

ORDINANCE NO. 2026-001

AN ORDINANCE TO AMEND SECTION 12.08(G)(5) AND CREATE (Y) OF THE CODE OF ORDINANCES OF THE VILLAGE OF SOMERS RELATING TO REGULATIONS OF MOBILE HOMES AND MOBILE HOME PARKS

The Village Board of Trustees of the Village of Somers, Kenosha County, Wisconsin, hereby amend Section 12.08(G)(5) and create (Y) of the Code of Ordinances of the Village of Somers to read as follows:

(G)

(5) Manufactured or Mobile Home Stands. The area of the manufactured or mobile home shall be improved to provide adequate support for the placement and tie-down of the manufactured or mobile home, thereby securing the superstructure against uplift, sliding, rotation and overturning.

(a) The manufactured or mobile home stand shall not heave, shift or settle unevenly under the weight of the manufactured or mobile home due to frost action, inadequate drainage, vibration or other forces acting on the structure.

(b) The mobile home stand shall be provided with anchors and tie-downs such as cast-on-place concrete "dead men", eyelets imbedded in concrete foundations or runways, screw augers, arrowhead anchors, or other devices securing the stability of the mobile home.

(Y) General Requirements


1. All manufactured or mobile homes shall comply with State and Village fire, health, and building regulations. Before a manufactured or mobile home unit may be occupied, the owner must secure the inspection and approval of the Building Inspector regarding compliance with such regulations.
2. A Zoning Permit and Building Permit is required for each Mobile or Manufactured Home unit prior to installation.
3. Manufactured or Mobile home units constructed prior to June 15, 1976, are prohibited unless they are lawful nonconforming uses and not otherwise a nuisance.
4. Before any mobile home is placed on a lot, regardless of year of manufacture, a stand consistent with SPS 321.40 shall be erected on the lot. Sufficient tie downs shall be provided to secure the manufactured or mobile home.
5. All manufactured or mobile home units shall have skirts around the entire manufactured or mobile home made of plastic, fiberglass or other comparable non-combustible material approved by the Building Inspector and shall be of a permanent color or painted to match the appropriate manufactured or mobile home so as to enhance the general appearance thereof.
6. A minimum of two off street parking spaces surfaced with asphalt or concrete shall be provided for each mobile home space.

7. Wrecked, damaged, dilapidated, or abandoned mobile homes shall not be placed, kept, or stored in a Manufactured or Mobile Home Park or upon any premises in the Village. The Building Inspector shall determine if a manufactured or mobile home is damaged or dilapidated to a point which makes it unfit for human occupancy. Such manufactured or mobile homes are hereby declared to be a public nuisance. If the Inspector makes such a determination, he/she shall notify the licensee, landowners and/or owner of the manufactured or mobile home in writing that such public nuisance exists. In the notice, he/she shall explain his/her findings upon which the determination is based and shall order such home removed from the park or site, or repaired to a safe, sanitary and wholesome condition of occupancy, within a reasonable time not to exceed 30 days.
8. No manufactured or mobile home shall be used primarily as a storage unit. Storage under mobile homes is prohibited.
9. Water and Sewer connections under the mobile home must be accessible and protected from freezing and other damage.
10. Any mobile home that is moved into a Manufactured or Mobile Home Park shall meet the following criteria: Shall have a pitched roof in good condition; Shall have windows and doors in good condition; Shall have exterior siding and material in good condition.

Dated at Somers, Wisconsin, this 25 day of February, 2026.

VILLAGE OF SOMERS

BY: 
George Stoner, President

ATTEST: 
Wendy Burnette, Clerk/Treasurer