

**VILLAGE OF ROCK SPRINGS
ORDINANCE NO. 4.13
PROPERTY MAINTENANCE**

The Village Board of Rock Springs adopts the following ordinance:

SECTION 1: Purpose.

This ordinance creates a “Property Maintenance” section of the Village Code with specific standards and requirements and an enforcement process. It has been prepared in connection with consideration of Village participation in the Reedsburg Municipal Court.

SECTION 2: Code Sections Affected.

Village Code section 4.13 is created.

SECTION 3. Codes Sections as Affected.

The proposed created section 4.13 is attached.

SECTION 4: Validity.

Should any section, clause or provision of this Ordinance be declared by the courts to be invalid, the same shall not affect the validity of the Ordinance as a whole or any part thereof, other than the part so declared to be invalid.

SECTION 5: Conflicting Provisions Repealed.

All ordinances in conflict with any provisions of this Ordinance are hereby repealed.

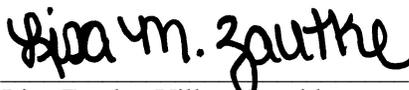
SECTION 6: Effective Date.

This Ordinance shall be in force from and after its introduction and publication and as provided by statute.

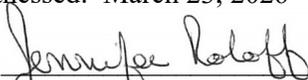
SECTION 7: Part of Code.

This Ordinance becomes a part of Village of Rock Springs Code, Chapter 4.

ADOPTED by vote of 4 yes and 0 no on March 23, 2026

By: 
Lisa Zautke, Village President

Witnessed: March 23, 2026

By: 
Jennifer Roloff, Clerk/Treasurer

Adoption date: March 23, 2026
Publication date: April 2, 2026

**VILLAGE OF ROCK SPRINGS
ORDINANCE NO. 4.13
PROPERTY MAINTENANCE**

4.13 PROPERTY MAINTENANCE

(1) Purpose & Intent.

The purpose of this section is to:

- A. Establish minimum standards for maintenance of buildings, structures premises and exterior property areas.
- B. Prevent and eliminate conditions that endanger life health property or public safety.
- C. Preserve Village character and aesthetics and property values.
- D. Provide fair and uniform enforcement procedures.

(2) Scope & Authority.

- A. This section applies to all:
 - 1. residential and nonresidential buildings and structures.
 - 2. exterior property areas within the Village.
 - 3. owners, operators, occupants, and persons in control of property.
- B. Compliance with this section does not excuse compliance with any other applicable state or local code.
- C. This section is in addition to the sections of this Chapter 4 concerning nuisances and property matters and the sections of Chapter 9 concerning buildings and dwellings.

(3) Definitions.

- A. “ Abandoned vehicle” means motor vehicle meeting the definition of Wis Stat sec. 340.01 (1v).
- B. “ Accessory structure” means a detached structure subordinate to a principal structure.
- C. “ Code official” means the building inspector, zoning administrator village president or other official designated by the village board to administer and enforce this section.

- D. “ Exterior property area” means land surrounding a structure, including yards, courts, parking areas, sidewalks, and driveways.
- E. “ Garbage” means organic waste resulting from handling, preparation, cooking or consumption of food.
- F. “ Junk” means scrap metals, abandoned appliances, discarded household items, inoperable machinery, or similar materials not lawfully stored.
- G. “ Occupant” means any person living in or having possession of premises.
- H. “Owner” Means the person holding legal or equitable title, a mortgage in possession receiver, executor, trustee or other person in control.
- I. “Premises” means a lot, plot, or parcel of land, including structures.
- J. “ Public nuisance” means any condition defined in Wis. Stat. Chap. 823 or this section as harmful to health, safety or welfare.

(4) General Maintenance Responsibilities.

- A. Owner. Owners will maintain all structures and exterior property areas in compliance with this section, including structural integrity, sanitation, safety, and appearance.
- B. Occupants. Occupants will maintain their portion of the premises in a clean, sanitary, and safe condition and shall not create or permit violations.
- C. Joint. Where both owner and occupant are responsible, both will be subject to enforcement.

(5) Exterior Property Standards.

- A. Sanitation and accumulation. Exterior property areas will be kept free from:
 - 1. Garbage, refuse, rubbish, junk, discarded appliances, scrap materials, furniture, mattresses, tires, or debris.
 - 2. Accumulations of brush, weeds, or dead vegetation exceeding six inches in height, except for cultivated landscaping or naturalized plantings.
- B. Vehicles:
 - 1. Inoperable, dismantled, unlicensed, or abandoned vehicles will not be stored outdoors except:
 - a. Inside a fully enclosed structure; or,
 - b. At a lawfully licensed salvage or repair facility.

2. Vehicles will not be parked on unapproved surfaces except in designated driveways or parking areas.
- C. Yards & grounds. Yards and premises will be:
1. Properly graded and drained to prevent stagnant water.
 2. Free of holes, excavations and tripping hazards.
 3. Maintained to rodent harborage.
 4. Walkways, driveways & parking areas. Sidewalks, driveways and parking areas will:
 - b. Be maintained in safe condition.
 - c. Be free of significant cracks, holes or obstructions.
 - d. Provide proper drainage and surface stability.
- D. Accessory structures & fences. Accessory structures, fences, retaining walls and similar features will be:
1. Structurally sound.
 2. Properly anchored.
 3. Free from deterioration, rot, collapse or unsafe conditions.

(6) Exterior Structure Standards.

- A. Structural integrity. Structures will be maintained to be:
1. Structurally sound.
 2. Weather tight.
 3. Capable of safely supporting imposed loads.
- B. Foundations & walls. Foundations, walls, and structural members will:
1. Be free from open cracks, breaks or deterioration.
 2. Prevent entry of water, rodents and insects.
 3. Be maintained in a plumb in stable condition.

C. Roofs & drainage. Roofs will:

1. Be structurally sound and weather tight.
2. Prevent water intrusion.
3. Have functional gutters and downspouts where required discharging a water away from foundations.

D. Windows, doors & openings.

1. Windows and doors will be:
 - a. In good repair.
 - b. Weather tight.
 - c. Capable of being opened and closed as designed.
2. Broken or missing windows will be repaired or replaced.

E. Exterior surfaces. Exterior surfaces, including siding, trim, porches, balconies, decks and stairs will:

1. Be maintained free of rot, corrosion or deterioration.
2. Be properly sealed, painted or protected.
3. Not present hazards from peeling paint, loose materials or collapse.

F. Stairs decks & porches. Stairs, decks, porches, balconies, and railings will:

1. Be structurally sound.
2. Be capable of supporting imposed loads.
3. Have required hand rails and guards.

G. Address identification. Buildings will display address numbers visible from the street contrasting with the background, and maintained in readable condition.

(7) **Pest & Rodent Control.**

A. Owners will assure that:

1. Structures and exterior property areas are kept free from rodent infestation.

2. Openings are sealed to prevent entry.
 3. Infested structures are promptly treated.
- B. Occupants will keep their dwelling units clean and free from conditions that attract pests.

(8) Unsafe Structures.

A. Definition. A structure is unsafe if it:

1. Is structurally unsound.
2. Is in danger of collapse.
3. Contains hazardous conditions posing an imminent risk
4. Is unfit for human occupancy; or
5. Constitutes a public nuisance.

B. Placarding & condemnation.

1. The Code Official may:
 - a. order vacating of unsafe structures.
 - b. post placards prohibiting occupancy.
 - c. require repair, rehabilitation, or demolition.
2. No person will occupy a premises which has been posted or remove a placard without authorization.

C. Emergency actions.

1. Where an imminent hazard or safety concern exists, the Code official may:
 - a. Order immediate evacuation of the premises.
 - b. Perform emergency work to abate hazards,
 - c. Seek court orders as necessary.
2. Costs may be assessed as a special charge under Wis Stat. sec. 66.0627.

(9) Inspections and Right of Entry.

- A. Authority. The Code Official may inspect premises at reasonable times to determine compliance with this section.

- B. Consent or warrant. Entry will be by consent or special inspection warrant. Refusal of entry may result in citation or court order.

(10) Notices of Violation & Non-Compliance Orders.

- A. Notice of Violation. When a violation exists, the Code Official will issue a written notice of violation including the following:

1. Property address and description.
2. Code section violated.
3. Reasonable compliance deadline.
4. Appeal rights.
5. Consequences of non-compliance.

- B. Service. Notices may be served by:

1. Personal service.
2. First class mail to last known address.
3. Posting on the premises.
4. Any method permitted by law.

- C. Time for compliance. Compliance deadlines will be reasonable based on the nature and severity of the violation following these guidelines:

1. Non-hazardous violations. 10 – 30 days.
2. Health or safety hazards. Immediate to 72 hours.

(11) Appeals.

- A. Any person aggrieved or affected by a notice, order or determination may appeal to the Village Board within five days of service.
- B. The Village Board will act upon appeal, affirm, modify or reverse the decision, within five days of the appeal.

(12) Abatement by Village.

- A. Authority. If violations are not timely corrected, the Village may enter the property, perform necessary work, and secure the premises.
- B. Cost recovery. Costs incurred by the Village maybe:
 - 1. Billed to the owner.
 - 2. Collected as a special charge on the tax roll pursuant to Wis Stat sec. 66.0627; or,
 - 3. Recovered through civil action.

(13) Citations.

In addition to, or in lieu of, the other remedies provided in this section the Village Board may authorize the issuance of citations for violations of this section as follows: Forfeitures:

- A. Any person who violates this section may be subject to a forfeiture of \$100 to \$500 per violation, plus and applicable surcharges.
- B. Each day a violation continues will constitute a separate offense.

(14) Other Remedies.

The Village may seek injunctions, abatement orders, special inspection warrants and the recovery of costs and attorneys fees where authorized in order to enforce the provisions of this section.

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Introduced: _____

Second Reading: _____

Published: _____