

**NOISE COMPLAINTS, VANDALISM, ABANDONED CARS, TRESPASSING**

RIVER FALLS POLICE  
715-425-0909 (NON-EMERGENCY)

**MOLD**

PIERCE COUNTY HEALTH DEPARTMENT 715-273-6755  
ST. CROIX COUNTY HEALTH DEPARTMENT 715-246-6991

**LANDLORD/TENANT RIGHTS**

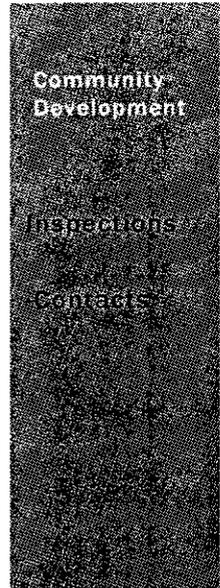
WI DEPT. OF AG TRADE & CONSUMER PROTECTION  
1-800-422-7128  
DATCP.HOTLINE@DATCP.STATE.WI.US  
[HTTP://DATCP.STATE.WI.US](http://datcp.state.wi.us)

**GUIDE TO OFF CAMPUS LIVING**

UNIVERSITY OF WISCONSIN RIVER FALLS  
[WWW.UWRF.EDU/](http://www.uwrf.edu/)

**RIVER FALLS HOUSING CODE**

[WWW.RFCITY.ORG/](http://www.rfcity.org/)  
MUNICIPAL CODE CHAPTER 15.16



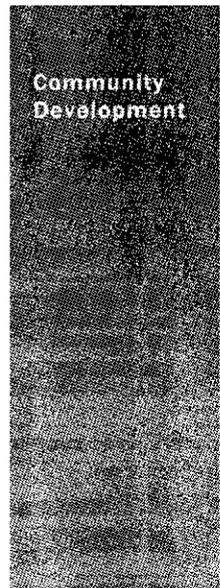
# QUESTIONS

**JOE LENZEN**  
BUILDING INSPECTOR  
715-426-3427

**DAVE HOVEL**  
BUILDING INSPECTOR  
715-426-3426

**TONY STEINER**  
CITY PLANNER-  
ZONING ADMINISTRATOR  
715-426-3424

**MIKE HUTH**  
MANAGEMENT ANALYST  
715-426-3425



ORDINANCE 2005-01

REPEALING AND RECREATING SECTION 17.04.020  
OF THE MUNICIPAL CODE OF THE CITY OF RIVER FALLS

(DEFINITION OF FAMILY)

THE COMMON COUNCIL OF THE CITY OF RIVER FALLS DOES HEREBY  
ORDAIN AS FOLLOWS:

Section 1: That Section 17.04.020 "Family" be repealed and recreated to read:

"Family"

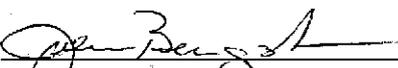
- 1) In the (R1) Single Family (Low Density) Residence District, Family means an individual or two or more persons related by blood or marriage, adoption or legal guardianship, or evidence of a stable family relationship or a group of not more than four (4) persons unrelated by blood or marriage, living together for single housekeeping in a dwelling unit. The right to maintain up to and including five (5) unrelated persons in a pre-existing rental dwelling unit in a Single Family Zoning district shall continue until such time as total structural repairs and alterations during its life exceeds 50 percent of the assessed value of the rental dwelling unit or until such time as the dwelling unit is destroyed by fire or casualty or for a period of 15 years from the effective date of this ordinance, whichever shall occur first. This right shall also terminate immediately should the tax parcel be found to have more than five unrelated individuals living within any rental dwelling unit with the knowledge of the landlord or the property manager.
- 2) In the (R2) Multiple Family (Medium Density) Residence District and (R3) High Density Residence District, "family" means an individual or two or more persons related by blood or marriage, or evidence of a stable family relationship, or a group of not more than five (5) persons unrelated by blood or marriage living together for single housekeeping in a dwelling unit.

Section 2: That this ordinance shall take effect upon its adoption and publication as required by law. This section need not be codified.

FOR THE CITY OF RIVER FALLS

  
Don Richards, Mayor

ATTEST:

By   
Julie Bergstrom, City Clerk

Approved: January 25, 2005  
Published: February 3, 2005

Landlord Connections 2015 Series

April 16, 2015

Zoning & Rental Housing – “THE GOOD, THE BAD, THE UGLY”

1. Meeting format

(Low) 1 2 3 4 5 6 7 8 9 10 (High)

2. Guest Speaker Mike Huth – City of RF Community Development Management Analyst

(Low) 1 2 3 4 5 6 7 8 9 10 (High)

3. Guest Speakers Joe Lenzen & David Hovel – City of RF – Inspections/Code Enforcement Officers

(Low) 1 2 3 4 5 6 7 8 9 10 (High)

4. Handout's

(Low) 1 2 3 4 5 6 7 8 9 10 (High)

Comments/Suggestions:

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I am interested in electric prepaid meters: \_\_\_\_\_ Yes \_\_\_\_\_ No \_\_\_\_\_ I would like more information.

Best method to communicate with you: **Please Circle all that apply.** Update information below.

Mail \_\_\_\_\_ E-Mail: \_\_\_\_\_ Phone \_\_\_\_\_ Other \_\_\_\_\_

Do you use: **Please Circle all that apply.** Twitter Facebook LinkedIn

Be sure to like the **River Falls Municipal Utilities** on Facebook for current information and updates on power outages, water main breaks, and other current Utility related events. The **City of River Falls** also has a Facebook page with current events and hot topics.

Topics you would like covered at future **Landlord Connections** Series:

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*Thank you for attending, we hope you found this to be informative and beneficial to your rental business.*

