

**TOWN OF DECATUR
GREEN COUNTY, WISCONSIN**

AN ORDINANCE CREATING CHAPTER 30 OF THE TOWN OF DECATUR CODE OF ORDINANCES REGARDING PROPERTY MAINTENANCE.

SECTION I: Chapter 30 of the Town of Decatur Code of Ordinances, to be captioned “Property Maintenance Ordinance” is created to read as follows:

SECTION 1. INTRODUCTION

1.1 Authority

The Town Board of Decatur has created this Chapter of the Municipal Code of the Town of Decatur, Green County, Wisconsin, under the authority granted to it pursuant to its adoption of Village Powers pursuant to Wisconsin Statutes §§ 60.10 and 61.34.

1.2 Purpose

The purpose of this Chapter is to preserve and promote the public health, safety, comfort, convenience, prosperity, and general welfare of the Town, which includes, among others, the physical, aesthetic, and property values. The purpose is also to recognize the private and public benefits resulting from the safe, sanitary, and attractive maintenance of residential buildings, yards, or vacant areas. Attractive and well-maintained property will enhance the Town and provide a suitable environment for increasing physical and monetary values.

1.3 Interpretation

The provisions of this Chapter shall be liberally construed in favor of the Town and public health and safety and shall not be deemed a limitation or repeal of any other power granted by the Wisconsin Statutes.

1.4 Severability

Should any provision in this Chapter be declared unconstitutional or invalid by a court of competent jurisdiction, the remaining provisions shall not be affected.

SECTION 2. PROPERTY MAINTENANCE

2.1 Requirements

Every owner, operator, or resident shall improve and maintain all property under his control to comply with the following minimum requirements:

- a. Residential yard areas shall not be permitted to deteriorate and shall be kept in a clean and sanitary condition, free from any accumulation of combustible or noncombustible materials. Lawns, grasses, and noxious weeds on all residential

yard areas shall be maintained at heights of less than 12 inches in length. The accumulation of rocks, trees, stumps, building waste, or other debris on any residential yard area is not permitted.

- b. All property shall be kept free from noxious weeds as required by Wisconsin Statutes.
- c. Every outside stair, every porch, and every appurtenance shall be so constructed as to be safe for use and capable of supporting the load that normal use may cause to be placed thereon, shall be kept in proper condition and repair, shall present an attractive appearance, and shall be Code compliant.
- d. Every foundation, exterior wall, and roof shall be reasonably weathertight, watertight, and rodentproof and shall be kept in proper repair capable of affording privacy. Any hazardous sagging or bulging shall be properly repaired to a level and plumb position. Unless otherwise approved by the Town Board, repairs to siding and roofing shall be uniform in materials, aesthetics, color, and style for all new roofs and repairs to said roofs and siding.
- e. Every window, exterior door, and basement hatchway shall be reasonably weathertight, watertight, and rodentproof and kept in proper repair. All door and window hardware shall be installed and maintained in proper working condition.

SECTION 3. PENALTIES AND ENFORCEMENT

Whenever the Code Enforcer, or designee, determines that any property fails to meet the requirements set forth in this Chapter, the Code Enforcer, or designee, shall issue a written notice setting forth the alleged failures and advising that such failures must be corrected by a date certain to be included in the notice. At the end of the period allowed for correction of any violation, the Code Enforcer, or designee, shall reinspect the property. If, upon reinspection, the violations have not been corrected, the Town Board may initiate action in any court of competent jurisdiction to impose a forfeiture, request a citation be issued pursuant to the Town's Citation Ordinance, and/or enjoin the violation. Any person convicted of any such violation of this Chapter, shall forfeit not less than \$20 nor more than \$500 for each day the violation continues, together with the costs of prosecution, and, in default of payment, may be imprisoned in the county jail until such forfeiture is paid, but not to exceed ninety days

SECTION II. This Ordinance shall take effect and be in force from and after the day after passage and publication as required by law.

Dated this 15th day of June, 2020.

/s/

Allen Schneider, Town Chair

SUMMARY OF ORDINANCE FOR PUBLICATION

PLEASE TAKE NOTICE THAT the Town Board of the Town of Decatur, Green County, Wisconsin, has adopted Ordinance No. 30 on June 15, 2020, creating Chapter 30 of the Town of Decatur Municipal Code regarding Property Maintenance.

The full text of the Ordinance may be obtained from the Town Clerk, Jamie Olson, by calling her at 608-897-4965, by viewing it on the Town's web site at www.townofdecat.com, or by viewing the Ordinance at the Decatur Town Hall at 1408 14th Street, Brodhead, Wisconsin, where it is posted.