee violating the provisions of this ordinance. A fee of ten dollars (\$10.00) shall be paid for each transfer of a license.

(c) The application for a license or a renewal thereof shall be made on forms furnished by the Town Clerk and shall include the name and address of the owner in fee of the tract (if the fee is vested in some person, that the applicant is authorized by him to construct or maintain the trailer camp and make the application), and such a legal description of the premises, upon which the trailer camp is or will be located as will readily identify and definitely locate the premises. The application shall be accompanied by two copies of the camp plan showing the following, either existing or as proposed: (1) The extent and area used for camp purposes; (2) roadways and driveways; (3) Location of units for trailers; (4) Location and number of sanitary conveniences, including toilets, washrooms, laundries and utility rooms to be used by occupants of units; (5) Method and plan of sewage disposal; (6) Method and plan of garbage removal; (7) Plan for water supply; (8) Plan for electrical lighting of units; (9) If the existing or proposed camp is designed to serve nondependent trailer units, such plans shall clearly set forth the location of all sewer and water pipes and connections.

SECTION 4. INSPECTION AND ENFORCEMENT. No trailer camp license shall be issued until the Town Clerk shall notify the Town Board and the Building Inspector of each application, and these officials shall inspect or cause to be inspected each application and the premises to determine whether the applicant and the premises on which trailers will be located comply with the regulations, ordinances and laws applicable thereto. No license shall be renewed without a reinspection of the premises. For the purpose of making inspections and securing enforcement such officials or their authorized agents shall have the right and are hereby empowered to enter on any premises on which a trailer is located, or about to be located,

and to inspect the same and all accommodations connected therewith at any reasonable time.

SECTION 5. LOCATION. No occupied trailer shall be located between the designated out-back line for the zoning district and the street or highway nor less than ten feet from any building or other trailer or from the boundary line of the premises on which located.

SECTION 6. CAMP PLAN. (a) Every trailer or trailer camp shall be located on a well-drained area, and the premises shall be properly graded so as to prevent the accumulation of storm or other waters. No trailer or trailer camp shall be located in any area that is situated so that drainage from any driveway, outdoor toilet or other source of filth can be deposited in its location.

(b) Trailer spaces shall be clearly defined and shall consist of a minimum of 4,000 square feet and a width of not less than twenty (20) feet. The camp shall be so arranged that all spaces shall face or abut on a driveway of not less than twenty (20) feet in width, giving easy access from all units to a public street. Each driveway shall be graveled or paved and maintained in good condition, having natural drainage, be well lighted at night, and shall not be obstructed.

(c) The camp shall be so laid out that no dependent unit shall be located farther than 100 feet from the toilets and service buildings provided for herein, and walkways to such buildings shall be graveled or paved and well lighted at night.

(d) Every trailer space shall be furnished with an electric service outlet. Such outlet shall be equipped with an externally operated switch or fuse of not less than 10 ampere capacity, and a heavy duty outlet receptacle. Electrical outlets shall be weatherproof and no power lines shall be less than fifteen (15) feet above ground.

(e) No trailer unit shall be parked in a camp outside of a designated space.

SECTION 7. WATER SUPPLY. (a) An adequate supply of pure water shall be run to each space on which is located a nondependent unit and additional supply faucets shall be located not more than two hundred (100) feet from any dependent trailer for drinking and domestic purposes. The wells supplying the camp shall comply with the Wisconsin Well Construction Code, excepting that well pits or pump pits are not permitted. Supply outlets may be located in the service buildings, if separate from toilet, shower and laundry rooms.

(b) No common drinking vessels shall be permitted, nor shall any drinking water faucets be placed in any toilet room.

(c) Every trailer camp serving dependent units shall provide an abundant supply of hot water at all reasonable hours for bathing, washing and laundry facilities.

SECTION 8. SERVICE BUILDING AND ACCOMMODATIONS. (a) Every trailer camp, designed to serve dependent units, shall have erected thereon suitable buildings for housing toilets, lavatories, showers, slop sinks, and laundry facilities as required by this ordinance. Such buildings to be known as service buildings.

Service buildings shall be located not more than two hundred (200) feet from any dependent unit space, nor closer than fifteen (15) feet from any trailer space. Such buildings shall be of permanent construction and adequately lighted, screened and ventilated. The Town Board reserves the right to waive this requirement for good cause shown.

(b) There shall be provided separate toilet rooms for each sex. Water flush toilets shall be required. Toilets shall be provided for each sex in ratio of one toilet for each eight dependent units or fraction thereof, and shall have separate compartments. Every male toilet room shall also contain one urinal for each sixteen dependent units, but in no case shall any male toilet be without one urinal. Toilet rooms shall contain lavatories with hot and cold water in the ratio of one lavatory to every two or less water closets. The Town Board reserves the right to waive this requirement for good cause shown.

(c) Separate bathing facilities for each sex shall be provided with one shower enclosed in a compartment of least four feet square, for each eight dependent units or fraction thereof. Each shower compartment shall be supplemented by an individual dressing compartment of at least twelve square feet. The Town Board reserves the right to waive this requirement for good cause shown.

(d) Laundry facilities shall be provided in the ratio of one double tray and one conventional type washing machine, or one automatic washing machine, with electric outlet, for each eight units. Sufficient drying facilities shall be available.

(e) Slop sinks for disposal of liquid wastes originating at the units shall be provided in a separate room of the service building in the ratio of one slop sink for each sixteen dependent units.

(f) The above accommodations shall be based on the total camp capacity according to accepted plans.

(g) Floors of toilets, showers, and the laundry shall be of concrete, tile, or similar material impervious to water and easily cleaned and pitched to a floor drain.

SECTION 9. WASTE AND GARBAGE DISPOSAL. (a) All liquid waste from toilets, showers, laundries, faucets, lavatories, etc. shall be discharged into a septic tank system approved by the State Board of Health.

(b) Every space designed to serve a nondependent unit shall be provided with sewer connections which shall comply with the State Plumbing Code. The sewer connection shall be provided with suitable fittings so that watertight connections can be made. Such connections shall be so constructed so that they can be closed when not connected and trapped in such a manner as to be maintained in an odor-free condition.

(c) Each faucet shall be equipped with facilities for draining of waste and sewage water.

(d) Every trailer unit shall be provided with a substantial fly-tight, watertight metal garbage depository from which the contents shall be removed and disposed of in a sanitary manner by the camp custodian at least twice weekly between May 1 and October 15, and otherwise weekly.

SECTION 10. STATE BOARD OF HEALTH REGULATIONS. Any regulations of the State Board of Health, now or hereafter in force, which are more stringent than the provisions of this ordinance, shall be complied with in all respects.

SECTION 11. MANAGEMENT. (a) In every trailer camp there shall be located the office of the attendant or person in charge of said camp. A copy of the camp license and of this ordinance shall be posted therein and the camp register shall at all times be kept in said office. This section or any part hereof may be waived by the Town Board for good cause shown.

(b) It is hereby made the duty of the attendant or person in charge, together with the license, to:

1. Keep a register of all guests, to be open at all times to inspection by State and Federal officers and the Town Board and Building Inspector, which shall show for all guests:

- a. Name and address.
- b. Number of children of school age.
- c. State of legal residence.
- d. Dates of entrance and departure.
- e. License numbers of all trailers and towing or other vehicles.
- f. States issuing such licenses.
- g. Purpose of stay in camp.
- h. Place of last location and length of stay.
- i. Place of employment of each occupant.

2. Maintain the camp in clean, orderly and sanitary condition at all times.

3. Insure that the provisions of this ordinance are complied with and enforced and report promptly to the proper authorities any violations of this ordinance or any other violation of law which may come to his attention.

4. Report to the health officer all cases of persons or animals affected or suspected of being affected with any communicable disease.

5. Maintain in convenient places hand fire extinguishers in the ratio of one to each eight units.

6. Collect the monthly parking permit fee provided for in Section 13 of this ordinance. A book shall be kept showing the names of the persons paying said service charges and the amount paid.

7. Prohibit the lighting of open fires on the premises.

SECTION 12. APPLICABILITY OF PLUMBING, ELECTRICAL AND BUILDING ORDINANCES.

All plumbing, electrical building and other work on or at any camp licensed under this ordinance shall be in accordance with the ordinances of the Town of Fernington and the requirements of the state plumbing, electrical and building codes and the regulations of the State Board of Health. Licenses and permits granted under this ordinance grant no right to erect or repair any structure, to do any plumbing work, or to do any electrical work.

SECTION 13. MONTHLY PARKING FEE.

(a) There is hereby imposed on each owner or operator of a trailer camp licensed herein a monthly parking fee of \$7.00 as determined in accordance with Section 64.038 of the Wisconsin Statutes, on each occupied nonexempt trailer which shall have been parked in such camp at any time during the month. It shall be the full and complete responsibility of the licensee to collect the proper amount from each trailer and to pay to the Town Treasurer such parking permit fees on or before the tenth of the month following the month for which such fees are due, in accordance with the terms of this ordinance and such regulations as the treasurer may reasonably promulgate.

(b) EXEMPT TRAILERS. The licensee shall not be required to collect for any space occupied by a trailer accompanied by an automobile if said trailer and automobile bear license plates issued by any other than this state, for any accumulating period not to exceed sixty (60) days in any twelve (12) months or if the occupants of the trailer are nonresident tourists or vacationists. Exemption certificates in duplicate, shall be accepted by the Town Treasurer from qualified nonresident tourists or vacationists in lieu of the parking permit fee. When one or more persons occupying a trailer are employed in this state, there shall be no exemption from the monthly parking permit fee.

SECTION 14.

The monthly parking permit fee shall be re-examined and changed by the Town Board whenever, in their opinion, the cost of services furnished by the school district and municipality shall have changed sufficiently to require such amendment, following the same procedure as when originally used to determine the parking fee.

SECTION 15. REVOCATION AND SUSPENSION.

Any license granted under this ordinance shall be subject to revocation or suspension for cause by the Town Board upon complaint filed with the Town Clerk, signed by any law enforcement officer, health officer, building inspector or member of the Town Board, after a public hearing upon such complaint, provided that the holder of such license shall be given ten (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. Any holder of a license, which is revoked or suspended by the Town Board, may within twenty (20) days of the date of such revocation or suspension appeal therefrom to the Circuit Court, by filing a written notice of appeal with the Town Clerk, together with a bond executed to the Town in the sum of five hundred (\$500) dollars, with two sureties or a bonding company, approved by said Clerk, conditioned for the faithful prosecution of such appeal and the payment of costs adjudged against him.

SECTION 16. PENALTIES FOR VIOLATION OF ORDINANCE.

As person violating any provision of this ordinance, shall upon conviction thereof forfeit not less than ten (\$10.00) dollars nor more than one hundred (\$100.00) dollars and the costs of prosecution, and in default of payment of such forfeiture and costs shall be imprisoned in the county jail until payments of such forfeiture and the costs of prosecution, but not exceeding thirty (30) days for each violation. Each day of violation shall constitute a separate offense.

SECTION 17. REPEAL OF PREVIOUS ORDINANCE.

Section 5 of the Building Ordinance of the Town of Farmington relating to automobile trailer houses is hereby repealed.

SECTION 18. SEPARABILITY AND CONFLICT:

(a) If any section, sub-section, sentence, clause, phrase or portion of this ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision and such holding shall not affect the validity of the remaining portions thereof.

(b) All ordinances or parts of ordinances inconsistent with or contrary hereto are hereby repealed, except, nothing in this ordinance shall be interpreted so as to conflict with state laws or of any ordinance of the Town of Farmington not mentioned or made inapplicable by the express terms of this ordinance.

SECTION 19. EFFECTIVE DATE.

This ordinance shall take effect from and after its passage and publication.

Dated this _____ day of _____, 1969.

THE TOWN OF FARMINGTON

ATTEST:

Clark