



WISCONSIN LEGISLATIVE COUNCIL ACT MEMO

2013 Wisconsin Act 347
[2013 Assembly Bill 410]

**Zoning of Manufactured
Home Communities**

Background

Under Wisconsin 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 the continued use of that building premises, structure, or fixture based on enactment of the new zoning ordinance. Such a building, premises, structure, or fixture, after enactment of a zoning ordinance that would otherwise prohibit the use, 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 loses its status as a legal nonconforming use and becomes subject to the zoning ordinance.

Act 347

The Act provides that a licensed manufactured home community that is a legal nonconforming use continues to be a legal nonconforming use despite the repair or replacement of homes or infrastructure within the community. There is no limit on the value of the repair or replacement which may be undertaken.

Effective date: April 25, 2014.

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This memo provides a brief description of the Act. For more detailed information, consult the text of the law and related legislative documents at the Legislature’s Web site at: <http://www.legis.wisconsin.gov>.