

Frequently Asked Questions

City of Menomonie

Proposed Ordinance 2026-02

January 12, 2026

Q: Does the City currently have residential rental inspection requirements?

A: Yes. The City's current requirements can be found in City Code 9-2, which is available at https://codelibrary.amlegal.com/codes/menomoniewi/latest/menomonie_wi/0-0-0-5504. The City will complete a Voluntary Rental Inspection upon request of a rental property owner (see City Code 9-2-5). The City will complete a Complaint-Based Rental Inspection upon request of a rental property tenant at no charge to the tenant (see City Code 9-2-7).

Q: Is the City considering changes to City Code 9-2?

A: Yes. The City is considering Proposed Ordinance 2026-02 which would repeal and replace the existing City Code 9-2. The proposed code is available at <https://menomonie-wi.gov/187/Residential-Rental-Properties>.

Q: What major changes are included in Proposed Ordinance 2026-02?

A: If approved, Proposed Ordinance 2026-02 will, among other things, add the following:

- Add Proactive Rental Inspections (see proposed 9-2-9).
- Add Neighborhood Stabilization and Enhancement District #1 (see proposed 9-2-8).
- Add Rent Abatement if confirmed Habitability Violations are not corrected within 30 days of a Complaint-Based or Proactive Rental Inspection (see proposed 9-2-13).
- Add Retaliation Protections (see proposed 9-2-14).

Q: What are Proactive Rental Inspections?

A: Proactive Rental Inspections will be conducted by the Building Inspection Department on residential rental units within Neighborhood Stabilization and Enhancement District(s) on a biennial basis (once every two years).

Q: What is the cost of Proactive Rental Inspections?

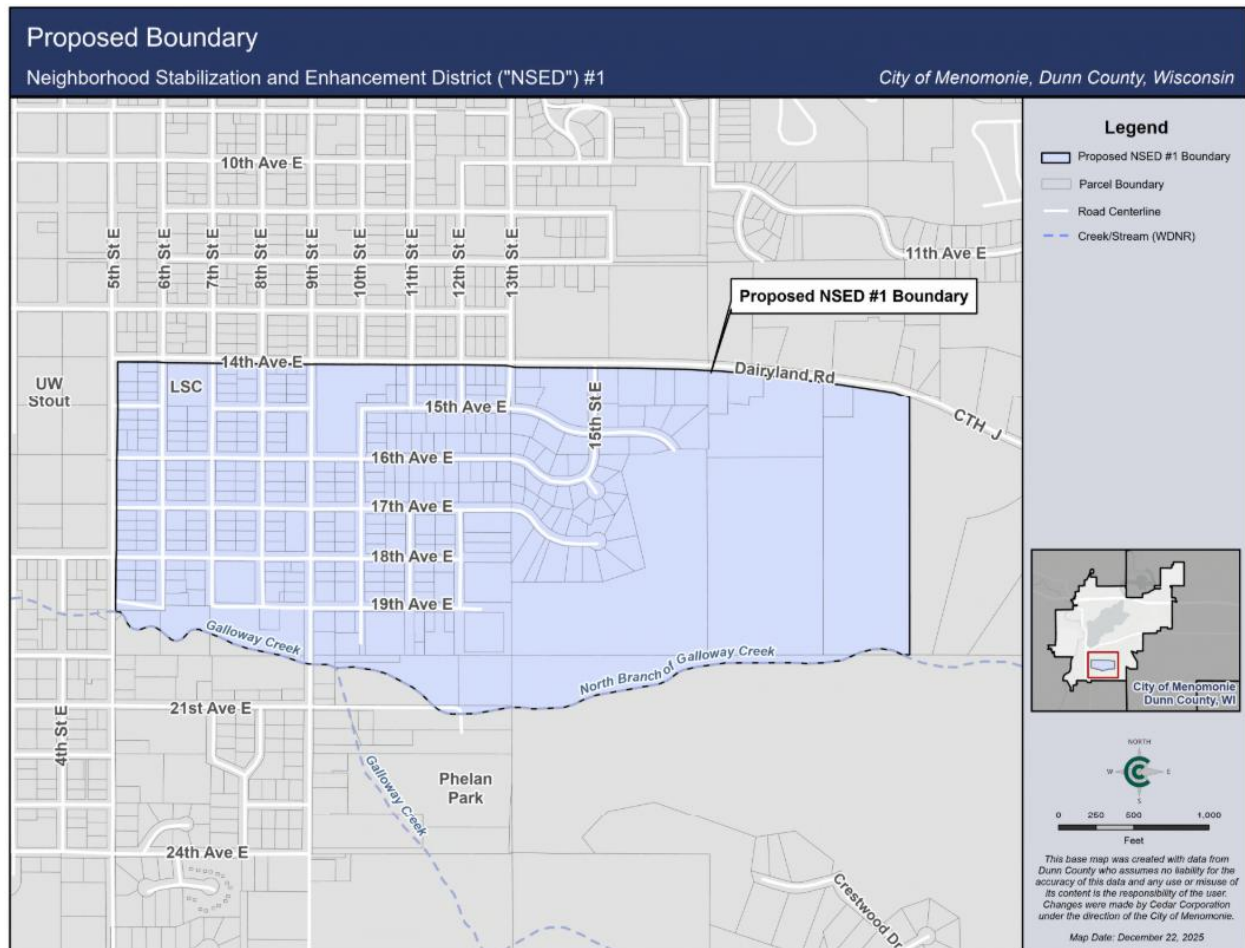
A: There is no cost to tenants for Proactive Rental Inspections. There is no cost to property owners for Proactive Rental Inspections unless Habitability violations are found and are not corrected within 30 days.

Q: What is a Neighborhood Stabilization and Enhancement District?

A: A Neighborhood Stabilization and Enhancement District, also known as "NSED", is an area where the City Council has found that there is evidence of at least one of the following: blight, high rates of building code complaints or violations, deteriorating property values, and/or increases in single family home conversions.

Q: Where is Proposed Neighborhood Stabilization and Enhancement District #1?

A: Proposed Neighborhood Stabilization and Enhancement District #1 is located southeast of the UW-Stout Campus, as shown on the map below.



Q: Are owner-occupied single-family homes subject to Proactive Rental Inspections?

A: No. Owner-occupied single-family homes (and the owner-occupied portions of multiple-family residential buildings) are exempt from Proactive Rental Inspections.

Q: My apartment building is brand new, is it subject to Proactive Rental Inspections?

A: No. Buildings less than 8-years old are exempt from Proactive Rental Inspections.

Q: Are commercial or industrial properties subject to Proactive Rental Inspections?

A: No. Only Residential Rental Units are subject to Proactive Rental Inspections.

Q: What are Habitability Violations?

A: Habitability Violations are defined by State Code 66.0104(1)(ah), which is available at <https://docs.legis.wisconsin.gov/statutes/statutes/66/i/0104/1/ah>.

Q: If Habitability Violations are found, what happens?

A: If the Building Inspection Department finds Habitability Violations, the following will occur:

- A Notice of Violation will be issued to the Owner.
- The Owner will have 30 days to address the Habitability Violation and schedule a follow-up inspection to confirm resolution.
- If the Owner does not address the Habitability Violation within 30 days, the Tenant can submit a Rent Abatement application. Building Inspection Department will prepare Rent Abatement Determination. Owner can appeal Rent Abatement Determination to the Board of Appeals. The Board of Appeals will hold a public hearing.

Q: How are tenants protected from Retaliation?

A: Proposed Ordinance 2026-02 adopts State Code 704.45, which is available at <https://docs.legis.wisconsin.gov/statutes/statutes/704/45>, and specifically adds:

- Tenant requesting or consenting to a Complaint-Based Inspection.
- Tenant consenting to a Proactive Rental Inspection.
- Tenant submitting a Rent Abatement Application.
- Tenant participating in a Rent Abatement Determination Appeal Hearing.
- Tenant withholding rent approved in the Rent Abatement Determination.

Q: Have Owners within the proposed Neighborhood Stabilization and Enhancement District #1 been notified?

A: Yes, by letter and by publication.

Q: If I have questions or concerns about Proposed Ordinance 2026-02 or Proposed Neighborhood Stabilization and Enhancement District #1, is there a public hearing?

A: Yes. A Public Hearing will be held at 7:00pm on Monday February 2, 2026 in the City Council Chambers at City Hall (800 Wilson Avenue, 1st Floor, South Wing).

Q: If I cannot attend the Public Hearing, can I submit a written comment?

A: Yes. Written comments may be submitted to communications@menomonie-wi.gov. Comments received prior to 3:00pm on the date of the public hearing will be distributed to the City Council.