

**Ordinance No. \_\_\_\_\_**  
**Town of Ahnapee, Kewaunee County, Wisconsin**  
**Amendments to 10.0511 Mobile Homes and Mobile Home Parks**

**Ordinance No. \_\_\_\_\_**  
**Town of Ahnapee, Kewaunee County, Wisconsin**  
**Mobile Homes and Mobile Home Parks -**

**PURPOSE**

The provisions of this Ordinance are enacted for the purpose of protecting the public health, safety and general welfare of residents and guests in the Town, to prevent overcrowding and unsanitary conditions on real estate and to establish minimum requirements for the establishment and operation of campgrounds in the Town of Ahnapee. The standards and requirements of this Ordinance are intended to provide a wholesome community environment, adequate public services, and the conservation of natural resources, resulting in a desirable recreational facility. These amendments to Town of Ahnapee Ordinance 10.0511 are designed to enable the collection of a municipal permit fee in place of a general property tax that mobile homes were exempted from by ss 70.112.

**AUTHORITY**

This Ordinance is adopted in accord with §§60.10(2)(c), 60.22(3), 61.34(1)&(5), 66.0435, & 66.058 Wis. Stats., pursuant to which the Town Board is authorized to adopt police power for and on behalf of the health, safety, welfare, and convenience of the public by necessary and convenient means.

**SEVERABILITY CLAUSE**

If any provision of this ordinance or its application to any person or circumstance is held invalid, the invalidity does not affect other provisions or applications of this ordinance that can be given effect without the invalid provision or application, and to this end the provisions of this ordinance are severable.

**ADOPTION OF ORDINANCE AND SCOPE**

This ordinance, adopted by a majority of the town board on a roll call vote with a quorum present and voting and proper notice having been given, applies to all lands in the Town of Ahnapee, Kewaunee County, Wisconsin. The Town Board shall be responsible to administer this Ordinance. This ordinance is effective on publication or posting. The town clerk shall properly post or publish this ordinance as required under s. 60.80, Wis. stats.

**Repeal the following:**

10.0511(B)(10)(a) The last sentence “The Town Board....of this ordinance”. This sentence has been made defunct by ss 70.112

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**Adopt the following:**

10.0511(B)(12) Building Permit Required

No construction of any type of structure is permitted without first obtaining a building permit issued pursuant to the Town of Ahnapee Zoning Ordinance, the county zoning ordinance, or any other town or county ordinance and all applicable statutes and provisions of the Wisconsin Administrative Code.

10.0511(B)(13) Monthly Municipal Permit Fee

- a) The Town shall collect a monthly municipal permit fee from each mobile home and manufactured home (unit) occupying space or lots in a mobile home community. In addition, the Town shall collect a monthly municipal permit fee for any mobile or manufactured home, not in a mobile home community, but located on leased property.
- b) On January 1 the assessor shall determine the total fair market value for each unit in the town subject to the monthly municipal permit fee and communicate these values to the clerk. The clerk shall multiply these values by the general property gross tax rate, less any credit rate for the property tax relief credit to determine the total annual permit fee. This total annual permit fee shall be divided by 12 and shall represent the monthly municipal permit fee. The monthly municipal permit fee shall be paid by the unit owner or occupant to the clerk on or before the 10<sup>th</sup> of the month following the month for which the monthly municipal permit fee is due.
- c) The monthly municipal permit fee is applicable to units moving into the town any time during the year. The mobile home community operator shall furnish information to the clerk and assessor within 5 days of the unit arrival. The assessor and clerk shall compute the monthly municipal permit fee and notify the units' owner. Liability for payment of the fee begins the first day of the month following the units arrival and continues while the unit remains in the town.
- d) The manufactured and mobile home community licensee, unit owner, and unit occupant are all liable for the monthly municipal permit fee. The community licensee is not liable until the licensing authority has failed, in an action under ss 799, to collect the fee from the unit owner and unit occupant.
- e) Paragraph (a) does not apply to any manufactured home, manufactured dwelling, mobile home, or camping unit that is any of the following:
  - 1) An improvement to real property under ss 70.043(1)
  - 2) A recreational mobile home as defined in ss 66.0435(1)(hm)

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- 3) A camping trailer defined in ss 340.01(6m)

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Adopted this \_\_\_\_\_ day of \_\_\_\_\_, 20xx.

In Favor:    Opposed:


Attest:

\_\_\_\_\_ Town Clerk