

Chapter 19

Manufactured Homes and Mobile Homes

Section 1: Purpose. This Chapter establishes standards for the placement of manufactured home units in the Town and excludes new placement of units known as mobile homes. This ordinance also establishes standards for the creation of mobile home parks in the Town, which shall be licensed under s. 66.0435, Wisconsin State Statutes.

Section 2: Definitions:

A. Manufactured Home - A structure certified and labeled as a manufactured home under 42 USC Sec. 5401-5426, which, when placed on the site:

- (a) Is set on an enclosed continuous foundation in accordance with Sec. 70.43(1), Wis. Stats., and COMM 21, Subchapters III, IV and V, Wis. Adm. Code, or is set on a comparable enclosed continuous foundation system approved by the Building Inspector, who may require a plan for such foundation to be certified by a registered Architect or Engineer to ensure proper support for such structure;
- (b) Is installed in accordance with the manufacturer's instruction;
- (c) Is properly connected to utilities;
- (d) Has an area of at least nine hundred sixty (960) square feet to living space, with a minimum of twenty (20) square feet in width and is used or intended to be used exclusively as a single family residence; and
- (e) Meets other applicable standards of this Chapter.

B. Mobile Home - A manufactured home that is HUD certified and labeled under the National Manufactured Home Construction and Safety Standards Act of 1974 (U.S.C. Title 42, Chapter 70). A mobile home is a structure, which is, or was originally constructed, designed to be transportable in one or more sections, which in traveling mode, is eight (8) body feet or more in width or forty (40) body feet or more in length, or when erected on site, is three hundred twenty (320) or more square feet, and which is built on a permanent chassis and designed to be used as a dwelling with or without permanent foundation when connected to the required utilities, and includes the plumbing, heating, air conditioning, and electrical systems contained therein and any additions, attachments, annexes, foundations and appurtenances. The defined units are commonly known as "single wide" or "double wide" mobile homes.

C. Mobile Home Lot - A parcel of land for the placement of a single mobile home and the exclusive use of its occupants.

D. Mobile Home Park - A parcel of land which has been developed for the placement of mobile homes and is owned by an individual, a firm, trust, partnership, public or private association, or corporation, and where individual lots are rented to individual mobile home users. A mobile home park is also any lot on which five (5) or more mobile homes are parked for the purpose of permanent habitation, regardless of whether or not a charge is made for such accommodation, and including any associated service, storage, recreation and other community service facilities designed to for exclusive use of park occupants.

Section 3: General Provisions.

A. No person shall place or relocate a mobile home on any land within the Town, without first obtaining a Uniform Dwelling Code Permit. Only mobile homes that are HUD certified and labeled under the National Manufactured Home Construction and Safety Standard Act of 1974 (U.S.C. Title 42, Chapter 70) and are less than 25 years old shall be permitted.

1. It shall be unlawful for any person to park any mobile home on any street, alley, highway or in any other public place for more than two (2) hours at any one time unless approved by the Town Chairman or Town Officer.

2. No person shall park or situate and occupy any mobile home on property outside of a licensed mobile home park until authorization has been given by the Town Building Inspector. Where the Building Inspector authorizes a person to occupy a manufactured home on property outside of a licensed mobile home park, such manufactured home shall be subject to the same regulations as are imposed upon buildings and other structures.

3. All mobile homes sought to be located on tracts of land in the Town other than in mobile home parks shall have wheels and chassis removed, if any, and shall be permanently affixed to a foundation and connected with utilities, including but not limited to private sanitary sewage, water, and electrical lines.

4. All mobile homes located on tracts of land in the Town other than Mobile Home parks shall have a minimum lot size of one (1) acre of land and not more than one mobile home per parcel. Existing lots of land shall be grandfathered.

5. Any deviation to this ordinance can be appealed to the Town Planning Commission and their guidelines and recommendations will be acted upon by the Town Board.

B. Mobile homes which are not HUD Certified and labeled under the National Manufactured Home Construction and Safety Standard Act of 1974 (U.S.C. Title 42, Chapter 70) and any mobile homes that are greater than 25 years old may only be placed

in a mobile home park.

Section 4: Mobile Home Parks. The following specific requirements, in addition to those set forth in s. 66.0435, Wis. Stats., shall govern the location and operation of manufactured home parks in the Town.

A. No person shall establish or operate a mobile home park without first obtaining an annual mobile home park permit and pay the permit fee established by the Town.

B. Prior to the issuance of an initial mobile home park permit and prior to any expansion or alteration in an existing mobile home park, the operator shall submit to the Town Board plans and specifications representing compliance with all Provisions of s. 66.0435 and this ordinance. The Town Board may also require the inclusion of any common areas for playgrounds, provisions for lighting, provisions for storm water controls, access to public roads and plans for surfacing of streets and parking areas and screening around the perimeter of the mobile home park.

C. The minimum size of a mobile home park shall be five (5) acres.

D. The maximum number of mobile homes shall be eight (8) per acre.

E. Minimum dimensions of a mobile home site shall be fifty (50) feet in width by one hundred (100) feet in length.

F. All drives, parking areas and walkways shall be hard surfaced or graveled, maintained in good condition and have natural drainage.

G. No mobile home site shall be rented for a period of less than thirty (30) days.

H. Each mobile home shall be separated from other mobile homes by a yard not less than fifteen (15) feet wide, which space may include parking areas.

I. There shall be two (2) surfaced automobile parking spaces for each mobile home.

J. There shall be one enclosed and approved accessory building for each lot, which shall be no less than sixteen (16) by twenty-six (26) feet in size. Additional accessory buildings may be placed or constructed, subject to individual approval by the Town Board.

K. Each mobile home site shall have a septic system approved by the County, or State requirements and all mobile homes within a park must be connected to approved water and septic systems.

L. All plumbing within the park and within the mobile home shall meet all applicable standards for plumbing, within the Administrative Code and any additional requirements of the Town Board.

M. All solid waste shall be stored, collected and disposed of in compliance with Ch. HSS Wisconsin Administrative Code.

Section 5: Penalties: See Chapter 2. If any violation continues more than 30 days after a citation is issued, an additional forfeiture in the amount of \$300.00 shall be imposed for each consecutive 30 days of such violation.