

ORDINANCE NO 300-8-2017**PROPERTY MAINTENANCE**

Policy

Purpose

Definitions

Prohibition of litter, rubbish or debris

Building Standards

Notice and Remedies

Penalties and Prosecution

Effective Date

POLICY

There hereby exists in the Village structures, residential yards or vacant areas or combinations thereof which are, or may become, unhygienic, dilapidated or unsafe with respect to the structural integrity, equipment or maintenance and as such constitute a menace to the health, safety welfare of the public. Lack of maintenance and progressive deterioration of certain properties have the further effect of creating blighted conditions and if such conditions are not curtailed and removed, the expenditure of large amounts of public funds to correct and eliminate the same will be necessary. Timely regulation and restriction to contain and prevent blight is necessary, thereby maintaining the desirability and amenities as well as property values of the neighborhood in the Village.

PURPOSE

The purpose of this chapter is to protect public health, safety and welfare by establishing minimum property maintenance standards. This section shall replace or modify standards otherwise established by other portions of the Village ordinances regulating construction, repair, alteration or use of buildings. This chapter is meant to be remedial and essential for the public interest, and it is intended that this chapter be liberally construed to effectuate the purposes stated herein. Violation of the minimum standards set forth in this chapter shall be deemed to be a public nuisance.

DEFINITIONS

For the purpose of this chapter, the following definitions shall apply unless the context clearly indicates or requires a different meaning.

BUILDINGS. A structure having a roof supported by columns or walls, including mobile homes, whether movable or stationary.

DETERIORATION. The condition or appearance of a building or part thereof characterized by holes, breaks, rot, crumbling, cracking, peeling, rusting or other evidence of physical decay, neglect, lack of maintenance or excessive use.

OCCUPANT. Any person living, sleeping or having actual possession of a building.

OWNER. Any person, who alone, jointly or severally with others, has legal or equitable title to any premises, with or without accompanying actual possession thereof.

PERSON. Any natural individual, firm, trust, partnership, association or corporations.

PREMISES. Any building, accessory structure or other improvement to real property together with all the surrounding real property over which the owner or occupant has legal title or dominion and which is located within the corporate limits of the Village.

PROHIBITION OF LITTER, RUBBISH OR DEBRIS.

No person shall, on land owned, occupied or controlled by such person, accumulate or allow the accumulation outside of a building of waste matter, litter, rubbish, lumber, metal scraps, machine parts, discarded or non-functioning appliances, accessories, furniture or other material on such

property which present a blighted appearance on the property of which tends to decrease the value of the neighboring property.

BUILDING STANDARDS

Every building shall be kept structurally sound and in a state of good repair and free of safety health or fire hazards and deterioration.

NOTICES AND REMEDIES.

- A. Upon determination by the Village Building Inspector of a violation of this chapter, the Village Clerk shall notify the owner and, if different from the owner, the occupant of the premises of such violation.
- B. The notice shall specify the nature of the violation, the required correction, and a reasonable time, not to exceed 30 days, to correct the violation. The notice shall be served upon the person or persons named personally or by certified mail addressed, postage paid, to the last known address of such person or persons.
- C. The person so notified shall have the right to appeal the initial determination to the Village Board of the Village of Stetsonville within 30 days of receipt of the notice.
- D. If, upon expiration of the time given for correction of a violation, and time for any appeal therefore, such correction is not made, the Village Board shall file an action in the name of the Village in the Circuit Court for Taylor County, Wisconsin, in accordance with the provisions of Wisconsin Statutes Chapter 823, as amended from time to time.

PENALTIES AND PROSECUTION.

In addition to all other remedies available to the Village in equity and under law, any person who shall violate any provision of this ordinance shall be subject to a forfeiture of not less than \$50 nor more than \$200 per day plus costs and fees, in addition to any specific penalties provided in this chapter. A separate offense shall be deemed committed on each day on which a violation of this chapter occurs or continues. This section shall not preclude the Village from maintaining any appropriate action to prevent or remove a violation of this chapter.

EFFECTIVE DATE

This ordinance shall take effect immediately upon passage and posting or publication as provided by law.

Dated this 14th day of August 2017

VILLAGE OF STETSONVILLE

Greg Brunner
Greg Brunner, Village President

ATTEST:

Shawn Sullivan
Shawn Sullivan, Clerk Treasurer