

CHAPTER 381. PROPERTY MAINTENANCE

§ 381-1. Introduction, Purpose and Intent

The Village Board hereby finds that there exist, or may exist in the future, within the Village structures used for residential and nonresidential use that are likely to affect by reason of their maintenance or lack thereof, the health, safety and general welfare of the citizens of the Village. It is the intent and purpose of this section to prevent or correct the existence of such adverse conditions through the establishment of minimum standards related to the maintenance, appearance and condition of residential and nonresidential premises. This section of the Village Code shall also provide for the enforcement of a minimum level of care and maintenance to buildings and properties throughout the Village.

§ 381-2. Applicability

The provisions of this chapter shall apply uniformly to the maintenance of all buildings or structures and the land on which they are situated within the Village of Slinger, whether or not the property was constructed, altered or repaired before or after enactment of this code.

§ 381-3. Responsibilities of Owner or Occupant

Every owner and occupant of property within the Village of Slinger has a responsibility to maintain such property in a sanitary, safe and groomed condition. No owner or operator shall occupy or permit another person to occupy any dwelling unit or premises that is in violation of the terms of this chapter.

§ 381-4. Property Maintenance Standards

A. Exterior walls

1. Any building or structure on property located within the Village shall be kept in good, safe repair and maintained in good condition as relates to exterior appearance. Exterior walls shall be free of holes, breaks, loose or rotting boards or timbers, and any other conditions that might admit rain or dampness to interior portions of the walls or the occupied spaces of the building or structure.
2. A building or structure, the exterior surface of which has been painted or other preservatives applied, shall be repainted, resurfaced or otherwise treated in a workmanlike manner when its condition has degraded to the point that more than 50% of the exterior surface is peeling, chipping, flaking, cracking or in an otherwise deteriorated condition.

B. Doors and windows

1. Exterior doors, when closed, shall be free of holes, breaks, loose or rotting boards and any other conditions that might admit rain, snow or dampness to the interior of the building.
2. Windows shall be fully supplied with glass window panes or any approved substitute which is without open cracks or holes.

C. Fences and retaining walls

1. Fences shall be properly maintained so as to avoid creating a health or safety hazard. If paint or other preservatives have been applied to the exterior surface, it shall be repainted or resurfaced or otherwise treated in a workmanlike manner when its condition has degraded to the point that more than 50% of the exterior surface of the fence is peeling, chipping, flaking or in an otherwise deteriorated condition.

2. Retaining walls shall be structurally sound. No retaining walls shall be constructed or maintained in such a manner as to cause an unsafe condition or the repeated spillage of mud, gravel, or debris upon any public sidewalk, street or adjoining property.

D. Lawn and landscaping

1. The owner or occupant of any lands in the Village shall install and maintain landscaping, plantings and other decorative surface treatments, including turf grass, so as to present an attractive appearance in all court and yard areas in accordance with generally accepted landscaping practices in southeastern Wisconsin.

2. Lawns shall be maintained to a height not to exceed eight inches.

3. Exceptions to these requirements include natural landscaped areas as described in § 206.4 “Natural landscaped areas”, and areas which are heavily wooded without lawn or turf grass within the heavily wooded areas.

4. Plantings shall be maintained so as not to present hazards or a nuisance to adjoining properties or to persons or vehicles traveling on public ways and shall be maintained so as to enhance the appearance and value of the property on which located and thereby the appearance and value of the neighborhood and the Village.

5. Weed control shall be regulated in accordance with Chapter 206 and Chapter 550-90.

E. Porches, railings, stairways, decks and patios

1. Outside stairs, porches, decks, patios and other appurtenances attached thereto shall be so constructed as to be safe to use and capable of supporting loads as required by the Building Code.

F. Roofs and drainage

1. Roofs shall be maintained so as not to leak, and water shall be drained and conveyed so as not to cause damage to the exterior walls, eaves, soffits and foundation.

2. Gutters and downspouts, when provided, shall be adequately secured and kept free of obstruction.

G. Storage of junk or discarded property

1. No person shall store junk or discarded property including, but not limited to, automobiles, automobile parts, trucks, tractors, refrigerators, furnaces, washing machines, stoves, machinery or machinery parts, wood, bricks, cement blocks or other unsightly debris, except in an enclosure/building which houses such property from public view or upon permit issued by the Village Board.

H. Weed control

1. Property owners are required by law to destroy all noxious weeds and other rank growth of vegetation as defined here in, on lands in the Village which he/she owns, occupies, or controls; including lands in street rights-of-way between the property line and the roadway pavement.

§ 381-5. Administration and Enforcement

The Building Inspector shall enforce the provisions of this chapter and is authorized to prepare and distribute any procedural rules deemed necessary to administer the purposes of this ordinance. The Building Inspector is further authorized to make inspections in response to a complaint of an alleged violation of this chapter.

A. Upon receipt of a written complaint concerning the maintenance of property in the Village, the Building Inspector shall conduct a review of the complaint that will include a visit to the subject property. The Building Inspector may also initiate a violation review on their own action if necessary. If the Building Inspector's review finds that a violation does exist, they shall issue a notice in writing via first-class mail setting forth the alleged violation and advising the owner, occupant or agent that the violation must be corrected. The notice shall also include a specified time period within which the correction must be completed.

B. If the violation has not been corrected within the time allowed, the Building Inspector may issue a citation on the property owner for the violation.

§ 381-6. Violations and Penalties

Any person who violates the provisions of this article shall be subject to a penalty as provided in Section 1-2 of the Village Code (Section 21.09).

§ 381-7. Appeals

Within ten (10) working days following the date of issuance of a notice by the Building Inspector, the recipient of the notice may apply to the Administrative Review Appeals Board of the Village of Slinger for a hearing for consideration of the alleged violation(s) enumerated in the notice. The applicant of such appeal shall be advised of the time and place of the hearing at least seven working days prior to the hearing and shall be given an opportunity to be heard and to show cause why such notice should be modified, withdrawn or a variance granted.