

Chapter 409 - PROPERTY MAINTENANCE^[1]

Footnotes:

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Editor's note— Ord. No. 15-09, adopted December 9, 2015, amended the Code by repealing former ch. 409, and adding new ch. 409. Former ch. 409 comprised art. I, Lawns and Natural Areas, which derived from Ord. No. 11-21, adopted December 27, 2011.

Cross reference— Nuisances, ch. 382; solid waste, ch. 441; subdivision of land, ch. 460; zoning, ch. 520.

§ 409-1. - Definitions.

The terms used hereafter are defined as follows:

Manicured lawn. Grass cultivated to create a vegetated mat of leaf blades and roots which is used to turf unpaved lawn areas which are intended to be cut regularly to maintain an aesthetic appearance.

Natural area. Any land managed to preserve or restore native Wisconsin vegetation.

Rubbish. Combustible and noncombustible waste material, including coal, paper, rags, cartons, boxes, rubber, leather, tree branches, yard trimmings, indoor furniture, metals, tin cans, glass, and other similar material. This definition will not include firewood that is stacked in a secure, orderly manner which is stable and reasonably resistant to collapse.

(Ord. No. 15-09, 12-9-2015)

§ 409-2. - Lawns and natural areas.

The village understands that well-maintained properties are essential for maintaining property values and a vibrant community. As such the village establishes the following regulations in regards to lawn maintenance:

- A. *Establishment of lawn or natural area.* Within one year of receiving an occupancy certificate the property owner shall establish a manicured lawn, natural area vegetation (including trees, shrubs, prairie or meadow species) or combination of both on the property.
 - (1) *Compliance.* The village, after investigation of a noncompliant property, will issue a notice of noncompliance. After a period of 30 calendar days from when the initial notice of noncompliance was sent via certified mail, the village shall issue a citation if the noncompliance has not been corrected.
- B. *Maintenance.* It shall be the duty of the property owner to maintain areas of the lot or parcel cultivated with a manicured lawn to a height of no more than nine inches within all zoning districts except Agricultural and Residential (AR), Rural Residential 5 (RR-5), Rural Residential 2 (RR-2), and Parks and Recreation (PR). Trees, shrubs or other natural vegetation are not subject to this height standard.
 - (1) *Compliance.* The village, after investigation of a noncompliant property, will issue a notice of noncompliance. After a period of ten calendar days from when the initial notice of noncompliance was sent via certified mail, the village or an agent of the village shall proceed to maintain the nonconforming lots or parcels under its own means. The village or an agent of the village assumes no liability for

damage in the process of bringing the property into compliance. The cost unto the village shall be charged as a special assessment or charge due against the property owner. If the property owner denies access to the property, a citation will be issued.

(Ord. No. 15-09, 12-9-2015; Ord. No. 17-15, 5-23-2017; Ord. No. 21-13, 6-22-2021)

§ 520-80. - Lawn care; alternative groundcover; preservation of topography.

- A. *Lawn care and alternative groundcover.* Care of lawns, gardens, and natural areas shall comply with the requirements of [chapter 409](#) of the Kronenwetter Municipal Code.
- B. *Preservation of topography.*
 - (1) With development of any land, effort shall be maintained to preserve preexisting topography to the extent practical and consistent with safe, efficient, and attractive land development.
 - (2) No structure shall be built that would alter the existing drainage or topography in any way as to adversely affect the adjoining property(ies).
 - (3) In no case shall any slope exceed the normal angle of slippage of the material involved.
 - (4) No change in existing topography shall be made that would result in increasing the slope of any land within a distance of 20 feet from a property line to a ratio greater than four horizontal to one vertical (maximum 4:1 slope).

§ 382-4. - Public nuisances affecting health.

The following acts, omissions, places, conditions and things are specifically declared to be public health nuisances, but such enumeration shall not be construed to exclude other health nuisances of this section:

- A. All decayed, harmfully adulterated or unwholesome food or drink sold or offered for sale to the public.
- B. Carcasses of animals, birds or fowl not intended for human consumption or food which are not buried or otherwise disposed of in a sanitary manner within 24 hours after death.
- C. Accumulations of decayed animal or vegetable matter, trash, rubbish, rotting lumber, bedding, packing material, scrap metal or any material whatsoever in which flies, mosquitoes, disease-carrying insects, rats or other vermin may breed.
- D. All stagnant water in which mosquitoes, flies or other insects can multiply.
- E. Garbage cans which are not flytight.
- F. All noxious weeds and other rank growth of vegetation.
- G. All animals running at large.
- H. The escape of smoke, soot, cinders, noxious acids, fumes, gases, fly ash, industrial dust or other atmospheric pollutants within the village or within one mile therefrom in such quantities as to endanger the health of persons of ordinary sensibilities or to threaten or cause substantial injury to property in the village.
- I. The pollution of any public well or cistern, stream, lake, canal or other body of water by sewage, creamery or industrial wastes or other substances.
- J. Any use of property, substances or things within the village emitting or causing any foul, offensive, noisome, nauseous, noxious or disagreeable odors, gases, effluvia or stench extremely repulsive to the physical senses of ordinary persons which annoy, discomfort, injure or inconvenience the health of any appreciable number of persons within the village.
- K. All abandoned wells not securely covered or secured from public use.
- L. Any use of property which shall cause any nauseous or unwholesome liquid or substance to flow into or upon any street, gutter, alley, sidewalk or public place within the village.

§ 382-1. - Definitions.

The following words, terms and phrases, when used in this chapter, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Public nuisance. A thing, act, occupation, condition or use of property which shall continue for such length of time as to:

- A. Substantially annoy, injure or endanger the comfort, health, repose or safety of the public.
- B. In any way render the public insecure in life or in the use of property.
- C. Unlawfully and substantially interfere with, obstruct or tend to obstruct or render dangerous for passage any street, alley, highway, navigable body of water or other public way or the use of public property.