

**\*\*All present are expected to conduct themselves in accordance with the City's Core Values\*\***



## **OFFICIAL NOTICE AND AGENDA**

of a meeting of a City Board, Commission, Department, Committee, Agency, Corporation, Quasi-Municipal Corporation, or sub-unit thereof.

Meeting of the: **PUBLIC HEALTH & SAFETY COMMITTEE**  
Date/Time: **Monday, June 16, 2014 @ 5:15 pm**  
Location: **City Hall (407 Grant Street) - Council Chambers**  
Members: Lisa Rasmussen {c}, Gary Gisselman, Karen Kellbach, Tom Neal, Romey Wagner

### **AGENDA ITEMS FOR CONSIDERATION (All items listed may be acted upon)**

- 1 Public Comment on matters appearing on the agenda.
- 2 Minutes of previous meeting(s). (5/19/14, 5/27/14, & 6/05/14)
- 3 Hearing on Rent Abatement Application of William F. Schillinger concerning 2502 N 6th Street, Apt 2.
- 4 Closed Session pursuant to Section 19.85(1)(a) of the Wisconsin Statutes for the purpose of considering the following: Deliberating concerning a case which was the subject of any judicial or quasi-judicial trial or hearing before the governmental body.
- 5 Reconvene in Open Session, announce results of deliberations on Hearing on Rent Abatement Application.
- 6 Consider request to amend premise description (Major Prank - BB Jacks LLC)
- 7 Consider various license applications.
- 8 Consider keeping Marathon Park East Gate Hall (Youth Building) as poll site for Districts 3 & 10 and also Districts 9 & 11 for the 2014 election year.
- 9 Discuss whether to reconsider creation of pet fancier permits.
- 10 Tavern Activities / Compliance Checks / Law Enforcement Activities
- 11 Operations Report from Fire Department for May 2014
- 12 Communications  
Adjournment

**IMPORTANT: THREE (3) MEMBERS NEEDED FOR A QUORUM:** If you are unable to attend the meeting, please notify Toni by calling (715)261-6620 or via email [toni.rayala@ci.wausau.wi.us](mailto:toni.rayala@ci.wausau.wi.us)

**This Notice was posted at City Hall and faxed to the Daily Herald newsroom on 6/11/2014 @ 3:30 p.m.**

Please note that, upon reasonable notice, efforts will be made to accommodate the needs of disabled individuals through appropriate aids & services. For information or to request this service, contact the City Clerk at (715) 261-6620.

Other Distribution: Media, Council (Nagle, Nutting, Winters, Oberbeck, Abitz, Mielke), Tipple, Jacobson, \*Rayala, \*Hardel, \*Kujawa, \*Alfonso, Hebert, Duncanson, Werth, Wesolowski, Groat, Melissa Dotter, Joan Theurer, Tim Thomas, Dick Holster, Kasey Taube

## **PUBLIC HEALTH & SAFETY COMMITTEE**

Date and Time: Monday, May 19, 2014, at 5:15 pm, (Council Chambers)

Members Present: Rasmussen (C), Gisselman, Kellbach, Neal, Wagner

Others Present: Alfonso, Hagenbucher, Kujawa, Hebert, Rayala, Goede, Briana Shidell, media.

### **Select a Chairperson, Vice Chairperson and appoint two members to Liquor License Review Subcommittee for 2014-2016 term.**

Wagner nominated Lisa Rasmussen for Chairperson, seconded by Kellbach.

Lisa Rasmussen was elected as Chairperson with a unanimous ballot for the 2014-2016 term of office.

Gisselman nominated Romey Wager for Vice Chairperson, seconded by Neal.

Romey Wagner was elected as Vice Chairperson with a unanimous ballot for the 2014-2016 term of office.

Motion by Kellbach, second by Neal to appoint Lisa Rasmussen and Romey Wagner to the Liquor License Review Subcommittee. Motion carried 5-0.

### **Public Comment on matters appearing on the agenda.**

Briana Shidell, indicated she was speaking on behalf of Carlie & Company, which has applied for a mobile vendor license. She indicated they have some events for The 400 Block and another at Nine Mile, as well as a number of different ones throughout the city they would like to participate in.

### **Minutes of previous meeting(s). (3/17/14 & 4/21/14)**

Rasmussen noted that Assistant City Attorney, Tara Alfonso's name is misspelled in the 4/21/14 minutes.

Motion by Neal, second by Kellbach to approve the minutes of the previous meetings on 3/17/14 and 4/21/14, with the typo corrections. Motion carried 5-0.

### **Consider Amending Section 6.44.040(c) Location of Waste Containers on Property**

Rasmussen stated this is the enabling ordinance that allows trash cans in good repair with covers on them and/or the rolling carts to be stored alongside the garage or house.

Motion by Neal, second by Wagner to approve amending Section 6.44.040(c). Motion carried 5-0.

### **Consider Amending Section 6.44.060 Location of waste and recycling containers for collection – concerning hours for containers left at curb-side for pick up.**

Rasmussen stated this amendment allows for more time in which the trash containers can be put out.

Motion by Kellbach, second by Gisselman to approve amending Section 6.44.060. Motion carried 5-0.

### **Pet licensing sales update.**

Rayala distributed a report prepared by Richard Whalen, Assistant Finance Director, and pointed that many more came in prior to the March 31<sup>st</sup> deadline, likely due to the increased late fees. Wagner questioned if they were able to determine if there were more pet licenses obtained through PetData online or in person at City Hall.

### **Consider various license applications and renewals, including the 2014-2015 Liquor License applications for establishments.**

Rasmussen stated the list includes all of the various renewals for the 2014- 2015 license year, as well as a new Mobile Vendor License application from Carlie and Company, LLC. There was one Operator's License applicant recommended for denial, Brandon Behrens, who she noted was not present to address the committee. Rasmussen explained the background checks were not yet completed for the Two Year Renewal Operators Licenses and would need to be approved contingent upon the Police Chief's recommendation for approval. Any applications subsequently recommended for denial will be brought back to the next meeting.

Motion by Gisselman, second by Neal to approve or deny the various licenses as recommended by staff. Motion carried 5-0.

*\*NOTE: It was subsequently determined that Brandon Behrens attempted to attend the meeting to address the committee regarding his denial recommendation but was given the wrong date for the meeting. He is being removed from the list and will be brought back to the June meeting.*

**Tavern Activities / Compliance Checks / Law Enforcement Activities**

Cpt Hagenbucher presented the Tavern Report for April 07, 2014 through May 06, 2014. Report placed on file. (See attached)

Hagenbucher indicated they should be able to work through the noise issues with the complainant regarding the Intermission as it appears only to be a problem when patrons open the door to go in or come out.

**Operations Report from Fire Department**

Rasmussen indicated this is a new report the committee will be receiving on a monthly basis for informational purposes.

**Communications**

Neal stated he would like to pursue re-writing the Inspections mailer regarding housing and property maintenance. Rasmussen suggested getting together with Bill Hebert to work on that.

**Adjournment**

Motion by Neal, second by Kellbach to adjourn the meeting. Motion carried unanimously. Meeting adjourned at 5:50 p.m.

## **SPECIAL - PUBLIC HEALTH & SAFETY COMMITTEE**

Date and Time: Tuesday May 27, 2014, at 11:30 am, (Birch Room)

Members Present: Rasmussen (C), Kellbach, Neal, Wagner

Others Present: Alfonso, Kujawa, Rayala, Goede, Hardel, Dave Mack of Marathon County Conservation, Planning & Zoning

### **Consider Special Event application – Water’s Edge June 7, 2014**

Rasmussen explained the need to meet and review the special event application to accommodate the event that is scheduled for the upcoming weekend.

Neal motioned to approve, second by Kellbach. Motion passed 4-0.

### **Adjournment**

Motion to adjourn by Neal, second by Kellbach. Motion passed unanimously. Meeting adjourned at 11:37 am.

## **SPECIAL - PUBLIC HEALTH & SAFETY COMMITTEE**

Date and Time: Thursday June 5, 2014, at 4:00 pm, (Council Chambers)

Members Present: Rasmussen (C), Kellbach, Wagner

Others Present: Jacobson, Kujawa, Rayala.

### **Consider request to amend premise description (Wisconsin College Baseball, LLC)**

Rasmussen explained the need to amend the premise on the liquor license for Wisconsin College Baseball to match the lease agreement with the city.

The serving area is completely fenced in and no carry-ins are allowed into the park area.

Rayala said that Mr. McDonald said he would be using experienced bartenders in the park area to monitor who is purchasing and consuming alcohol.

Wagner motioned to approve, second by Kellbach. Motion passed 3-0.

### **Adjournment**

Motion to adjourn by Kellbach, second by Wagner. Motion passed unanimously. Meeting adjourned at 4:10 pm.

**Rental Abatement  
Hearing Summary**

**PROPERTY INFORMATION:**

Property Address: 2502 North 6<sup>th</sup> Street, Wausau, WI Total Units at Property: 4

Landlord's Name and Address: S/K Real Estate Properties, LLC., P.O. Box 823, Wausau, WI 54403 - Registered Agent: Robert A. Karl

**APPLICATION & APPLICANT INFORMATION:**

Tenant/Applicant Name: William Schillinger, Jr.

Amount of Tenant's Monthly Rent: \$285.00

Date of Notice of Abatement Eligibility: 4/24/2014

Abatement Hearing Request Form:

- Filed within 30 days of Notice of Abatement Eligibility: \_\_\_\_\_
- Application Fee Paid: \_\_\_\_\_ Yes \_\_\_\_\_ No

**INSPECTION INFORMATION:**

Date of Initial Property Inspection: \_\_\_\_\_

Date of Notice of Violation to Landlord: \_\_\_\_\_

- Notice includes statement to Landlord that uncorrected violations may be eligible for rental abatement.

Required Correction Date: \_\_\_\_\_ Date of Reinspection: \_\_\_\_\_

Date of Any Follow-up Notice: \_\_\_\_\_

**VIOLATIONS (Rent Impairing Violation List Attached):**

Number of Rent Impairing Violations: \_\_\_\_\_

Number of "Non-Rent Impairing Violations:" \_\_\_\_\_

Date of Certification of Correction from Inspection and Zoning: \_\_\_\_\_; or

Violations Remain Uncorrected: \_\_\_\_\_

**FINDINGS NECESSARY TO ABATE RENT:**

1. Tenant was an "eligible tenant:"
  - Current tenant
  - Who lived in the affected dwelling for some portion of time from date of initial inspection to the close of the 30 day period in which an Abatement Hearing Request Form may be filed.
  - With a valid rental agreement with Landlord (oral or written)
  
2. Violations existing on premises are "rent impairing."
  - Yes
  - No
  
3. Landlord received an order of the Inspection and Zoning Division:
  - Which notified Landlord that uncorrected violations may be eligible for abatement in addition to any other penalties provided by law.
  - Which contained a due date for correction of violations
  - Due date for correction of violations was reasonable  
If not, due date was unreasonable because \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
  
4. The order of the Inspection and Zoning Division was not complied with by the original due date in the order.
  
5. The tenant has proven to a reasonable certainty by the greater weight of the credible evidence, i.e., by the preponderance of the evidence that the Landlord failed to correct (a) rent impairing violation(s) by the due date in the order of the Inspection and Zoning Division.
  
6. The Landlord has not shown by the preponderance of the evidence that:
  - any rent impairing violation(s) was/were caused by the tenant or the tenant's guests, OR
  - that the tenant refused to allow entry to the premises and this refusal prevented the Landlord from making the corrections in a timely manner.

If upon the evidence, the Public Health and Safety Committee finds that the Landlord failed to comply with an order of the Inspection and Zoning Division to correct a "rent impairing" violation by the original due date, the Committee shall order the rent abated retroactive to the date of the initial inspection.

- Yes
- No



(a) Unregistered and Unlicensed Motor Vehicles

(1) Residence Zones. No person shall park or permit any other person to park any motor vehicle, except a motor vehicle parked in an enclosed building, on any premises in a residential zone, if the vehicle:

(A) Is unregistered; or

(B) Has expired registration; or

(C) Does not have license plates which are currently registered to that vehicle, displayed thereon, including a current registration sticker.

(b) Junk Vehicles

(1) At no time shall any vehicle be in any state of major disassembly, disrepair or shall it be in the process of being stripped or dismantled. At no time shall any vehicle of any type undergo major overhaul, including body work, in a residential district.

(2) In any business, commercial or industrial zone at no time shall any vehicle be in any state of major disassembly, disrepair or shall it be in the process of being stripped or dismantled. At no time shall any vehicle of any type undergo major overhaul, including body work, in a business, commercial or industrial zone, except at an approved automobile establishment. (Ord. 61-5412 §1, 2009, File No. 93-0717)

16.04.037 Rent Abatement. (a) Statement of Intent. The Common Council of the City of Wausau hereby finds that in order to insure the proper repair and maintenance of residential buildings within the City of Wausau, to prevent the deterioration and neglect of such structures for the protection of the health and safety of the people of Wausau and to further enforce compliance with The BOCA Basic Housing-Property Maintenance Code of the City of Wausau and the Wisconsin Administrative Code, Chapter SPS 321 and 362, it is necessary, in the case of uncorrected rent-impairing violations, that tenants residing in the City of Wausau be authorized to abate an appropriate portion of their rental payments under the provisions of this section.

(b) Notice. A list of addresses of rental properties with uncorrected rent-impairing violations shall be published each week on the official City website within ten (10) days of the reinspection which reveals noncompliance. Such notice shall indicate that the tenants may be eligible for rent abatement and shall state that any such tenant must request authorization to abate rent within thirty (30) days of publication of the notice of eligibility by the Inspection and Zoning Division of the Department of Engineering. A copy of the notice shall also be sent by first class mail, addressed to "Occupant" at each rental unit with uncorrected rent-impairing violations, on or before the date of publication of the notice. Together with the copy of the notice there shall be mailed a cover letter including, but not limited to, the following information: Notice of Eligibility to

Apply for Rent Abatement – The owner of your residential dwelling has not followed an order from the City of Wausau Inspection and Zoning Division to correct housing code violations. Because the owner has not complied, you may be able to get a portion of your rent back pursuant to Wausau Municipal Code 16.04.037.

(c) Definitions.

(1) “Affected applicant” in rent abatement categories where the percentage of rent abatement is expressed as a certain percentage or a certain dollar amount “per affected applicant”, abatement only applies to those dwelling units/lodging rooms affected by the violation and only if a tenant therein has applied for rent abatement.

(2) “Affected dwelling unit or lodging room” means a dwelling unit or lodging room in which a rent impairing violation exists or a dwelling unit or lodging room in a residential building where a common area violation exists.

(3) “Applicant” encompasses the total number of eligible tenants residing in a dwelling unit or lodging room where an eligible tenant has applied for rent abatement and not an individual eligible tenant within the unit or room.

(4) “Common area violation” means a condition constituting a rent impairing violation which exists in any part of a residential building or lot not contained within a dwelling unit or lodging room.

(5) “Eligible tenant(s)” means any current tenant(s) of a landlord of residential premises where the landlord has had a residential rental license denied, revoked, suspended or non-renewed, or fails to comply with an order of the Inspection and Zoning Division of the Department of Engineering to correct a rent impairing violation by the original due date in the orders unless that date is found unreasonable by the Public Health and Safety Committee, provided that the tenant has lived in an affected dwelling unit for some portion of the time period from the date of the initial inspection by the building inspector to the close of the thirty (30) day period during which a request for abatement hearing may be filed. Any tenant, to be an eligible tenant, must have a valid rental contract with the landlord and must have the landlord’s authorization to occupy the property.

(6) “Per fixture” means per affected appliance regardless of how many separate rent impairing violations may affect that appliance.

(7) “Only facility” means the only appliance of its kind in the dwelling unit or lodging room.

(8) “Provider agency” means any governmental agency or private social services agency which by contract provides rental assistance on behalf of low-income tenants where such assistance payments are paid directly to the landlord.

(9) “Rent impairing violation” a rent impairing violation within the meaning of this section shall designate a condition in a dwelling unit, lodging room or other area of a residential building or lot which constitutes or, if not properly corrected, will constitute a fire hazard or a threat to the health or safety of occupants thereof. Such conditions include but are not limited to those which involve deficiencies in security, heating, electricity and/or plumbing.

(10) “Successor tenant(s)” means any individual(s) who become(s) a tenant in a dwelling unit or lodging room where a prior tenant was authorized or is in the process of being authorized to abate rent pursuant to this chapter and where, at the time of tenancy of the successor tenant commences, there exists an uncorrected rent impairing violation which was determined or is in the process of being determined by a hearing examiner to be abatable. Anyone who succeeds a successor tenant is also a successor tenant, provided that at the time her/his tenancy commences there exists an uncorrected rent impairing violation for which abatement was authorized. (Ord. 61-5602 §1, 2013, File No. 12-0206)

(d) Authorization of Rent Abatement.

(1) Eligibility. Notwithstanding any other provision of law or any agreement, whether oral or written, tenants and provider agencies shall be eligible to abate a portion of the total rental payments, in accordance with this section and pursuant to the order of the Public Health and Safety Committee or by written agreement of the parties, if the landlord of the residential premises fails to comply with an order of the Inspection and Zoning Division of the Department of Engineering to correct by the original due date, unless such due date is found to be unreasonable upon appeal to the Public Health and Safety Committee, a violation which is “rent impairing” as that term is defined in this chapter. Any such order of the Inspection and Zoning Division shall specifically state that uncorrected violations may be eligible for abatement in addition to any other penalties provided by law. A tenant’s eligibility to abate rent shall apply only to the eligible tenant(s) or successor tenant(s) upon whose rented premises the uncorrected rent impairing violation exists or to any eligible tenant(s) or successor tenant(s) in a building with an uncorrected rent impairing violation in a common area. A provider agency’s ability to abate rent shall apply only to provider agencies which pay or have paid a portion of an eligible tenant’s rent while an uncorrected rent-impairing violation exists on the premises or common area of the eligible tenant’s building. Where an award is made and rent has been paid by both a tenant and a provider agency, the tenant’s portion of the award shall be up to but not greater than the amount of rent the tenant has paid. Where the award amount is less than or equal to the amount of rent the tenant paid, the tenant shall receive all of the award. No rent may be abated pursuant to this ordinance until abatement is awarded by the Public Health and Safety Committee or authorized by written agreement of the parties.

## Wausau Municipal Code

(2) Other Remedies. The right of a tenant to abate a portion of the rent as established by this section shall not preclude or affect in any way the tenant's right to abate under Chapter 704 of the Wisconsin Statutes; nor shall it preclude or affect in any way the tenant's or landlord's right to any of the remedies provided by the laws of the State of Wisconsin and the Wausau Municipal Code pertaining to the relationship of landlord and tenant.

(3) Designation of Rent Impairing Violations. The common council shall adopt<sup>a</sup> list of violations of the provisions of chapter 16 of the Wausau Municipal Code and the Wisconsin Administrative Code Chapter SPS 321 and 362, to be classified as "rent impairing" as above defined. Said list shall contain a brief description of the condition constituting the violation, the section of the ordinances violated and the percentage range of any possible rent abatement. The Public Health and Safety Committee may at any time recommend a change in the number of violations, their descriptions or the percentage of possible rent abatement for a particular violation but no such change shall be made except in the manner set forth above.

(4) Schedule of Rent Impairing Violations. A tenant authorized to abate rent shall do so in accordance with the schedule which follows at the end of this section, with the precise amount to be set by the Public Health and Safety Committee after notice and hearing pursuant to subsection (5). The maximum total abatement authorized pursuant to this ordinance shall not exceed ninety-five percent (95%) of the periodic rental payment, except where the premises have been vacated pursuant to an order of the Inspection and Zoning Division of the Department of Engineering or pursuant to any other tenant right to remove from residential rental premises secured under Wisconsin law.

(5) Procedure.

(A) Application for Authorization for Rent Abatement. An eligible tenant who may be entitled to abate a portion of his/her rental payment under this ordinance shall have thirty (30) days from mailing of the notice of possible eligibility by the Inspection and Zoning Division of the Department of Engineering to file a request for a hearing on authorization for rent abatement. The request shall be in writing on a form approved by the Public Health and Safety Committee, shall state with specificity the name and address of the landlord and the alleged rent impairing violation(s) and shall be filed with the city clerk. The application shall be accompanied by a fee as provided in section 3.40.010(a) made payable to the City Treasurer, which fee shall be recovered from the landlord if abatement is ordered. The time and place for the hearing shall be the next regularly scheduled meeting of the Public Health and Safety Committee, but not prior to the end of the 30-day filing period. Notice of the hearing including a statement of the time, place

and nature of the hearing shall be mailed to the landlord and tenant(s) at least ten (10) days prior to the hearing.

(B) Role of the Public Health and Safety Committee.

(i) The Public Health and Safety Committee shall have the authority to conduct hearings on requests for authorization for rent abatement and to determine the exact amount of rent, if any, which may be abated pursuant to this ordinance.

(ii) The Public Health and Safety Committee shall have the authority to administer oaths and to issue subpoenas pursuant to WI SS 885.01 at the request of the parties and shall be responsible for the fair, orderly and impartial conduct of the rent abatement hearing and the preservation of the exhibits and the record therein.

(C) Conduct of Hearing. The Public Health and Safety Committee shall conduct the hearing on the request for authorization for rent abatement, shall administer oaths to all witnesses and may issue subpoenas upon request of the parties. So far as practicable the rules of evidence in WI SS 227.45 shall be followed. The landlord and the tenant may be represented by counsel or other representative, may call and examine witnesses and cross-examine witnesses of the other party. All proceedings and testimony shall be recorded on tape. If a review is sought of the committee's decision, a copy of the tape recordings shall be supplied to anyone requesting the same at the requester's expense. If either party requests a stenographic recording and transcription, the Committee shall make the necessary arrangements, but the expense shall be borne by the requesting party. In the hearing, the tenant(s) shall have the burden of proving to a reasonable certainty by the greater weight of the credible evidence, i.e. by the preponderance of the evidence, that the landlord failed to correct (a) rent impairing violation(s) by the due date in an order of the Inspection and Zoning Division. It is the landlord's burden to show by the preponderance of the evidence that any rent impairing violations were negligently or willfully caused by the tenant or the tenant's guests or that the tenant's refusal to allow entry prevented the landlord from making the corrections in a timely manner. Thereafter, the tenant has the burden to show that any such refusal was reasonable under the circumstances. Either party may present additional evidence on the nature, extent and seriousness of violations, the length of time conditions existed and the extent to which the tenant was deprived of the full use of the rented premises, to assist in determining the percent of abatement which should be allowed.

(D) Decision.

(i) If, on the evidence at the hearing, the Public Health and Safety Committee finds that the landlord failed to comply with an order of the Inspection and Zoning Division to correct by the original due date a “rent impairing” violation as that term is defined in subsection (c), the Committee shall order that the rent be abated retroactive to the date of the initial inspection in order to effectuate the purpose of this ordinance and to provide fair and equitable compensation to the tenant(s) for the diminished value of the rented premises due to the landlord’s continued violation of the City of Wausau’s building/housing codes. Any such abatement shall be established in accordance with the Schedule of Rent Impairing Violations referenced in subsection (d) (4). In setting the exact percentage of abatement the Committee shall consider the nature, extent and seriousness of the particular condition(s), the total number of rent impairing violations at issue, the length of time the condition(s) existed and the extent to which the condition(s) deprived the tenant(s) of full use of the rented premises. If the Committee finds that the landlord’s failure to comply with the order of the Inspection and Zoning Division by the due date was caused by factors wholly outside the landlord’s control and if the Committee further finds that the landlord has taken affirmative steps to minimize the impact of the uncorrected rent-impairing condition(s) on the tenant(s), any sums reasonably expended by the landlord in that regard should be considered in setting the percentage of abatement and may operate to reduce the final abatement percentage below the minimum percentage listed for the item(s) in the Schedule of Rent Impairing Violations in subsection (d) (4). The Committee shall not authorize rent abatement for any condition(s) found to be caused either negligently or willfully by the tenant or his/her guests, nor shall abatement be ordered for any period of time after the tenant has unreasonably refused entry to the landlord for the purpose of correcting the condition(s) giving rise to the violation(s).

(ii) If, after the hearing, the Committee finds that the landlord did not fail to comply with an order of the Inspection and Zoning Division to correct a rent impairing violation by the due date or that the rent impairing violations were caused by the tenant or the tenant’s guests or that the tenant unreasonably refused entry for the purpose of correcting a rent impairing violation, the Committee shall enter an order denying the request for authorization to abate rent for any items negligently or willfully caused by the tenant or guests of the tenant or for any items which remained uncorrected due to the tenant’s unreasonable refusal to allow entry for repair purposes.

(iii) The decision and order of the Committee shall contain written

findings and shall be mailed to the parties within ten (10) days of completion of the hearing or as soon thereafter as possible. The failure to issue and mail a decision within ten (10) days shall neither deprive the Committee of jurisdiction to render a final decision in the matter nor affect the validity thereof.

(iv) The holder of the landlord's interest in the premises at the time of the decision and order of the Committee is issued and the holder or holders of the landlord's interest during the period of time that the right to continuing abatement remains in effect are bound by the order and by the applicable provisions of this chapter relating to rent abatement.

(6) Petition for Reconsideration. Within ten (10) days after service by first-class mail of the decision of the Committee, either party may file with the city clerk, a written petition for reconsideration specifying in detail the grounds for the relief sought. The Committee may on their own motion reconsider the decision or order a hearing on reconsideration without the filing of a written petition.

(A) Reconsideration will be granted only on the basis of a material error of fact or law or an error in the calculation of an award amount, or

(B) Copies of the petition shall be served by first class mail by the petitioner on all parties, who may file replies within seven (7) days after service by mail of the petition.

(C) Within twenty-one (21) days of the filing of the petition, the Committee shall enter an order denying reconsideration or an order granting reconsideration disposing of the petition without a hearing or shall order a rehearing, which shall be held within twenty (20) days. The failure to issue a decision within the above time period shall not deprive the Committee of jurisdiction to render a decision on reconsideration or affect the validity thereof. If no order is entered within twenty-one (21) days of the filing of the petition, the petition shall be deemed denied.

(D) Upon rehearing, if any, proceedings shall conform to those in Section (d)(5) et seq. relating to an original hearing.

(E) The filing of a petition for rehearing shall not suspend or delay the effective date of the original decision and order, and the order shall take effect on the date fixed by the Committee and shall continue in effect unless the petition is granted or until the order is superseded, modified, or set aside as provided by law.

(7) Request for Modification. If, subsequent to a decision by the Committee

ordering rent abatement, substantial further deterioration or substantial improvement occurs in any rent impairing conditions which were the subject of the original order, the applicant, landlord or any successor tenant may request modification of the rent abatement amount. Only one such request for modification may be made by each eligible individual, which request shall follow the procedures in Section (d)(5) et seq. relating to the original application.

(8) Enforcement. Whenever, in the judgment of the Public Health and Safety Committee, the judicial enforcement of the ordinance is necessary, the Committee shall in writing request the City Attorney to enforce the ordinance in the name of the City of Wausau.

(9) Appeal. All orders of the Public Health and Safety Committee shall be final administrative determinations and shall be subject to review in court as by law may be provided. Any party to the proceeding may seek review thereof within thirty (30) days of service by first-class mail of the final determination of the Committee. In addition, written notice of any request for judicial review shall be given by the party seeking review to all parties who appeared at the proceeding before the Committee, with said notice to be sent by first class mail to each party's last known address.

The institution of the proceeding for judicial review shall not stay the decision and order of the Committee; however the reviewing court may order a stay upon such terms as it deems proper.

(e) Successor Tenant.

(1) A successor tenant is entitled to abate rent pursuant to the order of the Public Health and Safety Committee issued in accordance with this Chapter, provided that at the time the tenancy commences there exists an uncorrected rent impairing violation which was determined or is in the process of being determined by the Committee to be abatable.

(2) In order to be deemed a successor tenant under this ordinance, an otherwise eligible individual must advise the landlord in writing, with a copy to the Inspection and Zoning Division of her or his intent to exercise his or her rights as a successor tenant, no later than fifteen (15) days after receipt of written notification by the landlord which conforms to the requirements of Section 16.04.037(g). If said written notification is given at or prior to the time the rental agreement is entered into, the successor tenant's notice of intent must be given no later than fifteen (15) days after the commencement of the successor tenancy.

(3) Failure to provide the landlord with a timely written notice of intent to become a successor tenant forfeits a tenant's right to proceed to abate rent as a successor tenant under this chapter, except where the landlord has failed to provide the written notification of the tenant's right to abate rent pursuant to subsection (2)

above. In cases where the landlord fails to provide written notice as required, an otherwise eligible tenant may assert the rights of a successor tenant at any time during the tenancy or in any action relating to or arising out of the tenancy.

(f) Duration of Abatement.

(1) Authorization to abate a portion of the rent pursuant to subsection (d) for failure of a landlord to correct a rent impairing violation ceases upon certification by the Inspection and Zoning Division of the Department of Engineering that said violation has been satisfactorily corrected. Where more than one rent impairing violation has been authorized for rent abatement and partial correction has been certified, authorization to abate continues for the uncorrected rent impairing violations, until such time as their satisfactory correction has been verified.

(2) If abatement is authorized, the landlord must promptly repay any rent previously paid by the tenant, provider agency or successor tenant and apportioned to rent impairing violations from the date of the original inspection by the Inspection and Zoning Division at which said violations were discovered.

(3) If the landlord fails to promptly reimburse the tenant, provider agency or successor tenant as required in subsection (2) above, the tenant, provider agency or successor tenant may enforce the order requiring reimbursement as follows:

(A) The tenant, provider agency or successor tenant may deduct the amount previously paid and subsequently determined to be apportioned to rent impairing violations from future rental payments.

(B) If the total of future rental payments payable for the balance of the tenancy is less than the reimbursement required in subsection (2) above or if the tenant or successor tenant no longer resides at the premises in question, the tenant, provider agency or successor tenant shall recover from the landlord the amount not reimbursed in accordance with the order of the Committee plus costs of collection including reasonable attorney fees. Nothing in this ordinance shall prohibit a tenant from collecting double damages if not being reimbursed for abated rent meets the definition of a security deposit violation under ATCP 134.02 (11) and ATCP 134.06.

(4) The failure of a landlord to promptly reimburse the tenant, provider agency or successor tenant as required in Subdivision (2) above and the failure of either a landlord, tenant or a provider agency after a decision by the reviewing court on judicial review, to pay monies wrongfully not reimbursed or return monies wrongfully abated shall be deemed a violation of this ordinance and shall be punishable as provided in this section.

(5) Rent abatement awarded in a decision and order of the Public Health and

Safety Committee shall accrue during the period when either a tenant or a successor tenant is entitled to the exclusive possession and occupancy of an affected dwelling unit. Under no circumstances shall there be recovery by both a tenant and a successor tenant for the same period of time.

(g) Rent Abatement and Code Violations Disclosure. The landlord or any person authorized to enter into a rental agreement shall exhibit to the prospective tenant, prior to the time a rental agreement is entered into, the following:

(1) A copy of any official notice of outstanding violation(s) of Chapters 16 of the Wausau Municipal Code or Wisconsin Administrative Code Chapter SPS 321 and 326 of which the said landlord or person has actual notice and which affects the subject rental building regardless of the location of the violation(s) or defect(s) therein;

(2) A copy of any Public Health and Safety Committee decision and order which affects the subject rental unit or any common areas of the subject rental building.

(3) The failure by a landlord to comply with the provisions of this subsection regarding written notice of a successor tenant's right to abate rent shall not be subject to the penalties set forth as provided in this section.

In addition, prior to the time a rental agreement is entered into, the landlord shall advise the prospective tenant in writing of a successor tenant's right to abate rent pursuant to the order aforementioned until authorization to abate ceases as provided in subsection (f) above. In cases where the rent abatement request is pending at the time the rental agreement is entered into, the landlord shall provide the successor tenant written notification of a successor tenant's rights when the case has been decided and shall exhibit a copy of the decision and order to the successor tenant upon receipt thereof.

Finally, at the time occupancy commences the landlord shall exhibit to the tenant (formerly, prospective tenant) a copy of all additional official notices referred to in Subdivision (a) above and a copy of all decisions and orders referred to in Subdivision (b) above, if any have been issued since the signing of the rental agreement. Similarly, at the time of occupancy the landlord shall provide the required written notice of a successor tenant's rights with respect to all such additional official notices and decisions.

The written notice of successor tenant's rights shall specifically state in underlined or otherwise emphasized print the following: "If you wish to become a successor tenant and to abate rent in accordance with Section 16.04.037 of the Wausau Municipal Code you must provide your landlord and the Inspection and Zoning Division with written notice of that intent within fifteen (15) days of receiving written notification from your landlord of your right as a successor tenant to abate rent. Failure to

provide your landlord with timely written notice forfeits your right to be a “successor tenant” and to abate rent as a successor tenant under Section 16.04.037 of the Wausau Municipal Code.”

(h) Prosecution. It is the intent of this section that any use of abatement will not prohibit the Inspection and Zoning Division of the Department of Engineering from prosecuting violations of the code relating to said property.

(i) Penalty.

(1) Any person violating any of the provisions of this section shall upon conviction be subject to a forfeiture of not less than one hundred and fifty dollars (\$150) nor more than nine hundred dollars (\$900), unless a different penalty is specifically provided, with each separate day of violation to be considered a separate offense.

(2) Any person who shall fail or neglect to comply with any lawful order of the Public Health and Safety Committee issued pursuant to the provisions of this section shall be deemed guilty of a violation of this section, and every day or fraction thereof on which such person shall fail or neglect to comply with such order, shall be deemed a separate offense.

(j) Severability. In the event that any section of this ordinance shall be declared or judged by a court of competent jurisdiction to be invalid or unconstitutional, such adjudication shall in no manner affect the other sections of this ordinance, which shall be in full force and effect as if the said section or said sections were not originally a part thereof.

(k) Effective Date of Ordinance. This ordinance shall be effective and apply to all orders written by the Inspection and Zoning Division of the Department of Engineering on or after April 1, 2012. Any amendments to this ordinance relating to rent abatement shall be effective and apply to all orders written by the Inspection and Zoning Division of the Department of Engineering ninety (90) days after the publication of this ordinance as amended.

Violation	Description	% of Abatement
WMC 16.04.039	Rental of a residential dwelling unit after denial, revocation, suspension or non-renewal of residential rental license	100%
H-401.3 H-401.4	Non-functioning kitchen sink and lavatory basin	10-25%
H-401.3 H-401.4	Non-functioning flush water closet	Not only facility 5-10% Only facility 50-75%

Wausau Municipal Code

H-401.3 H-401.4	Non-functioning bathtub or shower	Not only facility 5-10% Only facility 25-50%
H-400.3	Water pressure/volume 1. None 2. Inadequate	>48 hours 50-95% 10-25%
H-400.3.1	Hot water tank not provided or not functional	5-50%
H-400.5 H-400.6 WMC 6.44.040(A)	Garbage and refuse storage facility - inadequate or not provided	5%
H-302.7 H-302.8	Required exits 1. Not provided or totally unusable 2. Partially usable	10-25% per exit 5-10% per exit
H-302.9.2	Screens 1. No screens provided or all screens in need of repair 2. Not all screens provided or some screens in need of repair	10-25% 5-10%
H-401.6 H-401.6.1	Electrical services and wiring 1. No electricity 2. Unfused circuits 3. Overfused circuits 4. Exposed wires, damages or bare wires presenting shock hazards	48 hours 50-95% 10-25% 5-10% 25-75%
H-401.6 H-401.6.1 H-403.5	Lighting 1. Required light switches not provided or functioning	5% per switch
H-403.4	Lighting 2. Public halls and/or stairs not lit 3. Outside entrance doors not lit	5-25% 5-25%
H-400.4	Heat 1. Not heated or consistently below 55 degrees 2. Inadequate or occasionally inadequate (55-69 degree)	24-48 hrs 25% >48 hrs 50-95% 10-25%
H-302.0 (ext)	Floors, walls, ceilings, roof 1. Unsafe to the degree the room is unusable 2. Incapable of affording privacy 3. Appropriate floor surfacing not provided, or damaged so that it does not function to provide ease of maintenance	Not a kit, only bath 25- 50% Kit or only bath 50-95% S-10% per room

Wausau Municipal Code

H-302.0 (ext)	Floors, walls, ceilings, roof (cont.) 4. Unsealed gaps allowing collection of dirt and other matter which creates a cleaning or sanitation problem	5%
H-401.2.1	Chimney 1. Not properly removing combustible products 2. In danger of collapse	50-75% 10-25%
H-302.7 (ext)	Exterior and interior doors, basement hatchway doors 1. Missing and affecting privacy, health, safety, and security 2. Hazardous - unhinged, requiring excessive force to open, door or hardware interfering with egress/ingress	10-50% 10-50%
H-302.7	Windows (one or more) 1. Missing from 1st floor, basement or other window openings accessible by balconies, fire escapes, trees, etc and negating dwelling unit or lodging room security 2. Hazardous - windows which must be propped open, broken windows with glass shards in the frame	25-50% 10-50%
H-302.7.4	Door locks - no lock or not functional	25-75%
H-302.7	Window sash locks - not functional or not provided 1. First floor, basement, and all other windows accessible by balconies, fire escapes, trees, or other existing means 2. All other windows where required	10-25% 5%
H-302.6	Inside and outside stairs and/or porch - hazardous	Egress only 50-95% Not only egress 25-50%
H-302.6	Required appurtenances to any porch or stair such as handrails and guardrails 1. Missing or inadequate when protecting an elevation less than four feet (4') 2. Missing or inadequate when protecting an elevation greater than four feet (4')	5-10% 10-50%

Wausau Municipal Code

H-401.3 H-401.4	Leaking water supply or drain piping not containing sewage to extent it interferes with tenants full use of all or part of premises 1. In kitchen, bathroom, bedroom or other living areas 2. Other areas	10-25% 5-10%
H-401.3 H-401.4	Leaking or obstructing drain piping containing sewage that causes backup of sewage into fixtures, onto floors, or through ceilings or walls (including basement)	50-90%
H-401.2	Failure to clean and disinfect common area after sewage backup Owner not maintaining common areas in sanitary conditions	10-25% 5-25%
H-401.2.1	Failure to clean and disinfect basement after sewage backup	10-25%
H-307.7	Severe infestation of pests, whether occasional or chronic	10-50%
SPS 321.09 SPS 321.097 SPS 362.0907 SPS 362.1200	Smoke alarms and carbon monoxide detectors not installed where required	5-25% per missing detector
H-303.2	Basement Water and Moisture Problems 1. Basement water violation use in non-habitable area; water, mold and/or mildew accumulation 2. Basement water violation use in habitation: damp, continually wet, standing water, mold and mildew accumulation	5-25% 5-75%

(Ord. 61-5605 §28(part), File No. 13-1109; Ord. 61-5602 §1, 2013, File No. 12-0206; Ord. 61-5504 §1, 2012, File No. 12-0206)

16.04.039 Residential Rental Licensing. (a) Findings. The Wausau City Council has determined that it is necessary to establish a systematic, city-wide program for the inspection and licensing of residential rental dwelling units in the city to ensure that those units provide safe, decent and sanitary living conditions for residents living in the rental units and to prevent deterioration of those units. The City Council finds that a significant percentage of housing code complaints occur at residential rental dwelling units and that the conditions which exist at these units adversely affect the neighborhoods in which they are located and the residents living nearby. This ordinance is enacted to encourage property owners who rent residential dwelling units to exercise their responsibility to ensure that the city ordinances governing the condition

## 2502 N 6<sup>th</sup> Street Rent Abatement Information

April 2, 2014 William Schillinder called requesting an inspection for 2502 N 6th Street Apt 2. William commented on the lack of heat in his apartment.

April 4, 2014 William Schillinder and I met at site. Noted temperature in apartment was low. (Temperature on thermostat read less than fifty (50) degrees.)  
Property was posted unfit for human Occupancy on April 4, 2014.  
See inspection letter dated April 7<sup>th</sup>, 2014.

April 7, 2014 William Schillinder called questioning what he should do regarding rent payment. William stated he sent a text, regarding rent payment, to the landlord on April 5<sup>th</sup> but did not receive a response. William questioned what he should do about rent payment, send a check? I suggested keeping rent current.

April 14, 2014 William Schillinder called questioning if we made contact with property owner. William was informed the City of Wausau sent a letter to S/K Real Estate Properties LLC on April 7 2014, however no response was received. William stated he had left messages and has sent rent funds, but has had no response from landlord.

April 16, 2014 William Schillinder noted that the heat is not fixed and gave permission to reenter the property to inspect. Arrangements were made to enter the property on April 21, 2014.

April 21, 2014 Clifford Ambriz, City of Wausau Property Inspector, and I inspected and noted violations remain.

April 21, 2014 David Desantis, City of Wausau Fire Inspector, and I inspected the basement/utility area of house and noted additional ordinance violations. See letter dated April 22, 2014.

April 22, 2014 William Schillinder called regarding inspections and rent abatement.

April 24, 2014 William Schillinder was sent rent abatement information.

April 29, 2014 S/K Real Estate Properties was sent an additional letter requesting action.

April 30, 2014 Received a letter from S/K Real Estate Properties.

May 5, 2014 Received a letter from S/K Real Estate Properties.

May 6, 2014 S/K Real Estate left message requesting an inspection onsite.

May 8, 2014 Shelly from S/K Real Estate set up an appointment for 5/14/2014 At 11 a.m.

May 13, 2014 Shelly called and cancelled appointment. To date Shelly has not responded to messages or established a date for an inspection.

# NOTICE OF DECLARATION OF UNFIT FOR HUMAN OCCUPANCY

of 2502 North 6<sup>th</sup> Street – Apt. #2 by

**THE CITY OF WAUSAU  
DEPARTMENT OF INSPECTION AND ELECTRICAL SYSTEMS**

Under Article 1, Section H-103.3 of *The BOCA Basic Housing-Property Maintenance Code/1975*, due to violation of Sections H-400.4 of *The BOCA Basic Housing-Property Maintenance Code/1975*.

Posted this day of April 4, 2014

## ORDER TO VACATE

All occupants must vacate this premise immediately after posting until such time the owner has received written notice that this premise can again be used for human habitation.

Penalty for defacing or removing this notice, failing to vacate premises, or allowing this premise to be occupied: Any person who willfully violates any of these provisions shall forfeit not less than twenty-five nor more than two hundred dollars, for each violation. Every day such violation continues shall constitute a separate offense.

**DEPARTMENT OF PUBLIC WORKS  
DIVISION OF INSPECTION & ZONING**



William D. Hebert, MPA  
Chief Inspector / Zoning Administrator

Philip J. Borchardt, Building Inspector  
Todd Wunsch, Electrical Inspector  
Roger J. Musolff, Plumbing Inspector  
Clifford G. Ambriz, Property Inspector

April 7, 2014

S/K Real Estate Properties LLC  
P.O. Box 823  
Wausau, WI 54402

Re: 2502 North 6<sup>th</sup> Street – Apartment #2, Key No. 2907-243-0120

Dear Property Owner(s):

In accordance with Section H-103.3 of *The BOCA Basic Housing-Property Maintenance Code/1975*, the residential structure located on the property you own at 2502 North 6<sup>th</sup> Street – Apartment #2 was posted on April 4, 2014, as "Unfit for Human Occupancy" for the following violations:

- \*1. Moisture was visible on the south foundation wall and floor area. The moisture shall be removed.
- \*2. There was no heat in Apartment #2. The furnace shall be properly repaired.
- \*3. The ceiling in the kitchen is water damaged and is missing tiles. The kitchen ceiling shall be properly repaired or replaced.
4. The soffit and fascia is in a weathered and deteriorated condition. The soffit and fascia shall be properly repaired and painted.
5. The siding at the back of the house is in a deteriorated condition. The siding at the back of the house shall be properly repaired or replaced.
6. The doors are not airtight. The doors shall be repaired so they are airtight or shall be replaced.
7. Tree debris was located on the rear yard and trash was located at the rear corner of the house. The tree debris and trash shall be removed and properly disposed of.
- \*8. Smoke detectors were missing. Smoke detectors shall be properly installed.
- \*9. Carbon monoxide detectors were missing. Carbon monoxide detectors shall be properly installed.

The above-mentioned items are in violation of the following sections of "The BOCA Basic Housing-Property Maintenance Code/1975" and the "Wausau Municipal Code":

The BOCA Basic Housing-Property Maintenance Code/1975:

H-302.2 Foundations, walls and roof: Every foundation, exterior wall, roof, and all other exterior surfaces shall be maintained in a workmanlike state of maintenance and repair and shall be kept in such condition as to exclude rodents.

H-302.7 Windows, doors and hatchways: Every window, exterior door, and basement hatchway shall be substantially tight and shall be kept in sound condition and repair.

H-303.2 Free from dampness: In every building, cellars, basements and crawl spaces shall be maintained reasonably free from dampness to prevent conditions conducive to decay or deterioration of the structure as required by the building code.

H-303.8 Interior walls, ceilings and floors: All interior walls, ceilings and floors shall be structurally sound, in good repair, free from defects, clean and painted and decorated.

H-400.4 Heating facilities: Every dwelling and multi-family dwelling shall have heating facilities, and the owner of the heating facilities shall be required to see that they are properly installed, safely maintained and in good working condition, and that they are capable of safely and adequately heating all habitable rooms, bathrooms and toilet rooms located therein, to a temperature of at least an average of seventy (70) degrees Fahrenheit with an outside temperature of ten (10) degrees below zero (0). The owner shall maintain a minimum average room temperature of seventy (70) degrees Fahrenheit in all habitable rooms, including bathrooms and toilet rooms when rented, at all times on the basis of ten (10) degrees below zero (0) outside. The temperatures shall be existent at a level of three (3) feet above the floor level and three (3) or more feet from an exterior wall.

Wausau Municipal Code:

6.44.080 Noncollectible materials. (a) "No person shall set the following materials out for collection:

- (1) Nonseparated waste which is a mixture of any two or more of the three types of wastes, recyclable solid waste, nonrecyclable solid waste and yard waste.
- (2) Building Wastes. All waste resulting from the maintenance, remodeling or construction of a building, roadway, sidewalk or similar structures or facilities shall be disposed of by the owner, builder or contractor.
- (3) Tires.
- (4) Major appliances.
- (5) Yard waste.
- (6) Large furniture items such as mattresses, chairs, couches, tables.
- (7) Hazardous and toxic waste.
- (8) Trees and stumps.
- (9) Paint.
- (10) Flammable liquids.
- (11) Explosives.
- (12) Chemicals.
- (13) Carcasses.
- (14) Medical waste, except home generated sharps which shall be deposited at a designated sharps collection station..."
- (b) "These materials shall be disposed of by the owner by contacting a licensed hauler of the specified item or as otherwise provided by law."
- (15) Automotive parts or accessories.
- (16) Metal.

6.44.090 Storing of refuse. "Any accumulation of solid waste or noncollectible materials as defined in Section 6.44.080 on any premises in the city is declared to be a nuisance and is prohibited under this chapter. Additionally, storing lumber openly on the premises is prohibited without a current building permit. The owner is responsible for removal of same, and upon failure to remove it after written notice by the county health officer or his/her designee or the chief of the fire department or his/her designee or chief inspector/zoning administrator or his/her designee, the city will cause the removal of the accumulation and assess the charges for such removal to the owner(s) of the property where the accumulation occurred."

In addition, per SPS 321.097 and 321.09, carbon monoxide and smoke detectors need to be installed on every level.

The furnace shall be repaired *within twenty-four (24) hours from your receipt of this letter*. The doors shall be repaired so they are airtight or shall be replaced, the tree debris and trash shall be removed and properly disposed of, and the smoke and carbon monoxide detectors shall be properly installed *within three (3) days from your receipt of this letter*. The standing water shall be removed and the concrete or vapor barrier shall be used to stop the water seepage, the kitchen ceiling shall be properly repaired or replaced, the soffit and fascia shall be properly repaired and painted, the siding at the back of the house shall be properly repaired or replaced *within thirty (30) days from your receipt of this letter*. ***Failure to comply with our request within the stated time frame will result in the issuance of a City of Wausau Summons and Complaint, which will require your mandatory appearance at the Wausau Municipal Court.*** Further be advised that in accordance with section 16.04.025 of the Wausau Municipal Code, failure or neglect to comply with these orders will be assessed a reinspection fee of \$60.00 for compliance inspections *in excess of two*. Reinspection fees that are not timely paid will be entered on the tax roll as a special charge against said property pursuant to Wisconsin Statutes. ***Please be advised that if the violations marked with an asterick are not corrected within ten (10) days, the tenants may be eligible for rent abatement under the City of Wausau Rent Abatement Ordinance, in addition to any other penalties provided by law.***

Additionally, since the structure is posted as "Unfit for Human Occupancy", it shall not be occupied until all required work has been completed and reinspection made by our office.

Your cooperation in complying with the above would be greatly appreciated. Should you have any questions regarding this letter, please feel free in contacting our office at (715) 261-6780; I am typically in the office between 8:00-9:00 a.m. and 12:30-1:30 p.m. Additionally, as soon as you have corrected/complied with the noted violation(s), please notify our office so a reinspection of the premises can be conducted.

Sincerely,



Rich Grefe  
Property Inspector

RDG:me  
Enclosure (Rent Abatement Brochure)

**DEPARTMENT OF PUBLIC WORKS  
DIVISION OF INSPECTION & ZONING**

William D. Hebert, MPA  
Chief Inspector / Zoning Administrator



Philip J. Borchardt, Building Inspector  
Todd Wunsch, Electrical Inspector  
Roger J. Musoff, Plumbing Inspector  
Clifford G. Ambriz, Property Inspector  
Rich D. Grefe, Property Inspector

April 22, 2014

S/K Real Estate Properties LLC  
P.O. Box 823  
Wausau, WI 54402

Re: 2502 North 6<sup>th</sup> Street, Key No. 2907-243-0120

Dear Property Owner(s):

During a recent inspection that was made by our office, the following were observed regarding the property you own located at the above-referenced address:

1. Fluid was present on the drain/vent line in the basement, which could be from a potential sewage leak. The drain/vent line shall be repaired.
2. The light fixture near the drain/vent line is in disrepair. The light fixture shall be properly repaired.

The above-mentioned items are in violation of the following sections of "The BOCA Basic Housing-Property Maintenance Code/1975":

H-303.2 Free from dampness: In every building, cellars, basements and crawl spaces shall be maintained reasonably free from dampness to prevent conditions conducive to decay or deterioration of the structure as required by the building code.

H-303.3 Structural members: The supporting structural members of every building shall be maintained structurally sound, showing no evidence of deterioration which would render them incapable of carrying the imposed loads in accordance with the provisions of the building code.

H-400.2 Sanitary facilities: The following minimum sanitary facilities shall be supplied and maintained in sanitary, safe working condition.

H-401.4 Plumbing systems: In buildings and structures, every plumbing stack, waste and sewer line shall be so installed and maintained as to function properly and shall be kept free from obstructions, leaks and defects to prevent structural deterioration or health hazards. All repairs and installations shall be made in accordance with the provisions of the building code or plumbing code of the municipality.

H-401.6 Electrical outlets and fixtures: Every electrical outlet and fixture, as required in Section H-403.0 shall be installed, maintained and connected to the source of electric power in accordance with the provisions of the building code or electrical code of the municipality.

The drain/vent line shall be properly repaired and the light fixture shall be properly repaired *within seven (7) days of your receipt of this letter. Failure to comply with our request within*

S/K Real Estate Properties LLC

April 22, 2014

Page 2

***the stated time frame will result in the issuance of a City of Wausau Summons and Complaint, which will require your mandatory appearance at the Wausau Municipal Court.*** Further be advised that in accordance with section 16.04.025 of the Wausau Municipal Code, failure or neglect to comply with these orders will be assessed a reinspection fee of \$60.00 for compliance inspections ***in excess of two***. Reinspection fees that are not timely paid will be entered on the tax roll as a special charge against said property pursuant to Wisconsin Statutes.

Your cooperation in complying with the above would be greatly appreciated. Should you have any questions regarding this letter, please feel free in contacting our office at (715) 261-6780; I am typically in the office between 8:00-9:00 a.m. and 12:30-1:30 p.m. Additionally, as soon as you have corrected/complied with the noted violation(s), please notify our office so a reinspection of the premises can be conducted.

Sincerely,



Rich Grefe  
Property Inspector

RDG:me

**INSPECTION AND ZONING DIVISION  
ENGINEERING DEPARTMENT**



Wausau City Hall  
407 Grant Street  
Wausau, WI 54403  
715-261-6780  
FAX 715-261-4102

2502 North 6th Street #2

**Notice of Eligibility to Apply for Rent Abatement  
per 16.04.037(b) of Wausau Municipal Code**

**Please share this information with your Roommates**

**TENANTS:**

The owner of your unit has not followed an order from the City of Wausau, Inspection and Zoning Division to correct housing code violations. Because of the owners' non-compliance, you may be able to get a portion of your rent back pursuant to Wausau Municipal Code Section 16.04.037-Rent Abatement.

Enclosed is a pamphlet explaining the Rent Abatement process. In addition, the Inspections Department tab of the city website page lists your address as one of those eligible to apply for Rent Abatement. You can view this at:

<http://www.ci.wausau.wi.us/Departments/Inspections.aspx>

You must apply within 30 days of the publication date (4/24/2014) on the official city website.

To apply, complete the Rent Abatement Hearing Request Form.

Search

Live	Work	Visit	Government

- Inspections
- Residential Permit Requirements
- Permit Fees
- Zoning
- Documents & Permits
- Floodplain Study
- Residential Rental Unit
- Registration
- Rent Abatement Program
- Property Maintenance
- Other Resources
- Rental Licensing & Inspection

### Rent Abatement Program for Rental Units

The Common Council of the City of Wausau adopted the Rent Abatement Program effective April 1, 2012 (Section 16.04.037 of the Wausau Municipal Code). Rent abatement is a process by which tenants living in rental units with certain unrepaired conditions may qualify for rent reduction if property owners do not comply with inspection orders.

Residents may report conditions to the Division of Inspection and Zoning by calling 715.261.6780. Inspections will provide notice to tenants if abatable conditions persist after the owner has received notice of code violations and failed to correct issues prior to reinspection. Once notified of abatement eligibility, tenants have 30 days to request a hearing before the City's Public Health and Safety Committee by completing a request form available at the Customer Service Desk at City Hall or go to the link below. A fee of \$25 must be submitted with the form to the City Clerk. Once these are received, a hearing is scheduled. Testimony and evidence are presented by both sides for Committee consideration. If abatement is awarded, the tenant may deduct the approved percentage of the rent retroactive to the date of the original violation notice.

A list of abatable conditions is included below. Conditions include, but are not limited to issues with heating systems, electrical, plumbing, security, moisture, pests, safety and structural issues. A list of addresses with unresolved abatable violations will be posted on this website. Residents and prospective tenants may view the list to determine if a unit they are living in or considering renting has serious issues.

The ordinance is available [here](#).

[List of rent impairing violations.](#)

Forms:

- [Pamphlet Explaining the Rent Abatement Process](#)
- [Abatement Hearing Request Form](#)
- [Checklist for Participants in Rent Abatement Hearings](#)

Listing of Rent Abatable Properties:

- 406 Elm Street (3/10/14)
- 2124 Sherman Street (3/12/14)
- 612 North 3rd Avenue (4/15/14)
- 2502 North 6th Street #2 (4/24/14)

DEPARTMENT OF PUBLIC WORKS  
DIVISION OF INSPECTION & ZONING

William D. Hebert, MPA  
Chief Inspector / Zoning Administrator



Philip J. Borchardt, Building Inspector  
Todd Wunsch, Electrical Inspector  
Roger J. Musolff, Plumbing Inspector  
Clifford G. Ambriz, Property Inspector  
Rich D. Grefe, Property Inspector

April 29, 2014

S/K Real Estate Properties LLC  
P.O. Box 823  
Wausau, WI 54402

Re: 2502 North 6<sup>th</sup> Street, Key No. 2907-243-0120

Dear Property Owner(s):

Several letters were sent to you on February 12, 2014, April 7, 2014, and April 22, 2014 regarding the property you own located at the above-referenced address. (We have enclosed copies of said letters for your reference.)

Please contact our office at (715) 261-26780 to schedule an interior inspection to verify that repairs and violations have been corrected *within five (5) days of your receipt of this letter*. *Failure to comply with our request within the stated time frame will result in the issuance of a City of Wausau Summons and Complaint, which will require your mandatory appearance at the Wausau Municipal Court.* Further be advised that in accordance with section 16.04.025 of the Wausau Municipal Code, failure or neglect to comply with these orders will be assessed a reinspection fee of \$60.00 for compliance inspections *in excess of two*. Reinspection fees that are not timely paid will be entered on the tax roll as a special charge against said property pursuant to Wisconsin Statutes.

Your cooperation in complying with the above would be greatly appreciated. Should you have any questions regarding this letter, please feel free in contacting our office at (715) 261-6780; I am typically in the office between 8:00-9:00 a.m. and 12:30-1:30 p.m. Additionally, as soon as you have corrected/complied with all violations, please notify our office so a reinspection of the premises can be conducted.

Sincerely,

A handwritten signature in black ink that reads "Rich Grefe".

Rich Grefe  
Property Inspector

RDG:me  
Enclosures

April 29, 2014

Rich Grefe, Property Inspector

City of Wausau, Inspections

407 Grant Street

Wausau, WI 54403

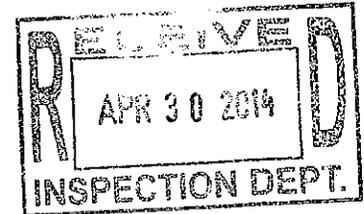
Sent via USPS certified mail #

7011 0110 0001 4808 5298

S/K Real Estate Properties, LLC

PO Box 823

Wausau, WI 54402-0823



Dear Mr. Grefe,

We received a letter from you today regarding 2502 N 6<sup>th</sup> Street Key No. 2907-243-0120.

First and foremost, we will look into the areas that you note could have potential problems and will speak with our attorney in regards to addressing them if there is a problem and call your office for a reinspection as per your request once they are corrected if a problem exists.

That being said, we are very concerned with your letter. The letter states that you were in the basement of our property. We are confused how this could be as this is a private property with no public access. The basement to the building is secured by a locked door. We are not sure how or why you would have entered a privately owned building without our knowledge, consent or permission.

As a result, we are forwarding your letter to our attorney, Mr. James B. Connell of Crooks, Low and Connell for review and will be setting an appointment with Mr. Connell to discuss this situation. We are not sure if we will be contacting you or our attorney, Mr. Connell will be contacting you but will be in contact with you once our attorney advises us.

Please note that this is a private property and we respectfully request that should you wish to see something inside the property, you contact us in advance to set a mutually agreed upon time and date and give us the opportunity to discuss any such request with our attorney in advance.

We appreciate your work and thank you for letting us know that there "could be" potential problems. Again, we will look into this and get back to you with timelines and plans after review by Mr. Connell.

Thank you for your attention to this matter. We look forward to working with you.

Sincerely,

A handwritten signature in black ink, appearing to be "R. Grefe", written in a cursive style.

Member, for S/K Real Estate Properties, LLC

May 3, 2014

Rich Grefe, Property Inspector

City of Wausau, Inspections

407 Grant Street

Wausau, WI 54403

S/K Real Estate Properties, LLC

PO Box 823

Wausau, WI 54402-0823

Dear Mr. Grefe,

We received a letter from you today regarding 2502 N 6<sup>th</sup> Street Key No. 2907-243-0120.

First and foremost, as we stated in our last certified letter to you dated and mailed on 4-29-14 when we received your first letter, it is our desire to have an amicable relationship with the City of Wausau and we are more than willing to look into alleged problems that may or may not exist in the property within a reasonable time frame.

We are EXTREMELY concerned with the letter we received from you today regarding this property. We are sending the letter to our attorney, Mr. James B. Connell of Crooks, Low and Connell and plan to have him get in contact with the City but in the name of time and the serious threats you have made against us, we felt it was imperative to send a certified response today.

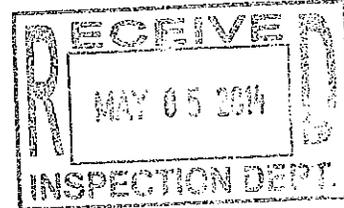
First, in your letter you reference a letter dated February 12, 2014. As shown by your own enclosure, the letter was addressed to Complete Properties, LLC who was the rightful owner of the building at that time. It was Complete Properties, LLC responsibility to contact the City and work with the City to get any issues resolved as the property owner.

Second, you reference a letter dated April 7, 2014. No such letter was ever received by S/K Real Estate Properties, LLC and we had no idea that the apartment you referenced had any issues.

Third, the letter you reference as April 22, 2014 was received by us April 29, 2014. We promptly sent you a written response via certified mail. Your letter requested that if there were any problems that they be fixed within 7 days of the receipt of the letter. That being said, the earliest you could have expected a response should have been May 6, 2014. Yet, another letter was sent on April 29, 2014 before the timeline for investigating any possible or alleged issues occurred expired and made serious threats and allegations against us.

Sent via USPS certified mail #

7011 0110 0001 4808 5304



We have grave concerns with several items you have alleged in conjunction to this property and the threats made in this letter from you we received today. Thus, we will have our attorney contact you this coming week.

We will be calling the inspections office on Monday May 5, 2014 to set a time to meet.

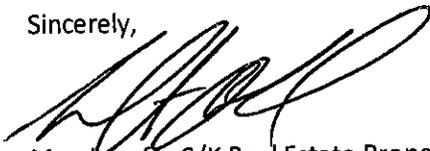
We respectfully request that before either side take any action including Summons and Complaints or other filing of other legal orders or filing other litigation, we attempt to make a concerted effort to address this matters personally and find a positive resolution that does not involve the Courts.

Today is Saturday so we are unable to reach our attorney today, however, we are forwarding your letter to our attorney, Mr. James B. Connell of Crooks, Low and Connell for review and will be setting an appointment with Mr. Connell to discuss this situation.

We will be contacting inspections on Monday to set an appointment to meet and discuss this situation.

Thank you for your attention to this matter. We look forward to working with you.

Sincerely,

A handwritten signature in black ink, appearing to be 'H. B. Connell', written over a horizontal line.

Member, for S/K Real Estate Properties, LLC

# Wisconsin Department of Financial Institutions

## Strengthening Wisconsin's Financial Future

Search for:

SK Real Estate Properties LLC

Search Records

[Search](#)  
[Advanced Search](#)  
[Name Availability](#)

**Corporate Records**

Result of lookup for S057359 (at 6/10/2014 4:09 PM )

## S/K REAL ESTATE PROPERTIES, LLC

You can: [File an Annual Report](#) - [Request a Certificate of Status](#) - [File a Registered Agent/Office Update Form](#)

**Vital Statistics**

**Entity ID** S057359  
**Registered Effective Date** 08/25/2000  
**Period of Existence** PER  
**Status** Administratively Dissolved [Request a Certificate of Status](#)  
**Status Date** 02/09/2011  
**Entity Type** Domestic Limited Liability Company  
**Annual Report Requirements** Limited Liability Companies are required to file an Annual Report under s. 183.0120, WI Statutes.

**Addresses**

**Registered Agent Office** ROBERT A KARL  
 2512 N 10TH ST  
 WAUSAU , WI 54403  
[File a Registered Agent/Office Update Form](#)

**Principal Office** P O BOX 891  
 WAUSAU , WI 544020891

**Historical Information**

**Annual Reports**

Year	Reel	Image	Filed By	Stored On
2004	111	1111	paper	image

[File an Annual Report](#) - [Order a Document Copy](#)

**Certificates of Newly-elected Officers/Directors** None

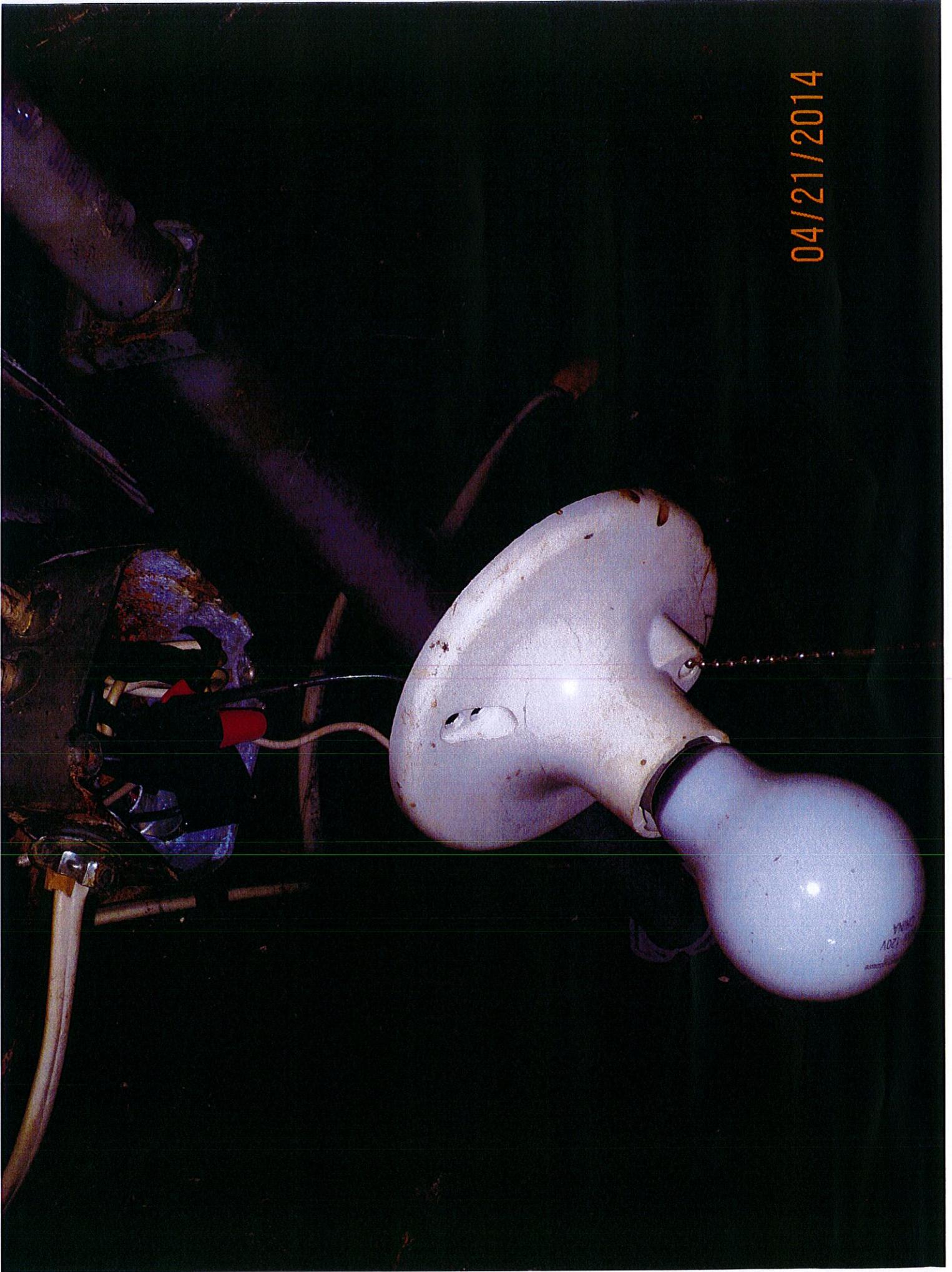
Old Names           None

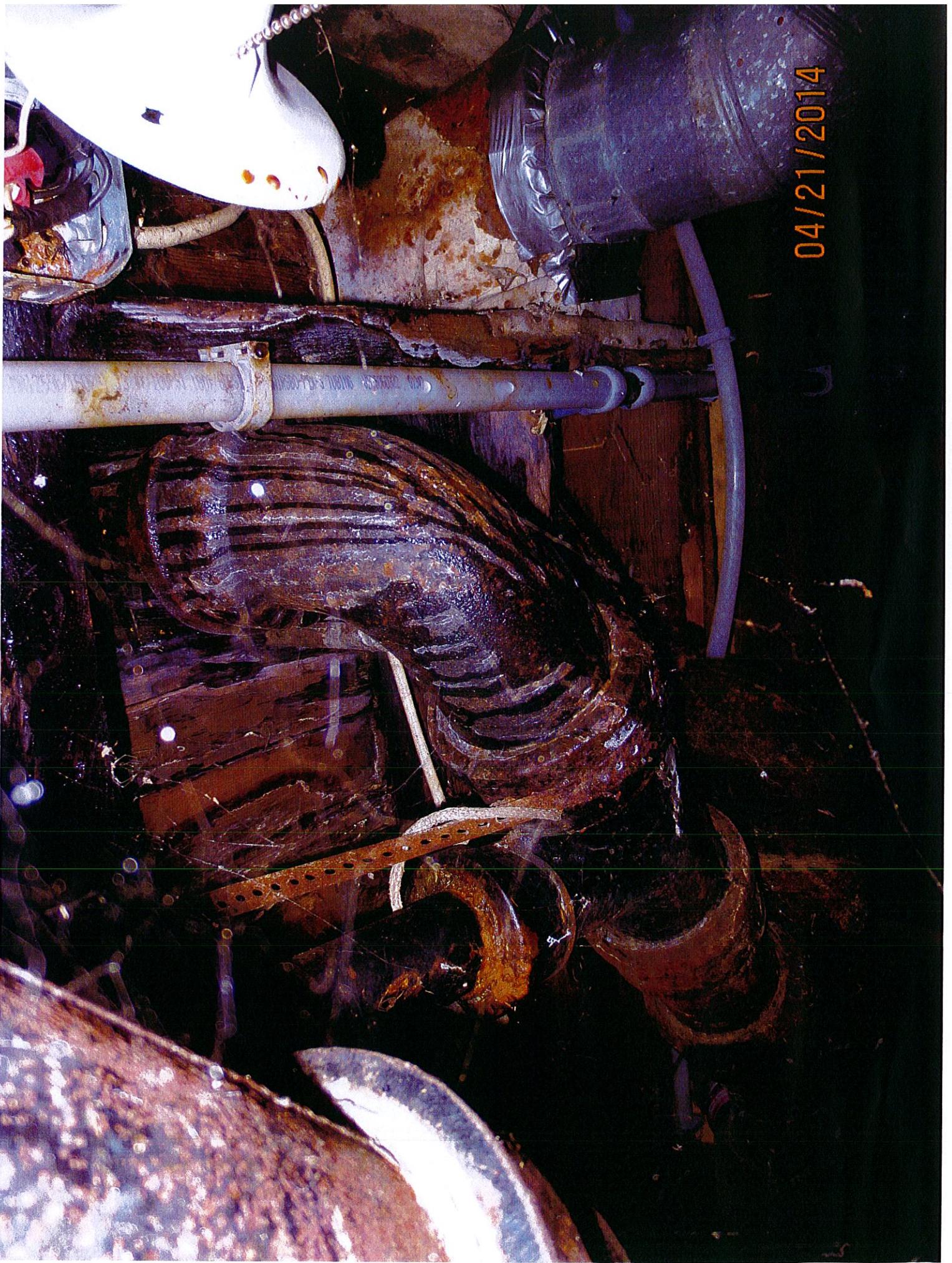
Chronology

Effective Date	Transaction	Filed Date	Description
08/25/2000	Organized	08/31/2000	
07/01/2006	Delinquent	07/01/2006	***RECORD IMAGED***
07/12/2010	Notice of Administrative Dissolution	07/12/2010	RTND UNDELIVERABLE
09/21/2010	Notice of Administrative Dissolution	09/21/2010	RTND UNDELIVERABLE
12/10/2010	Notice of Administrative Dissolution	12/10/2010	PUBLICATION
02/09/2011	Administrative Dissolution	02/09/2011	PUBLICATION

[Order a Document Copy](#)

04/21/2014





04/21/2014

04/21/2014





04/21/2014

PTH8708

**GENERAL®**

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MIN/MAX

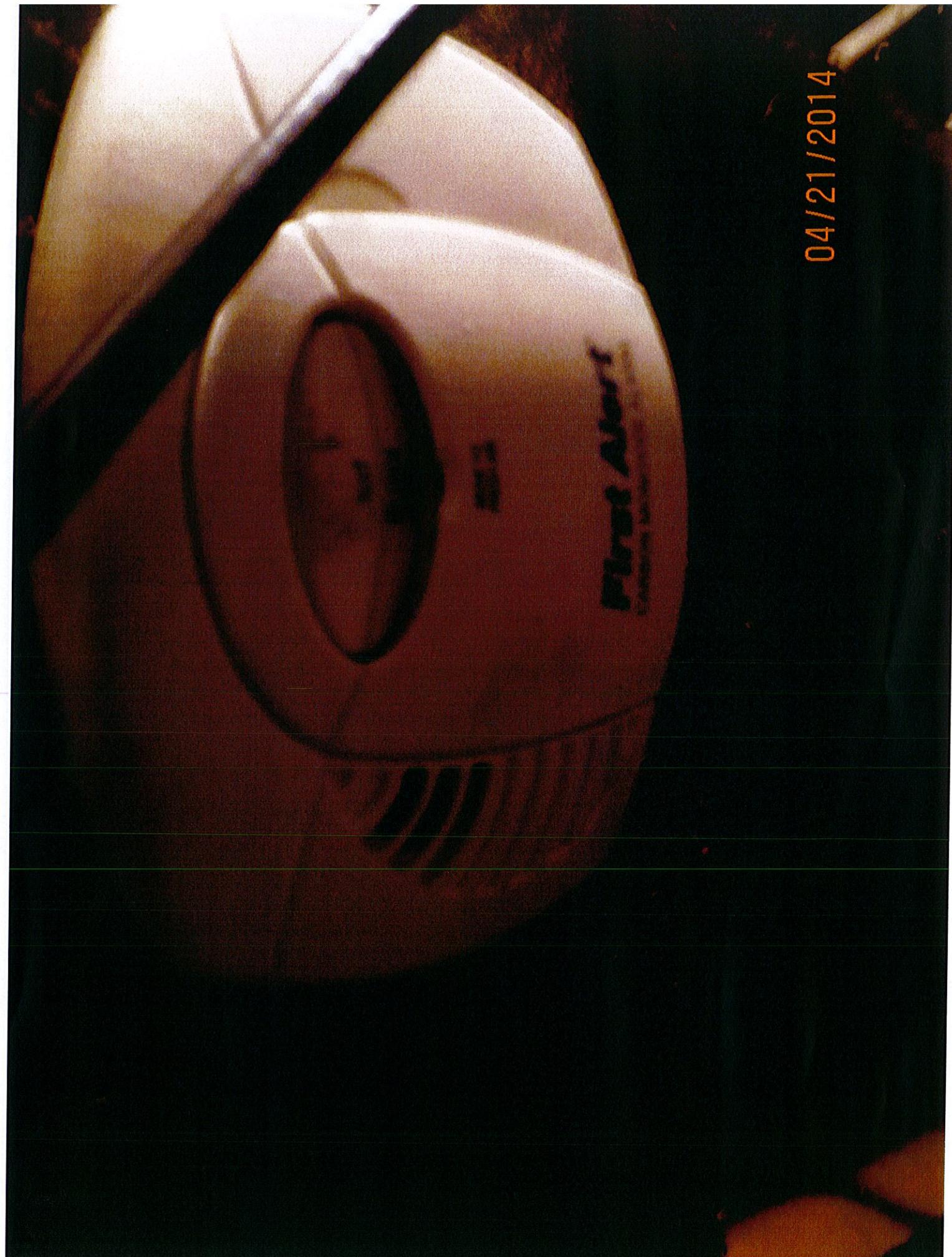
ON/OFF

RESET

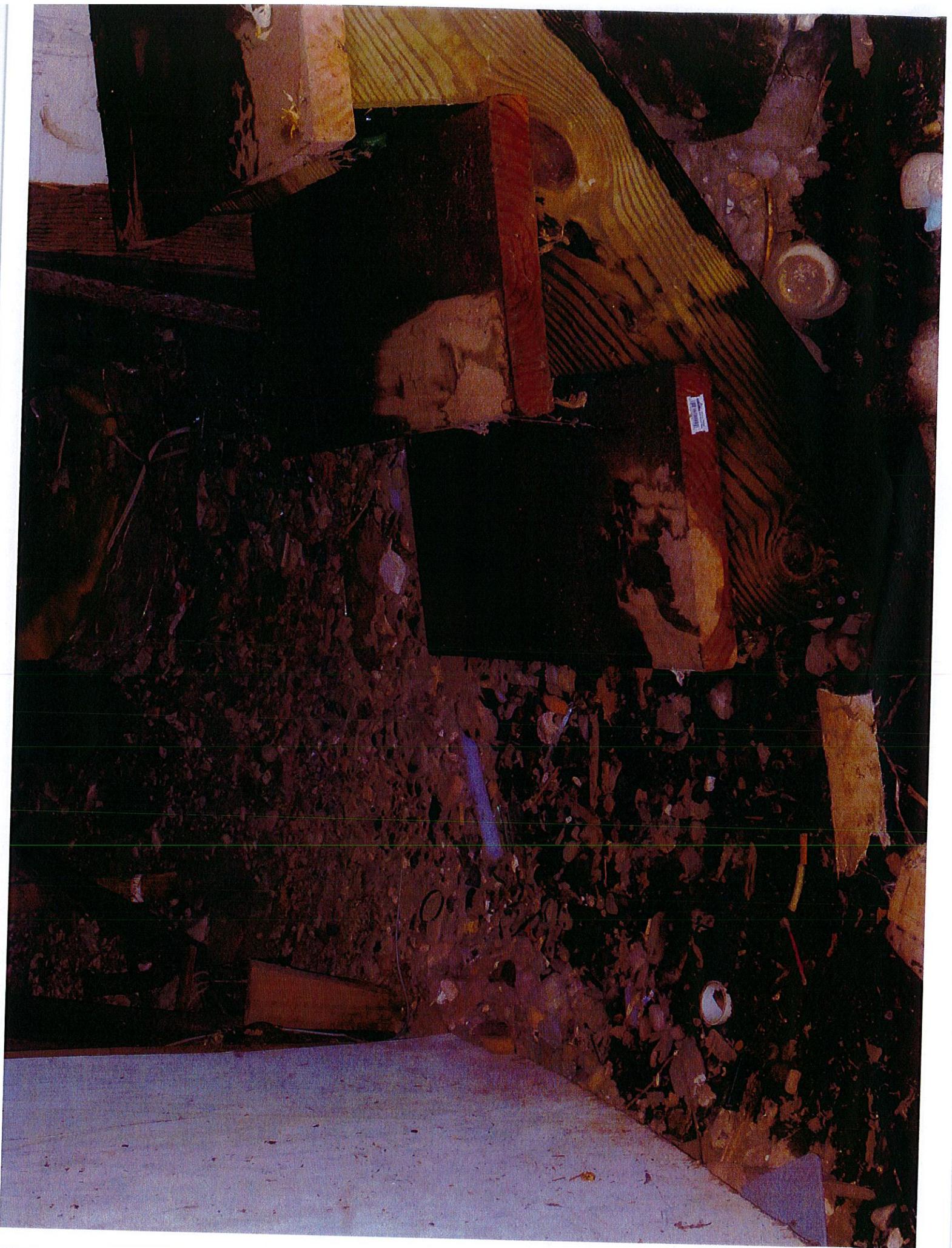
TEMP  
(°F/°C)

04/21/2014

04/21/2014









## ***CLERK'S REPORT TO PUBLIC HEALTH & SAFETY COMMITTEE***

June 16, 2014 Meeting

### **AGENDA ITEM # 7**

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Approve or deny various licenses as indicated on the attached summary report of all applications received.

### **ADDITIONAL INFORMATION**

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Applications as listed have or will have a background check run by staff and reviewed by the Police Chief or his designee. Applications marked pending will have a status update at the meeting. In accordance with city ordinance, **all permits approved are held for debts owed to the city until the debt is paid in full.**

1. Brandon Behrens was recommended for denial for an Operator's License by Chief Hardel last month for information found in the background check (attached); as well as the fact that he marked "No" on the application regarding arrests, convictions or pending charges. He did not appear to address the committee, so the recommendation was followed; however, he showed up two days later for the meeting because the letter had the wrong date on it. His denial application is being brought back this month to give him the opportunity to appeal.
2. There is one new Mobile Vendor License application from Joanne Gallo, for cart food. (application attached). The Mint Café is renewing their Sidewalk Café license.
3. Class B Temporary Retailer (Picnic) application from Wausau Noon Optimists for the fair in August, as well as Temporary Operator's for the fair week.
4. A new special event, MCT: Symphonic Rock on the Block, Saturday, July 26, 2014, featuring three bands into the evening hours is included; and Family Day in the Garden in August by Wausau Urban Community Garden.
5. All other licenses on the list are recommended for approval.

### **STAFF RECOMMENDATION**

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Staff recommendation is to approve or deny as indicated on the summary report including those that may be introduced at the meeting. Please let me know if you have any question regarding any license applications listed.

Mary Goede, Deputy Clerk

Date of Report: June 10, 2014

(715) 261-6621

HEALTH AND SAFETY LIST  
ALL LICENSES  
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RUN TIME: 16:15:10

<u>NAME</u> <u>ADDRESS</u>	<u>RECORD</u> <u>YEAR</u>	<u>APPLICATION</u> <u>DATE</u>	<u>EVENT START</u> <u>DATE</u>	<u>EXPIRATION</u> <u>DATE</u>	<u>REVOCAION</u> <u>DATE</u>	<u>BUSINESS NAME</u>	<u>LICENSE TYPE</u>	<u>APR</u>	<u>DEN</u>	<u>PEN</u>	<u>OWES</u> <u>DEBT</u>
WAUSAU NOON OPTIMIST PO BOX 1611 WAUSAU, WI 54402-1611	2014	5/21/2014	7/28/2014	8/03/2014		WAUSAU NOON OPTIMIST	TEMP CLASS B RETAILER	___	___	___	___
BAUMANN, JESSICA 1156 COUNTY ROAD 6 EDGAR, WI 54426	2014	6/09/2014		6/30/2015		WALGREEN'S STORE #07	OPERATOR NEW	___	___	___	___
BEEVER, JEFFREY A 2625 OAKWOOD BLVD WAUSAU, WI 54403	2014	6/03/2014		6/30/2015		WAUSAU NOON OPTIMIST	OPERATOR NEW	___	___	___	___
BEHRENS, BRANDON M 1007 GREENHILL DR WAUSAU, WI 54401	2014	5/06/2014		6/30/2015		CHAPTER 2	OPERATOR NEW	___	___	___	___
BENNETT, AMANDA A 2625 OAKWOOD BLVD WAUSAU, WI 54403	2014	6/03/2014		6/30/2015		KWIK TRIP #728	OPERATOR NEW	___	___	___	___
BENNETT, TIMOTHY B 117 EDWARDS ST WAUSAU, WI 54401	2014	5/30/2014		6/30/2015		VARIOUS	OPERATOR NEW	___	___	___	___
BOEHNING, JACOB S 8979 MILL CREEK DR MARSHFIELD, WI 54449	2014	5/13/2014		6/30/2015		PICK 'N SAVE #6405	OPERATOR NEW	___	___	___	___
BUNTIN, GINA 1108 BROWN ST WAUSAU, WI 54403	2014	5/28/2014		6/30/2015		WISCONSIN WOODCHUCKS	OPERATOR NEW	___	___	___	___
DAVIS, JENNIFER 2215 N 6TH ST WAUSAU, WI 54403	2014	5/13/2014		6/30/2015		PICK 'N SAVE #6405	OPERATOR NEW	___	___	___	___
DEXTER, ALEXANDER 812 STEWART AVE WAUSAU, WI 54401	2014	6/09/2014		6/30/2015		COURTYARD BY MARRIOT	OPERATOR NEW	___	___	___	___
FELIX, KYLIE E 3308 TERRACE CT APT 8 WAUSAU, WI 54401	2014	5/19/2014		6/30/2015		R-STORE #31	OPERATOR NEW	___	___	___	___
FENN, CYNTHIA E 2508 GOWEN STREET WAUSAU, WI 54403	2014	5/27/2014		6/30/2015		WISCONSIN WOODCHUCKS	OPERATOR NEW	___	___	___	___
GEURINK, JENNI 1001 YAWKEY AVE ROTHSCHILD, WI 54474	2014	5/12/2014		6/30/2015		WISCONSIN WOODCHUCKS	OPERATOR NEW	___	___	___	___
GIBSON, GENA M 1105 S 11TH AVE WAUSAU, WI 54401	2014	6/02/2014		6/30/2015		TRIG'S WAUSAU	OPERATOR NEW	___	___	___	___

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HER, JIMMY Y 3000 GOLDENROD RD WAUSAU, WI 54401	2014	6/04/2014		6/30/2015		KOHLMAN'S INC	OPERATOR NEW	---	---	---	---
HUBBARD, KENT W 6601 PENINSULA LANE RINGLE, WI 54471	2014	6/09/2014		6/30/2015		HIAWATHA LOUNGE	OPERATOR NEW	---	---	---	---
JAEGER, SHARON L 300 N POPLAR ST WAUSAU, WI 54452	2014	5/13/2014		6/30/2015		WISCONSIN WOODCHUCKS	OPERATOR NEW	---	---	---	---
JOHNSON, KIRSTEN L W4619 COUNTY ROAD Q MERRILL, WI 54452	2014	6/06/2014		6/30/2015		WISCONSIN WOODCHUCKS	OPERATOR NEW	---	---	---	---
KING, SHANE J 412 CALLON STREET WAUSAU, WI 54401	2014	5/15/2014		6/30/2015		BUNKERS/TRIBUTE GOLF	OPERATOR NEW	---	---	---	---
KNOLL, MICHEY 507 N. 4TH AVE EDGAR, WI 54426	2014	6/09/2014		6/30/2015		TRIG'S WAUSAU	OPERATOR NEW	---	---	---	---
KRENZ, ANDREW S 1305 MERRILL AVE APT 3 WAUSAU, WI 54401	2014	6/09/2014		6/30/2015		R STORE #6	OPERATOR NEW	---	---	---	---
LANE, KELLI M 3233 FOUR MILE ROAD MARATHON, WI 54448	2014	5/22/2014		6/30/2015		WISCONSIN WOODCHUCKS	OPERATOR NEW	---	---	---	---
LASKA, LISA M 5301 ARBOR COURT APT 6 WAUSAU, WI 54401	2014	5/28/2014		6/30/2015		WISCONSIN WOODCHUCKS	OPERATOR NEW	---	---	---	---
LEE, NKAUJ HNUB QUB 1300 N 9TH AVE APT 2G WAUSAU, WI 54401	2014	5/29/2014		6/30/2015		KRIST FOOD MART	OPERATOR NEW	---	---	---	---
MACDONALD, SARA 4201 N LAKESHORE DR WAUSAU, WI 54401	2014	5/27/2014		6/30/2015		WISCONSIN WOODCHUCKS	OPERATOR NEW	---	---	---	---
NETERVAL, ERICA L 1905 N 60TH AVE WAUSAU, WI 54401	2013	6/03/2014		6/30/2014		BOB & RANDY'S	OPERATOR NEW	---	---	---	---
NEWTON, KALI 1077 CREEK RD MOSINEE, WI 54455	2014	5/27/2014		6/30/2015		GRAND THEATER / GRE	OPERATOR NEW	---	---	---	---
PARSONS, TREVOR M 1030 SPRING RD MOSINEE, WI 54455	2014	5/22/2014		6/30/2015		TOBACCO OUTLET PLUS	OPERATOR NEW	---	---	---	---

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PETERS, JUSTIN K 1130 S 50TH AVENUE APT #90 WAUSAU, WI 54401	2014	5/20/2014		6/30/2015		WAUSAU ELKS CLUB 248	OPERATOR NEW	___	___	___	___
PRELL, AMBER H 2401 PARTNERS LANE SCHOFIELD, WI 54476	2014	5/21/2014		6/30/2015		WISCONSIN WOODCHUCKS	OPERATOR NEW	___	___	___	___
PRELL, JORDYN 2401 PARTNERS LN SCHOFIELD, WI 54476	2014	5/21/2014		6/30/2015		WISCONSIN WOODCHUCKS	OPERATOR NEW	___	___	___	___
RASKIE, KATRINA A 5709 HIDDEN RIVER CIRCLE WESTON, WI 54476	2014	5/30/2014		6/30/2015		WISCONSIN WOODCHUCKS	OPERATOR NEW	___	___	___	___
RAYALA, TARIN 904 PHLOX LANE WAUSAU, WI 54401	2014	5/21/2014		6/30/2015		WISCONSIN WOODCHUCKS	OPERATOR NEW	___	___	___	___
RUSSELL, NICHOLAS P 2414 COTTER COURT MERRILL, WI 54452	2014	5/14/2014		6/30/2015		VARIOUS	OPERATOR NEW	___	___	___	___
SALA, MARY 2314 GOWEN ST WAUSAU, WI 54403	2014	5/30/2014		6/30/2015		WISCONSIN WOODCHUCKS	OPERATOR NEW	___	___	___	___
SCHILLING, AMY S 120 ADRIAN ST WAUSAU, WI 54401	2014	5/23/2014		6/30/2015		TRIG'S WAUSAU	OPERATOR NEW	___	___	___	___
SIKORSKI, MAUREEN C 2341 FAWN RD LOT 50 MOSINEE, WI 54455	2014	6/05/2014		6/30/2015		R-STORE #31	OPERATOR NEW	___	___	___	___
SOUTHWORTH, ASHLEE H 8405 WHIPPOORWILL RD WAUSAU, WI 54401	2014	5/16/2014		6/30/2015		WISCONSIN WOODCHUCKS	OPERATOR NEW	___	___	___	___
THAO, KIA 1300 N 9TH AVE APT 3A WAUSAU, WI 54401	2014	5/13/2014		6/30/2015		TRIG'S WAUSAU	OPERATOR NEW	___	___	___	___
TUNIZ-CROTEZ, MINDELE 2211 RADTKE AVE APT C WESTON, WI 54476	2014	5/21/2014		6/30/2015		TAQUERIA TRES HERMAN	OPERATOR NEW	___	___	___	___
WITTER, ALANNA L 816 STEWART AVE WAUSAU, WI 54401	2014	5/21/2014		6/30/2015		WISCONSIN WOODCHUCKS	OPERATOR NEW	___	___	___	___

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ALFSEN, JOHN 2309 CTY RD Y HATLEY, WI 54440	2014	6/04/2014	7/29/2014	8/03/2014		WAUSAU NOON OPTIMIST	OPERATOR TEMPORARY	___	___	___	___
BARTIG, RICHARD G 7904 WALDEN BLVD WAUSAU, WI 54401	2014	6/04/2014	7/29/2014	8/03/2014		WAUSAU NOON OPTIMIST	OPERATOR TEMPORARY	___	___	___	___
CAMPBELL, SCOTT K 1210 SYLVAN ST WAUSAU, WI 54403	2014	6/04/2014	7/29/2014	8/03/2014		WAUSAU NOON OPTIMIST	OPERATOR TEMPORARY	___	___	___	___
CARLSON, DAVID N 2301 GROUSE LN WAUSAU, WI 54401	2014	6/04/2014	7/29/2014	8/03/2014		WAUSAU NOON OPTIMIST	OPERATOR TEMPORARY	___	___	___	___
COATES, MATTHEW 2309 JEFFERY LN SCHOFIELD, WI 54476	2014	5/16/2014	7/03/2014	7/06/2014		4TH OF JULY CELEBRAT	OPERATOR TEMPORARY	___	___	___	___
COATES, STEVE G 2309 JEFFEREY LN SCHOFIELD, WI 54476	2014	6/04/2014	7/29/2014	8/03/2014		WAUSAU NOON OPTIMIST	OPERATOR TEMPORARY	___	___	___	___
GEHIN, JOSEPH L 3400 SPRINGDALE AVE WAUSAU, WI 54401	2014	6/04/2014	7/29/2014	8/03/2014		WAUSAU NOON OPTIMIST	OPERATOR TEMPORARY	___	___	___	___
HEGDELUND, ANNE M E17637 HWY Z RINGLE, WI 54471	2014	6/04/2014	7/29/2014	8/03/2014		WAUSAU NOON OPTIMIST	OPERATOR TEMPORARY	___	___	___	___
HEINKEL, BRAD 5707 HIGH RIDGE CIR SCHOFIELD, WI 54476	2014	6/04/2014	7/29/2014	8/03/2014		WAUSAU NOON OPTIMIST	OPERATOR TEMPORARY	___	___	___	___
LARSON, BRIAN 602 JEFFERSON ST WAUSAU, WI 54403	2014	6/04/2014	7/29/2014	8/03/2014		WAUSAU NOON OPTIMIST	OPERATOR TEMPORARY	___	___	___	___
MOREHEAD, SHARON A 110 CLARK ST WAUSAU, WI 54401	2014	6/04/2014	7/29/2014	8/03/2014		WAUSAU NOON OPTIMIST	OPERATOR TEMPORARY	___	___	___	___
NEWBY 2910 CTY RD J WAUSAU, WI 54403	2014	6/04/2014	7/29/2014	8/03/2014		WISCONSIN VALLEY FAI	OPERATOR TEMPORARY	___	___	___	___
PROULX, JOHN G 2357 WHITETAIL DR MOSINEE, WI 54455	2014	6/04/2014	7/29/2014	8/03/2014		WAUSAU NOON OPTIMIST	OPERATOR TEMPORARY	___	___	___	___
SCHUETTE, WADE 4002 PINETREE RD WAUSAU, WI 54403	2014	6/04/2014	7/29/2014	8/03/2014		WAUSAU NOON OPTIMIST	OPERATOR TEMPORARY	___	___	___	___

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SILLARS, DANIEL 2300 NUTHATCH LN WAUSAU, WI 54401	2014	6/04/2014	7/29/2014	8/03/2014		WAUSAU NOON OPTIMIST	OPERATOR TEMPORARY	___	___	___	___
STASNEY, ANTHONY 108 EDWARDS ST WAUSAU, WI 54401	2014	6/04/2014	7/29/2014	8/03/2014		WAUSAU NOON OPTIMIST	OPERATOR TEMPORARY	___	___	___	___
STASNEY, ROBERT A 1629 MARTEN ST WAUSAU, WI 54401	2014	6/04/2014	7/29/2014	8/03/2014		WAUSAU NOON OPTIMIST	OPERATOR TEMPORARY	___	___	___	___
STRETSBERY, WAYNE L 609 RICHEY ST ROTHSCHILD, WI 54474	2014	6/04/2014	7/29/2014	8/03/2014		WAUSAU NOON OPTIMIST	OPERATOR TEMPORARY	___	___	___	___
WICKERSHAM, JEFFERY 5905 MARY LANE WESTON, WI 54476	2014	6/04/2014	7/29/2014	8/03/2014		WAUSAU NOON OPTIMIST	OPERATOR TEMPORARY	___	___	___	___
BARGENDER, RONALD L 2147 ANGELO DR MOSINEE, WI 54455	2014	6/04/2014		6/30/2016		WHISKEY RIVER BAR &	OPERATOR LAPSED	___	___	___	___
CONKLIN, HUGH D 102 1/2 N 2ND AVE WAUSAU, WI 54403	2014	5/13/2014		6/30/2016		PICK 'N SAVE #6405	OPERATOR LAPSED	___	___	___	___
COTA, LUCILLE M 316 BROADWAY AVE WAUSAU, WI 54403	2014	5/30/2014		6/30/2016		JIM'S CORNER PUB	OPERATOR LAPSED	___	___	___	___
DANIEK, ADAM M 215 GREENWOOD DR ROTHSCHILD, WI 54474	2014	6/02/2014		6/30/2016		APPLEBEE'S NEIGHBORH	OPERATOR LAPSED	___	___	___	___
DIEDRICH, JAMESON T 630 1/2 N 3RD STREET APT #5 WAUSAU, WI 54403	2014	5/20/2014		6/30/2016		DAY'S BOWL-A-DOME	OPERATOR LAPSED	___	___	___	___
FISHER, HOWARD W 4801 INDIGO DR WAUSAU, WI 54401	2014	5/27/2014		6/30/2016		WAUSAU CURLING CENTE	OPERATOR LAPSED	___	___	___	___
FISHER, TERESA L 4801 INDIGO DRIVE WAUSAU, WI 54401	2014	5/27/2014		6/30/2016		WAUSAU CURLING CENTE	OPERATOR LAPSED	___	___	___	___
FUST, TERRIA L 8310 BUTTERCUP RD WAUSAU, WI 54401	2014	5/19/2014		6/30/2016		TREU'S TIC TOC	OPERATOR LAPSED	___	___	___	___

HEALTH AND SAFETY LIST  
ALL LICENSES  
JUNE 16, 2014REPORT ID: LRS530I  
RUN DATE: 6/11/14  
RUN TIME: 16:15:10

<u>NAME</u> <u>ADDRESS</u>	<u>RECORD</u> <u>YEAR</u>	<u>APPLICATION</u> <u>DATE</u>	<u>EVENT START</u> <u>DATE</u>	<u>EXPIRATION</u> <u>DATE</u>	<u>REVOCAION</u> <u>DATE</u>	<u>BUSINESS NAME</u>	<u>LICENSE TYPE</u>	<u>APR</u>	<u>DEN</u>	<u>PEN</u>	<u>OWES</u> <u>DEBT</u>
GOREE, SARAH K 1713 N 2ND ST WAUSAU, WI 54403	2014	5/13/2014		6/30/2016		PICK 'N SAVE #6405	OPERATOR LAPSED	___	___	___	___
HAACK, BRADLEY E 2720 W WAUSAU AVENUE WAUSAU, WI 54401	2014	5/19/2014		6/30/2016		WAUSAU ELKS CLUB 248	OPERATOR LAPSED	___	___	___	___
HANKS, MATTHEW L 727 SCOTT STREET WAUSAU, WI 54403	2014	5/28/2014		6/30/2016		BUFFALO WILD WINGS	OPERATOR LAPSED	___	___	___	___
HER, FUE 315 WEST STREET WAUSAU, WI 54401	2014	6/04/2014		6/30/2016		KOHLMAN'S INC	OPERATOR LAPSED	___	___	___	___
JUSTMAN, MEGAN E 3000 WILDWOOD LN WAUSAU, WI 54401	2014	5/30/2014		6/30/2016		APPLEBEE'S NEIGHBORH	OPERATOR LAPSED	___	___	___	___
LUDWIG, JAMES P 723 BERTHA ST WAUSAU, WI 54403	2014	6/06/2014		6/30/2016		BUNKERS/TRIBUTE GOLF	OPERATOR LAPSED	___	___	___	___
MAGLE, WESLEY C 3407 MISSION LN PLOVER, WI 54467	2014	5/23/2014		6/30/2016		BUFFALO WILD WINGS	OPERATOR LAPSED	___	___	___	___
MULLALEY, JESSICA B 4603 STERNBERG AVE SCHOFIELD, WI 54476	2014	5/13/2014		6/30/2016		GREENWOOD HILLS	OPERATOR LAPSED	___	___	___	___
NOVAK, KEVIN L 4040 CAMP PHILLIPS RD SCHOFIELD, WI 54476-1110	2014	5/23/2014		6/30/2016		THE DOMINO BAR	OPERATOR LAPSED	___	___	___	___
NOWITZKE, KRISTI J 628 N 5TH AVE WAUSAU, WI 54401	2014	5/28/2014		6/30/2016		INTERMISSION	OPERATOR LAPSED	___	___	___	___
OSTREM, WILLIAM T 2041 PAINTBRUSH DR MOSINEE, WI 54455	2014	6/02/2014		6/30/2016		WAUSAU EVENTS	OPERATOR LAPSED	___	___	___	___
PAGEL, NICOLE A 517 E UNION AVE WAUSAU, WI 54403	2014	5/27/2014		6/30/2016		DAY'S BOWL-A-DOME	OPERATOR LAPSED	___	___	___	___
RUENGER, NICHOLE L 5501 SHERMAN ST #214 WAUSAU, WI 54401	2014	5/21/2014		6/30/2016		TREMOR'S BAR	OPERATOR LAPSED	___	___	___	___
SCHULTZ, WILLIAM P 2857 SPRING BROOK RD MOSINEE, WI 54455	2014	6/02/2014		6/30/2016		CABARET	OPERATOR LAPSED	___	___	___	___

HEALTH AND SAFETY LIST  
 ALL LICENSES  
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SINGKOFER, SARAH M N743 NAZDA RD HATLEY, WI 54440	2014	5/19/2014		6/30/2016		APPLEBEE'S NEIGHBORH	OPERATOR LAPSED	___	___	___	___
SPEAR, ANDREW J 3911 PINE CONE LANE WAUSAU, WI 54403	2014	5/20/2014		6/30/2016		BUNKERS/TRIBUTE GOLF	OPERATOR LAPSED	___	___	___	___
TORNOW, KELSEY L 1309 ROSE MARIE ST WAUSAU, WI 54401	2014	6/02/2014		6/30/2016		GRAND THEATER / GREA	OPERATOR LAPSED	___	___	___	___
UMNUS, ELIZABETH 1515 PEARSON ST WAUSAU, WI 54401	2014	5/21/2014		6/30/2016		NOODLES & COMPANY	OPERATOR LAPSED	___	___	___	___
URMANSKI, CASSADANA 515 S 3RD AVE WAUSAU, WI 54401	2014	5/30/2014		6/30/2016		POLACK INN	OPERATOR LAPSED	___	___	___	___
WERGIN, STACY J 2155 CRECIENTE DR KRONENWETTER , WI 54455	2014	5/23/2014		6/30/2016		CHATTERBOX	OPERATOR LAPSED	___	___	___	___
WESTABY, MEREDITH E 809 S 10TH AVENUE WAUSAU, WI 54401	2014	5/20/2014		6/30/2016		RED EYE BREWING COMP	OPERATOR LAPSED	___	___	___	___
WHITTLEF, BARBARA J 803 S 20TH ST WAUSAU, WI 54403	2014	5/21/2014		6/30/2016		TRIG'S WAUSAU	OPERATOR LAPSED	___	___	___	___
WILLIAMSON, TAUNI L 2089 CHURCH RD MOSINEE, WI 54455	2014	5/20/2014		6/30/2016		RED EYE BREWING COMP	OPERATOR LAPSED	___	___	___	___
WIMMER, SHARON M 509 PARK AVE PO BOX 39 BROKAW, WI 54417	2014	5/22/2014		6/30/2016		TOBACCO OUTLET PLUS	OPERATOR LAPSED	___	___	___	___
WOLLER, RODNEY A 1018 N 4TH AVE WAUSAU, WI 54401	2014	5/21/2014		6/30/2016		NORTH END PUB	OPERATOR LAPSED	___	___	___	___
YANG, MEE A 110 N 2ND AVE WAUSAU, WI 54401	2014	6/05/2014		6/30/2016		KOHLMAN'S INC	OPERATOR LAPSED	___	___	___	___
KWIK TRIP INC 1626 OAK ST LA CROSSE, WI 54603	2013	6/02/2014				KWIK TRIP #735	CHANGE OF AGENT / OFFICER	___	___	___	___





James E. Tipple  
Mayor

Jeffrey G. Hardel  
Chief of Police

Wausau Police Department

**Date**            **06-03-14**  
**To**               **Chief Hardel**  
**From**           **Lt. Todd Baeten**  
**Subject**       **TAVERN REPORT   May 07, 2014 through June 03, 2014**

**ROUTINE TAVERN INSPECTIONS (No violations unless noted)**

**101 Pub**, 101 N. 3<sup>rd</sup> Ave.

**6<sup>th</sup> Street Pub**, 2002 N. 6<sup>th</sup> St.

**Baker's Retreat**, 1418 Lenard St.

**The Bar**, 1025 S. 3<sup>rd</sup> Ave.

**Bob & Randy's Bar**, 1515 N. 6<sup>th</sup> St.

**Cabaret**, 204 E. Rib Mountain Dr.

**Callon Street Pub**, 209 Callon St..

**Campus Pub**, 1110 W. Campus Drive

**Chapter Two**, 1810 Merrill Ave.

**The Chatterbox Bar**, 102 S. 2<sup>nd</sup> Ave.

**Cheers Bar**, 101 E. Thomas St.

**Cop Shoppe Pub**, 701 Washington St.

**Day's Bowl-A-Dome**, 1715 Stewart Ave.



Wausau Police Department

James E. Tipple  
Mayor

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Chief of Police

## **NOTABLE INCIDENTS THAT OCCURRED AT TAVERNS THAT POLICE WERE DISPATCHED TO**

**101 Pub**, 101 N. 3<sup>rd</sup> Ave., Case #14-4422, 05-21-14 at 9:00pm: Officers conducting alcohol compliance checks documented the selling of alcohol to underage person at 101 Pub. The bartender was issued a municipal citation for this violation.

**6<sup>th</sup> Street Pub**, 2002 N. 6<sup>th</sup> St., Event #140052593, 05-09-14 at 10:52pm: Officers were sent to 6<sup>th</sup> Street Pub for a report of loud noise coming from the open door. Upon arrival, officers spoke to the bartender and DJ, who agreed to turn down the music and shut the door and windows.

**Bob & Randy's Bar**, 1515 N. 6<sup>th</sup> St., Event #140053112, 05-10-14 at 10:36pm: A noise complaint was reported at Bob & Randy's Bar, consisting of loud music coming from inside. The tavern was contacted by MSNO dispatcher and advised to turn down the music or an officer would be dispatched to address the complaint. No further issue was reported.

**Chatterbox Bar**, 102 S. 2<sup>nd</sup> Ave., Event #140056341, 05-18-14 at 9:11pm: Officer responded to Chatterbox Bar to conduct a welfare check on an individual there after his mother had called with some concerns him. The individual was located and was intoxicated. He requested a transport to HCC for a voluntary detox after being medically cleared at the hospital.

**Cheers Bar**, 101 E. Thomas St., Case #14-3996, 05-11-14 at 2:35am: Officers were dispatched to Cheers Bar for a report of a female that refused to leave, and was pounding on the door. The bartender had reported the female had accused him of stealing her money. The bartender had pointed out that her property was on a bench outside the bar. Responding officers learned that the female had two warrants for her arrest. She was transported to corrections.

**Cop Shoppe Pub**, 701 Washington St., Case #14-3989, 05-10-14 at 8:54pm: Officers were dispatched to the Cop Shoppe Pub after witnesses observed a vehicle enter the lot and driver fall to the ground upon exiting the vehicle. The driver was located inside and found to be intoxicated. He was arrested for OWI 4<sup>th</sup> offense.

**Glass Hat Bar**, 1203 N. 3<sup>rd</sup> St., Case #14-4278, 05-18-14 at 2:29am: Officer on routine patrol came across a male urinating on the side of the building at Glass Hat. He was issued a municipal citation for Disorderly Conduct.

**Glass Hat Bar**, 1203 N. 3<sup>rd</sup> St., Case #14-4417, 05-21-14 at 8:31pm: Officers conducting alcohol compliance checks documented the selling of alcohol to underage person at Glass Hat. The bartender was issued a municipal citation for this violation.



Wausau Police Department

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Mayor

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Chief of Police

**Glass Hat Bar**, 1203 N. 3<sup>rd</sup> St., Event #140058878, 05-24-14 at 2:27am: Officer on patrol observed a male outside of Glass Hat with an open alcohol container. The male was given a verbal warning about liquor on the street.

**Glass Hat Bar**, 1203 N. 3<sup>rd</sup> St., Case #14-4830, 05-31-14 at 1:14am: Officers were dispatched to Glass Hat for a report of a fight. A female stated she had been punched in the nose by another female and was bleeding. Further investigation showed conflicting accounts regarding who instigated the fight. Both females indicated they wished to pursue charges. Investigation continues.

**Glass Hat Bar**, 1203 N. 3<sup>rd</sup> St., Event #140062599, 05-31-14 at 11:49pm: Officer on patrol observed three males outside of Glass Hat with open alcohol containers. The males were from out of town and were given verbal warning about liquor on the street. Glass Hat security was contacted and advised to keep a closer eye on this activity. The tavern had been quite busy.

**Intermission Bar**, 325 N. 4<sup>th</sup> St., Event #140054280, 05-13-14 at 10:23pm: Officer on patrol heard several patrons at Intermission Bar being extremely loud from two blocks away. The patrons and bartender were warned about the noise level.

**Jim's Corner Pub**, 1244 S. 9<sup>th</sup> Ave., Event #140062177, 05-31-14 at 2:54am: Officer responded to Jim's Corner Pub after the bartender reported she located a male "lurking" in the men's room. The bartender ran out the front door and the male ran out the back door. The male was not located.

**Labor Temple**, 318 S. 3<sup>rd</sup> Ave., Case #14-4275, 05-18-14 at 1:39am: Officer in the area of Labor Temple heard a verbal argument that sounded like it was escalating. A male was contacted as part of the investigation. The male was found to have a valid probation warrant. He was transported to corrections.

**Labor Temple**, 318 S. 3<sup>rd</sup> Ave, Event #140061535, 05-30-14 at 2:44am: Officers were dispatched to the Labor Temple to conduct a welfare check on a male who had been drinking in the bar throughout the evening, and seemed to be preparing to sleep in a sleeping bag in the nearby bushes. The male was found to be homeless. Arrangements were made for the male to spend the night at a hotel, and the VA would be contacting him the next day.

**Lumpy's**, 265 Chellis St., Event #140056271, 05-18-14 at 6:21pm: Officers were dispatched to Lumpy's for a report of a fight outside between two females. Further investigation showed that the females had been drinking and neither one wished to pursue charges against the other.

**Lumpy's**, 265 Chellis St., Event #140059724, 05-26-14 at 2:08am: Officer responded to Lumpy's for a report of a male harassing a female there. Upon arrival, officer learned that a male had been harassing a female at her place of work there. Lumpy's management also did not



Wausau Police Department

James E. Tipple  
Mayor

Jeffrey G. Hardel  
Chief of Police

want this male back on their property. A voice mail message was left for the male advising him to stay away from the reporting party and Lumpy's Bar.

**Oz**, 320 Washington St., Case #14-4831, 05-31-14 at 2:27: Officers were dispatched to Oz for a report of a fight outside. A clothing description of the suspect was given, and a male matching the description was located a short distance away. The male refused to comply with officer commands to stop and fled on foot. Officers gave chase and caught up with the male. The male began resisting and fighting with officers. One officer was injured in the struggle. The male was eventually secured and transported to corrections for Battery to Law Enforcement, Possession of Drug Paraphernalia, Disorderly Conduct, Resisting/Obstructing, and a probation violation.

**Paradox**, 932 S. 3<sup>rd</sup> Ave., Event #140059689, 05-26-14 at 12:53am: Officers were dispatched to Paradox for a report of a group of people fighting in the parking lot. Upon arrival, no fight was located. A couple in the parking lot confirmed that a male and female had been shouting at each other, but they had left in a vehicle prior to officer arrival.

**Roc's Place**, 810 S. 3<sup>rd</sup> Ave., Event #140053487, 05-11-14 at 10:50pm: Officers were dispatched to Roc's place for a report that a male had threatened the bartender. Upon arrival, it was learned the bartender had confronted the male after he attempted to take a \$10.00 bill belonging to somebody else off the bar. The male became angry and left the bar briefly, returning a short time later with a female believed to be his girlfriend. He reportedly had instructed his girlfriend to "beat" the bartender. They left after police had been contacted, and were unable to be located.

**Roc's Place**, 810 S. 3<sup>rd</sup> Ave., Case #14-4861, 06-01-14 at 2:12am: Officers were dispatched for a report of a man with a gun at the bar. Officers learned that a male had pointed a handgun at another male after being told it was time to get going. The male with the gun then left. Investigation continues.

**Showtime Gentlemen's Club**, 1709 Merrill Ave., Case #14-4382, 05-21-14 at 11:54pm: Officers were dispatched for a report of a dancer "getting out of hand." The dancer was located and arrested for a warrant. She was transported to corrections without incident.

**Sidetracked Bar**, 818 S. 3<sup>rd</sup> Ave., Case #14-4525, 05-23-14 at 6:09pm: Office responded to the 800 block of S 3<sup>rd</sup> Ave for a report of a one-vehicle traffic collision, in which all occupants had left prior to officer arrival. Information was gathered that a male occupant from the vehicle had entered Sidetracked Bar. Blood smears were located on the door to the basement. The owner of Sidetracked was located in the basement. He was bleeding from cuts to his head, and was found to have a couple of broken bones. When asked why he was in the basement, he said he was just looking for a place to sit down. It was later learned that the male had instructed his 11 year-old daughter to drive his vehicle to the bar when she crashed into a tree. The male is being referred for Endangering Safety – 2<sup>nd</sup> degree, OWI, and Permitting an Unlicensed Person to Drive.

Wausau Police Department



James E. Tipple  
Mayor

Jeffrey G. Hardel  
Chief of Police

**RESTAURANT INSPECTIONS (No violations unless noted)**

**2510 Restaurant**, 2510 Stewart Ave.

**Allister Deacon's**, 300 N. 3<sup>rd</sup> St. Ste. #103

**Angelo's Pizza/Tuesday's Bar**, 1206 N. 6<sup>th</sup> St.

**Applebee's**, 2221 Stewart Ave.

**Back When Café**, 606 N. 3<sup>rd</sup> St.

**BB Jack's**, 900 Golf Club Rd

**Buffalo Wild Wings Bar & Grill**, 1819 Stewart Ave.

**Chang Garden**, 102 Jefferson St.

**Courtyard by Marriot**, 100 S. 22<sup>nd</sup> Ave.

**Elk's Club**, 414 Scott St.

**El Jalapeno Bar & Grill**, 300 N. 3<sup>rd</sup> St. Ste. #101

**Great Dane Pub & Brewing**, 2305 Sherman St.

**Greenwood Hills**, 2002 Poplar Ln.

**King Buffet**, 358 S. 18<sup>th</sup> Ave.

**Mandarin**, 150 E. Stewart Ave.

**Milwaukee Burger Company**, 2200 Stewart Ave.

**Mint Café**, 422 N. 3<sup>rd</sup> St.

**New City Grill**, 203 Jefferson St.

**Noodles & Company**, 1800 Stewart Ave.

**Peking Chinese Restaurant**, 221 Scott St.

**Pizza Hut**, 210 S. 1<sup>st</sup> Ave.

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Chief of Police

**Plaza Hotel & Suites**, 201 N. 17<sup>th</sup> Ave.

**Polito's Pizza**, 311 N. 3<sup>rd</sup> St.

**Red Apple Social Club**, 707 S. 3<sup>rd</sup> Ave.

**Red Eye Brewing Company**, 612 Washington St.

**Sam's Pizza**, 111 Elm St.

**Sawadee Thai Restaurant**, 1720 Merrill Ave #500

**Taqueria Tres Hermanos**, 525 Fulton St., Case #14-3870, 05-07-14 at 5.29pm: Officer conducting scheduled restaurant check at Taqueria Tres Hermanos discovered there was not a licensed server on site. A municipal citation for No Licensed Bartender on Premises was issued to the restaurant owner. A warning for this had been given a few months earlier by the same officer.

**Vino Latte**, 700 Grand Ave.

**Wausau Mine Company**, 3904 W. Stewart Ave.

**Westwood Conference Center**, 1800 W. Bridge St.

**Whiskey River Bar & Grill**, 5512 Stewart Ave.

## **ALCOHOL BEVERAGE DEMERIT POINTS ASSESSED**

(See attached report)

Respectfully submitted,  
Lt. Todd A. Baeten

**CITY OF WAUSAU, 407 Grant Street, Wausau, WI 54403**

**RESOLUTION OF THE PUBLIC HEALTH & SAFETY COMMITTEE**

Keep the relocation of District 3 & District 10 Polling Place from the Rose Garden Banquet Hall to Marathon Park East Gate Hall for the 2014 Elections.

Committee Action:

Fiscal Impact:           None

<b>File Number:</b> 01-0115	<b>Date Introduced:</b> July 8, 2014
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**WHEREAS**, voters in Districts 3 and 10 had voted at a privately owned business location known as the Rose Garden Banquet Hall located at 131 West Thomas Street and

**WHEREAS**, Rose Garden Banquet Hall has closed its banquet business and another private business has purchased the property and doesn't have the space to hold elections, and

**WHEREAS**, staff has toured two facilities so far (Wausau National Guard Armory and Our Savior's Evangelical Lutheran Church) however, these two sites may not be the best suitable location at this time; and

**WHEREAS**, the current, temporary poll site, Marathon Park East Gate Hall has adequate space to accommodate the additional voters, staff and equipment for these elections, now therefore

**BE IT RESOLVED**, by the Common Council of the City of Wausau that Marathon Park East Gate Hall (Youth Building) continue to be a combined polling location for electors located in Districts 3 and 10 of the Rose Garden Banquet Hall and Districts 9 and 11 of Marathon Park East Gate Hall (Youth Building) for the 2014 Elections.

Approved:

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James E. Tipple, Mayor

(b) No person may own, possess, keep or train any animal with the intent that the animal be engaged in an exhibition of fighting. (Ord. 61-4677 §1(part), 1989.)

8.08.090 Shooting at caged or staked animals. No person may instigate, promote, aid or abet as a principal, agent, employee, participant or spectator, or participate in the earnings from or intentionally maintain or allow any place to be used for the shooting, killing or wounding with a firearm or any deadly weapon any animal that is tied, staked out, caged or otherwise intentionally confined in a manmade enclosure, regardless of size. (Ord. 61-4677 §1(part), 1989.)

8.08.100 Sale of baby rabbits, chicks and other fowl. (a) No person may sell, offer for sale, barter or give away living chicks, ducklings or other fowl without providing proper brooder facilities for the care of such chicks, ducklings or other fowl during the time they are in such person's care, custody or control.

(b) No retailer, as defined in Section 100.30 (2) (g), Wisconsin Statutes, may sell, offer for sale, barter or give away living baby rabbits, baby chicks, ducklings or other fowl under two months of age, in any quantity less than six, unless the purpose of selling these animals is for agricultural, wildlife or scientific purposes. (Ord. 61-4677 §1(part), 1989.)

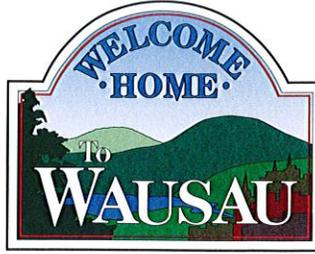
8.08.110 Sale of artificially colored animals. No person may sell, offer for sale, raffle, give as a prize or premium, use as an advertising device or display living chicks, ducklings, other fowl or rabbits that have been dyed or otherwise colored artificially. (Ord. 61-4677 §1(part), 1989.)

8.08.120 Number of dogs and cats limited. (a) No more than two dogs and/or three cats, over the age of five months, shall be kept in or upon one residential unit or by one or more persons constituting one residential unit, unless the premises is licensed as a kennel. (Ord. 61-4677 §1(part), 1989.)

(b) Any dog or cat that is owned by a person on November 1, 2012, and that is properly licensed with the city under Section 8.08.170 by March 31, 2013, will not be subject to the animal limitation in subsection (a). (Ord. 61-5538 §1, 2012.)

8.08.125 Restriction on animals other than dogs and cats. (a) Number. No person shall keep more than three domestic animals, to include rabbits, gerbils, hamsters, guinea pigs, rats or other similar pets, more than two months old on any premises at any place or in any one residence located within the city limits, except in a B-3 zone or in an area zoned for agricultural use.

(b) Location and Restraint Required. It is unlawful for any person to keep or maintain any yard establishment for the housing of small animals, except dogs and cats, closer than one hundred feet to the nearest portion of any building occupied by or in anywise used by human beings, other than the dwelling occupied by the owner or keeper of the animals, or closer than twenty-five feet to the property line of the lot on which such animals are kept for sale within a bona fide produce market, commission house or store for purposes of trade and while so kept are confined in small coops, boxes or cages, or where such animals are kept for purposes of research in a laboratory. Animals so kept or maintained shall be enclosed, with screening or other similar material, on all sides and shall not be allowed to run or fly at large except for homing pigeons.



Office of the City Attorney

Anne L. Jacobson  
City Attorney

Tara G. Alfonso  
Assistant City Attorney

MEMO

TO: Members of Public Health and Safety Committee  
FROM: Anne Jacobson, City Attorney *aj*  
DATE: May 16, 2012  
RE: Restrictions on Dogs and Cats and Other Animals

This memo is written in response to a direction by your committee to our staff to prepare a draft ordinance, allowing residents to exceed the number of animals currently permitted under our ordinance, by purchasing a permit and subsequently licensing excess animals, under unspecified circumstances in which one might find themselves with excess animals.

There are several options presented to the committee for consideration.

Currently, the ordinances state as follows:

8.08.120 Number of dogs and cats limited. No more than two dogs and/or three cats, over the age of five months, shall be kept in or upon one residential unit or by one or more persons constituting one residential unit, unless the premises is licensed as a kennel. (Ord. 61-4677'1(part), 1989.)

8.08.125 Restriction on animals other than dogs and cats. (a) Number. No person shall keep more than three domestic animals, to include rabbits, gerbils, hamsters, guinea pigs, rats or other similar pets.

1. One option would be to maintain the status quo.
2. Another option would be to simply increase the number of permitted *dogs*, for instance, from two to another number.

3. Another option would be to adjust the numbers of each type of animal and/or the total number of animals. For example, under 8.08.120, the ordinance could permit a total of 5 dogs and cats, no more of which [3 or 4] can be dogs.
4. Another option would be to implement a permitting process, whereby any resident exceeding the current maximum, could apply and pay for a permit to allow them to keep excess animals until the animal is no longer kept in the city.

This presumes that while not everyone currently licenses their animals, they will purchase a permit for excess animals *and* license those animals. Additionally, it will be challenging to prove/disprove anyone has an approved reason for having excess animals. Tracking and identifying animals that are considered “excess” animals, without a microchip requirement, would create enforcement challenges.

5. Another option would be to enact a “fancier’s permit” which would allow residents to maintain animals in excess of the limit as long as certain conditions are met, which would include no complaints/citations/convictions within a particular timeframe, under the animal chapter.

Sample ordinances are provided for your review under Options #4 and #5.

An additional question was posed as to whether a kennel is defined by the number of dogs that are kept by the owner. With regard to kennels, our ordinance states:

8.08.180 Kennels. (a) The term “kennel” means *any establishment wherein or whereon dogs are kept for the purpose of boarding, breeding, sale or sporting purposes.*

(b) Any person who keeps or operates a kennel may, in lieu of the license tax for each dog required by this section, apply to the city treasurer for a kennel license for the keeping or operating of such kennel. For such kennel, such person shall pay for the license year, a license of thirty-five dollars for a kennel of twelve or fewer dogs and an additional three dollars for each dog in excess of twelve. With such kennel license, the treasurer shall issue a number of tags equal to the number of dogs authorized to be kept in the kennel.

This provision tracks the state statute s. 174.053 Multiple dog licenses., which allows a person to purchase a multiple dog license, rather than individually licensing each animal.

With that said, kennel establishments are restricted to the following zones:

1. Animal hospitals without outside kennels as a conditional use in a B2 Community Service District; WMC 23.30.030(b) and indoor kennels (i)
2. Animal hospitals, indoor and outdoor kennels as a conditional use in a B3 General Commercial District; WMC 23.32.030(c)
3. Animal hospitals and indoor kennels as a conditional use in an Industrial Park District; WMC 23.44.030(c)
4. Outdoor kennels as a conditional use in Zone A of the Well Head Protection Overlay District; WMC 23.54.050(30)

CITY OF WAUSAU, 407 Grant Street, Wausau, WI 54403

**ORDINANCE OF PUBLIC HEALTH AND SAFETY COMMITTEE**

Amend Section 8.08.120 Number of dogs and cats limited

Committee Action:

**Ordinance Number:**

Fiscal Impact:

**File Number:**

**Date Introduced:**

The Common Council of the City of Wausau do ordain as follows:

Add ( )

Section 1. That Section 8.08.120 Number of dogs and cats limited, is hereby amended to read as follows:

8.08.120 Number of dogs and cats limited. (a) **Limitation.** No more than two dogs and/or three cats, over the age of five months, shall be kept in or upon one residential unit or by one or more persons constituting one residential unit, unless the premises is licensed as a kennel or as provided in subsection (b).

(b) **Temporary Pet License.**

(1) **Intent.** It is the intent of the city that individuals who are currently not in compliance with the limitation in subsection (a) of this section have the opportunity to come into compliance by allowing their dog(s) and/or cat(s) that exceed the limitation to live out the remainder of their lives in the care of these pet owners, or for these pet owners to find other, agreeable living arrangements for their animals in their discretion. It is further the intent of the city to have these individuals come fully in to compliance with the limitation in subsection (a) of this section in the future at the natural end of the lives of their animals that exceed the limitation. It is not the intention of the city to create or permit a permanent exception to the dog and cat limitation.

(2) One or more persons residing together in one single-family or two-family residential unit may obtain a temporary pet license permitting not more than \_\_\_ dogs and/or \_\_\_ cats over the age of five months in such residential unit only under the following circumstances:

(A) Because of the recent cohabitation of two individuals, each of whom had dog(s) and/or cat(s) prior to the cohabitation, a residential unit now exceeds the limitation in subsection (a) of this section;

(B) Because of the death of a family member, an individual has come into the possession of dog(s) and/or cat(s) of such family member causing the number of dog(s) and/or cat(s) in the residential unit to exceed the limitation in subsection (a) of this section; or,

(C) An individual residing in the city as of \_\_\_\_\_, 2012, and who was not in compliance with the provisions of subsection (a) of this section prior to such date.

(3) A temporary pet license is valid for 12 months and must be renewed annually on or before \_\_\_\_\_ where the limit in subsection (a) continues to be exceeded. The number of dog(s) and/or cat(s) permitted under the temporary pet license will be reviewed annually to determine which animals are being kept within the city. In the event of the death or relocation of any animal registered under the temporary pet license, the number of animals permitted shall be decreased accordingly and no such animal shall be replaced.

(4) An individual may apply for and be granted a temporary pet license from the public health and safety committee upon compliance with the following:

(A) Files with the city clerk a fully executed application on a form prescribed by the city clerk, proof of current license under section 8.08.170, and submission of a photograph and description of each animal to be included the temporary pet license, together with a certification from a licensed veterinarian estimating the age of each such animal.

**ALTERNATIVE:** Require implementation of a microchip for each animal.

(A) Submission of a sworn statement, together with supporting documentation, concerning the facts and circumstances giving rise to the exemption under subparagraph.

(B) The applicant(s) is not in violation, or has not violated within the previous two (2) years, any provision of this chapter.

(C) The applicant(s) does not have a conviction for cruelty, neglect or mistreatment of an animal.

(D) Payment of a temporary pet license fee of \$\_\_\_\_\_ per animal to be paid at the time of application.

(5) The residential unit in which such dog(s) and/or cat(s) are harbored shall be maintained in a sanitary condition and all animal feces must be removed and sanitarly disposed of promptly. Failure to comply with such requirements shall be grounds for revocation or non-renewal of the temporary pet license.

(6) A temporary pet license granted hereunder may be revoked, suspended, or not renewed for just cause, upon notice and an opportunity to be heard. The hearing shall be conducted by the public health and safety committee.

(7) A temporary pet license is only valid for the dog(s) and/or cat(s) described in the original license issued under this section. At no time may any additional or different dog or cat be substituted under the license. Any attempt to substitute additional or different dog(s) and/or cat(s) shall be grounds for immediate revocation or non-renewal of the temporary pet license for the remaining animals.

(8) A temporary pet license shall be prominently displayed on the premises of the residential unit.

Section 2. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

Section 3. This ordinance shall be in full force and effect from and after its date of publication.

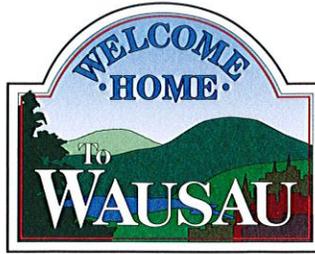
Adopted:  
Approved:  
Published:  
Attest:

Approved:

\_\_\_\_\_  
James E. Tipple, Mayor

Attest:

\_\_\_\_\_  
Toni Rayala, Clerk



Office of the City Attorney

Anne L. Jacobson  
City Attorney

Tara G. Alfonso  
Assistant City Attorney

Comments Concerning Draft  
Revisions to WMC §8.08.120  
Number of Dogs and Cats Limited

CONSIDERATIONS:

- Should issuance of a temporary pet license be limited to one and two-family dwelling units or by lot size?
- Define "family member." Propose: Father, mother, maternal or paternal grandparent, sister, brother, or child of the applicant. If the Committee votes to approve the proposed ordinance revisions, the Committee should consider at this time, giving authority to the City Attorney to proceed to amend WMC §8.08.001 Definitions to include such definition of "family member."
- The draft proposed ordinance provides for those individuals who are currently not complying with the dog and cat limitation to come into compliance. However, the ordinance as drafted is not intended to permit individuals to become out of compliance before adoption of the ordinance simply in order to take advantage of its provisions. The challenge, however, would be determining whether an individual previously owned the pet, or just acquired the pet prior to adoption of the ordinance.
- The draft of the ordinance currently provides that the Public Health and Safety Committee will review and approve temporary pet licenses, as well as conduct hearings on the revocation, suspension or non-renewal of temporary pet licenses. If not this Committee, some other entity or department will need to be designated for these activities and invested with that authority.
- Will the City Clerk be able to check on whether animals have a current license at the time of application, or will applicants need to provide this information? Currently the draft ordinance required applicants to provide proof of current license.
- Currently the draft ordinance provides that documentation will need to be submitted verifying the dog(s) and/or cat(s) subject to the temporary pet license. This information will need to be re-supplied each year by an applicant seeking to renew the license and the documentation compared with previous applications concerning those animals in order to verify these are the same animals. An alternative would be to require the implementation of a microchip in each animal and have a certificate provided by a veterinarian each year that the animal is still living.
- Should a limit be applied such that an individual who has received a temporary pet license in the past and then ultimately come into compliance, be excluded from obtaining any other temporary pet licenses in the future notwithstanding the reason?



(8) When issued, a permit shall be kept upon the licensed premises and exhibited upon request to city personnel empowered to enforce this ordinance.

(9) Only one pet fancier permit may be issued per dwelling unit.

(10) Revocation, suspension and non-renewal of permit. Permits granted hereunder may be revoked, suspended or not renewed for just cause, upon notice and an opportunity to be heard. The hearing shall be conducted by the public health and safety committee.

Section 2. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

Section 3. This ordinance shall be in full force and effect from and after its date of publication.

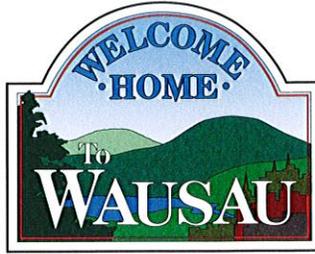
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Attest:

Approved:

\_\_\_\_\_  
James E. Tipple, Mayor

Attest:

\_\_\_\_\_  
Toni Rayala, Clerk



Office of the City Attorney

Anne L. Jacobson  
City Attorney

Tara G. Alfonso  
Assistant City Attorney

Comments Concerning Alternate Proposal  
To the Draft Pet Fancier Permit Ordinance  
8.08.120 WMC

The attached is an alternate proposal to the draft Pet Fancier Permit ordinance approved by the Public Health & Safety Committee on May 21, 2012, requested by Councilmember Keene Winters which he intends to propose at the July 10, 2012 Common Council meeting.

**ORDINANCE OF PUBLIC HEALTH AND SAFETY COMMITTEE**

Amend Section 8.08.120 Number of dogs and cats limited

**PROPOSED AMENDMENT**

Committee Action:

**Ordinance Number:**

Fiscal Impact: Permit fee of \$35 per applicant

**File Number:**

**Date Introduced:**

July 10, 2012

The Common Council of the City of Wausau do ordain as follows:

Section 1. That Section 8.08.120 Number of dogs and cats limited, is hereby amended to read as follows:

8.08.120 Number of dogs and cats limited.

.....

(b) Pet Fancier Permit. Notwithstanding the provisions of subsection (a), it shall be lawful to keep not more than five (5) dogs or cats combined, with the maximum number of dogs being three (3), the maximum number of cats being five (5), over the age of five (5) months, in a single or two-family dwelling unit if the owner complies with all of the following requirements:

- (1) Applies for and receives a pet fancier's permit from the public health and safety committee.
- (2) Files with the city clerk a fully executed application on a form prescribed by the city clerk and pays a non-refundable application permit fee of \$35.00.
- (3) Provides proof of a current license for each animal covered by the permit.
- (4) Is not in violation or has not violated within the previous two (2) years, any provision of this chapter.
- (5) Does not have a conviction for cruelty, neglect or mistreatment of an animal.
- (6) Pet fancier's permits shall expire on December 31 each year.
- (7) The premises upon which the dogs and/or cats are kept is maintained in accordance with section 8.08.140, and said compliance is demonstrated to city personnel empowered to enforce this ordinance upon request; inspection of the premises and all animals located at the premises shall be permitted at any time.

(8) When issued, a permit shall be kept upon the licensed premises and exhibited upon request to city personnel empowered to enforce this ordinance.

(9) Only one pet fancier permit may be issued per dwelling unit.

(10) Revocation, suspension and non-renewal of permit. Permits granted hereunder may be revoked, suspended or not renewed for just cause, upon notice and an opportunity to be heard. The hearing shall be conducted by the public health and safety committee.

Section 2. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

Section 3. This ordinance shall be in full force and effect from and after its date of publication.

Adopted:  
Approved:  
Published:  
Attest:

Approved:

\_\_\_\_\_  
James E. Tipple, Mayor

Attest:

\_\_\_\_\_  
Toni Rayala, Clerk

NUMBER OF DOGS/CATS ALLOWED BY ORDINANCE IN SURROUNDING CITIES

CITY	NO. OF DOGS	NO. OF CATS	TOTAL	COMMENTS
Appleton			6	No more than 3 dogs, no more than 2 rabbits
Baraboo	2	2		Over the age of 5 months
Beloit			5	Combination of dogs, cats or rabbits, but no more than 3 of the 5 can be dogs
DePere			4	No more than 2 dogs, no more than 3 cats
Eau Claire	2	3		Over the age of 3 months - Animal control officer may approve an increased number
Green Bay	2	3		Council can approve an increased number
Janesville			4	Combination of dogs and cats, but not four of the same
Kenosha			3	Combination of dogs and cats unless a pet fancier permits is obtained; over the age of 5 months; limit then increases to 5
Manitowoc	3	3		Over the age of 6 months
Menomonee Falls				No restrictions after studied by council and voted upon
Milwaukee			3	Combination of dogs/cats over the age of 5 months; pet fancier permits allowed in single & 2-family dwelling
Oshkosh	3	5		Combination not to exceed 5 over the age of 5 months; exemption available
Racine			3	Combination of dogs/cats; if multi-family dwelling, only 2 total dogs/cats
Rothschild	2	2		
Schofield			4	No more than 2 dogs and/or 2 cats
Stevens Point				No restrictions
Superior	3	3		Over the age of 4 months
Wausau	2	3	8	Over the age of 5 months. Total includes 3 domestic animals
West Allis	2	4		Over the age of 5 months
West Bend	2	2		Over the age of 5 months
Weston			5	No more than 2 dogs and/or 3 cats

\*Variances - DePere - no more than 4

**ALCOHOL BEVERAGE DEMERIT POINTS ASSESSED TO TAVERNS/STORES (03/01/2012 - 03/01/2013)**

<b>Establishment</b>	<b>Defendant/Relationship</b>	<b>Date of Violation</b>	<b>Ord. Section / Statute Number</b>	<b>Type Of Violation</b>	<b>*Point Value</b>	<b>CASE #</b>
<b>101 Pub</b>	<b>Shannon C. Jozwiak</b>	<b>05/21/2014</b>	<b>5.64.010 / 125.07(1)</b>	<b>Sell to underage person</b>	<b>25</b>	<b>14-4422</b>
					Total	25
Cabaret	Rebecca M. Bratton / Bartender	07/15/2013	5.64.010 / 125.68(2)	<i>No Licensed Bartender on Premises</i>	50	13-7481
	Brenda Calhoun / Owner	07/15/2013	5.64.010 / 125.68(2)	<i>No Licensed Bartender on Premises</i>	Total	50
Intermission	Fransico Gonzalez / Patron	07/15/2013	9.04.025	<i>Liquor on Street</i>	25	13-7478
Intermission	Gary D. Steffen / Patron	07/19/2013	9.04.025	<i>Liquor on Street</i>	25	13-7650
Intermission	Michael Maurer / Patron	08/07/2013	9.04.025	<i>Liquor on Street</i>	25	13-8286
Intermission	Carol J. Moore / Patron	09/28/2013	9.04.025	<i>Liquor on Street</i>	25	13-9963
Intermission	John C. Jenkins / Patron	11/01/2013	9.04.025	<i>Liquor on Street</i>	25	13-11056
					Total	125
<b>Glass Hat</b>	<b>Chelsea L. Beilke / Bartender</b>	<b>05/21/2014</b>	<b>5.64.010 / 125.07(1)</b>	<b>Sell to underage person</b>	<b>25</b>	<b>14-4417</b>
					Total	25
Lumpy's	Stephanie R. Ebbinger / Bartender	06/18/2013	5.64.140/125.32(3)(a)	Open After Hours	25	13-6581
	Trent Clark / Owner	06/18/2013	5.64/140/125.32(3)(a)	Open After Hours	Total	25
Malarkey's	Stephen A. Feck/Patron	03/02/2014	9.04.025	Liquor on Street	25	14-1758
					Total	25
Oz	<i>Rebecca A. Weber / Bartender</i>	06/10/2013	5.64.010 / 125.68(2)	<i>No Licensed Bartender on Presmises</i>	50	13-6315
	<i>William M. Jones / Owner</i>	06/10/2013	5.64.010 / 125.68(2)	<i>No Licensed Bartender on Presmises</i>		
Oz	<i>Kham B. Lee / Patron</i>	10/13/2013	9.04.025	Liquor on Street	25	13-10383
					Total	75
Paradox	<i>Choua Lor / Bartender</i>	07/19/2013	5.64.010 / 125.07(1)	Sell to underage person (1 per)	25	13-7611
Paradox	J Fritz/J Hanus / Patrons	09/01/2013	9.04.025	Liquor on the Street	25	13-9128
					Total	50
Roc's Place	Britney Teske / Patron	09/01/2013	9.04.025	<i>Liquor on the Street</i>	25	13-9127
Roc's Place	Nawrocki, Timothy A / Owner	12/12/2013	5.64.140	<i>Open After Hours</i>	25	13-11348
	Furger, Randolph J. / Bartender	12/12/2013	5.64.140			
					Total	50

\* Demerit point totals shown in black, reflect the points assessed to the tavern/store. Demerit points assessed to bartenders/operator are in italics.

Establishment	Defendant/Relationship	Date of Violation	Ord. Section / Statute Number	Type Of Violation	*Point Value	CASE #
Showtime Gentlemens Club	Nicholas R. Moeller / Employee	08/02/2013	5.64.010 / 125.07(3)	<i>Underage Person on Premises</i>	25	13-8921
					Total 25	120125582
Taquiera Tres Hermanos	Rosalba Julio-Aguirre / Owner	05/07/2014	5.64.010 / 125.68(2)	No Licensed Bartender on Premises	50	14-3870
					Total 50	

\* Demerit point totals shown in black, reflect the points assessed to the tavern/store. Demerit points assessed to bartenders/operator are in italics.

## Summary of Fire and EMS Events For May 2014

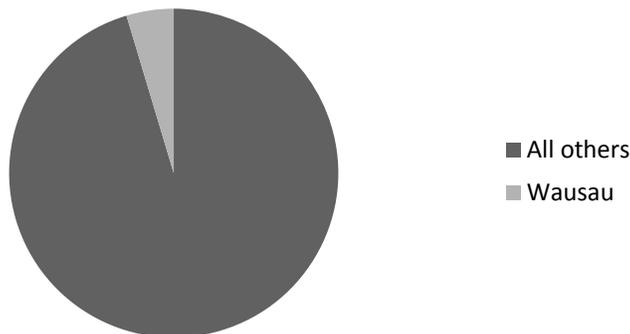
### 1. Significant City Fire Events:

Date	Address	Type
05/01/2014		Trash or rubbish fire
05/04/2014		Building Fire
05/05/2014		Grass Fire
05/06/2014		Brush or brush-grass mixture fire
05/07/2014		Building Fire
05/19/2014		Passenger Vehicle Fire
05/20/2014		Building Fire
05/21/2014		Cooking Fire
05/23/2014		Dumpster or other outside trash receptacle fire

### 2. Township Fire Calls:

Date	Township	Address	Type
05/01/2014	Maine	4008 County Road J	Dispatched and cancelled en route
05/02/2014	Wausau	US 51 MM 199	Motor vehicle accident w/injuries
<b>Total Mutual Aid Given</b>			<b>2</b>
<b>Tanker Response Only</b>			<b>0</b>

### 3. Significant EMS Events:

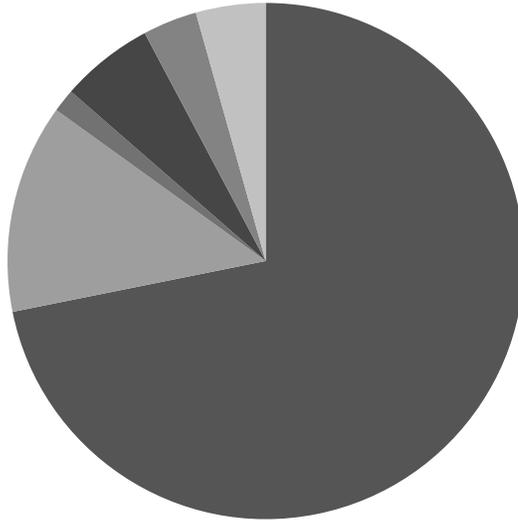


City	# of Runs	% of Runs
Berlin (Town of)	1	.26%
Maine (Town of)	9	2.32%
Texas (Town of)	4	1.03%
Wausau (Town of)	3	.77%
Wausau	370	95.36%
Brokaw	1	.26%
<b>Total</b>	<b>388</b>	<b>100%</b>

### 4. Fire Department Activities

NFIRS Incidents (Engine)	432.40 hours
WARDS Incidents (Ambulance)	526.14 hours
Non-Incident Activities (Station Maintenance/Wellness, Vehicle Check-off/Fire Pre-plan, Hazmat Outreach,	1,325.46 hours

## 5. Other Fire Incident Responses:



■ Rescue & Emergency Medical Service Incident (148)

■ False Alarm & False Call (27)

■ Good Intent Call (3)

■ Service Call (12)

■ Hazardous Condition (No Fire) (7)

■ Fire (9)

CODE	DESCRIPTION	FREQ.	FREQ. %	EXPs	TOTAL MAN HOURS	AVERAGE RESPONSE TIME (min)
111	Building fires	3	1.47 %	0	62.90	5.33
113	Cooking fire, confined to container	1	0.49 %	0	5.63	2.00
118	Trash or rubbish fire, contained	1	0.49 %	0	1.83	3.00
131	Passenger vehicle fire	1	0.49 %	0	4.33	5.00
142	Brush, or brush and grass mixture fire	1	0.49 %	0	1.20	3.00
143	Grass fire	1	0.49 %	0	1.60	4.00
154	Dumpster or other outside trash receptacle fire	1	0.49 %	0	1.40	2.00
311	Medical assist, assist EMS crew	124	60.78 %	0	91.50	3.91
320	Emergency medical service, other	1	0.49 %	0	0.18	2.00
321	EMS call, excluding vehicle accident with injury	1	0.49 %	0	0.80	2.00
322	Vehicle accident with injuries	6	2.94 %	0	14.13	5.17
324	Motor vehicle accident with no injuries	2	0.98 %	0	17.83	3.50
381	Rescue or EMS standby	13	6.37 %	0	38.33	0.31
411	Gasoline or other flammable liquid spill	2	0.98 %	0	1.40	3.50
412	Gas leak (natural gas or LPG)	2	0.98 %	0	2.37	3.00
413	Oil or other combustible liquid spill	1	0.49 %	0	0.63	8.00
424	Carbon monoxide incident	1	0.49 %	0	0.53	6.00
445	Arcing, shorted electrical equipment	1	0.49 %	0	2.83	9.00
500	Service Call, other	1	0.49 %	0	0.70	7.00
510	Person in distress, other	1	0.49 %	0	1.42	2.00
511	Lock-out	5	2.45 %	0	2.92	7.20
522	Water or steam leak	2	0.98 %	0	2.73	6.00
551	Assist police or other governmental agency	2	0.98 %	0	12.93	6.00
561	Unauthorized burning	1	0.49 %	0	0.53	6.00
600	Good intent call, other	1	0.49 %	0	7.25	4.00
611	Dispatched & canceled en route	1	0.49 %	0	0.10	
700	False alarm or false call, other	1	0.49 %	0	0.33	7.00

710	Malicious, mischievous false call, other	1	0.49 %	0	0.05	1.00
714	Central station, malicious false alarm	1	0.49 %	0	0.40	8.00
715	Local alarm system, malicious false alarm	1	0.49 %	0	1.30	2.00
731	Sprinkler activation due to malfunction	1	0.49 %	0	1.33	4.00
733	Smoke detector activation due to malfunction	3	1.47 %	0	5.55	6.33
735	Alarm system sounded due to malfunction	2	0.98 %	0	0.97	0.00
736	CO detector activation due to malfunction	1	0.49 %	0	0.60	3.00
740	Unintentional transmission of alarm, other	1	0.49 %	0	1.95	2.00
741	Sprinkler activation, no fire - unintentional	1	0.49 %	0	1.25	0.00
743	Smoke detector activation, no fire - unintentional	4	1.96 %	0	5.02	3.75
744	Detector activation, no fire - unintentional	5	2.45 %	0	5.18	3.00
745	Alarm system sounded, no fire - unintentional	4	1.96 %	0	8.42	4.25
746	Carbon monoxide detector activation, no CO	1	0.49 %	0	1.33	7.00
		204	100%	0	311.72	3.85
<b>Total Mutual Aid Received - Fire</b>		0				
<b>Total Mutual Aid Received - EMS</b>		2				

## 6. Personnel Hours off due to:

Catastrophic	0.00
Family Leave	56.50 hours (2.35 days)
Medical Leave	0.00
Sick Leave	109 hours (4.54 days)
Worker's Compensation	241 hours (10.04 days)

## 7. Fire Inspection Events

<i>Total occupancy inspections required for 1<sup>st</sup> round = 1,637</i>		
<i>Total occupancy inspections required for 2<sup>nd</sup> round = 1,364</i>		
<b>Inspections Completed</b>	<b>Monthly</b>	<b>Year to Date</b>
Inspections w/ no violations	295	1,478
<b>Re-inspections Completed</b>		
1 <sup>st</sup> Re-inspection	88	313
2 <sup>nd</sup> Re-inspection	9	45
3 <sup>rd</sup> Re-inspection	0	14
4 <sup>th</sup> Re-inspection	1	6
<b>Varied Inspections</b>		
Plan Review – General	0	0
Plan Review – Site	0	0
Plan Review – Sprinkler System	0	0
Plan Review - Architectural	0	0
Inspection – Site	0	2
Inspection – Fire Protection	0	3
Inspection – Fire Alarm	0	2
Inspection – Sprinkler System	0	2
Inspection – Permit	1	1
Inspection – Hazardous Operations	0	1
Inspection – License	0	4
Inspection – Special Event	1	6

Inspection – Tank	0	0
Investigation – Other	0	1
Referral/Complaint – Citizen	0	0
Referral/Complain – Building	0	0
Consultation – Site	0	1
Consultation – Building	0	1
Consultation – General	0	0
Consultation – Fire Protection	0	4
Consultation – Fire Alarm	0	0
Consultation – Hazardous Operations	0	1
Consultation – Sprinkler System	0	0
Consultation – Knox Box	0	153
Consultation – Other	0	1
Legal Preparation	0	0
<b>Total Inspections</b>	<b>395</b>	<b>2,039</b>
<b>Fire Investigations</b>	<b>2</b>	<b>8</b>
<b>Inspection Department Activities</b>		
Elderly Fire Safety Programs	0	0
Parade	0	0
School Programs	0	2
Smoke Detector/CO Programs	0	10
Public Education (tours, lectures, etc.)	3	13
Open Burn Complaints	2	6
Fire/EMS Presentation	2	5
Fire Drills/Pool Drills	5	15
Job Fairs	0	2
Inspections 1 & 2 Family Dwellings	0	38
CPR Training for Outside Agency	0	4
Special Event Inspections or Plan Meetings	17	32
Juvenile Fire Setter Intervention	0	8

## 8. Crew Staffing

	Days of Occurrences	Overtime Cost/Savings*
Staffing ≥ 15	16	
Staffing ≤ 14**	15	Expenditures = \$10,700.00

\* Overtime cost is approximately \$25 per hour or \$600 per individual per twenty-four hour period. 428 hours of overtime was spent in May to bring staffing to 15.

\*\* On the fifteen (15) days in May that the crews were at 14 or less, shift personnel were required to pull dual duty on zero (0) days, staffing an ambulance and driving/operating a fire engine due to lack of qualified personnel.

## 9. Agenda Topics

- a.
- b.
- c.
- d.