13. **Industrial uses, warehouses, laboratories, and research institutions**: at least 1 parking space for each 4 employees on the premises at any time plus at least one additional space for each vehicle operated in connection with such use for which parking on the premises is required.

14. **Parks and playgrounds, recreation camps, and mobile home parks**: parking space as required by the regulations governing each of these uses.

15. Any use not specifically named herein shall be assigned by the Zoning Administrator to the most appropriate of the above classifications when application is made for a building permit. If such determination is not acceptable to the applicant, appeal may be made to the Board of Adjustment. (Ord. 03-0201, 2/11/03)

4-3-2-6: CHANGE IN OWNERSHIP; FAILURE TO USE

If there is a change in ownership of a parcel of land subject to a conditional use permit which the new owner intends to exercise rights under, such change in ownership shall be brought to the attention of the Zoning Administrator within sixty (60) days of said change in ownership so that a new permit may be issued.

Unless a longer period is granted elsewhere in this Code, if a permit holder or his/her successor fails to exercise rights under a conditional use permit for a period of 12 consecutive months, said permit shall become void. The permit holder may petition the Board of Adjustment for a single extension of up to 12 months of a conditional use permit. Said request for extension must be made in writing to the Zoning Administrator's office prior to the expiration of the permit. If the Board of Adjustment does not meet after the request was made, prior to its expiration, said permit will continue through the time of the next meeting of the Board of Adjustment.

If a conditional use permit becomes void through failure to use, its permit holder, or their successor in interest, may be denied the right to petition for a new permit by the Board of Adjustment for up to 36 months. (Ord. 01-0401, 4/17/01)

4-3-3: MANUFACTURED HOME AND TRAILER REGULATIONS
(Ord. 01-0401, 4/17/01)

4-3-3-1: MANUFACTURED HOME STRUCTURES; GENERAL PROVISIONS

A. No manufactured home structure, originally designed to be used for residential living or sleeping purposes, shall be allowed to be abandoned, placed or parked on any premises other than in a proper, legal, permitted capacity, intended for use as a residential or business/office structure, with a code-compliant water supply and sewage disposal system.

B. No manufactured home structure, originally designed to be used for residential living or sleeping purposes, may be used for storage, animal housing, or any purpose other than for residential or business/office use.

C. No manufactured home, trailer, house car, camp car, or any portable or mobile vehicle on wheels, skids, rollers or blocks either self-propelled or propelled by any other means shall be used on a lot as a temporary residence prior to or during the construction of a

permanent residence, except as provided below in §4-3-3-2-H. Single-wide manufactured homes which have been converted to dwellings may be placed on a lot prior to or during the construction of a permanent residence only if meeting the requirements of this Title, after obtaining the necessary permits, and with a code-compliant water supply and sewage disposal system.

D. Double-wide manufactured homes which are greater than twenty feet (20') in width shall not be subject to the regulations of this Title for single-wide manufactured homes, but rather are classified as residences which are subject to the Wisconsin Uniform Dwelling Code and the regulations of this Title for residences. (Ord. 01-0401, 4/17/01)

4-3-3-2: SINGLE-WIDE MANUFACTURED HOMES/OFFICE STRUCTURES

A single-wide manufactured home is any unit formerly known as a house trailer or mobile home, or a vehicle, house car, camp car, or any portable or mobile vehicle on wheels, skids, rollers or blocks either self-propelled or propelled by any other means which is used or originally designed to be used for residential living or sleeping purposes. A single-wide manufactured home shall be considered a dwelling or office structure if it meets the following requirements prior to occupancy:

A. Has seven hundred fifty (750) square feet of floor area.

B. Wheels and axles must be removed.

C. Lot must be owned by owner of the single-wide manufactured home and shall be of a size and area as stated in this Title.

D. The unit shall be classified as real property and taxable by the town as such, if the town so desires.

E. Structure to be placed over a full basement or a foundation which consists of a minimum construction of a solid perimeter wall of the same dimensions and shape of the outside perimeter of the dwelling and which shall be constructed of solid poured concrete or mortared concrete block. A poured concrete footing shall be installed at the base of the excavated trench, upon which the sidewall is to be constructed. The wall shall be a minimum thickness of 8" in width, and shall be a minimum height of 42" from the footing to the top of the sidewall. The height of the foundation wall shall be permanently backfilled with an earthen material to a minimum underground depth of 36" with the remainder of the wall rising above ground level to serve as the base for which the bottom of the dwelling walls will rest. Additional support for the weight load of the dwelling may require the installation of additional posts or columns under the dwelling. No more than two access door openings and a reasonable amount of window openings may be formed into the foundation sidewalls, but in no case shall there be rows of posts or columns serving as the required sidewalls. The landowner/applicant is required to contact the Zoning Department for an inspection of the wall prior to backfill.

F. All utilities shall comply with State of Wisconsin requirements of a dwelling.

G. The single-wide manufactured homes may not be located in a Residential Zoning District.