

CHAPTER 3 – MOBILE HOMES, CAMPING AND RECREATIONAL TRAILERS, MOTOR HOMES, ETC. AS PERMANENT OR TEMPORARY DWELLINGS

3.01 PURPOSE. This Chapter 3 is intended to regulate the use of mobile homes, recreational trailers and motor homes as dwellings in the Town of Vermont and to assure that mobile homes, camping recreational trailers or motor homes shall not be used as permanent or temporary dwellings except in compliance with the Dane County Code of Ordinances and the Town of Vermont land use plan and ordinances.

3.02 DEFINITIONS. When used in this Chapter 3, the following terms shall have the following meanings, unless the context clearly indicates another meaning.

1. **Camping trailer** – a vehicle with a collapsible or folding structure designed for human habitation and towed upon a highway by a motor vehicle. (See ss340.01(6m), Stats.)
2. **Mobile home or house trailer** – structure originally designed and constructed to be transported by motor vehicle upon a public highway and designed and equipped and used or intended to be used primarily for sleeping, eating and living quarters. **Mobile home park** – a single lot where two (2) or more mobile homes are parked.
3. **Motor home** – a motor vehicle designed to be operated upon a highway for use as a temporary or recreational dwelling and having the same internal characteristics as a mobile home.
4. **Permanent home** – a home used or to be used as a residence for eating, sleeping and dwelling purposes in lieu of a conventionally constructed house.
5. **Recreational trailer** – a mobile home which is no larger than 400 square feet used as a temporary living quarters for recreational, camping/travel or seasonal purposes.
6. **Temporary dwelling** – (revised 2/12/01) a mobile home, camping trailer, recreational trailer or motor home being used as a temporary residence for: (a) a farm worker who is earning a substantial portion of his/her livelihood from the farm on which the temporary dwelling is located; (b) as a temporary residence while the landowner's permanent home is being constructed or repaired; (c) where required for transient highway repairmen or other public purposes, or (d) any other occupancy of more than 30 consecutive days or 60 total days per year.

3.03 PERMIT REQUIRED TO OCCUPY: EXCEPTIONS.

1. **Permit for Permanent Home.** Except as provided in (2), no person shall place for occupancy or occupy any camping trailer, mobile home, house trailer, motor home or recreational trailer as a permanent home within the Town of Vermont.
2. **Exceptions.** Sub.(1) does not apply to mobile homes placed in mobile home parks or which (a) is set on an enclosed foundation in accordance with ss 70.043(1), Wis. Stat. and subchapters III, IV and V, Wis. Admin. Code, Ch. ILHR 21 or a comparable enclosed foundation system approved by the Town Building Inspector; (b) is installed in accordance with the manufacturer's direct instructions; (c) is properly connected to utilities; and (d) complies with the zoning ordinances of Dane County. The Building Inspector may require a plan to be certified by a registered architect or engineer to insure proper support for the home.
3. **Permit for Temporary Dwelling.** No person shall occupy or place for occupancy as a temporary dwelling any mobile home, recreational trailer or motor home without first obtaining a permit from the Town Board.

3.04 PERMIT APPLICATION. Application for a permit to locate a, mobile home, recreational trailer or motor home within the Town as a permanent home or temporary dwelling shall be filed by the owner of the land on which the permanent home or temporary dwelling will be located with the Town Clerk. The application shall be in writing and shall include information necessary to determine compliance with this ordinance, including but not limited to:

1. Source of potable water supply;
2. Type of sewerage system and date of approval by Dane County Environmental Health Department;
3. Location of driveway and date of Town Board issuance of driveway permit.
4. Length of time of anticipated residential use, if temporary dwelling use is requested; and
5. Current zoning of site and any required zoning approvals from Dane County.
6. Compliance with the Town Land Use Plan.

3.05 RECREATIONAL VEHICLES. Uses of recreational vehicles for occasional dwelling are subject to the requirements of the Dane County Zoning Ordinance.