



City of Racine, Wisconsin Agenda Briefing Memorandum

AGENDA DATE:

Intro to Council Date:

Standing Committee Date:

Final Action Council Date:

PREPARED BY: Robin K. Zbikowski, Senior Assistant City Attorney

REVIEWED BY: Scott R. Letteney, City Attorney

SUBJECT:

Communication presented by Alder Coe requesting the creation of an ordinance that prescribes the procedure by which a property owner or mortgagee may appeal the city's determination to issue an order to correct a violation under the RENTS Registration Ordinances.

BACKGROUND & ANALYSIS:

The RENTS Registration Ordinances were enacted approximately five years ago to gather and utilize contact information related to residential rental and commercial properties and to properties pending foreclosure. Under these ordinances, any property owner of either a residential rental or commercial property or mortgagee of a property pending foreclosure must file a registration form (either online or paper copy) that discloses certain contact information. Quick access to current contact information is necessary to properly and expeditiously enforce the city's building, zoning, fire, property maintenance, and health codes, among others, as well as to safeguard persons, property, and the general welfare.

Upon violation of the RENTS Registration Ordinances, the city issues to the property owner or mortgagee a notification of violation and order to cure the violation. This notification must provide the property owner or mortgagee with notification of the right to appeal the determination to issue the order and the administrative procedure by which to do so. The proposed legislation accomplishes this.

Pending an appeal, failure to comply with the order to cure (i.e. failure to comply with the code) may result in the issuance of a citation and money judgment upon conviction in municipal court.

STAFF RECOMMENDED ACTION: Not applicable.

FISCAL NOTE & BUDGETARY IMPACT: None.