

ORDINANCE No. ____
AN ORDINANCE CREATING SECTION 3.11 OF THE WHITEWATER
MUNICIPAL CODE RELATING TO SPECIAL ASSESSMENTS OF MOBILE
HOME COMMUNITIES

The Common Council of the City of Whitewater, Walworth and Jefferson Counties, Wisconsin, do ordain as follows:

SECTION 1: Create chapter 3.11 of the City of Whitewater Municipal Code to read as follows:

1. Purpose. The purpose of this section is to impose special assessments to defray the City's cost of furnishing police, fire, and emergency medical services to a mobile home community, and to encourage owners of a mobile home community to proactively implement strategies to reduce calls for such services.
2. Definitions. In this section:
 - A. "Emergency Services" means police, fire, and emergency medical services.
 - B. "Mobile Home Community" means any property upon which 3 or more manufactured homes or mobile homes, occupied for dwelling or sleeping purposes, are located, regardless of whether a charge is made for the accommodation of the homes upon such property.
3. Imposition of Mobile Home Community Special Assessments. Pursuant to Wis. Stat. § 66.0435(2)(b)2., the City may impose special assessments annually on each Mobile Home Community located in the City to defray the costs of providing Emergency Services.
4. Calculation of Special Assessment. To determine the costs of providing Emergency Services to each Mobile Home Community, the City shall annually calculate the number of calls for Emergency Services originating from, or requesting service to, the Mobile Home Community during the prior calendar year expressed as a percentage of the total number of calls for Emergency Services originating from or requesting service within the City multiplied by the actual amounts expended by the City for the provision of Emergency Services for the entire City for the same period. If the costs for providing Emergency Services to the Mobile Home Community exceeds the amount of revenue the City received from that Mobile Home Community, including all taxes and fees, the City shall impose a special assessment in an amount equal to the difference between the costs of providing Emergency Services attributable to the Mobile Home Community and the actual revenue received from the Mobile Home Community.

In no event will the City impose a special assessment for the cost of providing Emergency Services to the mobile home community if the attributable cost is less than the total amount of revenue the City received from the mobile home community.

Ordinance introduced by Council Member _____, who moved its adoption.

Seconded by Council Member _____.

AYES: _____

NOES: _____

ABSENT: _____

ADOPTED: _____, 2024

John Weidl, City Manager

Heather Boehm, City Clerk