

The background features a complex geometric composition. A diagonal line runs from the top-left towards the bottom-right. To the left of this line, there are several distinct patterns: a white dot in the top-left corner, a grey semi-circle, a series of concentric blue circles, a pink area with diagonal lines, a solid pink square, and a series of parallel pink lines forming a perspective effect. The right side of the image is a solid blue field containing the main text.

CODE ENFORCEMENT ROUND TABLE



AGENDA

Introduction

Complaint Process

Inspections

Violation Enforcement

Citations

Questions



**WHAT IS YOUR
COMPLAINT
PROCESS?**

**DO YOU ACCEPT
ANONYMOUS
COMPLAINTS?**



**HOW DO YOU
CONDUCT
INSPECTIONS?**

**DO YOU USE
DRONES OR AERIAL
PHOTOGRAPHY?**



Property Owner

Owner Name: _____

Mailing Address: _____

Property Information

Tax Parcel #: _____

Tax District: _____

Total Acres: _____

Tax Parcel Description and Comments: _____

Zoning: _____

Directions: _____

Location: _____ Physical Address (Site Address): _____

Reason for Inspection: _____

Comments: _____

SKETCH

Action to be taken: _____

Inspected By: _____ Others Present: _____

Time: _____ Month: _____ Day: _____ Year: _____

Photos Taken: Yes _____ No _____



HOW DO YOU ENFORCE VIOLATION COMPLIANCE?



Manitowoc County
Planning and Zoning Department

Manitowoc County Office Complex • 4319 Expo Drive, P.O. Box 935
Manitowoc WI 54221-0935
Phone: 920.683.4185

February 24, 2026



NOTICE

Dear Mr. [REDACTED]:

This letter is regarding the use of a recreational vehicle on your property located at [REDACTED] which is zoned rural residential.

Chapter 8 of the Manitowoc County General Zoning and Land Use Regulation Ordinance, Section 8.42 (4) (f) states; "If a recreational vehicle is located on a residential parcel, it may be used to provide living space or overnight accommodations for up to 14 days at a time, but for no more than a total of 30 days in a calendar year."

Our office received a notice from the Town of Manitowoc stating you had been using a camper on this site for an extended period of time. Please note that any duration of time longer than what the ordinance allows is a violation which may result in citations or further legal action in court. You can refer to section 8.56 of the General Zoning Ordinance for further details.

We wanted you to be aware that an RV is permitted but only for a limited time and that there is no "grandfather" clause that would permit it.

Provisions have been made in the ordinance(s) for penalties to be levied in case of violation(s). Therefore, discontinue any action which may compound the violation(s). If you have any questions please call our office at (920) 683-4185.

Sincerely,

Reed Gaedtke
Code Administrator

cc: Town of [REDACTED]

DO YOU HAVE CITATION AUTHORITY?





Planning & Zoning Department

Manitowoc County Office Complex
4319 Expo Drive, P.O. Box 935 • Manitowoc WI 54221-0935
Phone: 920.683.4185

October 7, 2025



RE: MEETING NOTICE FOR COMMENCEMENT OF SUIT REGARDING JUNK
ORDINANCE VIOLATION(S)

Dear Mr. and Mrs. [REDACTED]:

This letter is regarding the ongoing violations on your properties located at [REDACTED] for operating junk yards and storing junk on your property.

Over the past five years you have been notified multiple times of being in violation of Manitowoc County's General Zoning and Land Use Regulation Ordinance and Junk Ordinance. Although progress has been made at times, compliance has never been achieved, and the property remains in violation.

Therefore, the Manitowoc County Planning and Zoning Department is requesting the Planning and Park Commission approve commencement of suit to obtain ordinance compliance.

This may include but is not limited to injunctive relief, additional forfeiture actions through the process of summons and complaint, or other legal recourse for failing to comply with the Manitowoc County Police Ordinance regarding junk.

The next Planning and Park Commission meeting will occur on October 27, 2025, at 4:00 p.m. in Room 300 located at 4319 Expo Drive, Manitowoc. This meeting is open to the public, which means you can attend the meeting in person if you want to speak on your behalf or to find out the outcome of their ruling. If you are unable to attend and want to know the outcome of their ruling, you can call (920) 683-4185.

Sincerely,

Reed Gaedtke
Code Administrator

ZONING ORDINANCE CITATION

STATE OF WISCONSIN, CIRCUIT COURT, COLUMBIA COUNTY

Cash Deposit: \$452.50

COMPLAINT AND AFFIDAVIT

The undersigned, Kenneth Thiele, of the Columbia County Planning & Zoning Department being duly sworn, states upon information and belief that the named defendant violated ordinance 12.140.02(6). TO-WIT: Defendant has numerous inoperable vehicles and junk that are not stored in a manner securing it from public view within an enclosed building. Section 12.150.09 of the Columbia County Code of Ordinances states any person, firm, company or corporation who violates, disobeys, omits, neglects, or refuses to comply with or who resists the enforcement of any provisions of this Ordinance shall be subject to a forfeiture as listed in the Section 1.12 of the County Code of Ordinances. Each day of violation shall constitute a separate offense.

Name: [REDACTED]

Address: [REDACTED]

Tax Parcel: 11004-[REDACTED]-Caledonia

Site Address: [REDACTED]

Describe Violation: Section 12.140.02(6) of the Columbia County Zoning Code requires junk and inoperable vehicles be secured from the public view within an enclosed building. Defendant is a habitual offender. Was notified on July 9, 2024 that property was in violation. During an inspection on August 7, 2024, it was determined that the property was in violation of Section 12.140.02(6) after being afforded an opportunity to correct the violation.

*If you have questions regarding this zoning ordinance citation contact
Columbia County Planning & Zoning Department
(608) 742-9660*

*If you have questions related to the Court process, contact Columbia County Clerk of Courts
(608) 742-9641*

**YOU ARE HEREBY NOTIFIED TO APPEAR IN THE ABOVE-NAMED COURT ON:
Tuesday, October 8, 2024 at 2:30 P.M.
Check-in at the Clerk of Courts Office-Traffic/Criminal**

NOTICE: You may mail or bring the payment (cash, check or money order) of \$1,000.00 to Columbia County Clerk of Courts at P.O. Box 587, 400 DeWitt Street, Portage, Wisconsin 53901 on or before Tuesday, October 8, 2024. If you make such payment (cash, check or money order), you are not required to appear in court on Tuesday, October 8, 2024. By making a payment and not appearing in court, you will be deemed to have entered a plea of no contest and agreed to a forfeiture not exceeding the amount of the deposit.

You may enter a plea of not guilty by mail prior to the court appearance, and may within 10 days after Tuesday, October 8, 2024, file a written request for a jury trial, along with a non-refundable \$36 fee (cash or check/money order payable to the Clerk of Court). If you enter a plea of not guilty prior to the date and time stated above, it is not necessary to appear on the above date. You will be notified by mail of future proceedings.

IF YOU FAIL TO: (1) MAKE A PAYMENT (CASH, CHECK OR MONEY ORDER); (2) ENTER A NOT GUILTY PLEA; OR (3) APPEAR IN COURT AT THE DATE AND TIME SPECIFIED ABOVE, THE COURT MAY ENTER A DEFAULT JUDGEMENT AGAINST YOU AND TAKE ACTION TO ENFORCE THE COLLECTION OF ANY UNPAID MONIES OWED.

Dated this 16th day of August, 2024

Kenneth Thiele

Kenneth Thiele – Senior Zoning & Sanitary Specialist

Distribution List

Original: Clerk of Court
Copies: Defendant
Corporation Counsel

FILED
08-16-2024
Circuit Court
Columbia County, WI
2024FO000 [REDACTED]

STATE OF WISCONSIN CIRCUIT COURT COLUMBIA COUNTY

Columbia County,
Plaintiff,

Stipulation

v.

Case Nos. 24 FO [REDACTED]

[REDACTED]
Defendant.

FILED
11-20-2024
Circuit Court
Columbia County, WI
2024FO000 [REDACTED]

The parties identified as, Columbia County Planning and Zoning Department (hereinafter referred to as "County"), as represented by Assistant Corporation Counsel Hayden Knight, and the Defendant, [REDACTED] (hereinafter referred to as the "Defendant"), hereto agree and stipulate to the following terms:

1. The property referenced herein is located at [REDACTED] Portage, WI 53901, in Columbia County, Wisconsin, with a tax parcel number of 11004-[REDACTED] (hereinafter referred to as the "Property").
2. The parties further agree that materials that could be deemed as "junk," as defined by Columbia County Code of Ordinance § 12.160, are located on the outside of this Property, in violation of Columbia County Code of Ordinance § 12.140.02(6).
3. On or before December 31, 2024, the Defendant will remove the junk from the said Property. The junk is identified within the August 7, 2024, inspection report. A copy of that report was provided to parties prior to the execution of this stipulation.
4. On January 3, 2025, a representative from the County will inspect the Property to ensure compliance with this stipulation.
5. If the terms of this Stipulation and its corresponding Order have been met by the Defendant on the date and time of inspection described herein, the County shall dismiss this citation, as is appropriate, in a timely manner. Defendant would only be responsible for court costs associated with this citation.
6. If there is a violation of the terms of this Stipulation and its corresponding Order by the Defendant because the junk is still located on the Property, a forfeiture in the amount of four hundred fifty-two dollars and fifty cents (\$452.50) pursuant to Columbia County Code of Ordinance §§ 12.150.09(3)(a) and 1.09(3) shall be entered against the Defendant. Further, Defendant shall pay the reasonable costs for the removal of said junk still located on the Property. Reasonable costs include costs for services of a third-party junk removal company. Columbia County reserves the right to collect on that amount as is allowed by law.
7. The Defendant has had the opportunity to review this with counsel of her own choosing. The Defendant understands these terms and the Defendant agrees that the terms described herein are fair and reasonable. The Defendant voluntarily and knowingly agrees to the terms of this Stipulation and wishes to be bound by them as ordered by the Court.

Hayden Knight 11/20/24
Hayden Knight Date
Assistant Corporation Counsel

[REDACTED] 11/20/24
Defendant Date



Kenneth Thiele
Senior Zoning & Sanitary Specialist

Columbia County

608-742-9660

kenneth.thiele@columbiacountywi.gov

Reed Gaedtke

Code Administrator

Manitowoc County

920-683-4185

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715-346-1334

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