

**Building Services**  
W240N3065 Pewaukee Road  
Pewaukee, WI 53072  
(262)-691-9107 Fax: 691-6039

## **7.10 PROPERTY MAINTENANCE RESPONSIBILITY AND STANDARDS.**

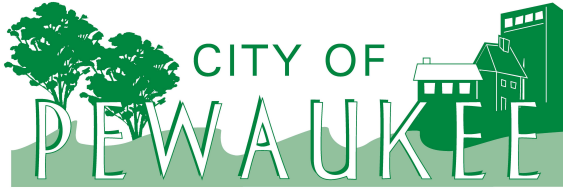
(1) SCOPE. This section shall apply uniformly to the maintenance and use of all premises within the City of Pewaukee and the owners, occupants, and operators thereof.

(2) PROPERTY OWNER AND OCCUPANT RESPONSIBILITIES. It shall be the responsibility of every owner and occupant of property within the City to maintain such property in a visually clean, sanitary, safe and groomed condition in order to be aesthetically pleasing and compatible with the majority of individual properties in the neighborhood with similar uses, more specifically, it is every property owner and occupant's responsibility to:

- Keep any building(s) and building-related equipment located on the property in good, safe repair and maintained in a new or near new condition as relates to exterior appearance.
- Keep and maintain all non-surfaced yard areas in grass or other ground cover in keeping with the other properties in the neighborhood and, in addition, install and maintain trees, shrubs and other landscape materials in a manner to be an attractive setting for the building(s) and the neighborhood, and continually maintain such landscaping in a neat and groomed manner.
- Keep all solid waste receptacles and receptacle areas screened from view of the general public and neighbors, and in containers that will not attract animals or vermin.
- Keep all non-residential driveways and parking areas hard surfaced and dust-free and keep all residential driveways and parking areas dust-free.
- Keep all yards which are visible to the general public and neighbors, free of the storage of vehicles, equipment and materials which are not accessory and compatible with the principal use of the property, except where approved by the Plan Commission.
- Keep and maintain all fences and walls, whether designed to be functional or only decorative, in a safe, new or near new condition and appearance.
- Keep all signs and lighting on the site in good repair in order to be both safe and visually unobtrusive.
- Keep all drainage swales or storm drains and utility and other designated easements unblocked, open and unencumbered, but maintained as a part of the property.

(3) MINIMUM PROPERTY MAINTENANCE STANDARDS. All non-paved yard areas shall be graded to alleviate standing water, and shall be maintained in grass, other vegetative ground cover, or trees and shrubs compatible with similar uses within the neighborhood. Such ground cover, trees and shrubs shall be kept maintained and trimmed in compatibility with such other neighborhood uses. Grass and other general ground cover shall be kept trimmed to a height of no more than eight (8) inches. Noxious weeds, as defined herein, are prohibited and shall be destroyed by the owner or occupant. Grass and other general ground cover greater than 8" in height and noxious weeds are declared public nuisances. (Repealed and Recreated 05-11)

(4) (a) GENERAL ENFORCEMENT. The Zoning Administrator is authorized to prepare and distribute procedural rules as deemed necessary to administer the purposes of this ordinance. If any City of Pewaukee property owner makes a complaint concerning the maintenance of a property or properties in the City, the Code Compliance Officer shall review such complaint, visit the property against which such complaint has been made and, if found to be in violation of this or any other City ordinance, shall issue a



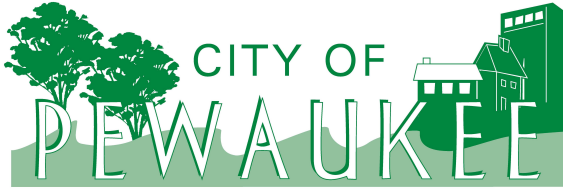
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written notice of such violation(s) to the owner or occupant of the property along with a specified time period within which such violation(s) must be corrected. The Code Compliance Officer may inspect properties for violations during periodic inspections as part of the officer's duties. If the violation(s) have not been corrected on or before the time specified in the notice from the Code Compliance Officer, a citation may be issued. (Repealed and Recreated 05-11)

(b) **CODE COMPLIANCE OFFICER.** The Code Compliance Officer shall be the Weed Commissioner, and shall take the official oath which shall be filed in the City Clerk's office. The Code Compliance Officer shall have the powers and duties as enumerated in §§66.0407 and 66.0517, Wis. Stats., regarding weed commissioners, except that he shall not receive compensation for his services other than his regular salary, as well as other duties as provided by the Common Council. (Repealed and Recreated 05-11)

(c) **NOXIOUS WEED AND GRASS-GENERAL GROUND COVER ENFORCEMENT.** (Repealed and Recreated 05-11)

1. If the Code Compliance Officer finds a violation of subsection (3)(b), the Officer shall issue a notice of violation to the owner or occupant of the property giving the owner or occupant five (5) days from receipt of the notice, in which to correct the violation. The notice shall be in writing, specifying the violation(s) and served personally on the property owner or occupant or sent by certified mail, return receipt requested.
2. If compliance with notice of violation has not been achieved within the five (5) day compliance period, the Code Compliance Officer may issue a municipal citation to the property owner or occupant.
3. Each violation and each day a violation of subsection (3)(b) exists shall constitute a separate offense, subject to forfeiture and other penalties as provided in this Code at sections 7.13 and 25.04.
4. No written notice as provided for in subdivision 1. above, is required for any person who previously received a notice under subdivision 1., to comply with the provisions of subsection (3)(b) within the immediately preceding 12 month period, when a subsequent inspection shows an identical or substantially similar violation of subsection (3)(b). In such instances, the Code compliance Officer may issue a citation immediately for the violation.
5. **DEFINITIONS.**
  - a. "Building-related Equipment" includes, but is not limited to heating and air-conditioning equipment, chimneys and vents, signs, antennae, gutters and downspouts, fences, steps, shutters, lights, garages, sheds, birdhouses, doghouses, and small storage structures.
  - b. "Gardening and Recreational Vehicles and Equipment" includes but is not limited to, lawn mowers, snow blowers, tractors, wheelbarrows, ladders, scaffolding, cultivators, roto-tillers, seed and fertilizer spreaders, mechanical lawn rakes, lawn rollers, snowmobiles, ATV's, campers, truck-camper units, boats and recreation trailers.
  - c. "Noxious weeds" means the following: Canada thistle, leafy spurge, field bindweed (creeping jenny), nodding thistle and burdock, or any other plant specifically identified by resolution of the Common Council. (Created 05-11)



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d. "Destroy" means the complete killing of weeds or killing of weed plants above the surface of the ground by the use of chemicals, cutting, tillage, cropping system, pasturing livestock or any or all of these in effective combination, at such time and in such manner as will effectually prevent such plants from maturing to the boom or flowering stage. (Created 05-11)

The penalty provisions in this subsection are not exclusive and the City may elect to undertake any other method of enforcement in accord with the laws of the State of Wisconsin, including action to abate a public nuisance.