

Ordinance #2026-02-12

TOWN OF WEST POINT ORDINANCE AMENDING SECTIONS 9.04 and 9.05 OF THE TOWN  
CODE OF ORDINANCES

The Town Board of the Town of West Point, Columbia County, Wisconsin, does hereby ordain as follows:

WHEREAS, the Town of West Point has exercised its authority under s. 66.0103, Wis. Stats., to adopt a code of ordinances; and

WHEREAS, the Town has adopted Chapter 9 of its Code of Ordinances entitled "MOBILE HOMES"; and

WHEREAS the Town of West Point Town Board has concluded that Chapter 9 of the Code of Ordinances should be amended to clarify the Town's intent regarding, among other issues, consideration of a request for approval of an application for a new mobile home park or expansion of an existing mobile home park including the number of mobile homes allowed in a licensed park;

NOW, THEREFORE, BE IT RESOLVED, that Sections 9.04 and 9.05 of the Town of West Point Code of Ordinances are hereby amended as follows:

Subsection 9.04(B) of West Point Code of Ordinances is hereby rescinded and recreated to read:

9.04(B)

Application. The application for a mobile home park license shall be filed together with the license fee by the applicant with the Town Clerk. The application shall set forth all information required by Section 66.0435(4), Wis. Stats., and any other applicable statute, and in addition shall set forth sufficient information and material so as to show that the proposed mobile home park plan and facilities in all respects comply with the requirements and provisions of Chapter SPS 326, Wisconsin Administrative Code, setting forth state rules for mobile home parks and the requirements and provisions of this ordinance and any other applicable ordinance or law.

Subsection 9.04(E) of West Point Code of Ordinances is hereby rescinded and recreated to read:

9.04(E)

Approval. The original license and renewals of licenses shall be issued by the Town Clerk after approval by the Town Board. The application shall not be approved by the Town Board until it has determined that all provisions of Section 66.0435, Wis. Stats., Chapter SPS 326 of the Wisconsin Administrative Code, and all provisions of this ordinance and of any other applicable law or ordinance have been fully complied with. The maximum number of mobile homes licensed to be parked or kept in a Mobile Home Park is limited to the number approved in the license. The number may not be increased unless the Town Board approves the increase in accordance with s. 9.04(F).

Subsection 9.04(F) of West Point Code of Ordinances is hereby rescinded and recreated to read:

9.04(F)

Limitations.

(1) The Town Board shall approve, disapprove, or limit a request to license a new Mobile Home Park, to modify an existing Mobile Home Park license, or to increase the maximum number of mobile homes allowed by a Mobile Home Park license. The Plan Commission or the Town Board may schedule a public hearing on the request before taking action. In reaching its decision, the Town Board may consider, among other things:

- a) Population. Additional population density.
- b) Land Suitability. Possibility of use of particular land in a manner unsuitable to the land's characteristics.
- c) Demands on Public Resources. Additional demands upon Town area parks, recreation areas, utility facilities and schools.
- d) Traffic. Additional traffic and street use.
- e) Effects on neighboring properties.
- f) The general welfare of the Town.
- g) History of compliance with this Chapter and other chapters of the Code of Ordinances.
- h) The Town of West Point Comprehensive Plan

(2) In addition, the Town Board may limit the number of licenses for mobile home parks in any common school district, if the mobile home development would cause the school costs to increase above the state average or if an exceedingly difficult or impossible situation exists with regard to providing adequate and proper sewage disposal in the particular area.

Subsection 9.05(C) of West Point Code of Ordinances is hereby rescinded and recreated to read:

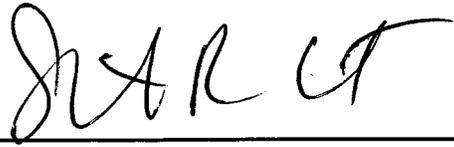
9.05(C)

(C) Application Contents. The application shall state the applicant's name, place of last residence, reason for wishing to locate or relocate the mobile home in the Town of West Point, place and nature of employment of the applicant and of any other proposed occupant of the mobile home, names of all intended occupants, size and age of the mobile home, the size of the site where the mobile home is located or is to be relocated (which must be at least 5,000 square feet of space unoccupied by any other mobile home or dwelling unit), and a statement that all applicable rules and regulations of the Wisconsin Administrative Code SPS 326 and any other applicable ordinance or law, including those relating to private sewage disposal, shall have been complied with.

Adopted this 12th day of February, 2026, TOWN OF WEST POINT, Town Board

  
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Ashley Nedeau-Owen, Town Board Chair

  
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Kevin Kessler, Town Board Supervisor 1

  
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Scott Earnest, Town Board Supervisor 2



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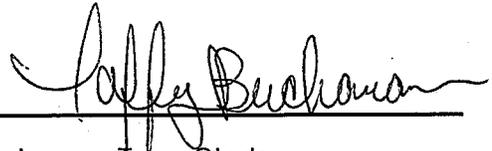
John Ungrodt, Town Board Supervisor 3



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Brian Gasser, Town Board Supervisor 4

Attest:



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Taffy Buchanan, Town Clerk