

CITY OF SCHOFIELD, MARATHON COUNTY, WISCONSIN
AN ORDINANCE CREATING
ARTICLE VI, DIVISION 12, SECTION 55-674 ENTITLED
“MANUFACTURED AND MOBILE HOME COMMUNITY”
AND
AMENDING SECTION 14-77(a) ENTITLED
“CRITERIA FOR ISSUANCE OF A LICENSE”

The City Council of the City of Schofield, Marathon County, Wisconsin, do ordain as follows:

Section 1: Section 55-674 of the Code of Ordinances of the City of Schofield entitled “Manufactured and Mobile Home Community” is hereby created to provide as follows:

Sec. 55-674. – Manufactured and Mobile Home Community.

(a) *Location.* No manufactured or mobile home community (“Community”) is permitted except in accordance with the following conditions:

- (1) Communities shall be permitted as a conditional use in the R-3 zoning district.
- (2) Each Community shall have direct access to a city, county, or state highway.
- (3) No Community is permitted unless such Community contains at least twenty (20) contiguous acres of land in the R-3 zoning district.

(b) *Yard and Setback Requirements.* Communities shall comply with the following minimum setback regulations:

- (1) No building, structure, manufactured home or mobile home, or any addition or appurtenance thereto, shall be located closer than fifty (50) feet to any property line of the Community; closer than seventy-five (75) feet to any city, county, or state highway.
- (2) No building, structure, manufactured home or mobile home, or any addition or appurtenance thereto, shall be placed within fifteen (15) feet from the pavement of the Community’s interior streets.
- (3) No building, structure, manufactured home or mobile home, or any addition or appurtenance thereto, shall be placed within twenty (20) feet of any other manufactured or mobile home, addition, or appurtenance therefor, nor within fifty (50) feet of any accessory or service building or structure.

(4) There shall be at least one off-street parking space available to each individual manufactured or mobile home lot, located within one-hundred (100) feet of such lot. However, the total number of parking spaces provided in each Community shall be equal to not less than 1½ times the maximum number of manufactured or mobile homes to be accommodated.

(5) There shall not be more than ten (10) buildings, structures, manufactured homes or mobile homes per acre within the Community.

Section 2: Section 14-77(a) of the Code of Ordinances of the City of Schofield entitled “Criteria for Issuance of a License” is hereby amended to provide as follows:

(a) *Required Improvements.* A manufactured and mobile home community (“Community”) applicant (“Applicant”) shall, before obtaining a license, enter into a contract with the City agreeing to install the required improvements and shall file with such contract a bond meeting the approval of the city attorney, or a certified check in an amount equal to the estimate of cost prepared by the City, as a guarantee that such improvements will be completed by the Applicant no later than one year from the date of the license being issued.

(1) *Water.* The Applicant shall either install adequate water facilities, including laterals to the street lines, subject to the specifications and inspections of the water utility, or shall have filed after approval of the license, a petition with the city clerk for installation of water mains in the Community.

(2) *Sewer.* The Applicant shall either install adequate sewer facilities, including laterals to the street lines, subject to the specifications and inspections of the City, or shall have filed, after approval of the license, a petition with the city clerk for installation of sewers in the Community.

(3) *Street Grading.* The Applicant shall furnish drawings which indicate the existing and proposed grades of streets within the Community and, after approval of street grades by the City, shall grade or cause to be graded the full width of the interior streets. The bed for the interior streets shall be graded to subgrade, which is six inches below established grade. The City shall approve the work prior to the time the license is approved.

(4) *Street Surfacing.* After sewer and water utilities have been installed, the Applicant shall surface interior streets to a width of twenty-four (24) feet. The surfacing shall conform to the City’s specifications.

(5) *Fire Protection.* The Applicant shall install fire hydrants in accordance with Section 23-45 of the Code of Ordinances, subject to the specifications and inspection of the City, or shall have filed, after approval

of the license, a petition with the city clerk for installation of fire hydrants in the Community.

(6) *Storm Water Treatment and drainage.* Each Community shall comply with the requirements and standards set forth in Chapter 45 of the Code of Ordinances.

(7) *Flood Zone.* Each Community shall comply with the requirements and standards set forth in Section 26-63(11) of the Code of Ordinances.

(8) *Firetruck Turnarounds.* All dead-end interior streets shall terminate in a circular turnaround having a minimum right-of-way diameter of one-hundred-twenty (120) feet and a minimum outside curb diameter of ninety (90) feet.

(9) *Fencing.* The Applicant shall install a six (6) foot fence around the perimeter of the the Community, subject to the specifications and inspection by the City.

(10) *Recreational Area.* Each Community shall provide at least three acres of common space, of the required fifty (50) foot peripheral setback, for use as recreational space. An additional two-hundred (200) square feet of common space shall be provided for each manufactured or mobile home if the number of manufactured or mobile homes in the Community exceed one-hundred-sixty (160).

(b) Section 14-77(a) is hereby renumbered to 14-77(b).

(c) Section 14-77(b) is hereby renumbered to 14-77(c).

Section 3: If any provisions of this Ordinance is invalid or unconstitutional or if the application of this Ordinance to any person or circumstances is found invalid or unconstitutional by a Court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the provisions or application of this Ordinance which can be given effect without the invalid or unconstitutional provision or application.

Section 4: All Ordinances and parts of ordinances in conflict herewith are hereby repealed.

Section 5: This Ordinance shall be in full force and effect from and after its date of passage and publication as required by law.

Adopted this ____ day of _____, 2022.

CITY OF SCHOFIELD

By: _____
Kregg Hoehn, Mayor

ATTEST:

By: _____
Paula Brummond, Clerk

Adopted: _____
Published: _____