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PARALEGAL  
Ryan M. Riley

July 8, 2024

Chair Zellers –

You asked for our review of a proposed change to the Oak Park Manufactured Homes (“Oak Park”) located at 3901 Packers Avenue ([Legistar File No. 83737](#)) and, in particular, if it required a new General Development Plan (“GDP”).

I do not believe it requires a GDP and therefore Plan Commission may act on the item at their meeting on July 8, 2024.

- (1) [Public comment](#) cited MGO 28.098(5)(c)7. - *“Any Planned Development not constructed in accordance to its approved phasing plan, and any phases not constructed within ten (10) years of the Common Council approval of the General Development Plan, shall require approval of a new General Development Plan by the Common Council following a recommendation by the Plan Commission.”* You asked if this applied and if the GDP expired.
- (2) The GDP required that the roads, utility, and infrastructure be constructed, not the mobile homes. If you look in detail at the first page of the [project plans](#) in Legistar, you will see several notations about where water utilities, fiber, sewer etc. exist and need to be removed. That is the infrastructure required by the GDP. The mobile homes/trailers are just structures placed on the pads and connected to the utilities. The roads, pads and utility connections are the permanent infrastructure. While there are currently no trailers in the land between Bluejay and Redwing lanes, there have been mobile homes located on those sites in the past.
- (3) We haven’t found any evidence that the Mobile Home PD was approved with phasing. The Specific Implementation Plan appears to include all the mobile home sites for the entire property. Mobile homes by their function can move on and off sites. Moving mobile homes on and off sites does not restart the clock on GDP approval relevant to the ordinance citation above.
- (4) You asked if this was analogous to an expired GDP in [Legistar File No. 43437](#).

This is not the same situation as that project – which had vacant lots and was not developed as required by the phasing plan during the required timeframe.

- (5) A major alteration is the appropriate procedural tool since the applicant is asking for the configuration of infrastructure to be modified in response to how mobile home manufacturing has since changed.