

**TOWN OF MERRIMAC**  
**Planning & Zoning Ordinance Section 11 for the allowance of**  
**Manufactured (Mobile) Home Parks and Subdivisions.**

11.0 MANUFACTURED HOME PARKS and SUBDIVISIONS

11.01 Manufactured Home Parks or Subdivisions, also referred herein as Mobile Home Parks, shall be permitted as a Conditional Use Permit or Planned Area Development in the Single Family Residential District only upon approval by the Town Board only after such proposal has been recommended for approval by the Town of Merrimac Planning & Zoning Commission, after a public hearing.

11.02 In approving such location, the Board shall view the proposed site or sites and shall consider such evidence as may be presented at the hearing, bearing upon the general purpose and intent of this ordinance to promote the public health, safety and general welfare and the specific purpose of this paragraph to prevent the overcrowding of land and the development of housing blight in rural areas. In addition, such mobile home parks shall meet the following requirements:

- 1) All mobile homes shall be placed on a foundation provided with anchors sufficient to meet or exceed the number and design required by the State of Wisconsin (Manufactured Home Construction and Safety Standards).
- 2) Each mobile home shall be provided with a foundation around its entire perimeter.
- 3) There shall be two off-street parking spaces for automotive vehicles on each mobile home space or lot paved with asphalt or concrete.
- 4) Each automobile parking space shall be not less than nine (9) feet wide and 18 feet deep, exclusive of maneuvering and access space.
- 5) There shall be a system of asphalt or concrete public or private streets as approved by the Town and providing access from each and every mobile home, space or lot and automobile parking space within such mobile home park
- 6) Each mobile home space or lot shall meet or exceed the same lot size or area and setback standards as other single family dwelling units, as described in Section 7.04 of the Town of Merrimac Zoning Ordinance and as specified in the approved Conditional Use Permit or Planned Area Development.
- 7) In addition to all other required yards and open spaces, each mobile home park shall be completely surrounded, except for permitted entrances and exits, by a vegetated buffer, which shall be not less than twenty five (25) feet wide. Within such buffer there shall be established within six (6) months after issue of the permit for the location of a permanent evergreen planting, such as White, Green and/or Blue Spruce. The plantings should have a minimum height at planting of eight (8) feet and not be located more than ten (10) feet from the nearest planting. The plantings should be arranged that within ten (10) years they will have formed a 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.
- 8) It shall be a condition of the granting of a permit for the establishment of any such mobile 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. That the planting screen required by subsection 6 be established and continuously maintained.
  - c. That sanitary facilities at least equal to the requirements of the State Board of Health be established and maintained.

- d. There shall be a weekly solid waste disposal collection service for each space.
- e. Each mobile home park shall set aside a contiguous area of at least five percent (5%) of the total site area for a private recreation area. This shall be in addition to yard open spaces. This area shall be maintained by the mobile home park owner.
- f. Mobile homes sales office or other business or commercial uses, with the exception of a central laundry building, shall be prohibited from locating in the park unless otherwise approved in the Conditional Use Permit or Planned Area Development.
- g. Storage areas shall be located within the mobile home units, private garages, or in a central storage area approved as part of the Conditional Use Permit or Planned Area Development, and shall be limited to use by only current Mobile Home Park residents.
- h. All mobile homes shall meet the construction standards of the State of Wisconsin Manufactured Home Construction and Safety Standards and all other applicable federal, state and local codes.
- i. No mobile home park operator may require that only mobile homes purchased from the Park operator or owner be placed in the park, or sold to the Park operator or owner when the mobile home owner moves out of the park.
- j. Each mobile home park shall have a minimum area of five (5) acres.

Adopted by the Town Board:  
Approved by Sauk County:  
Effective:

October 2, 2007  
November 20, 2007  
November 21, 2007