



WISCONSIN LEGISLATIVE COUNCIL AMENDMENT MEMO

2013 Assembly Bill 410	Assembly Amendment 1
<i>Memo published:</i> November 7, 2013 <i>Contact:</i> Mary Matthias, Principal Attorney (266-0932)	

Assembly Bill 410

Under current law, if the use of any building, premises, structure, or fixture was legal before the adoption of a zoning ordinance, a municipality or county generally may not prohibit that continued use based on the new zoning ordinance. Such use of a building, premises, structure, or fixture is referred to as a “legal nonconforming use.” If a building, premises, structure, or fixture that is a legal nonconforming use is altered or repaired, and the costs of the repairs or alterations exceed 50% of its assessed value then the building, premises, structure, or fixture becomes subject to the zoning ordinance.

The bill provides that a licensed manufactured home community that is a legal nonconforming use continues to be a legal nonconforming use despite any replacement of homes, infrastructure repairs, or alterations to infrastructure within the community.

Assembly Amendment 1

The amendment provides that in addition to the provisions of the bill, a licensed manufactured home community that is a legal nonconforming use continues to be a legal nonconforming use despite any repair of homes or replacement of infrastructure within the community.

Bill History

Assembly Amendment 1 was offered on November 5, 2013 by Representative Kleefisch. On November 7, 2013, the Assembly Committee on Housing and Real Estate voted to recommend adoption of the amendment, and passage of the bill as amended, on successive votes of Ayes, 9; Noes, 0.

MM:ty