

Township of Cooks Valley
Ordinance for Manufactured Homes and Mobile Homes
Ordinance Number Chapter 17

Section 1: Purpose. This chapter establishes standards for the placement of manufactured home units in the Township of Cooks Valley. This ordinance also establishes standards for the creation of mobile home parks in the Township, which shall be licensed under s. 66.0435, Wisconsin State Statutes.

Section 2: 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 from the County Zoning Office. Only mobile homes that are HUD certified and labeled under the National Manufactured Home Construction and Safety 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 Building Inspector designated for our Township by Chippewa County. Where the Building Inspector authorizes a person(s) 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. In the Township of Cooks Valley this means that the home must be in compliance with Ordinances six (6) and seven (7) which stipulate the size of the lot and the type of driveway approach.
3. All mobile homes sought to be located on tracts of land in the Township other than in mobile home parks shall have the 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. Mobile homes placed in the Township after the date of enactment of this ordinance must be placed on one of the following structures:
 - a. A footing/frost wall combination consisting of an 8" deep x 16" wide footing with an 8" thick x 48" tall frost wall on top as the minimum standard.
 - b. A cement slab that must be at least 5" thick with a 12" deep x 18" wide haunch around the entire perimeter. The haunch must contain at least two (2) # 5 or greater continuous rows of rebar spaced six (6)" apart as the minimum standards.
 - c. A basement that is in compliance with all Chippewa County Building Codes and meets the standards of the Uniform Dwelling Code.
5. Mobile homes placed in the Township of Cooks Valley may not be placed on gravel or other forms of fill. They must be placed in accordance with the items outlined in item four (4) above.
6. All mobile homes located in the Town other than Mobile Home Parks shall be on a lot of no less than five (5) acres and not more than one mobile home per parcel. Lots of land surveyed prior to the enactment of the Minimum Lot Size Ordinance shall be grandfathered.
7. Mobile homes must be properly anchored to one of the structures outlined in item four (4) in accordance with the manufacturer's instructions.
8. Any deviation to this ordinance may be appealed to the Town Planning Commission. Their guidelines and various recommendation will be considered and acted upon by the Town Board of Cooks valley

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

Section 3. Mobile Home Parks. The following specific requirements, in addition to those set forward in s.66.0435, Wis. Stats. , shall govern the location and operation of manufactured home parks within the Township.

- 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 Township of Cooks Valley
- 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, plans for surfacing of streets and parking areas for residents and guests, 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 six (6) per acre.
- E. The minimum dimensions of a mobile home site shall be seventy (70) feet in width by one hundred (100) feet in length.
- F. All drives, parking areas and walkways shall be hard surfaced, graveled, or have crushed granite. They shall be maintained in good condition and have good natural drainage.
- G. No mobile home site may 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 twenty five (25) feet wide. This space may include parking areas.
- I. There shall be two (2) surfaced automobile parking areas 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 eight (28) 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. 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 accordance with Chapter HSS Wisconsin Administrative Code.

Section 4. Penalties. Violation of the provisions of this chapter or failure to comply with any of its requirements shall constitute a forfeiture. A citation shall be issued by the Town Board. Any person who violates any provision of this chapter or fails to comply with any of its requirements shall, upon conviction thereof, be fined not more than \$300. In addition, the person convicted shall also pay all costs and expenses involved in the case, including the Town's Attorney Fees for the prosecution of such action. Each day such violation continues shall be considered a separate offense with a separate penalty.

Posted on this date Oct. 14, 2007
Public Hearing on this date NA

Adopted on this date October 8, 2007

Ronald Janette Chairman
Jerry R. Falck Supervisor
David Clement Supervisor
Victoria Trinko Clerk