

POSTED DATE: December 11, 2024

Committee Members: all meeting attendance (or absence) must be confirmed with a response.  
Please RSVP your attendance to this meeting ASAP to 920-846-4505 or [dclerk@ci.ocontofalls.wi.us](mailto:dclerk@ci.ocontofalls.wi.us)

**CITY OF OCONTO FALLS  
MAIN STREET COMMITTEE  
Council Chambers - Municipal Building  
500 N. Chestnut Avenue, Oconto Falls, WI 54154**

**WEDNESDAY DECEMBER 18, 2024 –8:00 AM**

**AGENDA**

**COMMITTEE:**

Chairperson Barb Salscheider – Salscheider’s Antique Bar  
Peter Bruesch – Coachlight Inn  
Jayme Sellen – OCEDC  
Stephanie Holman – Senn Hometown Insurance  
Melanie Rice – The Flower Shoppe  
Peter Wills – City Administrator  
Ashley Bahrke – City Alderman  
Danielle Kline-Oconto Falls Chamber

**OTHERS:**

Mayor Clint Braun  
Jane Meissner-Building Inspector

Deputy Clerk Jenny Friedman  
Tim Magnin-Fire Chief

**DISCUSSION AND POSSIBLE RECOMMENDATION/ACTION ON THE FOLLOWING:**


1. Call to Order
2. Approval of Main Street Committee Minutes 10.16.2024

Old Business

3. Downtown Zoning Ordinances
  - A. Ordinance Enforcement-Zoning & Building Conditions  
RE: Chief Magnin/Building Inspector Meissner
  - B. Oconto Falls’ Nuisances Ordinance Ch348 Enforcement  
RE: Mayor Braun
    - i. § 348-4 (L) Sec. 3: Commercial Buildings in (C-1) Dist Window Coverings
    - ii. § 348-9 Chronic Nuisance Premises
    - iii. **Public Informational Meeting December 18 12:00 to 1:00pm Re Sec 348-4 Public Nuisances**
4. WEDC Connect Communities-Officially Accepted
  - A. WEDC Connect Communities Resources
  - B. WEDC Fiscal Year 2025 Events & Trainings
5. American Express-Small Business Saturday November 30th follow up  
Re: Barb Salscheider, Melaine Rice
6. Christmas Event December 5th Event follow up  
Re: Melaine Rice, Stephanie Holman

New Business

7. Downtown Design Review Application-None
8. Next meeting -February 19, 2025 8am
9. Adjournment



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City Administrator Peter A. Wills

Notice was given to the public at least 24 hours prior to this open meeting - agenda was forwarded to newspapers and any news media who have requested the same – agenda was posted at City Hall, Oconto Falls Community Library, and on the City website at: [cityofocntofalls.com](http://cityofocntofalls.com)

**Any person wishing to attend the meeting who requires special accommodations because of a disability should contact the Clerk's office at 920-846-4505 with adequate notice so appropriate accommodations can be made.**

**CITY OF OCONTO FALLS  
MAIN STREET COMMITTEE MEETING  
Council Chambers – Municipal Building  
500 N. Chestnut Avenue  
Oconto Falls, WI 54154**

**WEDNESDAY OCTOBER 16, 2024 – 8:00 AM  
MINUTES**

**City Administrator Wills called the meeting to order at 8:00 am.**

**1. Roll Call**

**Present:** Chairman Barb Salscheider – Salscheider’s Antique Bar  
Peter Wills – City Administrator  
Ashley Bahrke – City Alderman  
Stephanie Holman-Senn Hometown Insurance  
Peter Bruesch – Coachlight Inn  
Danielle Kline-Oconto Falls Chamber,  
Jayme Sellen –TEDCOR,  
Melanie Rice – The Flower Shoppe

**Also Present:** Mayor Clint Braun, Deputy Clerk Jenny Friedman, Building Inspector Jane Meissner, Fire Chief Tim Magnin, Bill LaBrause, Rebecca Pytak, Debbie Woods, Kelly Brabant

**DISCUSSION AND POSSIBLE RECOMMENDATION/ACTION ON THE FOLLOWING:**

**2. Approval of Main Street Committee Minutes- 08-21-2024**

**Motion: Bahrke/Salscheider**

*Motion to approve Main Street Committee Minutes-08-21-2024.*

**Voice Vote:** All present voting aye - **MOTION CARRIED**

**Old Business**

**3. Downtown Zoning Ordinances**

**A. Ordinance Enforcement-Zoning & Building Conditions**

Building Inspector Meissner and Fire Chief Magnin gave an update on the properties that they have reviewed and the findings for any violations. The process of what happens if there are any violations found were gone through with Main Street Committee.

**NO ACTION TAKEN**

**B. Oconto Falls’ Nuisances Ordinance Ch348 Enforcement**

- i. § 348-4 (L) Sec. 3: Commercial Buildings in (C-1) Dist Window Coverings
- ii. § 348-9 Chronic Nuisance Premises

This would help clean up the Main Street façade but also some of the problem areas in the city.  
**NO ACTION TAKEN**

C. Downtown Parking Enforcement

i. § 465-5 Parking, standing and Stopping (D) 8

There has been a rise in citizens parking on Main Street that is in violation of city ordinance. Police Department has been watching this and issuing citations when needed. Issue has been increasingly better with the help of the Police Department.

**NO ACTION TAKEN**

4. (WEDC) Wisconsin Economic Development Corporation Main Street-Connect Community

a. WEDC Connect Community Application

Administrator Wills did submit the application for WEDC Connect Communities. There is three parts to this application;

- Pay two hundred dollars entry fee.
- Maintain a MainStreet Community
- Have four Volunteers do training and events that WEDC Connect Community designates and approves. Administrator Wills has gone to one training. Jayme Sellen, Ashley Bahrke and Stephanie Holman have also volunteered to be a part of this program.

At this time the City does not know if their application has been accepted.

**NO ACTION TAKEN**

**New Business**

5. Downtown Design Review Application-None  
**NO ACTION OR DISCUSSION TAKEN**

6. American Express-Small Business Saturday November 30<sup>th</sup>

Re: Administrator Wills

A. Packets to arrive Mid November

B. <https://www.americanexpress.com/us/merchant/shop-small/materials.html?intlink=us-merchsite-ssrh-exploreassets>

Small Business Saturday November 30,2024.

7. Christmas Event December 5<sup>th</sup> Event Application

A. Event description

B. Main St Detour Request

C. Groups involved

The Oconto Falls Christmas Event December 5<sup>th</sup> event application was presented. The event will have a horse drawn wagon ride, activities for the children, Food Trucks and shopping on Main Street. This is put on by several of the Main Street business.

**MOTION: Bahrke/ Holman**

*Motion to approve the Christmas Event Application December 5<sup>th</sup> 2024.*

**Voice Vote:** All present voting aye - **MOTION CARRIED**

8. WEDC Vibrant Spaces Grant
  - A. Project Description
  - B. Budget breakdown
  - C. Source and amount of matching funds

Stephanie Holman presented some of the ideas of what the Caldwell Square will have. She will be applying for WEDC Vibrant Spaces Grant. If granted this will go towards Caldwell Square.

**MOTION: Bahrke/Salscheider**

*Motion to have City Administrator Wills and Stephanie Holman work together on the WEDC Vibrant Spaces Grant in order and then present on the November council agenda.*

Stephaine Holman did Sustain from vote due to conflict of interest.

**Voice Vote:** All present voting aye - **MOTION CARRIED**

9. T-Mobile Grant
  - A. Project Plans
  - B. Project Budget
  - C. Timeline
  - D. Letters of Support

**MOTION: Sellen/Salscheider**

*Motion to support City Administrator Wills and Stephanie Holman work together on the T-Mobil Grant and submit when completed.*

Stephaine Holman did Sustain from vote due to conflict of interest.

**Voice Vote:** All present voting aye - **MOTION CARRIED**

10. Next meeting -December 18, 2024 8am

11. Adjournment

Having no further discussion, City Administrator declared the meeting adjourned at 8:50am.

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City Administrator Peter A. Wills

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**MAIN STREET INSPECTION LIST**

SITE ADDRESS	OWNERNME1	OWNERNME2	Phone	Street_Address	City_State_Zip	SITEADDRESS	General Notes 12/04/24
101 N MAIN ST	THOMAS & JANICE GRISETO		(920) 846-4804	101 N MAIN ST	OCONTO FALLS, WI 54154	101 N MAIN ST	No Living area 9-25-24-Moving to Texas
102 N MAIN ST	D&J RENTALS OF OCONTO COUNTY LLC			PO BOX 966	OCONTO FALLS, WI 54154	102 N MAIN ST	First Floor Office Space Second Floor 4 Unit Apartments
104 CALDWELL AVE	(sam)SALVATORE & SHERRY M SCIMEMI		920-671-4566	6768 OCONTO RIVER SHORES	OCONTO FALLS, WI 54154	104 CALDWELL AVE	Home
105 S MAIN ST	SHELLMAN RENTALS LLC	Loretta Shellman	920-373-0364	PO BOX 128	OCONTO FALLS, WI 54154	105 S MAIN ST	Offices on first floor , Appartments on Second floor
112 N MAIN ST	RICHARD L BLASER		920-634-8619	5247 MCDERMID DR	OCONTO FALLS, WI 54154	112 N MAIN ST	First Floor Retail Store, Second Store 5 Unit Apt Shared Bathroom & Kitchen
113 N MAIN ST	OCONTO FALLS INSURANCE CENTER INC		920-846-3316	113 N MAIN ST	OCONTO FALLS, WI 54154	113 N MAIN ST	2- Unit Apts Up-Stairs , front and rear
114 N MAIN ST	141 CLIPS N STYLES LLC	Linsey Destarkey	(920) 846-4211	114 N MAIN ST	OCONTO FALLS, WI 54154	114 N MAIN ST	One story Building no living area
117 S MAIN ST	JILL A GONDECK		920-373-3520	542 EAGLE DR	OCONTO FALLS, WI 54154	117 S MAIN ST	Vacant Lot and Home
118 N MAIN ST	BARBARA SALSCHIEDER		920-846-8782	126 N MAIN ST	OCONTO FALLS, WI 54154	118 N MAIN ST	1 -home 2 story
123 CALDWELL AVE	SAM & SHERRY M SCIMEMI	Falls Chemical, 111 Foote St. Seymour, WI	920-671-4566	6768 OCONTO RIVER SHORES	OCONTO FALLS, WI 54154	123 CALDWELL AVE	Closed- Neighbor Robb Brabant is using it as a garage. No Living Area in building. Robb may purchasing the building. (Robb 920-373-7000)
125 CALDWELL AVE	ROBB & KELLY BRABANT		920-373-3131 Kelly	125 CALDWELL AVE	OCONTO FALLS, WI 54154	125 CALDWELL AVE	Salon on first floor, Second Floor Living space for owner Robb 920-373-7000
125 N MAIN ST	UNA F & DONALD P WEILER		(920) 848-7056	W180 CENTRAL ST	KRAKAW, WI 54137	125 N MAIN ST	1- Story no living area
Parking lot	UNA F & DONALD P WEILER		(920) 848-7056	W180 CENTRAL ST	KRAKAW, WI 54137		Behind resale shop and owned by same owners.
126 N MAIN ST	BARBARA L SALSCHIEDER		920-846-8782	126 N MAIN ST	OCONTO FALLS, WI 54154	126 N MAIN ST	1 Story Bar no living area
130 N MAIN ST	JOSHUA A JOHNSON		Tina Olson-Mom-920-598-2639	130 & 130 1/2 N MAIN ST	OCONTO FALLS, WI 54154	130 N MAIN ST	Old Helstad Drug Inspecting 12/17/24 10AM
134 N MAIN ST	GREEN BAY NATIONAL ASSOCIATED BANK		920-846-2831	433 MAIN ST	GREEN BAY, WI 54301	134 N MAIN ST	1 Story no living Area
136 N MAIN ST	MARK S & KATHY L MICOLEY		920-846-4867	8170 RIDGE RD	LENA, WI 54139-9748	136 N MAIN ST	No Living Area on the First Floor. Second Story 1 Large Aparment-No Issues-
136 RIVER ST	DON LIEGEOIS		920-373-1959	253 N ADAMS ST	OCONTO FALLS, WI 54154	136 RIVER ST	Steel Metal Building- Private Storage- No Living Area
River Street	Jim Poradeck		920-373-8300	PO BOX 38	OCONTO FALLS, WI 54154	137 N MAIN ST	Vacant Lot
137 & 139 N MAIN ST	COVER RENTALS LLC		920-365-3723	902 N. Broadway Ave	Green Bay WI 54303	137, 137 .5 & 139 N MAIN ST	3 Rental Units (1 unit front first floor & 2 units on second floor)
142 N Main St	Tim Beck	Tim Beck	C-262-804-1495			142 N Main St	2 Unit Apts Up-Stairs , 1 Rear
145 N MAIN ST	KEITH & MARY DAVIS		920-660-0279 Mary 920-660-0093 Keith	5638 HAZELNUT LANE	OCONTO FALLS, WI 54154	145 N MAIN ST	1-Story with apartment in the rear (the Son orf the Owher)
145 RIVER ST	JOHN A MARTIN		920-465-1323	408 S WASHINGTON ST	OCONTO FALLS, WI 54154	145 RIVER ST	Steel Metal Building- Private Storage No Living Area
146 N MAIN ST	DEBRA C LOLLEY		920-373-1690	146 N MAIN ST	OCONTO FALLS, WI 54154	146 N MAIN ST	Not open for Business First Floor Back and Second Floor Home
147 N FRANKLIN ST	JERED KENNEDY		920-373-6435	147 N FRANKLIN ST	OCONTO FALLS, WI 54154	147 N FRANKLIN ST	Private Storabe Building No Living Area
150 N MAIN ST	MICHAEL J BAUMGARDT		920-846-0176	150 N MAIN ST	OCONTO FALLS, WI 54154	150 N MAIN ST	Card Store in front and Owner Living in The Back
153 N MAIN ST	COVER RENTALS LLC	Helen Patenaude	920-455-0610	1566 W MASON ST	GREEN BAY, WI 54303	153 N MAIN ST	8 Apartment Units -4 Units 1st Floor & 4 Units on 2nd Floor
157 N MAIN ST	BARLORD LLC	GREG JAHNKE	920-655-7090	5425 COUNTY RD JJ	GREEN BAY, WI 54311	157 N MAIN ST	1- Story with basement no living area Renter interested in Renting, Wants to sell for \$190K TT Greg Jahnke 11/21/22
158 N MAIN ST	PAULA DICKINSON (Falls Restruant)		(920) 846-8799	7494 BEAVER LAKE RD	OCONTO FALLS, WI 54154	158 N MAIN ST	2- story (Apartment upstairs rear)
163 N MAIN ST /PO Box 964	BEAM CHEMICAL CO	Chris Peterson	920-494-4853	1363 Eminence St.	Green Bay WI. 54313	163 N MAIN ST /PO Box 964	spoke 11/2 did not want Garbage Bins. , Called 11/22 Upset about Garbage
164 N MAIN ST	MICHAEL L KALLIES/MK Photograghy	MICHAEL L KALLIES	920-846-8409	213 S FRANKLIN ST	OCONTO FALLS, WI 54154	164 N MAIN ST	1 Story no living Area
167 N MAIN ST	CALVIN T PENNEY	JESSICA SPALTNER CALVIN PENNEY	Jessica-920-284-5646 /Calvin 920-512-2196	308 E WINNEBAGO ST	APPLETON, WI 54911	167 N MAIN ST	2- Story (Apartment upstairs) Applying for Building Permit
171 N FRANKLIN ST	JUDY M & JON C TOPPING		No working Phone?	171 N FRANKLIN ST	OCONTO FALLS, WI 54154	171 N FRANKLIN ST	Residential Home- No Business
172 N MAIN ST	Caldwell Square	Barb Scheider	920-373-7947	126 N. Main St.	Oconto Falls	126 N. Main St	Caldwell Square- Park- No Living Area
175 N MAIN ST	Ruben's Real Estate LLC		920-288-1876	E2057 County X	Casco WI 54205	175 N MAIN ST	Home Converted to 4 Unit Apt. First Floor 2 Units, Second Floor 2 Units
200 CALDWELL AVE	TAX DEPT -KENDALL TELEPHONE INC			100 CENTURY PARK DR	MONROE, LA 71203	200 CALDWELL AVE	Phone Company No living area
200 E CENTRAL AVE	Schneider Rental Property Mngt	Briley Schneider	(920)737-8532	1028 W TAPESTRY DR	SPOKANE, WA 99224-5052	200 E CENTRAL AVE	3 Rental Units (2 upstairs and 1 Downstairs off Central
204 N MAIN ST	Becky J Smith	Becky J. Smith		1600 SOUTH DOUGLASS RD SUITE	ANAHEIM, CA 92806	204 N MAIN ST	Home -3 Rental Units- Upstairs and 1 Down Stairs
208 E CENTRAL AVE	MARK D MORTELL		920-846-3393	517 N CHESTNUT AVE	OCONTO FALLS, WI 54154	208 E CENTRAL AVE	1- Story no living area
211 N MAIN ST	WILLIAM A LABROSSE /Couill Custom Creations	8855 CCC RD, OCONTO FALLS, WI 54154	920-846-2099 920-373-1920	8855 CCC RD	OCONTO FALLS, WI 54154	211 N MAIN ST	Front First Floor- Business with back Apt. Second floor 1 large apartment
212 E CENTRAL AVE	Konop Builders/Apt		920-373-1919		OCONTO FALLS, WI 54154	212 E CENTRAL AVE	1 Story Building, Office in the Front with 1-Apartment in the rear
214 N MAIN ST	RODNEY WOODS		(920) 373-1712			214 N MAIN ST	1 Story No Living Area
217 N MAIN ST	Elijah Schanau	Elijah Schanau		3002 Windross Lane	Suamico, WI 54141	217 N MAIN ST	3- Apts 2 -first floor 1 apt rear 1st and Second Story -Pawn Shop-
219 N Main St	Elijah Schanau	Elijah Schanau		3002 Windross Lane	Suamico, WI 54141	219 N Main St	Gravel access alley to buildings on N Main St
220 RIVER ST	CAROLE A PORATH			220 RIVER ST	OCONTO FALLS, WI 54154	220 RIVER ST	Residential Home- No Business
229 N MAIN ST	Nicole Meyer		(920) 493-8801	1144 SCHAUER LN	GREEN BAY, WI 54304	229 N MAIN ST	Remodeling. Stripped to studs 1/12/23 1 Story no Living Area
233 N Main Street	AMBER & TIM PERIZZO		920-373-4247			233 N Main Street	1- Story no Living Area
256 N Main St	DR RANDEL DIETZE		(920) 846-3841			256 N Main St	No Living area on first floor. Second Floor 1 Aparment-No Issues

N MAIN ST	CITY OF OCONTO FALLS			PO BOX 70	OCONTO FALLS, WI 54154	N MAIN ST	Parking lot
Franklin St	CITY OF OCONTO FALLS			W269 PEARL ST	OCONTO FALLS, WI 54154	Franklin St	Parking lot for Post Office
N Main Street	S&L			PO BOX 38	OCONTO FALLS, WI 54154	N Main Street	NO LIVING AERA
237 N Main St	Senn Insurance	Shane Senn	920-846-2341	237 N. Main Street	Oconto Falls WI. 54154	237 N. Main St.	First and Second Floor are Both Office Space
248 N. Main St.	Coachlight Inn Motel	Peter Bruesch		248 N. Main St.	Oconto Falls WI. 54154	248 N. Main St.	Commerical Building Motel with 2- Rental Space on Lower Level

# CITY OF OCONTO FALLS

PO BOX 70 500 NORTH CHESTNUT

OCONTO FALLS, WI 54154-0070

PHONE: 920-846-4505

FAX: 920-846-4516



Property Owner:

This notice informs the owner and any interested parties of the premises that the Ordinance NO. 24-010; an Ordinance Amending Nuisances' Chapter 348 was adopted on September 10, 2024 by Common Council. The city will be holding a **Public Informational** meeting on the ordinance changes and enforcement on **December 18, 2024 from 12:00pm until 1:00pm** in the Council Chambers at 500 N. Chestnut Oconto Falls WI. 54154. This ordinance as whole has taken affect September 20,2024 and is being enforced. The city will start to enforce the ordinance **Section §348-4 Public nuisances affecting peace and safety Letter L (3)** listed below as of January 1,2025. The City of Oconto Falls encourages all owners and any interested parties to attend.

The Ordinance Section §348-4 Public nuisances affecting peace and safety Letter L (3) states;

*“Commercial Buildings in General Commercial District (C-1) Zoning Ch 480-8 windows on the first Floor shall not be obscured or block more than 50% of the window by merchandise, signs may cover up to 25%. Any other non-transparent materials are prohibited from blocking, or covering the first-floor windows either from interior or exterior. Violations are subject to forfeiture and requirement to be removed, subject to ongoing penalty for non-compliance.”*

Thank you  
City Administrator  
Peter Wills

**Any person wishing to attend the meeting who requires special accommodations because of a disability should contact the Clerk's office at 920-846-4505 with adequate notice so appropriate accommodations can be made.**



## CITY OF OCONTO FALLS ORDINANCE NO. 24-010

### AN ORDINANCE AMENDING NUISANCES CHAPTER 348 OF THE MUNICIPAL CODE AS FOLLOWS:

#### THE COMMON COUNCIL OF THE CITY DOES ORDAIN AS FOLLOWS:

No person shall erect, contrive, cause, continue, maintain, or permit to exist any public nuisance within the City.

#### § 348-2. Determination of public nuisance.

A public nuisance is a thing, act, occupation, condition, or use of property which continues for such length of time as to:

- A. Substantially annoy, injure, or endanger the comfort, health, repose, or safety of the public.
- B. In any way render the public insecure in life or in the use of property.
- C. Greatly offend the public morals or decency.
- D. Unlawfully and substantially interfere with, obstruct, or tend to obstruct or render dangerous for passage any street, alley, highway, navigable body of water or other public way, or the use of public property.
- E. Cause or allow repeated violations of City ordinances related to Chapter **348**, Nuisances, or Chapter **365**, Peace and Good Order.  
[Added 8-10-2021 by Ord. No. 21-001]

#### § 348-3. Public nuisances affecting health.

The following acts, omissions, places, conditions, and things are specifically declared to be public health nuisances, but such enumeration shall not be construed to exclude other health nuisances within the definition of § **348-2** of this chapter:

- A. All decayed, harmfully adulterated or unwholesome food or drink sold or offered for sale to the public.
- B. Carcasses of animals, birds, or fowl not intended for human consumption or food which are not buried or otherwise disposed of in a sanitary manner within 24 hours after death.
- C. Accumulations of decayed animal or vegetable matter, trash, rubbish, rotting lumber, bedding, packing material, scrap metal, or any materials whatsoever in which flies, mosquitoes, disease-carrying insects, rats, or other vermin may breed.
- D. Standing water at any point on any property within the City, except water impounded on farm land for agricultural purposes.
- E. Privy vaults and garbage cans which are not fly tight.
- F. All noxious weeds and other rank growth of vegetation.

- G. All animals running at large.
- H. The escape of smoke, soot, cinders, noxious acids, fumes, gases, fly ash, industrial dust or other atmospheric pollutants within the City limits or within one mile therefrom in such quantities as to endanger the health of persons of ordinary sensitiveness or to threaten or cause substantial injury to property in the City.
- I. The pollution of any public well or cistern, stream, lake, canal, or other body of water by sewage, creamery, or industrial wastes or other substances.
- J. Any use within the City of property, substances, or things emitting or cause any foul, offensive, noisome, nauseous, noxious, or disagreeable odors, gases, effluvia, or stenches extremely repulsive to the physical senses of ordinary persons which annoy, discomfort, injure, or inconvenience the health of any appreciable number of persons within the City.
- K. Any use of property which causes any nauseous or unwholesome liquid or substance to flow into or upon any street, gutter, alley, sidewalk, or public place within the City.
- L. The construction and operation of a tank or tanks for the storage of tallow in the City whereby nauseous, offensive, or unwholesome odors are allowed to be emitted. The Police Department, after the necessary fact finding, shall make a report to the Council on such emission of nauseous, offensive, or unwholesome odors. If a majority of the Council adopts such report, it may order the commencement of an action in the name of the state on the relation of the City for an injunction to prevent the nuisance or may order the commencement of an action for the abatement or removal thereof.<sup>[1]</sup>

[1] *Editor's Note: Amended at time of adoption of Code (see Ch. 1, General Provisions, Art. II).*

## § 348-4. Public nuisances affecting peace and safety.

The following acts, omissions, places, conditions, and things are hereby declared to be public nuisances affecting peace and safety, but such enumeration shall not be construed to exclude other nuisances affecting public peace or safety within the provisions of § 348-2 of this chapter:

- A. All signs and billboards, awnings, and other similar structures over or near streets, sidewalks, public grounds, or places frequented by the public so situated or constructed as to endanger the public safety.
- B. All buildings and structures erected, repaired, or altered within the City in violation of the provisions of any ordinances relating to materials and manner of construction.
- C. All unauthorized signs, signals, markings, or devices placed or maintained upon or in view of any public highway or railway crossing which purport to be or may be mistaken as official traffic control devices or railroad signs or signals or which, because of their color, location, brilliance, or manner of operation, interfere with the effectiveness of any such device, sign, or signal.
- D. All trees, hedges, billboards, or other obstructions which prevent persons driving vehicles on public streets, alleys, or highways from obtaining a clear view of traffic when approaching an intersection or pedestrian crosswalk.

- E. All use or display of fireworks, except as provided by state law and City ordinances.<sup>[1]</sup>

[1] *Editor's Note: See Ch. 254, Fireworks.*

- F. All buildings or structures so old, dilapidated, or out of repair as to be dangerous, unsafe, unsanitary, or otherwise unfit for human use.
- G. All loud, discordant, and unnecessary noises or vibrations of any kind.

- H. All obstructions of streets, alleys, sidewalks, or crosswalks and all excavations in or under the same, except as permitted by City ordinance, or which, although made in accordance with such ordinances, are kept or maintained for an unreasonable or illegal length of time after the purpose thereof has been accomplished.
- I. All open and unguarded pits, wells, excavations, or unused basements freely accessible from any public street, alley, or sidewalk.
- J. Any unauthorized or unlawful use of property abutting on a public street, alley, or sidewalk, or of a public street, alley, or sidewalk, which causes large crowds or people to gather, thereby obstructing traffic and free use of the streets or sidewalks.
- K. All exhibitions within the City of a motion picture, show, or other presentation at an outdoor drive-in theater which motion picture, show, or other presentation in whole or in part depicts nudity, sexual conduct, or sadomasochistic abuse, in such manner that the material is visible from any public street, sidewalk, thoroughfare, or other public place where it may be observed by minors or unconsenting adults and which, due to its content, creates traffic and parking problems on City streets or creates violations of the City of Oconto Falls Code. For the purposes of this subsection, a motion picture rating "X" by the film industry shall be prima facie evidence that the film in whole or in part depicts nudity, sexual conduct, or sadomasochistic abuse and is therefore harmful to minors and in violation of this chapter.<sup>[2]</sup>

[2] *Editor's Note: Amended at time of adoption of Code (see Ch. 1, General Provisions, Art. II).*
- L. All use or maintenance of building exteriors or surrounding premises which limits the use or enjoyment of neighboring property or which causes or tends to cause diminution of the value of the property of others in the neighborhood in which such premises is located by reason of:
  - (1) Exterior storage of scrap lumber, junk, trash, or other debris, including, without limitation of enumeration, discarded objects or equipment such as motor vehicles, furniture, appliances, farm or manufacturing equipment, building materials, or litter.
  - (2) Exterior patchwork, repair, or reconstruction that results in a multi-textured or multicolored effect or appearance not consonant with the decor, architectural design, or aesthetics of the rest of such building.
  - (3) Commercial Buildings In General Commercial District (C-1) Zoning Ch 480-8 windows on the first Floor shall not be obscured or block more than 50% of the window by merchandise, signs may cover up to 25%. Any other non-transparent materials are prohibited from blocking, or covering the first-floor windows either from interior or exterior. Violations are subject to forfeiture and requirement to be removed, subject to ongoing penalty for non-compliance.
- M. Any placement or diverting of any unreasonable amount of snow or ice onto the property of another which is so situated as to endanger the public health or safety or creates an unnecessary physical or financial burden.

## § 348-5. Abatement of public nuisances.

- A. Summary abatement.
  - (1) Notice to owner. If the inspecting officer determines that a public nuisance exists within the City and that there is a danger to public health, safety, peace, morals, or decency, notice may be served by the inspecting officer or an authorized deputy on the person causing, maintaining, or permitting such nuisance or on the owner or occupant of the premises where such nuisance is caused, maintained, or permitted, and a copy of such notice shall be posted on the premises. Such notice shall direct the person causing, maintaining, or permitting such nuisance, or the owner or occupant of the premises, to abate or remove such nuisance within a period not less than 24 hours or greater than seven days and shall state that unless such nuisance is so abated,

the City will cause the same to be abated and will charge the cost thereof to the owner, occupant, or person causing, maintaining, or permitting the nuisance, as the case may be.

(2) Abatement by City. If the nuisance is not abated within the time provided or if the owner, occupant, or person causing the nuisance cannot be found, the officer having the duty of enforcement shall cause the abatement or removal of such public nuisance.

B. Abatement by court action. If the inspecting officer determines that a public nuisance exists on private premises but the nature of such nuisance is not such as to threaten great and immediate danger to the public health, safety, peace, morals, or decency, the inspector or sanitarian shall file a written report of such findings with the Mayor, who, upon direction of the Council, shall cause an action to abate such nuisance to be commenced in the name of the City in the Circuit Court of Oconto County in accordance with the provisions of Ch. 823, Wis. Stats.

C. Court order. Except where necessary under Subsection A, an officer hereunder shall not use force to obtain access to private property to abate a public nuisance but shall request permission to enter upon private property if such premises are occupied and, if such permission is denied, shall apply to any court having jurisdiction for an order assisting the abatement of the public nuisance.

D. Other methods not excluded. Nothing in this chapter shall be construed as prohibiting the abatement of public nuisances by the City or its officials in accordance with state law.

## § 348-6. Cost of abatement.

In addition to any other penalty imposed by this chapter for the erection, contrivance, creation, continuance, or maintenance of a public nuisance, the cost of abating a public nuisance by the City shall be collected as a debt from the owner, occupant, or person causing, permitting, or attaining the nuisance, and if notice to abate the nuisance has been given to the owner, such cost shall be assessed against the real estate as a special charge.

## § 348-7. Enforcement.

The Chief of Police, Health Officer, Administrator - Clerk/Treasurer or designee, and Building Inspector shall enforce those provisions of this chapter that come within the jurisdiction of their offices, and they shall make periodic inspections and inspections upon complaint to ensure that such provisions are not violated. No action shall be taken under this chapter to abate a public nuisance unless the officer has inspected or caused to be inspected the premises where the nuisance is alleged to exist and is satisfied that a nuisance does in fact exist.

## § 348-8. Violations and penalties.

Any person who shall violate any provision of this chapter shall, upon conviction, be subject to a penalty as provided in § 1-9 of this Code together with the costs of prosecution and remedy of the violation.

[1] *Editor's Note: Amended at time of adoption of Code (see Ch. 1, General Provisions, Art. II).*

## § 348-9. Chronic Nuisance Premises

(1) Findings. The City of Oconto Falls Common Council finds that certain premises within the City receive and require more than the general, acceptable level of police services and Building Inspector, place an undue and inappropriate burden on City of Oconto Falls taxpayers, and constitute public nuisances. Nuisance activity contributes to the general decay of an affected neighborhood and negatively impacts law-abiding residents in these neighborhoods. The vast majority of properties with chronic nuisance activity are non-owner occupied. This ordinance is enacted to encourage premises owners to recognize their responsibility to ensure that activities

occurring on their premises conform to the law and do not unduly burden the City's police and Building Inspector's resources and to provide a mechanism for the City to take action against premises owners who fail to ensure premises they own do not require a disproportionate level of police and Building Inspection resources to be devoted to such premises. This ordinance provides a method for Police and the Building Inspector to use in a progressive manner when working with property owners to abate nuisance activities occurring on their premises. Therefore, the Common Council determines that the City will charge the owners of such premises with the costs associated with abating nuisance activity at premises where nuisance activities chronically occur. This section is not intended to discourage crime victims or a person in legitimate need of police services from requesting them. This section does not affect a Premises owner's duty to comply with the Fair and Open Housing Laws under Chapter 238 of the City of Oconto Falls Ordinances (COFO)(State Statutes § 106.50, § 66.1011), nor does it affect a Premises owner's duty to comply with all other laws governing residential tenancies which are contained in Chapter 704 of the Wisconsin Statutes, Chapter ATCP 134 of the Wisconsin Administrative Code.

(2) Definitions. For the purposes of this section:

(a) "Chronic Nuisance Premises" means a premises that meets any of the following criteria:

1. Is a Premises which has generated three (3) or more calls for police services that have resulted in Enforcement Action for Nuisance Activities on three (3) separate days within a sixty (60) day period. Two or more separate and distinct enforcement actions for nuisance activity occurring on the same day shall be counted separately. Three (3) or more calls for police services resulting in Enforcement Action for Nuisance Activities includes Enforcement Action taken against any person associated with the Premises while at or within two hundred (200) feet of the Premises for a Nuisance Activity;
2. Is a Premises for which police have responded to two or more nuisance activities of the types identified in the first two rows of the Nuisance Activities table in Subsection (2)(d)1. Below, that have occurred at the Premises during a six (6) month period, and probable cause exists that the nuisance activities are associated with the Premises;
3. Is a Premises which has generated a number of cases from the Building Inspector for Nuisance Activities from separate inspections occurring within a one (1) year period, with such calls resulting in Enforcement Action based on the following:
  - a. Five (5) Building Inspector cases with one resulting in Enforcement Action, or
  - b. Four (4) Building Inspector cases with two resulting in Enforcement Acton, or
  - c. Three (3) Building Inspector cases all resulting in Enforcement Action; or
4. Is a Premises for which Municipal Court or Oconto County Court of law has determined that, pursuant to a search warrant request, probable cause exists that manufacture, distribution or delivery of a controlled substance has occurred on or in association with the Premises within thirty (30) days prior to the date of the search warrant application; or
5. Is a Premises which has had one (1) Enforcement Action associated with the Premises resulting from the manufacture, delivery or distribution of a controlled substance(s) as defined in Chapter 961 of the Wisconsin Statutes.

(b) "Chronic Nuisance Premises Notice" means the notice issued by the Chief of Police and/or the City Administrator, or Building Inspector and referred to in Subsection (3)(a) of this ordinance.

(c) "Enforcement Action" means any of the following:

1. The physical arrest of an individual(s);
2. The issuance of a citation for a law violation;

3. Referral of charges by the police, City Administrator or the Building Inspector to the City Attorney or District Attorney for prosecution for Nuisance Activities.
- (d) "Nuisance Activities" means any of the following activities, behaviors or conduct:
  1. Life and Firearms Crimes.

Nuisance Activities	COFO/Wis. Stat.
Crimes against life and bodily security	§ 940.01—940.32 Wis. Stats., except as provided in Subd. 2
Crimes involving illegal possession or use of firearms	§ 941 & 948.60, Wis. Stats.

2. Chronic Nuisance Crimes.

Nuisance Activities	COFO /Wis. Stat.
Selling, offering for sale or giving away of any intoxicating liquors or fermented malt beverages without a license	Sec. 292-3 COFO; § 125.04(1) Wis. Stats.
Any act of aiding and abetting	§ 939, Wis. Stats
Damage to property	Sec. 365-11, COFO; § 943.01, Wis. Stats.
Trespass to land	§ 943.13, Wis. Stats.
Criminal trespass to dwelling	§ 943.14, Wis. Stats.
Unlawful trespass	Sec. 365-20, COFO
Theft	§ 943.20, Wis. Stats.
Arson	§ 943.02, Wis. Stats.
Robbery	§ 943.32, Wis. Stats.
Receiving or concealing stolen property	§ 943.34, Wis. Stats.
Indecent exposure	Sec. 365-1, COFO; § 944.20(1)(b), Wis. Stats.
Keeping a place of prostitution	§ 944.34, Wis. Stats.
Prostitution	§ 944.30, Wis. Stats.
Soliciting prostitutes	§ 944.32, Wis. Stats.
Pandering	§ 944.33, Wis. Stats.
Illegal gambling	§ 945.02, Wis. Stats.
Resisting or obstructing an officer	Sec. 365-23, COFO; § 946.41, Wis. Stats.
Disorderly conduct	Sec. 365-1, COFO; § 947.01, Wis. Stats.
An act of harassment	Sec 365-22,365-25 COFO;§ 947.013, Wis. Stats.
Mistreating/Cruelty to animals	Sec. 168-15, COFO; § 951.02, Wis. Stats.
Possession, manufacture, distribution or delivery of a controlled substance or related offenses	Sec 365-24 COFO; Ch. 961, Wis. Stats.
Maintaining a drug dwelling	§ 961.42, Wis. Stats.
Obstructing a street or sidewalk	Sec. 348-4 COFO
Depositing rubbish	Sec. 348-3,413-6,413-15,278-17 COFO
The disturbing the peace, production or creation of noises, damaging property	Sec. 365-11, COFO
Unlawful use of emergency telephone number	Sec. 365-22, COFO
Discharge of a firearm	Sec. 365-7, COFO
The possession, sale or use of synthetic marijuana	Sec. 365-24,365-18 COFO
Owning, keeping or harboring a vicious animal	Sec. 168-8, COFO
Loitering for the purposes of prostitution	Sec. 365-26, COFO
Violations of the Fire Prevention Code	Ch. 250 COFO; CH SPS 314 Fire Prevention
Possessing an open container which contains alcohol beverages or consuming alcohol beverages upon any public street	Sec. 365-14 COFO
Violations of the Minimum Housing Code	Ch. 278, COFO

- (e) "Nuisance Activity" does not include activities, behaviors, or conduct those results in a call for assistance made by any person requesting law enforcement services related to any of the following:

1. Domestic abuse as defined in § 813.12(1)(am), Wis. Stat.
  2. "Sexual assault," as described in §§ 940.225, 948.02, 948.025, Wis. Stats.
  3. "Stalking" as described in § 940.32, Wis. Stat.
  4. Enforcement of a restraining order as defined under Chapter 813, Wis. Stat.
  5. Any incident or behavior involving an individual at risk as defined in § 813.123, Wis. Stat.
  6. Any matters involving a child in need of protective services as defined under § 48.235(4), Wis. Stat.
- (f) "Person" means any natural person, agent, association, firm, partnership, corporation or other entity capable of owning, occupying or using property in the City of Oconto Falls.
- (g) "Person Associated With" means any person who, whenever engaged in a Nuisance Activity, has entered, patronized, visited, or attempted to enter, patronize or visit, or waited to enter, patronize or visit a premises or person present on a premises, including without limitation any officer, director, customer, agent, employee, or any independent contractor of a property, person in charge, or owner of a premises.
- (h) "Person in Charge" means any person, in actual or constructive possession of a Premises including but not limited to an owner or occupant of Premises under his or her ownership or control.
- (i) "Chief of Police" means the City of Oconto Falls Police Department Chief of Police or designee.
- (j) "Building Inspector" means the City of Oconto Falls Building Inspector or designee.
- (k) "City Administrator" means the City of Oconto Falls City Administrator or designee.
- (l) "Premises" means a place of abode, a residence, a house or multiple dwelling unit for one (1) or more persons, including lodging houses, hotels, motels and tourist rooming houses, and associated common areas, yards and parking lots. In the case of multiple dwelling units, "Premises", as used in this section, may consist of any single unit providing complete, independent living facilities for one (1) or more persons, including provisions for living, sleeping, eating, cooking and sanitation.
- (3) Procedure.
- (a) Notices.
1. Upon finding that a Premises meets the definition of a Chronic Nuisance Premises, the Chief of Police, City Administrator or the Building Inspector may declare the Premises a Chronic Nuisance Premises. The Chief of Police or the Building Inspector shall provide written notice of his or her determination to the Premises owner identified by the City of Oconto Falls Assessor's records for that Premises, and a courtesy copy to the City Administrator and Alder of the affected district. The Chronic Nuisance Premises Notice ("CNP Notice") shall be deemed delivered if sent either by first class mail to the Premises owner's last known address or delivered in person to the Premises owner and the courtesy copy to the City Administrator and Alder at the Common Council office or by electronic mail. If the Premises owner cannot be located, the notice shall be deemed to be properly delivered if a copy of it is left at the Premises owner's usual place of abode in the presence of some competent member of the family at least 14 years of age, or a competent adult currently residing there and who shall be informed of the contents of the CNP Notice. If a current address cannot be located, it shall be deemed sufficient if a copy of the CNP Notice is sent by first class mail to the last known address of the owner as identified by the records of the City Assessor. The CNP Notice shall contain the following information:
    - a. Street address, parcel number or a legal description sufficient to identify the Premises.

- b. A statement that the owner shall immediately notify the Chief of Police or Building Inspector of any change in address to ensure receipt of future notices.
  - c. A statement that the owner shall, within ten (10) days of receipt of the CNP Notice, respond to the Chief of Police or the Building Inspector either with an appeal or to propose a written course of action that is intended to abate the Nuisance Activities. The written course of action must include specific steps to abate the nuisance activities and shall propose a timeline by which the steps will be completed. The Statement shall direct the Premises owner to schedule a meeting with the Chief of Police and/or Building Inspector to discuss the Nuisance Activity and the Premises owner's intent regarding abatement. The Chief of Police or the Building Inspector may accept, reject or work with the owner to modify the proposal to abate the Nuisance Activities.
  - d. A statement that the Premises owner shall, when appropriate, consider and implement alternatives to eviction when formulating a written course of action to abate the nuisance.
  - e. A statement that the Premises owner shall at all times comply with the fair housing requirements contained in Ch 238 of the Fair and Open Housing Ordinance when considering any action against a tenant based upon a CNP Notice.
  - f. A statement that the Premises owner may be subject to a forfeiture action with a penalty of not less than one thousand dollars (\$1,000) nor more than five thousand dollars (\$5,000) for permitting a Chronic Nuisance Premises and may be subject to imprisonment for failure to pay such forfeiture.
  - g. A statement that if the Premises is a non-owner-occupied residential Premises, the Premises owner, site property managers and on-site staff, shall provide the Police Chief, City Administrator and/or Building Inspector written course of action with deadline for improvements to be completed, approved by the Police Chief, City Administrator, within forty-five (45) days of issuance of the CNP Notice.
- (b) 1. If the owner responds to the CNP Notice pursuant to Subdivision (a) with a written course of action that is intended to abate the nuisance activity, the Chief of Police, City Administrator or the Building Inspector may accept, reject or work with the owner to modify the proposal. The plan is acceptable if it can reasonably be expected to result in abatement of the Nuisance Activities described in the CNP Notice within sixty (60) days. If the proposed course of action is accepted, the Chief of Police, City Administrator or Building Inspector shall permit the owner or other responsible party forty-five (45) days to implement the accepted course of action. Implementation of the written course of action shall commence within forty-five (45) days of the date the premises was declared a chronic nuisance.
- 2. Premises owners shall be counseled regarding nuisance abatement methods and strategies and shall be encouraged to submit a comprehensive written course of action that considers alternatives to eviction in situations where eviction is not the sole remedy available to abate the nuisance activity.
  - 3. Premises owners shall be counseled regarding use of available resources, including community service providers, when Nuisance Activity associated with the Premises is not caused or contributed to by the direct actions of a tenant.
  - 4. If the Premises owner meets with the Chief of Police, City Administrator and/or the Building Inspector and presents an acceptable written course of action and implements the written course of action to abate the Nuisance Activities occurring on, or in association with, the Premises, the Police Department and/or Building Inspector will delay further enforcement of this ordinance, including cost recovery under Subsection (4)(a). The Premises owner must provide proof of implementation of the



proposed written course of action to the Chief of Police, City Administrator and/or the Building Inspector in order for delay of further enforcement of this ordinance.

5. If the Premises owner ceases to cooperate with the efforts to abate the Nuisance Activities, the Chief of Police, City Administrator and/or the Building Inspector will reinstitute enforcement of this ordinance and the Premises owner will be sent a Change In Status Letter. This letter will document the Police Department and/or Building Inspector's efforts to contact and/or obtain cooperation of the owner.
  6. Failure by the Premises owner to respond within ten (10) days as directed in this subdivision shall result in a forfeiture of one thousand dollars (\$1,000) plus court costs and fees.
- (c) Failure to Respond. Whenever the Chief of Police or the Building Inspector determines that any of the following have occurred:
1. A Premises owner has failed to respond to the CNP Notice in Subsection (3)(a), or
  2. A Premises owner has failed to submit a written course of action to abate the nuisance activities at the Premises, or
  3. Enforcement action for an additional Nuisance Activity has occurred at a Premises for which Notice has been issued pursuant to Subdivision (a) and this Enforcement Action has occurred not less than fifteen (15) days after the CNP Notice has been issued, or
  4. A course of action submitted pursuant to Subsection (3)(c)1. has not been completed, Then the Chief of Police, City Administrator and/or the Building Inspector may calculate the cost of enforcement to abate this and any subsequent Nuisance Activities and may refer such cost to the City Administrator so that the cost may be billed to the Premises owner. The Chief of Police and/or the Building Inspector shall notify the Premises owner of the decision to refer the cost of enforcement to the City Administrator Delivery of this notice, along with a copy of the Chief's or the Building Inspector's referral letter to the City Administrator, shall be made as set forth in Subdivision (a). The notice shall contain:
    - a. The street address or legal description sufficient for identification of the premises.
    - b. A Statement that the Chief of Police and/or the Building Inspector has referred the cost of enforcement to the City Administrator with a concise description of the Nuisance Activities and the relevant sections of the ordinances.
    - c. Notice of the premises owner's right to appeal pursuant to Subsection (5).
- (d) Each subsequent incident of enforcement action for Nuisance Activity shall be deemed a separate violation and costs will continue to be assessed pursuant to Subsection (3)(d)4 until the nuisance is abated pursuant to Subsection (10).

(4) Penalties and Remedies.

- (a) Cost Recovery. The Chief of Police and the Building Inspector shall keep an accurate account of the cost of enforcement and shall report it to the Finance Director. The City Administrator shall establish a reasonable charge for the costs of enforcement of this section. Upon receipt of a notice from the Chief of Police or the Building Inspector issued pursuant to Subsection (2)(b), the City Administrator shall charge any Premises owner found to be in violation of this section the costs of enforcement in full or in part. Such costs shall be billed to the Premises owner by invoice sent by regular mail and must be paid within thirty (30) days of the date on the invoice. Any unpaid invoice shall be a lien on such Premises and may be assessed and collected as a special charge pursuant to Wis. Stat. § 66.0627. A one hundred dollar (\$100) administrative fee shall be added to the cost of enforcement charged to the benefited premises any time the premises is declared a chronic nuisance premises.

- (b) Suspension of Cost Recovery. If after the receipt of a billing notice from the City Administrator the Premises owner develops an acceptable plan and initiates action to abate nuisance activities occurring on the Premises, the Chief of Police and/or the Building Inspector will suspend further enforcement of this ordinance. The Premises owner is still responsible for any enforcement costs incurred prior to the Premises owner's submitting an abatement plan, including the administrative fee. If the Premises owner ceases to cooperate with the efforts to abate the Nuisance Activities, the Chief of Police and/or the Building Inspector will reinstitute enforcement of this ordinance after sending the Premises owner a Change In Status letter.
  - (c) Forfeiture. A forfeiture action may be commenced by the Office of the City Attorney for each Enforcement Action for Nuisance Activity occurring after the Premises has been declared a Chronic Nuisance Premises. The forfeiture shall be not less than one thousand dollars (\$1,000) nor more than five thousand dollars (\$5,000) for each enforcement action. Upon default of payment, the Premises owner may be imprisoned in the county jail for a period of not more than ninety (90) days.
- (5) Appeal. Appeal of the determination of the Chief of Police and/or the Building Inspector pursuant to either Subsection (3)(a), or the action of the City Administrator imposing special charges pursuant to Subsection (4)(a) against the Premises, may be submitted in writing to the Administrative Review Board in accordance with the procedures set forth in Section 9.49 of these ordinances. If no appeal is filed by the Premises Owner within 15 days following receipt of the notice provided for in Subsections (3)(a) and 4(a), the right to review and hearing shall be voided as untimely.
- (6) Eviction or Retaliation Prohibited.
- (a) It shall be unlawful for a landlord to terminate the lease agreement or periodic tenancy of any tenant or otherwise retaliate against any tenant because that tenant complained to the Chief of Police, City Administrator or the Building Inspector about Nuisance Activities on the landlord's premises. It shall be unlawful for a landlord or any person acting as an agent for the landlord, to intimidate or actively discourage a tenant and/or persons associated with a tenant, from calling the police to report Nuisance Activity associated with a Premises. It shall be presumed that any attempt to increase charges, reduce services, or to otherwise harass or retaliate against the tenant during the 12-month period following receipt of the complaint by the Chief of Police or the Building Inspector constitutes unlawful retaliation under this subsection. Such presumption shall be rebutted by the preponderance of evidence that the actions taken by the landlord were based upon good cause. Notwithstanding the foregoing, a tenant's lease agreement or periodic tenancy may be terminated for a failure to pay rent; committing Nuisance Activity as defined in Subsection (2)(d); for the commission of waste upon the Premises; violating the terms and conditions of the lease agreement or periodic tenancy or as otherwise provided in Wis. Stat. Ch. 704, and Wis. Admin. Code Ch. Ag. 134. A landlord's failure to renew a lease agreement or periodic tenancy upon expiration of such lease agreement or periodic tenancy shall not be deemed a violation of this subsection.
  - (b) "Good cause" as used in this subsection means that a landlord must show good cause for their actions, other than one related to or caused by the operation of this section.
  - (c) Penalty. Any person violating Subsection (6) shall be subject to a forfeiture of not less than \$100 nor more than \$2000 for each violation and upon failure to pay said forfeiture, may be imprisoned in the county jail for a period of not more than ninety (90) days.
- (7) Summary Abatement. The Building Inspector is authorized to cause the abatement, including summary abatement, of any nuisance found on any Premises, according to the procedure prescribed in Sec. 27.05(3).
- (8) Injunction. This section may be enforced by injunction. Neither an action for injunction or for a forfeiture hereunder is subject to the notice requirements.
- (9) Abatement In Accordance With State Law. Nothing in this section shall be construed as prohibiting the abatement of public nuisances by the City or its officials in accordance with the laws of the State.

- (10) When Nuisance Is Deemed Abated. The public nuisance created by a Chronic Nuisance Premises shall be deemed abated when no Enforcement Action to address Nuisance Activities occurs for a period of six (6) consecutive months from the date stated on the notice declaring the Premise a Chronic Nuisance Premises and/or there are no building inspection cases generated for a period of six (6) consecutive months from the date stated on the notice declaring the Premises a Chronic Nuisance Premises
- (11) Severability. The provisions of any part of this section are severable. If any provision or subsection hereof or the application thereof to any person or circumstances is held invalid, the other provisions, subsections and applications of such ordinance to other persons or circumstances shall not be affected thereby. It is declared to be the intent of this section that the same would have been adopted had such invalid provisions, if any, not been included herein.
- (12) Report. The Chief of Police may provide update to the Common Council on the following:
  - (a) How many Premises were declared Chronic Nuisance Premises.
  - (b) How many Premises that were declared Chronic Nuisance Premises were abated and the length of time it took for abatement to occur.
  - (c) How often the Cost Recovery provision was used and the dollar amount collected under this provision.

This amendment shall become effective upon the date of passage.

Adopted by the Common Council on the 10th day of September, 2024.

Offered by Council Person: McDonald  
Seconded by Council Person: Bahrke  
AYES: 6 NAYS: 0 ABSENT: 0

Adopted: \_\_\_\_\_

Mayor Clint Braun

Attest: \_\_\_\_\_

City Administrator Peter Wills

240994e8

12/06/24

Business Property Owners in Commercial District of City of Oconto Falls

This notice informs the owner and any interested parties of the premises that the Ordinance NO. 24-010; an Ordinance Amending Nuisances' Chapter 348 was adopted on September 10, 2024 by Common Council. The city will be holding a **Public Informational** meeting on the ordinance changes and enforcement on **December 18, 2024 from 12:00pm until 1:00pm** in the Council Chambers at 500 N. Chestnut Oconto Falls WI. 54154. This ordinance as whole has taken affect September 20,2024 and is being enforced. The city will start to enforce the ordinance **Section §348-4 Public nuisances affecting peace and safety Letter L (3)** listed below as of January 1,2025. The City of Oconto Falls encourages all owners and any interested parties to attend. The Ordinance Section §348-4 Public nuisances affecting peace and safety Letter L (3) states; *"Commercial Buildings in General Commercial District (C-1) Zoning Ch 480-8 windows on the first Floor shall not be obscured or block more than 50% of the window by merchandise, signs may cover up to 25%. Any other non-transparent materials are prohibited from blocking, or covering the first-floor windows either from interior or exterior. Violations are subject to forfeiture and requirement to be removed, subject to ongoing penalty for non-compliance.* "A full text of said Ordinances may be obtained from the Oconto Falls Clerk's Office located at 500 N. Chestnut, Oconto Falls, WI 54154. Phone: 920-846-4505. Thank you, City Administrator Peter Wills,



December 11, 2024

Welcome to the Connect Communities program! This welcome package includes everything you will need to get started and be successful in the program.

### Next Steps

- The individuals you identified in the application will be sent invitations to our online chat group (hosted on the Network Wisconsin platform), our monthly Envision newsletter, and added to our email distribution list for regular event updates. While we assume that these are your primary participants, any individuals engaged in revitalizing your district is always welcome to attend any of our programming, and you may add individuals to the list at any time.
- New communities will receive a copy of the Connect Communities contract agreement in January. When received, please sign and return this form via email to [contracts@wedc.org](mailto:contracts@wedc.org) and copy [errin.welty@wedc.org](mailto:errin.welty@wedc.org). Technically, the fall application cycle is for a January start, but feel free to start participating now, no need to wait for the official contract. Note: If this agreement should be addressed to/signed by someone other than the individuals identified in the application (i.e. if an election between now and then will change your elected official or board president), please let me know.
- Together with the contract will be an invoice for the prorated annual participation fee (so \$100 of the \$200). Please remit with payment via online payment or to the PO Box indicated on the invoice.

### Connect Communities Resources

As a Connect Communities participant, you and representatives from your community (truly anyone affiliated with your downtown as a business, property owner, civic partner, board member, or staff), will be eligible to participate in many events and activities annually. These activities range from free webinars and roundtables to inexpensive workshops, trainings, and full-fledged conferences. We make a point of including a mix of in-person and virtual events, rotating regionally. The best place to find a current list of upcoming trainings is the Wisconsin Main Street Facebook page – [www.facebook.com/wisconsinmainstreet](https://www.facebook.com/wisconsinmainstreet).

To remain in the program for future years, you will need to have local representation at a minimum of two events per our fiscal year (July-June). Participation by any local stakeholder from your community (staff, volunteer, business owner, civic partner, etc.) can count towards attendance. As with many programs, the more you can engage the community to participate in various ways, the more value you can derive from participation.

### **Online Resources:**

- We have created an online folder which includes a wide variety of resources, white papers, case studies, webinar recordings and other information on

**LOOK FORWARD ►**

topics of interest to communities and business owners. Please visit the following link and familiarize yourself with its contents, and feel free to utilize these resources in your local planning activities.

[www.wedc.org/downtownresources](http://www.wedc.org/downtownresources)

- If you are active on social media, you may also want to follow our Wisconsin Main Street Facebook page ([www.facebook.com/wisconsinmainstreet](http://www.facebook.com/wisconsinmainstreet)) or Pinterest page ([www.pinterest.com/wimainstreet](http://www.pinterest.com/wimainstreet)). Upcoming events will also always be included at the bottom of our monthly email newsletters.

To jumpstart your engagement in Connect Communities, there are two specific events that we suggest you take advantage of:

### **Main Street Orientation:**

We encourage you to participate in our next Orientation session for Main Streets and Connect Communities. Our next orientation session will take place in late January, (location and date TBD). We encourage anyone to attend and not only learn but network with others. If you cannot make the in-person session, or want something sooner, we have a 30-minute self-paced module (we encourage this option for your board or committee members unlikely to attend in person regardless).

### **Kickoff Visit:**

In addition to educational and training opportunities, Connect Communities will receive additional technical support from their WEDC Regional Economic Development Director (REDD) and/or Downtown Development staff. The first visit will be a kickoff visit to discuss the Connect Communities program, introduce the REDD/team to your community, and discuss current activities and priorities. This visit can take a variety of forms, but typically includes some combination of the following:

- Walking tour of downtown
- Meeting with local Economic Development Committee or lead committee identified in application and introduction to Connect Communities program and resources
- Meeting with municipal staff, elected officials and other stakeholders to discuss downtown priorities and challenges
- Community open house/town hall meeting

This meeting is a great opportunity to publicly launch new activities and gain publicity regarding your local downtown revitalization efforts. We encourage you to take advantage of this opportunity to encourage participation and program buy-in by community members, elected officials and stakeholders.

Your REDD will be in touch in the coming months to schedule a visit to your community and discuss community goals and options for future meetings and/or events. If there's a specific existing meeting or event that makes sense to use as a format for this kickoff visit, or if you have specific timing requests based on a related initiative in your community, just let us know. If you have more immediate questions or needs, please reach out to your REDD or any member of the downtown development team at any time.

We look forward to meeting and working with your community in the coming year. If you have questions or need additional information, please don't hesitate to contact me directly.

Sincerely,

Errin Welty  
Senior Director of Downtown Development



# Downtown Development Resource Guide

## DOWNTOWN RESOURCES

Main Street and Connect Communities participants have access to a wide variety of tools and resources available to help them improve operations, engage district stakeholders, develop, and market district assets and advocate for policies and programs that will help their district thrive.

Our resource directory is divided into four primary sections which correspond to the Four Point principle behind the Main Street program. These include:

- » **Organization**
  - Promoting a strong organizational foundation that fosters a welcoming district with a proactive approach community engagement.
  
- » **Design**
  - Fostering a high-quality sense of place that reflects local history, is pedestrian friendly, welcoming, and visually appealing.
  
- » **Economic Vitality**
  - Supporting businesses and property owners to maximize economic opportunities and providing a supportive environment to attract private investment.
  
- » **Promotion**
  - Branding and marketing the district in the marketplace, telling the story of the district and its history and hosting events to draw consumers to the district.

Within each of the four topics, there are resources that are tailored to organizations leading revitalization efforts as well as resources for district business and property owners.

Resources available include a mix of publications; toolkits, templates, and reports, recorded webinar trainings and templates that can all be used to support and inform district efforts and provide case studies, data, and success stories that can serve as a guide for local efforts.



*Downtown Sheboygan welcomes thousands to a downtown concert series at a newly created downtown gathering space.*

*The Main Street Four Points create a comprehensive framework for lasting community change and a thriving downtown.*



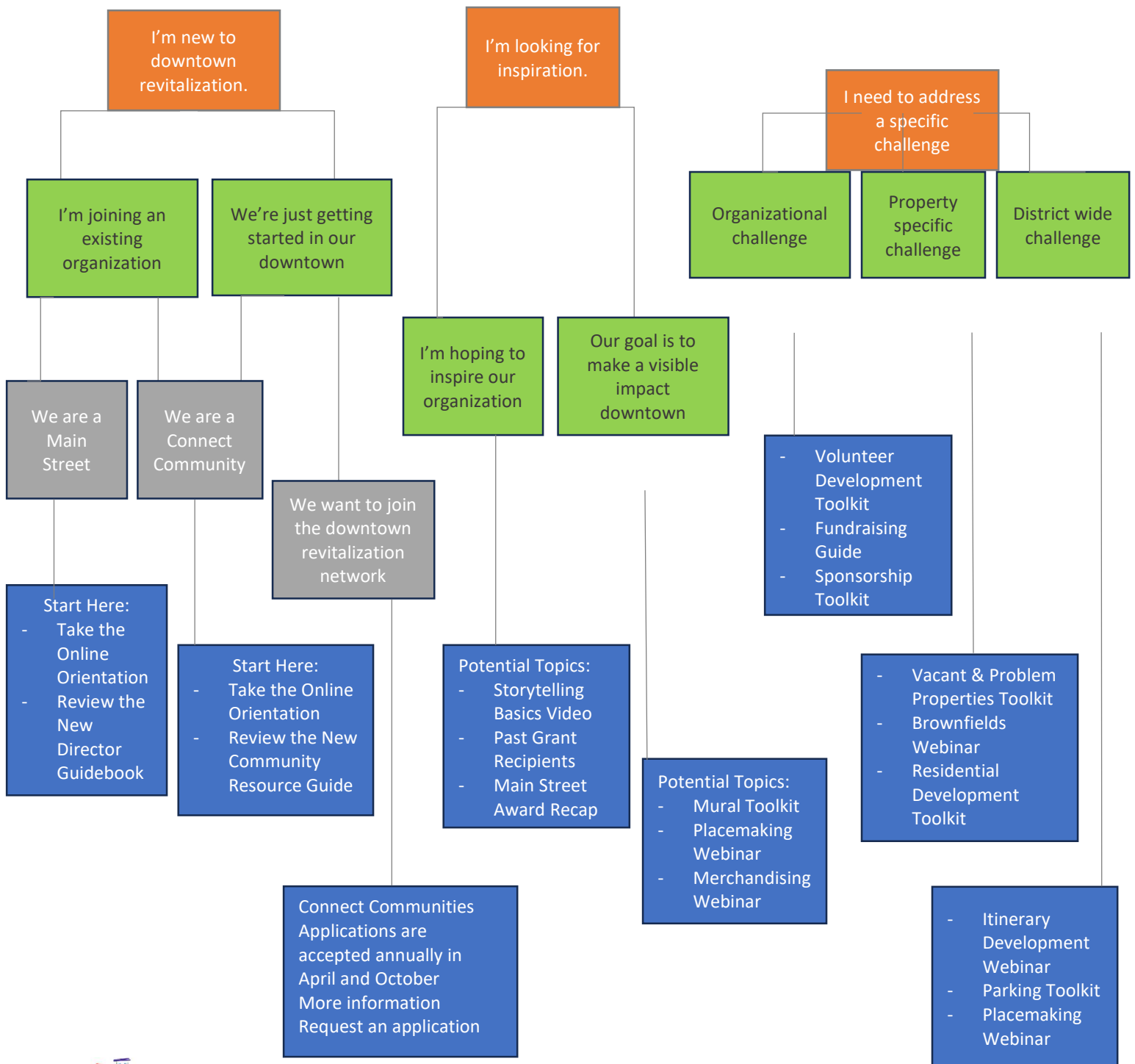
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## NAVIGATING THE NETWORK

Whether you're just getting started with revitalization work, recently joined an organization as a board member, staff or volunteer, or are a long-time stakeholder looking for inspiration for your next project, our library of resources, toolkits and recording trainings can provide what you're looking for. Feel free to peruse the offerings, or just the flow chart below for a more focused journey.



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## GETTING STARTED

If you are just getting started in downtown revitalization, whether as a new staff, board member or volunteer for an established organization, or are working to launch a revitalization initiative in your community, there are several introductory videos and resource guides available to help you hit the ground running.

The Four Points are the foundation of the Main Street approach, ensuring that organizations incorporate initiatives that address each of the main drivers of downtown vitality. To understand the Four Points, start by viewing the **introductory video** and short introductions to each of the Four Points, produced by Main Street America.

<https://www.mainstreet.org/ourwork/theapproach>. For more details on the services provided by Wisconsin Main Street specifically, email us at [wedcdowntown@wedc.org](mailto:wedcdowntown@wedc.org) to sign up for our self-paced **30-minute Online Orientation Module**.

For a deeper dive into the principles of economic development and downtown revitalization, or to understand more about how to maximize your Main Street or Connect Communities participation, download one of our two guides in our introductory materials folder.

- » Director First 90 Day Manual
- » Intro to Downtown Development Manual

If your committees or work groups could use an orientation, some inspiration, or a refresher on what successful programs are doing, consider watching (or assigning) one of our more in-depth Four Point Introduction webinars, also in the introductory folder. These one-hour sessions provide an overview of the purpose behind each of the Four Points, how to measure success, and highlight some case studies from other communities.

To stay up to date on new activities, upcoming events, and best practices, join us online at:

- » Facebook @WisconsinMainStreet
- » Pinterest @WIMainStreet
- » Network Wisconsin Downtown Chat Group (Email [wedcdowntown@wedc.org](mailto:wedcdowntown@wedc.org) to be added)



**BEFORE**

*As one of our longest-tenured programs, Downtown Beloit has witnessed tremendous success and yet continues to grow and evolve.*



# Downtown Development Resource Guide

## TAKE ADVANTAGE OF TOOLKITS

Our newly created toolkits are robust guides that cover some of our most frequently requested training topics. Each toolkit includes an introduction to the topic, identifies key considerations necessary to understand when successfully implementing new programs or activities within your district, highlights some local examples or case studies, and concludes with a checklist for moving forward.

The toolkits incorporate items that touch on each of the Four Points of Main Street to help communities make progress in areas where additional focus is needed. To date, the toolkits include the following:

- » **Organization**
  - Volunteer Development
  - Inclusion & Belonging on Main Street
  - Road Construction Planning
- » **Design**
  - Accessibility
  - Placemaking
  - Murals 101 (coming soon!)
  - Wayfinding Systems (coming soon!)
  - Historic Preservation
- » **Economic Vitality**
  - Real Estate Rehab/Problem Properties
  - Infill Housing
  - Road Construction Strategy
  - Historic Tax Credits
  - Parking
- » **Promotion**
  - Event Goals & 2Benchmarking
  - Sponsorship Development

Additional topics will be continually added based on demand, so don't hesitate to ask if something you're looking for isn't done yet.



*Award winners celebrating their recognition for exceptional downtown initiatives.*



## MOMENT OF INSPIRATION

Everyone finds themselves stuck in a rut from time to time. Fortunately, with over 35 years of program success, there are more than a few creative ideas, effective initiatives, and impactful projects to share. Feel free to borrow ideas from some of our past award-winners and grant recipients to bring home. The Grant & Award Program Information folder contains:

- » Past Main Street Award Winner Profiles
- » WEDC Grant Program Project Summaries

See also online best practices at:

- » WI Main Street Pinterest [Vision Boards](#)
- » [2021 Awards Show Presentation](#) (youtube)



# Downtown Development Resource Guide



Crafting charming communities: Unveiling best practices for downtown streetscapes

By Adriana Humbert



In small downtowns across Wisconsin, the careful selection and arrangement of streetscape elements play a crucial role in creating vibrant and inviting public spaces. From practical amenities to aesthetic enhancements, elements such as audio speakers, benches, flowers, and trash cans contribute to the overall charm and functionality of these urban centers.

This month's Places Blog explores streetscape best practices and examples from Wisconsin Main Street communities. In the post, you'll learn how these communities have effectively coordinated, funded, and maintained their streetscape elements and have strategically integrated them to enhance the character and livability of downtown districts.

## INTERSECTIONS NEWSLETTER

The team produces a monthly newsletter focused on downtown-related topics. Individuals interested in being added to the distribution list can submit a request at <https://wedc.org/newsletters/>.

Past issues of the newsletter are searchable at <https://wedc.org/blog/category/places/> and also in the Newsletter Archives folder in the resources directory.

## RECORDED TRAININGS

More than 25 recorded webinars on relevant topics are included in our digital library, with new topics added regularly. Program participants (and stakeholders in participating districts) can find information on upcoming workshops and webinars on our Facebook page (@wisconsinmainstreet) or at the bottom of our monthly newsletter. Topics featured in webinars include:

- » **Organization**
  - Board Roles & Responsibilities
  - Effective Meeting Management
  - Bylaws 101
  - Capital Campaigns
  
- » **Design**
  - Basics of Historic Designation
  - ADA on Main Street
  - Placemaking
  - Window & Storefront Merchandising
  
- » **Economic Vitality**
  - Crowdfunding
  - Problem Properties
  - Business Transition Planning
  - Brownfields 101
  - Kiva Loans
  
- » **Promotion**
  - Event Design & Assessment
  - Visitor Itinerary Development
  - Retail Event Best Practices
  - Social Media Strategies for Nonprofits
  - Entertainment Districts in WI

Multiple webinars are added annually, and if there's a topic relevant to your work, don't hesitate to suggest it!

Recorded webinars are available [www.wedc.org/downtownresources](http://www.wedc.org/downtownresources) in the Recorded Trainings folder.

# Downtown Development Resource Guide

## PUBLICATIONS, REPORTS & TEMPLATES

Our library of reports and publications offer a deeper dive into important trends driving downtown vitality and provide useful references for communities pursuing targeted initiatives.

Additionally, we have developed numerous templates that can be used by communities to create customized and user-friendly tools. The reports and templates are available in our online resource library at [www.wedc.org/downtownresources](http://www.wedc.org/downtownresources). Popular topics include:

### » Organization

- Bylaws Template
- Board Handbook Template
- Job Description Examples
- Conflict Management Guide
- Grant Writing Handbook
- Fundraising Strategy Guide
- Common Funding Sources Matrix
- Four Point Strategy Alignment Matrix
- Strategic Planning Guide
- Project Work Plan Template

### » Design

- Design Guidelines Template
- Economic Impact of Façade Improvements Study
- ADA Guide for Small Businesses
- Main Street Design Idea Book (For purchase at BarnesandNoble.com)

### » Economic Vitality

- Market Profile Template
- Business Startup Guide Template
- Business Retention Survey Tool
- Downtown Entrepreneur Trends Study
- Business Transition Workbook
- Revolving Loan Fund Overview
- Coworking Study
- School Conversion Study

### » Promotion

- Storytelling How-to Video
- Event Survey & Impact Tool
- Infographic Annual Report Template
- Canva Templates (on canva.com)

Additional topics will be continually added based on demand, so don't hesitate to ask if something you're looking for isn't done yet.



*Wisconsin is full of wonderful people working to make their communities better and happy to share their experiences and expertise! Join the conversation!*





# Downtown Development Resource Guide

## TAILORED CONTENT

Whether you're looking for content for your weekly newsletter or to provide additional reading or resources on a key topic to your partners or stakeholders, the 'Top Tools' index below identifies some of our most popular or frequently requested articles or resources that can be shared with those in the community interested in learning more.

Recycling our content (with credit) to educate others on the importance of downtown is encouraged for participating communities.

### » Boards of Directors

- Board Fundraising Guide
- Volunteer Toolkit
- Working with Interns Webinar
- 65 Ways to Get Started with Downtown Revitalization Article
- Top 10 Characteristics of a Thriving Downtown Article
- The Importance of Evaluating Your Event Article
- Equity and Inclusion on Main Street Article

### » Property Owners

- Historic Tax Credit Toolkit
- ADA Webinar & [ADA Checklist](#)
- [Preservation Briefs](#)
- Economic Impact of Façade Improvements Study
- Building Codes on Main Street Article
- Financial Incentives for Code Improvements Article
- Ten Ways to Mess up Your Historic Building Article
- Trends in Downtown Entrepreneurship Article

### » Business Owners

- Managing E-Commerce Webinar
- Display & Merchandising Webinar
- Kiva Webinar
- [ADA Guide for Small Businesses](#)
- 10 Ways for Small Businesses to Engage with Events Article
- Five Ways Storefronts Can Drive Traffic Article

### » Municipalities

- Planning for Road Construction Toolkit
- Addressing Problem Properties Toolkit or Webinar
- [ADA Guide for Small Towns](#)
- Design Guidelines Template
- Building Codes on Main Street Article
- New Approaches to Sign Regulations Article
- Issues and Solutions for Parking on Main Street Article
- Upper Floor Housing on Main Street Article
- Effective Design Review Article



*Whether undertaking a strategic planning process, seeing your district in a new light with a walking tour, exploring another downtown or getting hands-on with a temporary placemaking project, collaboration and shared experiences are the great methods for developing consensus, engage stakeholders and spur new ideas.*











# JUNE 2025

Sun	Mon	Tue	Wed	Thu	Fri	Sat	NOTES:
1	2	3	4	5	6	7	June 1-3 Shavuot
							June 15 Father's Day
8	9	10	11	12	13	14	June 04 Monthly Promotions Call
15	16	17	18	19	20	21	TBD Workshop
22	23	24	25	26	27	28	
29	30						
							National Dairy Month
							Pride Month

**Check out Wisconsin Main Street Facebook page for more information and to register for events.**

