

## Chapter H 77

## MOBILE HOME PARKS

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**History:** Chapter H 77 as it existed on February 28, 1971 was repealed and a new chapter H 77 was created, Register, February, 1971, No. 182, effective March 1, 1971.

**H 77.01 Scope of regulations.** (1) **APPLICABILITY.** The provisions of these regulations shall apply to the owner and to the operator, if other than the owner, of any mobile home park as hereafter defined.

(2) **APPROVED COMPARABLE CONSTRUCTION.** When strict adherence with these regulations appears to be impractical and satisfactory proof is provided to the department, it may approve modifications as needed to safeguard public health, safety and welfare.

**History:** Cr. Register, February, 1971, No. 182, eff. 3-1-71.

**H 77.02 Definitions.** (1) **DEPARTMENT** means the department of health and social services.

(2) **MOBILE HOME** means 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, except that a mobile home is not deemed a mobile home if the assessable value of such additions, attachments, annexes, foundations and appurtenances equals or exceeds 50% of the assessable value of the mobile home. (Section 66.058 (1) (e), Wis. Stats.) It also means a vehicle designed to be towed as a single unit or in sections upon a highway by a motor vehicle and equipped and used or intended to be used, primarily for human habitation, with walls of rigid uncollapsible construction. A mobile home exceeding statutory size under section 348.07 (2) Wis. Stats., shall be considered a primary housing unit. A mobile home not exceeding the statutory size under section 348.07 (2) shall be considered a touring or recreational unit. (Section 340.01 (29), Wis. Stats.)

(3) **DEPENDENT MOBILE HOME** means a mobile home which does not have complete bathroom facilities. (Section 66.058 (1) (f), Wis. Stats.)

(4) **NONDEPENDENT MOBILE HOME** means a mobile home equipped with complete bath and toilet facilities, all furniture, cooking, heating, appliances and complete year-round facilities. (Section 66.058 (1) (g), Wis. Stats.)

(5) **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. (Section 66.058 (1) (i), Wis. Stats.)

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(6) **SITE** means a plot of ground within a mobile home park designed for placement of one mobile home.

(7) **MOBILE HOME PARK MANAGEMENT** means the person legally responsible for the operation of the park.

(8) **APPROVED** means acceptable to the department based on its determination as to conformance with appropriate standards and good public health practices.

(9) **BASIC UNIT** means the mobile home excluding hitch, awnings, cabanas, storage unit, carport, windbreak, non-winterized porch or similar appurtenant structures.

(10) **COMPLETE BATHROOM FACILITIES** means a flush toilet, lavatory, bath and kitchen sink.

(11) **PERSON** means an individual, partnership, firm, company, corporation, whether tenant, owner, lessee, licensee or their agent, heir or assign.

(12) **PUBLIC UTILITY** means a water supply and/or sewerage system meeting the requirements of the department of natural resources.

(13) **STREET** means the paved portion of a roadway between curbs or, if not paved, the surfaced area separating sites.

**History:** Cr. Register, February, 1971, No. 182, eff. 3-1-71.

**H 77.03 Registration.** Any occupant of any mobile home located at an approved mobile home park must register with the owner of a mobile home park, and pursuant to any applicable local ordinance.

**History:** Cr. Register, February, 1971, No. 182, eff. 3-1-71.

**H 77.04 Mobile home park plan.** (1) **GENERAL.** Every mobile home and mobile home park 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 mobile home or mobile home park shall be located in any area that is situated so that drainage of contaminated liquids or solids can be deposited on its location.

(2) **SITE.** (a) Each site shall be clearly defined or delineated. The basic unit shall not occupy in excess of one-fourth of the area of the site, and the complete unit including all accessory structures shall not occupy more than one-half of the area of the site. Mobile home parks which, at the time of the adoption of these regulations existed lawfully with mobile home sites that do not comply with the foregoing minimum area requirements, may continue to operate. Expansion and modification of such mobile home parks shall, however, be in accord with current regulations.

(b) The unit shall be so located on a site that there shall be at least a 20-foot clearance between basic units. No unit shall be located closer than 10 feet to any building within the park or to any property line of the park. No unit shall be located closer than 25 feet to the right-of-way line of a highway or 10 feet to the right-of-way line of a public street or internal private street system of the park, or such other distance as may be established by statute, ordinance or local regulation.

**NOTE:** The use of skirting, specifically designed for mobile homes, or other material to enclose the area between the ground and the bottom of the home is recommended.

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(3) **STREETS.** (a) All sites shall abut upon a street. For a 2-way street the width must be at least 32 feet if parking is to be permitted on both sides of the street; 25 feet in width if parking is permitted on only one side; or 18 feet in width if parking on the street is prohibited. A one-way street must be at least 14 feet in width. One-way streets shall be no longer than 500 feet and parking is prohibited unless the width is appropriately increased.

(b) Driveways shall be graveled or paved, maintained in good condition, have natural drainage and be lighted at night.

(4) **PARKING.** Parking spaces in a ratio of one and one-half for each home site shall be provided.

**NOTE:** Off-street parking is recommended.

(5) **RECREATION AREA.** Each park shall contain a recreation area. A minimum of one-half acre of area for such use shall be provided for each 100 sites. The minimum area in a park shall be one-half acre.

**History:** Cr. Register, February, 1971, No. 182, eff. 3-1-71.

**H 77.05 Water supply.** (1) **SERVICE AVAILABILITY.** The requirements covering the water supply facilities for all mobile home parks are based upon the availability of public utilities as well as the practicability of connection to the public utilities.

(2) **PUBLIC UTILITIES.** When acceptable public water supply facilities are available and contiguous to the mobile home park, connection and use is required as soon as feasible.

(3) **PRIVATE WELLS.** Private wells are permitted as a source of water when a public water facility is not available to the premise. The well shall be located on the mobile home park property and be constructed and the pump installed in accordance with the regulations of the board of natural resources governing well drilling and pump installation.

(4) **WATER CONNECTION.** A separate valved water service shall extend to each site.

**History:** Cr. Register, February, 1971, No. 182, eff. 3-1-71.

**H 77.06 Sewage disposal.** (1) **SERVICE AVAILABILITY.** The requirements covering the sewage disposal facilities for all mobile home parks are based upon the availability of public utilities as well as the practicability of connection to the public utilities.

(2) **PUBLIC UTILITIES.** When acceptable public sewage facilities are available to the mobile home park, connection and use is required.

(3) **PRIVATE SEWAGE DISPOSAL.** (a) Private sewage disposal systems are permitted when a public sewer facility is not available to the premise. The system shall be located on the premise and be designed and constructed in accordance with Wis. Adm. Code chapter H 62.

(b) Plans and installation details covering the design and construction, alteration or extension of private sewage disposal systems shall be approved by the section of plumbing and related services of the department prior to construction.

(c) Sufficient area of suitable soils for the initial soil absorption system and one replacement system, of adequate size to serve the ultimate number of sites to be provided, shall be available in the park.

**History:** Cr. Register, February, 1971, No. 182, eff. 3-1-71.

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**H 77.07 Plumbing.** All plumbing shall meet the requirements contained in the Wisconsin state plumbing code applicable to mobile homes and mobile home parks.

**NOTE:** Wis. Adm. Code section H 62.02 (70) states that a mobile home is a structure mounted on a wheeled chassis designed for highway transport. When placed upon, fastened or affixed to a foundation, pillars or like support, or when exceeding 45 feet in length, the structure shall be considered as a building or housing unit.

**History:** Cr. Register, February, 1971, No. 182, eff. 3-1-71

**H 77.08 Solid wastes. (1) GARBAGE.** All garbage which is not disposed of through a garbage disposal unit connected with the sewerage system shall be kept in separate, leakproof, non-absorbent containers equipped with tight-fitting covers unless otherwise protected from flies and insects located within 100 feet of any site, and the contents shall be disposed of as often as necessary to prevent decomposition or overflow.

(2) **CLEANLINESS.** Garbage cans should be washed each time they are emptied unless provided with a single-service sanitary, removable waterproof liner.

(3) **RESTRICTION.** The use of wooden or paper containers for garbage is prohibited.

(4) **RUBBISH.** Fly-tight containers with covers shall be provided for cans, bottles and other rubbish. The contents shall be disposed of as often as necessary to prevent overflow. If local regulations require separation of garbage and rubbish, such requirements shall be followed.

**History:** Cr. Register, February, 1971, No. 182, eff. 3-1-71.

**H 77.09 Service building. (1) GENERAL.** Every mobile home park occupied wholly or in part by dependent mobile homes shall have erected thereon suitable building or buildings for housing toilets, lavatories, showers, service sinks and laundry facilities pursuant to this regulation, such buildings to be known as "service buildings".

(2) **TOILETS.** Separate toilet facilities shall be provided for each sex.

(3) **LAVATORIES.** Lavatories supplied with hot and cold running water shall be provided for each sex, such lavatories to be located in the toilet rooms.

(4) **SHOWERS.** Separate shower bathing facilities with hot and cold running water shall be provided for each sex. Each shower unit shall be enclosed in a separate compartment at least 3½ feet square. Each shower compartment for women should preferably be supplemented by an individual dressing compartment at least 10 square feet in area.

(5) **SERVICE SINKS.** Service sinks for disposal of liquid wastes originating at the mobile home park units shall be provided in a separate room in each service building. A separate toilet may be used for the disposal of liquid wastes.

(6) **LAUNDRY FACILITIES.** Laundry facilities consisting of double tray laundry units, equipped with hot and cold running water, shall be provided in each service building.

(7) **CONSTRUCTION.** 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.

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(8) **NUMBER OF FIXTURES.** The number of toilets, urinals, lavatories, showers, service sinks and laundry trays required shall be established by the maximum number of dependent mobile homes using the following table. For mobile home parks accommodating a larger number of dependent mobile homes one additional fixture, except service sinks, shall be provided for each 20 mobile homes or fraction thereof.

| Number Units  | Number Toilets Each Sex | Number Urinals | Number Lavatories Each Sex | Number Showers |     | Number Laundry Trays | Number Service Sinks |
|---------------|-------------------------|----------------|----------------------------|----------------|-----|----------------------|----------------------|
|               |                         |                |                            | Women          | Men |                      |                      |
| 1 to 8.....   | 1                       | 1              | 1                          | 1              | 1   | 1                    | 1                    |
| 9 to 18.....  | 2                       | 1              | 1                          | 1              | 2   | 2                    | 1                    |
| 19 to 30..... | 3                       | 2              | 2                          | 2              | 3   | 3                    | 1                    |
| 31 to 44..... | 4                       | 2              | 2                          | 2              | 4   | 4                    | 2                    |
| 45 to 60..... | 5                       | 3              | 3                          | 3              | 5   | 5                    | 2                    |
| 61 to 78..... | 6                       | 3              | 3                          | 3              | 6   | 6                    | 2                    |
| 79 to 98..... | 7                       | 4              | 4                          | 4              | 7   | 7                    | 2                    |

**History:** Cr. Register, February, 1971, No. 182, eff. 3-1-71.

**H 77.10 Management.** (1) **OFFICE.** The park management shall maintain an office in the park.

(2) **DUTIES-OWNER.** It is the duty of the mobile home park owner or operator together with any attendants or persons in charge of a mobile home park to:

(a) Keep a register, which is to be open at all reasonable times to inspection by appropriate state and local officials, of all owners of mobile homes located in the park.

(b) Maintain the mobile home park in a clean, orderly and sanitary condition at all times.

(c) Report to the local health officers all cases of persons or animals affected or suspected of being affected with any communicable disease.

(d) Post copies of these regulations in one or more conspicuous places in the mobile home park where they can be easily seen by the mobile home park personnel and visitors.

(3) **DUTIES-OCCUPANTS.** It is the duty of all occupants of mobile homes to:

(a) Maintain their site in a clean, orderly and sanitary condition at all times.

(b) Abide by all applicable state and local regulations and the rules established by the park management.

**NOTE:** The department of natural resources and the department of industry, labor and human relations should be contacted for design and operation requirements relating to resources and buildings, respectively.

**History:** Cr. Register, February, 1971, No. 182, eff. 3-1-71.

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