AN ORDINANCE

Requiring 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 Stewartson, in Cross 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 house, cabin, mobile home, house car, or other vehicle, structure, or equipment intended for or capable of being moved by hauling or towing purposes, mounted upon wheels or supports, and/or capable of being moved by its own power or transported by another vehicle.

(b) A "unit" means a trailer unit.

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

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

(e) A "trailer camp" means any park, camp, site, plot, parcel or tract of land designated, maintained, intended or used for the purpose of supplying a location or accommodations for more than two trailers and which includes all buildings used or intended for use as part of the equipment thereof, whether or not salved or made for the use of the trailer camp and its facilities.

(f) A "trailer" shall not include a vehicle or trailer unless lots on which unoccupied trailers are parked for purposes of inspection and sale.

(g) 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 occupiable and/or trailer.

(h) The word "persons" shall be construed to include an individual, partnership, firm, company, corporation, whether resident, owner, lessee, lessees, or their agent, host, or design.

SECTION 2. LOCATION OF Trailer CAMPS. (a) Inhabitants trailer 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. Any person shall occupy any trailer or any premises which is situated beside an occupiable trailer, except 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 new 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 and Inhabitants Districts, any trailer which may be kept within the Town in excess of twenty-four hours may be kept at the expense of a person provided adequate water and toilet facilities are available to the occupants and provided that prior to such placing, hoisting or parking a permit is obtained from the Town Board and a permit fee of $1.00 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. No renewal will take place until the permit issued is paid for. Each trailer is to be located within one thousand (1,000) feet of any residence district and any permit previously issued will be terminated immediately if a residence district is within one thousand (1,000) feet of such trailer.

Enacting Ordinance of the Town Board of Cross County.

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(c) If the owner or operator of a trailer removes or causes to be removed the fenders 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 thereafter be subject to the requirements of other permanent dwellings under the building codes of the Town and the State.

SECTION 3. LICENSE FOR TRAILER CAMPS: 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 Farlington, without having first secured a license for each such camp from the Board of 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 made to the Town Clerk of the Town of Farlington and shall be accompanied by a fee of $75.00 for camps of more than 50 units; $50.00 for camps of 50 units or less; and $25.00 for each camp in excess thereof. The license shall entitle the owner to the enjoyment of all privileges granted by law to the owner of similar property, and the holder of such license shall have all the rights, privileges and immunities of any owner, from time to time, as the same are granted by law to the owner of similar property.

(c) The applicant shall pay a sum of $100.00 to the Town Clerk upon application for a license, and the applicant shall be entitled to a refund of such sum except for such sum as may be paid to the Town Clerk upon application for a license.

(d) The application for a license or a renewal thereof shall be made for a term of not more than one year from the date of such application, and the license shall be issued for a term of not more than one year from the date of issuance, but may be renewed under the provisions of this ordinance for additional periods of one year.

(e) The license shall be issued by the Town Clerk and shall be in the name and address of the owner or lessee of the tract on which the trailer camp is located as will readily identify and definitely locate the premises. The license shall be subject to the requirements of the laws of the State of New York and of the Town of Farlington.

SECTION 4. INSPECTION AND ENFORCEMENT. No trailer camp license shall be issued until the Town Clerk shall certify to the Town Board and the Building Inspector of such 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 issued without a reinspection of the premises. For the purpose of making inspections and enforcing such regulations, the Building Inspector 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 all accommodations connected therewith at any reasonable time.

SECTION 3. LOCATION. No accepted trailer shall be located between the
perimeter edge line for the zoning district and the street or highway
less than ten feet from any building or other trailer or from the boundary
line of the premises on which located.

SECTION 4. CAMPGROUND. (a) Every trailer or trailer camp shall be located
in a well-drained area, and the premises shall be properly graded so as to
prevent the accumulation of sewer or other water. No trailer or trailer
camp shall be located so near any ditch that is situated so as to allow
drainage from any
nearby, northern, southern, eastern, or other source of which can be deposited in its location.

(b) Yurt or tent space shall be clearly defined and shall consist
of a minimum of 5,000 square feet and a width of not less than twenty (20)
feet. The space shall be so arranged that all space shall face or look on
elevations of not less than twenty (20) feet in width, providing easy access
directly onto a public street. Such driveway shall be gravelled or paved
and maintained in good condition, having natural drainage, be well lighted
at night, and shall not be obstructed.

c) The space shall be so laid out that no dependent unit
shall be located further than 50 feet from the toilets and service buildings
or storage area or area, and walkways or such buildings shall be gravelled or
paved and well lighted at right.

(d) Every trailer space shall be furnished with an electric
service outlet. Such outlets shall be equipped with an externally operated
switch that is not less than 16 square capacity, and a heavy duty outlet
connector. Electrical outlets shall be weatherproof and no power supply shall
be less than 110-volt 60-cycle service.

(e) An trailer unit shall be parked in a space outside of a
seasoned space.

(f) An adequate supply of pure water shall be
maintained on the premises on which the trailer is located, and the trailer shall be located not more than two hundred (200) feet from any service
water for drinking and domestic purposes. The water supply on the premises shall be in accordance with the Uniform or Water Construction Code, accepting that the pipe or pipe tests are not permitted. Supply outlets may be located in the service
building, if separate from rest, show and laundry rooms.

(g) No common drinking vessel shall be permitted, nor shall
the drinking water fountain be placed in any toilet room.

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

SECTION 5. UTILITY AND ACCESSORIES. (a) Every trailer camp,
should it have separate utility units, shall have erected preferably buildings
for kitchen, control, laundry, storage, shop, sinks, and laundry facilities as
required by the housing code, and buildings to be known as utility buildings.
Service buildings shall be located not more than two hundred (200) feet from any dependent unit space, not closer than fifteen (15) feet from any trailer space. Such buildings shall be of permanent construction and adequately lighted, ventilated 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 one water closet toilet shall be required. Toilets shall be provided for each one in ratio of one toilet for each eight dependent units or branch thereof, and shall have equalization 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 four water closet spaces. The Town Board reserves the right to waive this requirement for good cause shown.

(c) Separate building facilities for each sex shall be provided with one shower enclosed in a compartment, at least four feet square, for each eight dependent units or branch thereof. Each shower compartment shall be supplemented by an individual seating 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, electric or automatic, with electric outlet for each eight units. Facilities drying facilities shall be available.

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

(f) The above recommendations shall be based on the total house capacity according to occupied plans.

(g) Floors of toilets, showers, and use 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, laundry, basins, lavatories, etc., shall be discharged into a septic tank system approved by the State Board of Health.

(b) Every space designed to serve a residential unit shall be provided with water connections which shall comply with the State Plumbing Code. The water connections shall be provided with on-off valves so that water intake connections can be used. Such water connections shall be so constructed that they can be closed when not in use and surprised to such a manner as to be maintained in an odor-free condition.

(c) Each dances shall be equipped with facilities for handling of wastes andscene water.
Every trailer unit shall be provided with a substantial fly-sheet, 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, or any 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 causes shown.

(b) It is hereby made the duty of the attendant or person in
charge, together with the licensee, 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 Health
Inspector, which shall show for all guests:
   a. Name and address.
   b. Number of children of school age.
   c. State of legal residence.
   d. Date of entrance and departure.
   e. License number of all trailers and
      having or other vehicles.
   f. Status: leisure or work.
   g. Purpose of stop in camp.
   h. Place of last location and length of stay.
   i. Place of employment or work occupied.
2. Maintain the camp in clean, orderly and sanitary
   condition at all time.

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 and fixed positions
   in the middle of each of the camps.

6. Collect the monthly parking permit fee provided
   for in Section 13 of this ordinance. A book shall be kept showing the amount
   of the fees paid by each person and the amount paid.

7. Prohibit the lighting of open fires in the presence.
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 Paradise 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. RV/monthly PARKING PERMITS.

(a) There is hereby imposed on each owner or operator of a trailer camp licensed herein a monthly parking fee of $7.50 as determined in accordance with Section 66.050 of the Wisconsin Statutes, on each occupied recreational trailer which shall have been parked in such camp at any time during the month. It shall be the duty and sole responsibility of the licensee to collect the proper amount from such trailer and to pay to the Town Treasurer each 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 prescribe.

(b) EXCEPT 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 non-resident tourists or vacationers. Exception certificates in duplicate, shall be accepted by the Town Treasurer from qualified nonresident tourists or vacationers in lieu of the parking permit fees. When an or more personal property a trailer are employed in this state, there shall be an exemption from the monthly parking permit fee.

SECTION 14.

The monthly parking permits shall be renewed annually and may be changed by the Town Board whenever, in their opinion, such renewal or renewal furnished by the school district and municipality shall not be deemed sufficiently to require such renewal. All records kept under this section shall be kept in the office of the Town Clerk.

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 inspector or member of the Town Board, either orally or in writing from such person, provided the holder of such license shall be given the right of and the notice to appear at the time of and the hearing, and he shall be entitled to appear and be heard as to why such license shall not be revoked or suspended, which is true because of the violation of any rule or regulation of the Town Board or a violation of the law 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 in the Town in the sum of five hundred dollars, with two sureties or a bonding company, approved by said Clerk, conditioned for the faithful performance of such appeal and the payment of costs adjudged against him.
SECTION 16. PENALTIES FOR VIOLATION OF ORDINANCE.

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 ($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 3 of the building Ordinance of the Town of Farmington relating to mobile trailer houses is hereby repealed.

SECTION 18. SEPARABILITY AND CONFLICT:

(a) If any section, subdivision, sentence, clause, phrase or portion of this ordinance is held unenforceable 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 enforceability of the remaining portions thereof.

(b) All ordinances or parts of ordinances inconsistent with or contrary herein are hereby repealed, excepting, noting in this ordinance shall be interpreted so as to conflict with state law or of any ordinance of the Town of Farmington not mentioned or more applicable by the express terms of this ordinance.

SECTION 19. EFFECTIVE DATE.

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

Dated this ____________ day of ____________, 19__.

[Signature]

[Seal]