

CODE OF ORDINANCES
Town of Willard, Rusk County, Wisconsin

CHAPTER 6
HOUSING AND ECONOMIC DEVELOPMENT ORDINANCE

6.01 AUTHORITY, STATEMENT OF PURPOSE

- (1) **TITLE AND PURPOSE.** This ordinance is entitled the 'Town of Willard Town Housing and Economic Development Ordinance'. The purpose of this ordinance is to provide for housing authorities, and regulate housing practices, in the Township.
- (2) **AUTHORITY.** The Town Board has the specific authority under Wisconsin Statutes, and the Town's Village Powers, to adopt and enforce this ordinance.
- (3) **ADOPTION OF ORDINANCE.** The Town Board has, by adoption of this ordinance, confirmed the specific statutory authority, powers, and duties noted in Chapters 60, 61, and 66, Wisconsin Statutes, and this ordinance, has established a fair housing ordinance for the Town of Willard, and has authorized the Town Board to cooperate with the county, cities, villages, and other towns, in housing development, and may establish a Town of Willard Housing Authority.

6.02 FAIR AND OPEN HOUSING

- (1) **EQUAL HOUSING.** The Town of Willard hereby adopts, by reference, the State of Wisconsin Equal Housing Law.
- (2) **DISCRIMINATORY HOUSING PRACTICE.**
 - (a) **Compliance.** The Town of Willard will comply with Federal and State laws, Federal and State regulations, and this ordinance, relating to any possible discrimination based on race, color, handicap, religion, sexual preference, national origin, sex or marital status of a person maintaining a household, lawful source of income, age or ancestry.
 - (b) **Exemptions.** Nothing in this ordinance shall:
 1. Prohibit discrimination on the basis of age in relation to housing in the Town of Willard that is designed to meet specific needs of elderly individuals.
 2. Prohibit the development of housing designed specifically for a person with a handicap and discrimination on the basis of handicap in relation to such housing.
- (3) **COMPLAINTS.** The Town of Willard officers, and employees, shall assist in the orderly prevention, and removal, of all discrimination in housing within the Town by implementing the authority, and enforcement, procedures set forth in Chapter 106, Wisconsin Statutes. The Town Clerk shall maintain forms for complaints that are filed under Wisconsin Statutes, and shall assist any person alleging a violation in the Town to file a complaint thereunder with the Wisconsin Department of Workforce Development for enforcement.
- (4) **REQUIRING REFERENCES.** Nothing in this ordinance shall be deemed to prohibit an owner, or agent, from acquiring from any person who seeks to buy, rent, or lease, housing in the Town of Willard, information concerning family, marital, financial and business status, but not concerning race, color, physical condition, developmental disability, as defined in Wisconsin Statutes, or creed.

6.03 JOINT PARTICIPATION

The Town Board may cooperate with the state, country, or other units of government, including cooperative arrangements involving the acquisition, development, remodeling, construction, equipping, operations and maintenance of land, buildings and facilities for regional projects, whether or not located in the Town of Willard.

6.04 TOWN HOUSING AUTHORITY AND TOWN BUILDINGS

- (1) The Town Board may establish, and maintain, a Town of Willard Housing Authority. The Town Meeting may authorize, for the use of the Town, and to combine for this purpose, the funds of the Town of Willard with those of a society, or corporation, doing business or located in the Town of Willard, to accept contributions of money, labor, or space, to dispose of Town real or personal property other than property donated to, and required to be held by, the Town of Willard for a special purpose.
- (2) The Town of Willard real property may not be acquired by the Town of Willard Housing Authority, or any other housing authority, without the consent of the Town Board.
- (3) The Town Board may do any and all things legal and necessary to secure the financial aid, and the cooperation of the Federal government, in the undertaking, construction, maintenance, and operations, of any housing project which the Town of Willard Housing Authority is empowered to undertake.

6.05 IN LIEU OF TAXES

The Town of Willard, by its Town Board, may fix the sum to be paid annually in lieu of taxes on a Town housing project. The sum may not exceed the amount that would be levied as the annual tax by the Town upon such project or projects.

Ordinance Chapter 6

Adopted this 13th day of November, 2017

Robert Nelson Yea Nay

Mark Taft Yea Nay

Linda Bentley Yea Nay

Attest: Mary Jane Nelson, Town Clerk