



Council Agenda Item

Meeting Date: Tuesday, October 17, 2023

Agenda Item: Staff Report regarding updates to the Mobile Home Ordinance

Staff Contact (name, email, phone): Rick Manthe- Contracted Attorney

BACKGROUND

(Enter the who, what when, where, why)

Rick Manthe has made corrections to the ordinance related to Mobile Homes for the City of Whitewater.

PREVIOUS ACTIONS – COMMITTEE RECOMMENDATIONS

(Dates, committees, action taken)

The ordinance was last updated on July 18, 2023.

FINANCIAL IMPACT

(If none, state N/A)

STAFF RECOMMENDATION

Staff examined the existing mobile park to determine how many units were within their property. Their existing footprint has 238 units over 27.8 acres, resulting in roughly 8.5 units per acre. The expansion area has roughly 37.6 acres. Removing acreage set aside for park land, including what should have been set aside for the existing mobile park, leaves around 25 acres. Requiring a 250 foot buffer from the base of the cell tower eliminates another 3.2 acres, leaving 21.8 acres for development. Using 8.5 units per acre nets 185 units.

In the second method we used 7,200 sq. ft. per unit. This number was an example from Allison Schwark of Municipal Code Enforcement who indicated she has seen it used before. Using this, 132 units would be allowed on the 21.8 acres. The first method, for comparison, has a unit square footage of 5,133.

Staff feels that using a square footage per unit was better than setting a fixed cap for the number of units on the parcel. To that end, staff would recommend using 7,200 sq. ft per unit. And to be clear, the 7,200 sq. ft. includes the area for streets, sidewalks, and other ancillary items that would be needed to be installed.

Rick also determined that we cannot set a limit on the number of mobile home parks in the City because the City does not have a common school district. However, the City can still use its zoning powers to effectively limit the locations where a mobile home park could be located. If only one property is zoned for mobile home parks, then the City could decide it will not allow any other properties in the City for use as a mobile home park.

ATTACHMENT(S) INCLUDED

(If none, state N/A)

See the attached Draft from the Office of Rick Manthe.
