

ORDINANCE NO. 525

An Ordinance To Repeal and Recreate Section 2.26 Of Chapter Two Of The General Ordinances Of The Village Of River Hills Regarding Property Maintenance, Storm Water and Enforcement of Property Maintenance.

The Village Board of the Village of River Hills, Milwaukee County, does ordain as follows:

Section I. Section 2.26 of Chapter 2 of the General Ordinances is hereby repealed and recreated to read as follows:

“Section 2.26. PROPERTY MAINTENANCE. (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 meaning 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; boxes, lumber (new or used); wire, tin and metal items; discarded household goods or appliances; junk lawn mowers; tar paper; tree or shrub branches; piles of soil, stone, or fill; yard rakings of organic materials such as grass clippings, leaf piles, or garden debris; residues from burning; or any other similar materials.

(c) "Junk". Any old or scrap metal, metal alloy, synthetic or organic material or waste, or any junked, ruined, dismantled or wrecked motor vehicle or machinery, or any 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, except garbage, and the term shall include the residue from the burning of wood, coal, coke and other combustible materials, paper, rags, cartons, boxes, wood, excelsior, rubber, leather, tin cans, metals, mineral matter, glass crockery and dust, and other similar materials.

(f) "Refuse". Debris as heretofore defined.

(2) Exterior Area Requirements. (a) 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:

1. 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 hazards or a serious blighting influence upon surrounding properties.

2. Every premises shall be so maintained as to prevent the premises from becoming a harborage for rats and insect pests.

3. Every premises shall be graded and maintained so no stagnant water will accumulate or stand on the premises or within any building or structure located on the premises. In addition every premises shall be maintained so that debris shall not cause flooding of adjacent property.

4. Exterior areas shall be maintained in a manner that will not have a serious blighting influence upon surrounding properties.

(3) Enforcement of Exterior Area Requirements. For the purpose of administering and enforcing the provisions of this section, the Village designates and authorizes the Village Manager the duties and responsibilities of such administration and enforcement within the Village and further authorizes the Village Manager or any person that he or she specifically delegates in writing to make inspections in response to a complaint that an alleged violation of this ordinance exists; or when there is good reason to believe that a violation is being committed. Any violations may be enforced by municipal citations that may be issued by the Village Manager, the Building Inspector or any employee that is specifically delegated to issue such citations by the Village Manager.”

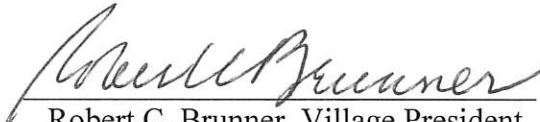
Section II. The penalty and enforcement provisions of Sections 2.15 of Chapter Two (2) of the General Ordinances of the Village of River Hills are hereby made applicable to any violations of this ordinance.

Section III. If any subsection, section or portions of this article or the sections of this ordinance as enacted hereunder is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portions shall be deemed a separate, distinct and independent provision and such holdings shall not affect the validity of the remaining portions hereof.


Section IV. All ordinances or parts of ordinances conflicting with the provisions of this ordinance are to such extent repealed.

Section V. This ordinance shall be in full force and effect after its passage and publication as provided by law.

PASSED AND ADOPTED by the Village Board of the Village of River Hills this 20th day of May, 2015.


Robert C. Brunner, Village President

Countersigned:


Christopher B. Lear, Village Clerk