

TOWN OF MAPLE
DOUGLAS COUNTY | WISCONSIN

ORDINANCE NO. 2023 - 12

MOBILE HOME MONTHLY MUNICIPAL PERMIT FEE ORDINANCE

THE TOWN BOARD OF THE TOWN OF MAPLE DOES ORDAIN AS FOLLOWS:

SECTION 1: STATUTES ADOPTED

Except as otherwise specifically provided in this chapter, all provisions of Wis. Stats. Ch 70.04, 70.18 through 70.20 and 70.43 Wis. Stats. §, including any future revisions or amendments thereto, describing and defining regulations and taxation with respect to collection of personal property taxes assessed to a person in charge of possession of the personal property other than the owner, are hereby adopted by reference. Any act required to be performed or prohibited by any statute incorporated herein by reference is required or prohibited by this ordinance

SECTION 2: DEFINITIONS

- (a) "Licensee" means any person licensed to operate and maintain a mobile/manufactured home park under this section.
- (b) "Licensing Authority" means the Town Board of the Town of Maple.
- (c) "Park" means mobile/manufactured home park.
- (d) "Person" means any individual, firm, trust, partnership, association, or corporation.
- (e) "Mobile home" is a vehicle manufactured or assembled and designed to be towed as a single unit or in sections on a highway by a motor vehicle and equipped and used, or intended to be used, primarily for human habitation, with walls of rigid non-collapsible construction. Within this ordinance, "Mobile home" includes a structure which has been certified as a manufactured home as defined under Section 2, part (f) of this ordinance.
- (f) "Manufactured home" is a structure which has been certified and labeled as a manufactured home by the U.S. Department of Housing and Urban Development, or which has been labeled as a manufactured home under Section 101.90-101.96. Wisconsin State Statutes and Chapter ILHR 27 of the Wisconsin Administrative Code.

SECTION 3: MUNICIPAL MONTHLY PARKING PERMIT FEE

(a) There is hereby imposed on each occupied, nonexempt mobile home located in a park, a monthly parking fee as determined in accordance with Wis. Stats. 66.0435. It shall be the full and complete responsibility of the licensee to collect the proper amount from each mobile/manufactured homeowner. Said fees may be collected and remitted by the licensee in a lump sum payment to the Town of Maple Treasurer; or said fees shall be paid by the licensee to the Town of Maple Treasurer on or before the 15th day of the month following the month for which such fees are due, in accordance with the terms of this ordinance.

(b) For mobile/manufactured homes located in a park, the park operator shall furnish information to the town clerk and the assessor on mobile/manufactured homes added to the park within 5 days after their arrival, on forms prescribed by the Department of Revenue.

(c) The monthly parking fee shall be determined in accordance with Wis. State Statutes 66.0435(3). The assessor shall determine the total fair market value of each occupied mobile home in the district subject to the monthly parking permit fee. The fair market value, minus the tax exempt household furnishing thus established, shall be equalized to the general level of assessment on other real and personal property in the district. The value of each occupied mobile home thus determined shall be multiplied by the tax rate established on the preceding January 1 assessment of general property. The parking permit fee shall first be reduced by any applicable credits allowed by the legislature. The total annual parking permit fee thus computed shall be divided by 12 and shall represent the monthly mobile home parking permit fee. The fee shall be applicable to mobile homes moving into the mobile home park any time during the year.

(d) A new monthly parking fee and a new valuation shall be effective each January and shall continue for that calendar year.

SECTION 4: Non-exclusivity

(a) Adoption of this ordinance does not preclude the Town Board of Maple from adopting any other ordinance or providing for the enforcement of any other law or ordinance relating to the same or other matter.

(b) The issuance of a citation hereunder shall not preclude the Town Board of Maple or any authorized office from proceedings under any other ordinances or law or enforcement method to enforce any ordinance, regulation, or order.

SECTION 5: Severability

If any provision of this ordinance is invalid or unconstitutional, or if the application of this ordinance to any person or circumstance is invalid or unconstitutional, such invalidity or unconstitutionality shall not affect the provisions or applications of this ordinance which can be given effect without the invalid or unconstitutional provision or application.

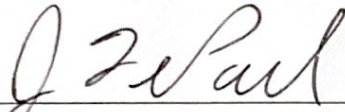
SECTION 6: Effective Date

This ordinance shall take effect upon its passage and publication or posting as provided by law and all ordinances or parts of ordinances inconsistent with or contrary herein are hereby repealed, except nothing in this ordinance shall be interpreted so as to conflict with any State Laws or orders regulating mobile/manufactured homes or mobile/manufactured home parks or any of the requirements of any ordinance of the Town of Maple not mentioned or made inapplicable by express terms of this ordinance.

Adopted this 11th day of January 2024.



Dustin Soyring, Chairman

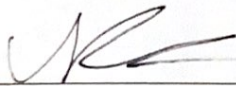


Jon TePoel, Supervisor



Thad Lintula, Supervisor

ATTESTED:



Rachel Lintula, Clerk