



Council Agenda Item

Meeting Date: August 18, 2026

Agenda Item: Twin Oaks Mobile Home Park License Renewal

Staff Contact (name, email, phone): Allison Schwark, Zoning Administrator/Code Enforcement

BACKGROUND

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

The City of Whitewater Code Enforcement Department has recently completed a follow-up inspection of the Twin Oaks Mobile Home Park following a transition in management services. In May of 2026 the park underwent a management transition coincidentally at the same time the license renewal was due. The new management company has now been working to submit the renewal application along with all requirements required per ordinance. As a part of the renewal process the Code Enforcement Officer shall inspect the property and address all existing code violations. At the time of inspection 92 units were found to be in violation of one or multiple ordinance provisions. The Common Council allowed additional time for the park to demonstrate substantial compliance and work collaboratively with the code enforcement department to devise a plan for all violations that existed within the park.

The new management company promptly scheduled a meeting with Code Enforcement, Zoning, Community Development Director, and the City Attorney to discuss a plan for compliance. On July 21, 2026, Code Enforcement Officer, Allison Schwark completed a re-inspection of the mobile home park and determined that substantial compliance had been achieved. Over 70 units of 92 had been brought into full compliance, and the remaining violations were in progress and were being addressed. Additionally, the management company had all the temporary RVs removed from the property, dumpsters placed on site for debris clean up and removal, and many dead/ dangerous trees were being removed from the park along with trimming of healthy trees. The new management company has plans to continue improving the park by replacing outdated units, repaving streets, constructing new office space, adding a new mail delivery space, and expanding storage and parking options. The new management team has been very accessible and communicative with City officials, and they are focused on improving this mobile home park significantly over the next several months.

PREVIOUS ACTIONS – COMMITTEE RECOMMENDATIONS

(Dates, committees, action taken)

In 2025 a renewal was granted by the City of Whitewater for one year, as specified by ordinance. On May 19, 2026, the Council agreed to give additional time to work with new management and try and obtain a renewal application.

FINANCIAL IMPACT

(If none, state N/A)

N/A

STAFF RECOMMENDATION

Staff recommend that the City of Whitewater Common Council:

1. Approve the annual license renewal, contingent upon the receipt and satisfactory review of all required documentation in accordance with the City of Whitewater Municipal Code.
2. Allow the new management team additional time to work collaboratively with Code Enforcement to address and resolve the remaining outstanding violations, while continuing to demonstrate measurable progress toward improving the overall condition, maintenance, and appearance of the mobile home park.

ATTACHMENT(S) INCLUDED
(If none, state N/A)

N/A