

## **How does the city of Sturgeon Bay Deal with Nuisance Properties??**

11.025 Chronic nuisance premises.

(1) *[Enforcement.]* Any premises that has generated three or more calls for city services in a 12-month period for nuisance activities that result in an enforcement action, has received more than the level of general and adequate city service and has placed an undue and inappropriate burden on the taxpayers of the city. The common council therefore directs the chief of police, as provided in section 11.05, to charge the owners of such premises the costs associated with providing city services at premises at which nuisance activities chronically occur.

(a) Enforcement action is defined as an arrest, the issuance of a citation, or the issuance of a written or verbal warning.

(b) Nuisance activities are any of the following. They shall be defined by Wis. Stats. and/or City of Sturgeon Bay Municipal Code:

1. An act of harassment.
2. Disorderly conduct.
3. Battery, substantial battery, or aggravated battery.
4. Lewd and lascivious behavior.
5. Prostitution offenses.
6. Littering.
7. Theft.
8. Receiving stolen property.
9. Arson.
10. Possession, manufacture, or delivery of a controlled substance or related offense.
11. Gambling.
12. Animal violations.
13. Trespass violations.
14. Weapons violations.
15. Noise violations.
16. Violations of curfew by minors.
17. Loitering.
18. Truancy violations.
19. Alcohol violations.
20. Obstructing or resisting an officer.
21. Misuse of emergency telephone numbers.
22. The execution of arrest or search warrants.
- 23. City of Sturgeon Bay zoning violations.**

24. Property maintenance code violations listed in chapter 32.

(c) Premises is defined as the following for purposes of this chapter.

1. An individual dwelling unit.
2. An apartment complex (all units included as one premises).
3. A mobile home park.
4. A hotel/motel.
- 5. A lodging house.**

(2) *Notice.* Whenever the chief of police determines that three or more nuisance activities resulting in enforcement action have occurred at a premise during a 12-month period, the chief of

police shall notify the premises' owner in writing of such activity and also provide the owner with a copy of Ordinance 1232-0109. Nuisance activities reported by the owner of the premises shall not be counted.

(3) *Abatement plan.* Any owner receiving such notice as set forth above shall meet with the chief of police or his/her designee within ten days of receipt of such notice. The parties shall review the problems occurring at the property. Within ten days of this meeting, the property owner shall provide a written abatement plan addressing the elimination of the nuisance activities on the property.

(Ord. No. 1232-0109, § 1, 1-6-09)

**VILLAGE OF OF EPHRAIM:** (residential rentals for less than 16 weeks unregulated by village).

**(2) COMMERCIAL TRANSIENT LODGING.**

(a) Commercial transient lodging is the provision of furnished lodging on a transient basis as defined for State sales tax purposes, that is, occupancy for periods of 30 days or less. The Plan Committee may determine the definition of a unit within this usage. (1/9/90) Rental on a casual, non-commercial basis of residential dwelling units is not considered commercial transient lodging. Casual non-commercial use is defined as transient (per State definition) rental of property for 30 days or less, not to exceed 16 weeks per calendar year

This is interpreted as applying to rental of the entire dwelling as one rental; separate rental of individual rooms within a dwelling structure would constitute multiple rental units and

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would be commercial transient lodging rental. (7/5/94) Signs erected on rental property shall conform to 17.15(18)(c (4) which restricts signage to 2 square feet; furthermore, on premise signs for rental houses or cottages in PW, R-1 and R-4 districts shall not advertise the structure as rental property or provide a phone number. Forms of commercial transient lodging that may be considered in the C District are listed in the PERMITTED and CONDITIONAL USES at the beginning of the section on the Commercial District [17.25(2)].