



Chronic Nuisance Ordinance overview

Property owners are legally responsible for properly maintaining/managing their properties. If a public/chronic nuisance exists, under the Village of Little Chute Ordinance Chapter 28, Village of Combined Locks Chapter 11-6-4, or the Village of Kimberly Ordinance Chapter 364-11, the property owner may be subject to the following:

- 1) Summon(s) for Maintaining a Public Nuisance, with fines increasing per incident for each day the nuisance continues.
- 2) Bill(s) for police services at the property due to failure to eliminate the nuisance activity. If not paid, the bill amounts may be assessed as a special charge against the premises.
- 3) Additional legal action against the owner/property by the Villages of Little Chute, Combined Locks or Kimberly through Circuit Court.

Billing Property Owners

The second section of Little Chute Ordinance Chapter 28, Combined Locks Ordinance 11-6-4 and Kimberly Ordinance Chapter 364-11 allows the Villages to recover the costs of police services from the property owner under certain circumstances. The procedure is as follows:

- 1) The property is deemed a chronic nuisance.
- 2) The owner is notified via a formal letter, sent certified mailed, and is ordered to appear for an abatement hearing on a given date/time.
- 3) If the owner does not make a bona fide effort to follow the abatement plan, the Villages of Little Chute, Combined Locks or Kimberly may bill the owner for any additional nuisance police calls to that property.

Deeming a property a chronic nuisance: A property may be deemed a chronic nuisance when there have been three or more separate police responses resulting in enforcement action (warning, summons, or arrest) due to the following types of violations within any 12 month period:

- Disorderly Conduct
- Harassment
- Crimes of violence
- Theft
- Damage to property
- Sexual crimes
- Gambling
- Illegal drug activity
- Trespassing
- Animal violations
- Weapons violations
- Noise violations
- Execution of warrants
- Alcohol violations
- Obstructing/resisting
- Inspection-related calls in which the police department responds

*****State Chapter 823 violations will be abated immediately.*****

*****It should further be noted that calls generated by the property owner are exempt and will not be counted.*****

Working with Property Owners

The Villages of Little Chute, Combined Locks and Kimberly, along with the Fox Valley Metro Police Department, strive to work cooperatively with property owners in resolving problems at properties. Legal action as mentioned above is only used when there is no other resolution to a situation. Please do not hesitate to contact the police department for any assistance.