

7.21 MH MOBILE/MANUFACTURED HOME PARK DISTRICT

(1) Parking Outside Licensed Mobile/Manufactured Home Parks.

(a) Restricted. No mobile/manufactured home shall be permitted to be located, parked, or occupied in the Town unless the same is in a licensed mobile/manufactured home park, except those mobile/manufactured homes occupied outside of a mobile/manufactured home park on the effective date of this ordinance.

(b) Exceptions.

(1) Subsection (a) above is not intended to restrict the location of one and two-family manufactured homes which meet the applicable one and two-family standards set forth in Chapter 101, Wis. Stats., and the requirements of the Town of Greenville Zoning code.

(2) Notwithstanding other provisions of this Subsection, the Town Board may, upon application, issue a special permit for the location of a mobile/manufactured home outside a mobile/manufactured home park for temporary use solely as a field office, and such permit shall specifically state the expiration date thereof which shall not exceed twelve (12) months.

(2) Park License Required. No person shall establish or operate upon property owned or controlled by him within the Town a mobile/manufactured home park without having first secured a license therefore from the Town Board. The application for such a license shall be made to the Town Clerk/Treasurer and shall be accompanied by a fee as set by the Town Board for each space in the existing or proposed park. Such park shall comply with Chapter H77 Wis. Adm. Code, which is hereby adopted by reference.

(3) Review of Application. Before approval of any site, a public hearing shall be held and the Planning Commission shall view the proposed site and shall consider such evidence as may be presented at the hearing bearing upon the general purpose and intent of this Article to promote the public health, safety and general welfare and the

specific purpose of the Chapter to prevent the overcrowding of land and the development of housing blight.

- (a) Applications shall be made on forms furnished by the Town Administrator and shall include the following information:
 - (1) Name and address of applicant.
 - (2) Location and legal description of the proposed park, addition, modification or extension.
 - (3) A complete plot plan showing compliance with all applicable provisions of this Chapter.
 - (4) Preliminary engineering plans and specifications, including a scale drawing of the proposed park, showing, but not limited to:
 - (a) Plans and specifications of all utilities, including sewerage collection and disposal, storm water drainage, water and electrical distribution and supply, refuse storage and collection, lighting, telephone and TV antenna systems.
 - (b) Location and width of roadways and walkways, buffer strips, recreational and other common areas.
 - (c) The location of mobile/manufactured home stands with the mobile/manufactured home spaces, including a detailed sketch of at least one typical mobile/manufactured home space and stand therein.
 - (d) Landscape plan showing all plantings.
 - (e) Plans and specifications of all park buildings and structures.
 - (5) Interest of applicant in proposed mobile/manufactured home park or extension thereof. If owner of tract is a person other than applicant, a verified statement by the owner

that applicant is authorized by him to construct and maintain the proposed park, addition, modification or extension and make application therefore.

- (b) Final engineering plans and specifications complying with the provisions of the zoning regulations and any modifications or conditions imposed by the Town of Greenville Town Board shall be submitted to the Town Administrator and checked for compliance before the District is approved.
- (c) The procedure for creation of an MH District shall be as prescribed herein.
- (4) **Additions to Park.** Licensees of mobile/manufactured home parks shall furnish information to the Town Clerk/Treasurer on such homes added to the park within five (5) days after arrival on forms furnished by the Town Clerk/Treasurer.
- (5) **Parking Permit Fees.** There is imposed on each mobile home located in the Town a parking permit fee, such amount to be determined in accordance with Sec. 66.058, Wis. Stats. The fee shall be paid to the Town Clerk/Treasurer on or before the tenth (10th) day of the month following the month for which they are due. It shall be the full and complete responsibility of a licensee of a mobile/manufactured home park to collect such fees from each mobile home therein and to remit such fees to the Town Clerk/Treasurer. Failure to do so is to be treated like a default in the payment of personal property taxes and subject to all procedures and penalties applicable under Chapters 70 and 74, Wis. Stats.
- (6) **Mobile/Manufactured Home Park Requirements.**
 - (a) **Park Requirements.**
 - (1) A minimum of five (5) acres.
 - (2) A minimum setback of one hundred (100) feet on all sides - See (6) (d) for buffering requirements.
 - (3) Private roads shall be hard surfaced and no less than twenty-four (24) feet and a right-of-way of 40 feet wide serving all mobile/manufactured home

spaces. This shall be either concrete or bituminous hard surfaced. Public streets shall have a right -of-way of 66 feet and a hard surface road no less than 24 feet.

- (4) Electricity, cable television, natural gas and public sewer and water servicing all mobile home spaces.
- (5) Two (2) parking spaces for each mobile/manufactured home which shall be hard surfaced with concrete or bituminous pavement.
- (6) Laundry hook-ups will be required to be made available in each mobile home unit.
- (7) An on-site manager's office.
- (8) Each mobile/manufactured home space shall be clearly defined or delineated and shall have a minimum frontage of 50 feet and depth of 100 feet.
- (9) Moveable footing slabs of reinforced concrete or other suitable means of supporting the mobile/manufactured homes shall be provided. Enclosing the foundation is recommended for appearance and insulating. Basements are not authorized.
- (10) A service slab shall be provided for each mobile/manufactured home space.
- (11) Attachments and/or necessary structures shall be designed and constructed so that they will blend in with and not detract from the appearance of the mobile/manufactured home units. No such attachments or accessory structures shall be constructed without first securing a building permit.
- (12) All parks shall be furnished with lighting so spaced and equipped with luminaries placed at such heights as will provide the following

screen equivalent in opacity to a solid fence or wall. Such permanent planting shall be grown or maintained to a height of not less than fifteen (15) feet.

- (7) **Maintenance of Facilities.** It shall be a condition of the granting of a permit for the establishment of any mobile/manufactured home park, and a continuing condition for the operation of the same, that:
- (a) All parking spaces, walks and driveways be constructed and maintained so as to prevent the accumulation of surface water and the formation of substantial muddy areas;
 - (b) The planting screen required by the previous subsection be established and maintained.
 - (c) The Town Administrator, Fire Chief, or their lawful agents or employees are authorized and directed to inspect mobile home parks not less than once in every 12 month period to determine the health, safety and welfare of the occupants of the park and inhabitants of the Town as affected thereby and the compliance of structures and activities therein with this Chapter and all other applicable laws of the state and Ordinances of the Town.