

## **ORDINANCE # 61**

### **PROPERTY MAINTENANCE**

The Village Board of the Village of Cochrane, Buffalo County, Wisconsin, does hereby ordain as follows:

1. **Definitions.** For the purpose of this ordinance, the following words and phrases shall have the meanings assigned to them in this section. Words and phrases not herein otherwise defined shall have the meanings accepted by common use.
  - A. **Blighting Influence.** A condition having an adverse effect on surrounding properties.
  - B. **Debris.** Broken concrete, bricks, blocks or other mineral matter; bottles, porcelain and other glass or crockery, box; lumber (new or used), posts, sticks, or other wood; paper, rags, cardboard, excelsior, rubber, plastic, wire, tin and metal items; discarded household goods or appliances, junk lawn mowers, tar paper, residues from burning or any similar materials which constitute health, fire or safety hazards or a serious blighting influence upon their neighborhood or the Village of Cochrane in general.
  - C. **Junk.** Any old or scrap metal, metal alloy, synthetic or organic material or waste, or any junked, ruined, dismantled or wrenched motor vehicles, discarded boats, snowmobiles, aircraft, all terrain vehicles, automobiles, automobile parts, trucks, motors, refrigerators, furnaces, washing machines, stoves or machinery, or part thereof, whether salvageable or not. An unlicensed motor vehicle shall be construed to be a junked motor vehicle.
  - D. **Non-Combustible Material.** Material that cannot be burned.
  - E. **Rubbish.** Combustible and non-combustible waste materials, and the term shall include the residue from burning of wood, coal, coke, and other combustible materials, paper, rags, cartons, boxes, wood, excelsior, rubber, leather, tin cans, metals, minor matter, glass, crockery and dust, and other similar materials.
  - F. **Refuse.** Debris as heretofore defined.

2. Exterior Area Requirements. No person, firm or corporation shall allow or permit the exterior areas of their property to remain in a condition that is not in accord with the following provisions of this ordinance.

All exterior areas of any premises shall be kept in a clean and sanitary condition, free from any accumulation of combustible or non-combustible material, debris, junk and refuse or any similar material which could or may cause fire, safety or health hazard or a serious blighting influence upon surrounding properties.

No person shall store firewood on any residential premises except for their personal use. No firewood pile may be located within the front setback or within five (5) feet of any side or rear property line.

3. Assessments and Penalties. Any person who shall be adjudicated to have violated any of the provisions of this section shall be subject to a forfeiture of not less than \$10.00 nor more than \$100.00 plus the cost of said prosecution, and a separate offense shall be deemed committed on each day during or on which a violation occurs or continues. The Village may further seek an abatement of the condition by injunction.
4. Enforcement. The Village Board will issue first warning via certified mail to violator, and shall make periodic inspections as well as inspections upon complaint to insure provisions are not violated.
5. Effect Date. This ordinance shall take effect and be in force upon its passage and publication as provided by law.

Dated this 9<sup>th</sup> day of July, 1996.

/s/ Blaine Proue, President

/s/ Lois Fetting, Village Clerk

This ordinance was unanimously passed and adopted at a Regular Meeting of the Village Board on July 9<sup>th</sup>, 1996.