

Chapter 50

NUISANCES*

Sec. 50.100. Things prohibited.

Sec. 50.101. Other prohibited nuisances.

Sec. 50.102. Property Maintenance.

Sec. 50.103 Loud, Disturbing Noises Prohibited.

* **Cross References**--Health and sanitation, ch. 38; mobile homes, ch. 46; solid waste, ch. 66; utilities, ch. 86.

Sec. 50.100. Things prohibited.

The following acts, omissions, places, conditions and things are declared to be public nuisances affecting peace and safety; but such enumeration shall not be construed to exclude other nuisances affecting public peace or safety coming within other provisions of this Code:

- (1) All signs and billboards, awnings and other similar structures over or near streets, sidewalks, public grounds or places frequented by the public so situated or constructed as to endanger the public's safety.
- (2) All buildings erected, repaired or altered within the fire limits in violation of the provisions of ordinances relating to materials and manner of construction of buildings and structures within that district.
- (3) All unauthorized signs, signals, markings or devices placed or maintained upon or in view of any public highway or railway crossing which purport to be or may be mistaken as an official traffic control device, railroad sign or signal or which because of its color, location, brilliance or manner of operation interferes with the effectiveness of any such device, signal or sign.
- (4) All trees, hedges, billboards or other obstructions which prevent persons driving vehicles on public streets, alleys or highways from obtaining a clear view of traffic when approaching an intersection or pedestrian crosswalk.
- (5) All limbs of trees which project over and less than 14 feet above the surface of a public sidewalk or street or less than ten feet above any other public place.
- (6) All buildings or structures so old, dilapidated or out of repair as to be dangerous and unsafe, unsanitary or otherwise unfit for human use.
- (7) All abandoned and wrecked or dilapidated motor vehicles, buses, railroad cars and house trailers.
- (8) All wires over streets, alleys or public grounds which are strung less than 13 feet above the surface.
- (9) All loud, discordant and unnecessary noises or vibrations of any kind which tend to cause or create a disturbance.
- (10) All obstructions of and excavations in or under streets, alleys, sidewalks or crosswalks, except as permitted by ordinance or which, although being in accordance with ordinance, are kept or maintained for an unreasonable or illegal length of time after their purpose has been accomplished.

- (11) All open and unguarded pits, wells, excavations or unused basements freely accessible from any public street, alley or sidewalk.
- (12) All piles of dirt, wood or rubble located upon any property within the Village of Weston with the following exceptions:
- a. Dirt, wood or lumber which is being actively used in connection with an ongoing construction project.
 - b. The storage of topsoil, fill material or lumber on the premises of a lumberyard, contract or storage yard or similar type establishment providing such business is a permitted use under the village zoning code.
 - c. The temporary storage of dirt, wood or lumber for a period not exceeding 90 days following the completion of a private subdivision development or construction project. In the event such material is not completely removed from the premises within 90 days by the owner of the property or the contractor responsible for the construction, the village shall cause the material to be removed with all costs associated with said removal to be assessed against the owner's property as a special charge pursuant to Wis. Stats. § 66.60(16).

(Code 1982, § 4.156(1); Ord. of 10-16-2000(2), § 1)

Sec. 50.101. Other prohibited nuisances.

In addition to the acts, omissions, places, conditions and things declared to be public nuisances affecting peace and safety in section 50.100, the following are declared to be a public nuisance:

- (1) All abandoned refrigerators, iceboxes and other containers having airtight doors or covers from which the doors or other covers have not been removed or which are not equipped with a device for opening from the inside.
- (2) Any unauthorized or unlawful use of property abutting on a public street, alley or sidewalk or of a public street, alley or sidewalk which causes large crowds of people to gather obstructing traffic and free use of the streets or sidewalks.
- (3) Repeated or continuous violations of the ordinances of the village or the laws of the state relating to the storage of flammable liquids.

(Code 1982, § 4.156(3))

Section 50.102 Property Maintenance Code

(a) *Title.* This section shall be known as "The Property Maintenance Code," and may be referred to in this section as "this code."

(b) *Findings and declaration of Policy.* It is hereby found and declared that there exist, in the Village, structures used for residential and nonresidential use which are, or may become in the future, substandard with respect to structure, equipment or maintenance or further, that such conditions, including, but not limited to, structural deterioration, lack of maintenance and appearance of exterior of premises, infestation and existence of fire hazards constitute a menace to the health, safety, morals, welfare and reasonable comfort of the citizens of the Village. It is further found and declared that, by reason of lack of maintenance and because of progressive deterioration, certain properties have the further effect of creating blighting conditions and initiating slums, and that if the same are not curtailed and removed, these conditions will grow and spread and will necessitate the expenditure of large amounts of public funds to correct and eliminate such conditions, that by reason of timely regulations and restrictions contained in this code, the desirability and amenities of residential and nonresidential uses and neighborhoods may be enhanced and the public health, safety and welfare protected and fostered.

(c) *Purpose.* The purpose of this code is to protect the public health, safety, morals and welfare by establishing minimum standards governing the maintenance, appearance and condition of residential and nonresidential premises; to fix certain responsibilities and duties upon owners and operators and distinct and separate responsibilities and duties upon occupants; to authorize and establish procedures for the inspection of residential and nonresidential premises; and to provide for the repair, demolition or vacation of premises unfit for human habitation, occupancy or use.

(d) *Definitions.* The following words and terms, wherever used herein or referred to in this code, shall have the respective meanings assigned to them unless a different meaning clearly appears from the context:

(1) *Deterioration.* The condition of a building or part thereof characterized by holes, breaks, rot, crumbling, peeling, rusting or other evidence of physical decay or neglect, lack of maintenance or excessive use. All exterior wood and composition surfaces shall be properly protected from the elements and against decay by paint, stain or other protective coating and applied in a workmanlike manner.

(2) *Elements.* Any element, whether created by nature or by man, which, with reasonable foreseeability could carry litter from one place to another. Elements shall include, but not be limited to, air current, rain, water current and animals.

(3) *Exposed to Public View.* Any premises, or any part thereof, or any building, or any part thereof, which may be viewed by the public.

(4) *Exterior of the Premises.* Open space on the premises outside of any building thereon.

(5) *Extermination.* The control and elimination of insects, rodents and vermin.

(6) *Garbage.* Decayed and decomposed animal and vegetable waste resulting from the handling, preparation, cooking and consumption of food. (See also Refuse and Rubbish)

(7) *Infestation.* The presence of insects, rodents, vermin or other pests on the premises, which constitute a health hazard.

(8) *Litter.* Includes any uncontainerized man-made or man-used waste which, if deposited within the Village otherwise than in a litter receptacle, tends to create a danger to public health, safety and welfare or to impair the environment of the citizens of the Village. Litter may include, but is not limited to, any garbage, trash, refuse, confetti, debris, grass clippings or other lawn or garden waste, newspaper, magazine, glass, metal, plastic or paper container or other construction material, motor vehicle part, furniture, oil, carcass of a dead animal or nauseous or offensive matter of any kind or any object likely to injure any person or create a traffic hazard.

(9) *Mixed Occupancy.* Any building containing one or more dwelling units or rooming units and also having a portion thereof devoted to nondwelling uses or used as a hotel.

(10) *Nuisance.*

- a. Any public nuisance, as defined by statute or this Chapter.
- b. Physical conditions dangerous to human life or detrimental to health of persons on or near the premises where the conditions exist.

(11) *Operator.* Any person who has charge, care or control of a dwelling or premises, or part thereof, whether with or without the knowledge and consent of the owner.

(12) *Owner.* Any person who, alone or jointly or severally with others, shall have legal or equitable title to any premises, with or without accompanying actual possession thereof. Any person who is a lessee subletting or reassigning any part or all of any dwelling or dwelling unit shall be deemed to be a co-owner with the lessor and shall have joint responsibility over the portion of the premises sublet or assigned by said lessee.

(13) *Park.* A public or private park, reservation, playground, beach, recreation center or any public park private area devoted to active or passive recreation or any other area under the supervision of the Village.

(14) *Parking lot.* Any private or public property with provisions for parking vehicles to which the public is invited or which the public is permitted to use or which is visible from any public place or private premises.

(15) *Premises.* A lot, plot or parcel of land, including the buildings or structures thereon.

(16) *Private Premises.* Any dwelling, house, building, or other structure designed to be used, either wholly or in part, for private residential purposes, whether inhabited or temporarily or continuously uninhabited or vacant, and shall include any yard, grounds, walk, driveway, porch, steps, vestibule, mailbox or other structure belonging or appurtenant to such dwelling house, building or other structure.

(17) *Public Place.* All streets, boulevards, avenues, lanes, alleys or other public ways and parks, squares, plazas, grounds and buildings frequented by the general public, whether publicly or privately owned.

(18) *Refuse.* All decayed and decomposed solid waste, except body wastes, including, but not limited to, garbage, rubbish, ashes, dead animals, abandoned automobiles and solid wastes. (See also Garbage and Rubbish)

(19) *Rubbish.* Solid wastes consisting of both combustible and non-combustible wastes, such as paper, wrappings, cigarettes, cardboard, tin cans, yard clippings, leaves, wood, glass, bedding, crockery and similar materials. (See also Garbage and Refuse)

(e) *Applicability.* Every residential, nonresidential or mixed occupancy building and the land on which it is situated, used or intended to be used for dwelling, mobile home park, commercial, business or industrial occupancy shall comply with the provisions of this code, whether or not such building shall have been constructed, altered or repaired before or after the enactment of this code.

(f) *Duties and Responsibilities of Owners and Operators.*

(1) *Maintenance of Exterior of Premises.* The exterior of the premises and all structures thereon shall be kept free of all nuisances and any hazards to the safety of the occupant, pedestrians, or any other person utilizing the premises, and free of unsanitary conditions. Any of the foregoing shall be promptly removed and abated by the owner or operator. It shall be the duty of the owner or operator to keep the premises free of hazards, which include, but are not limited to, the following:

1. Refuse, such as brush, weeds, broken glass, stumps, obnoxious growths, filth, garbage, trash and debris.

2. Natural growth, such as dead and dying trees and limbs or other natural growth, which, by reason of rotting or deteriorating conditions or storm damage, constitute a hazard to persons in the vicinity. Trees shall be kept pruned and trimmed to prevent such conditions.

3. Overhangs, such as loose and other hanging objects, which, by reason of location above ground level, constitute a danger of falling on the persons in the vicinity.

4. Sources of infestation.

5. The exterior of the premises, the exterior of structures and the condition of accessory structures shall be maintained so that the appearance of the premises and structures shall not constitute a blighting factor.

(2) *Storage of Commercial and Industrial Material.* There shall not be stored or used at any location visible from the sidewalk, street or other public areas, equipment and materials relating to commercial or industrial use unless permitted under ch. 94 of the Village Code for the premises.

(3) *General Maintenance.* The exterior of every commercial structure or accessory structure, except accessory farm structures, including fences or enclosures, shall be maintained in good repair. The same shall be maintained free of broken glass, loose shingles, crumbling stone or brick, excessive peeling paint, loose boards or other conditions reflective of deterioration or inadequate maintenance to the end that the property itself may be preserved, safety and fire hazards eliminated and adjoining properties protected from blighting influences.

(g) Litter Control.

(1) *Litter Collections and Storage Area.* Every owner, occupant or lessee of a building used for residential, business or commercial purposes shall maintain litter collection and storage areas in a clean condition and insure that all litter is properly containerized. Failure to so maintain clean litter collection and storage areas shall constitute a violation of this subsection.

(2) *Duty to Collect Litter Before it is Carried From the premises.* All litter that is subject to movement by the elements shall be secured by the owner of the premises where it is found before the litter is allowed to be removed from the premises by the elements.

(3) *Neglected Premises Visible to the Public.* It shall be the duty of any person owning or controlling any premises, including vacant lots visible from any public place or private premises, to maintain such premises in a reasonable clean and orderly manner. It shall be a violation of this subsection to abandon, neglect or

disregard the condition or appearance of any premises so as to permit it to accumulate litter.

(4) *Areas Around Business Premises.* The owner or person in control of any public place, including, but not limited to, restaurants, shopping centers, fast food outlets, stores, hotels, motels, industrial establishments, office buildings, apartment buildings, housing projects, gas stations and hospital and clinics shall at all times keep the premises clean of all litter and shall take measures, including daily cleanup of the premises, to prevent litter from being carried by the elements to adjoining premises. It shall be a violation of this subsection to abandon, neglect or disregard to the condition or appearance of such premises so as to permit it to accumulate litter.

(5) *Loading and Unloading Docks.* The person owning, operating or in control of loading or unloading docks shall at all times maintain the dock area free of litter in such a manner that litter will be prevented from being carried from the premises by the elements.

(6) *Construction Sites.* The property owners and the prime contractors in charge of any construction site shall maintain the construction site in such a manner that litter will be prevented from being carried from the premises by the elements. All litter from construction activities or any related activities shall be picked up at the end of each workday and placed in containers, which will prevent litter from being carried from the premises by the elements.

(7) *Maintaining Sidewalks and Alleys.* Persons owning, occupying or in control of any premises shall keep the sidewalks and alleys adjacent thereto free of litter. Owners or occupants shall sweep or rinse off the sidewalks abutting their premises as often as may be required to keep the walk reasonably free from dirt, paper, waste, snow and ice. This paragraph shall not apply to sidewalks maintained by the Village as provided in Chapter 70 of the Village Code.

(8) *Abandoned Garbage.* It shall be unlawful for any person who is in control of any premises upon which is located or on whose behalf there is maintained any container of refuse, waste or garbage, which has been containerized in accordance with a contract for its removal, to allow that refuse, waste or garbage to remain uncollected for longer than 7 days or, in any case, until after that refuse, waste or garbage creates any condition which is offensive to persons upon any private premises or public place.

(9) *Animal Excreta.*

a. *Allowing Discharge Regulated.* It is unlawful for any owner, keeper or walker of any dog or cat to have his dog or cat discharge such animal's excreta upon any public or private property within the Village other than the property of the owner of such dog or cat if such owner, keeper or walker does not

immediately thereafter remove and clean up such animal's excreta from the public or private property.

b. *Carrying Feces Scoop Required.* No person shall walk a dog beyond the limits of his own property without carrying or having in his possession scoop, bag or other items designed to pick up and remove dog feces; and, further, it is unlawful for any person to dispose of the dog feces on public or private property other than his own.

c. *Exception.* This subsection shall not apply to blind persons having control of guide dogs.

(h) *Lawn and Yard Maintenance*

(1) *Definitions.* The terms used herein are defined as follows.

a. *Turf Grass.* Grass commonly used in regularly cut lawns or play areas such as, but not limited to, blue grass, fescue and rye grass blends.

(2) *General Requirements.* The owner or occupant of any lot or parcel in the Village which is 5 acres or less in area shall install and maintain landscaping, plantings and other decorative surface treatments, including turf grass, so as to present an attractive appearance in all court and yard areas in accordance with generally accepted landscaping practices in north central Wisconsin. For all new residential construction in the village, lawns shall be installed within 1 (one) year of the occupancy issuance date. For all new commercial and industrial construction, landscaping and lawn shall be installed 18 (eighteen) months from the issuance of the building permit. Lawns shall be maintained to a height not to exceed 8 (eight) inches. Plantings shall be maintained so as not to present hazards to adjoining properties or to persons or vehicles traveling on public ways and shall be maintained so as to enhance the appearance and value of the property on which located and thereby the appearance and value of the neighborhood and the Village.

a. *Mowing required.* No person owning property within the village shall permit to grow or pollinate upon this premises any weeds, grasses or brush which cause or produce hay fever in human beings, exhale unpleasant or noxious orders or may conceal filthy deposits or provide a place for the accumulation of trash or litter. In order to prevent such growth and pollination, it shall be the duty of every property owner to mow or cause to be mowed upon his premises all grasses, weeds and brush exceeding 8 (eight) inches in height. The provisions of Section 66.0407 of the Wisconsin Statutes are incorporated herein by reference.

b. *Mowing by village.* It shall be the duty of the weed commissioner to enforce this section, and if any person shall fail to comply herewith, the commissioners shall, after 5 (five) days' written notice to the owner, cause the premises to be

mowed and report the cost thereof in writing to the village clerk in the manner provided in Section 66.0517 of the Wisconsin Statutes. Such charge shall be spread on the tax roll as a special tax to be collected in the same manner as other taxes unless such lands are exempt from taxation and shall be defined by the Village Board in the Village Schedule of Fees.

(3) *Weeds and Plants Prohibited.* The owners and occupants of all lawns shall destroy all of the following weeds and plants:

- a. Canada Thistle and all other thistle varieties
- b. Leafy Spurge
- c. Field Bindweed (Creeping Jenny)
- d. Purple Loosestrife
- e. Multiflora Rose
- f. Burdock
- g. Ragweed
- h. Garlic Mustard
- i. Goldenrod
- j. Bull Thistle
- k. Poison Ivy, Poison Oak and Poison Sumac
- l. All weeds enumerated in Sec. 66.955 and 66.96, Wis. Stats.

(i) *Enforcement.* This section shall be enforced by the Building Inspector/Zoning Administrator or other Village appointee. In addition, the Police Chief shall enforce sub. (7) above and the Weed Commissioner or other Village appointee shall enforce (8) above.

(j) *Penalty.* Any person who violates, disobeys, neglects or refuses to comply with any of the provisions of this section shall be subject to a forfeiture as provided in sec. 1.111 of this Code.

(Ord. of 1-13-2005; Ord. of 5-24-2007)

Sec. 50.103 Loud, Disturbing Noises Prohibited

(a) *Loud, disturbing noises prohibited generally.* It shall be unlawful for any person to create or assist in creating any unreasonably loud and disturbing noise in the Village of Weston (see also Section 50.100 Things prohibited).

(b) *Measurement.* For the purpose of determining db(A)'s as referred to in this Ordinance, the noise shall be measured on the A-weighting scales on a sound level meter of standard design and quality having characteristics established by the American Standards Institute and shall be measured at the complainants property line.

(c) *Residential Zones.*

(1) It shall be unlawful to carry on the following activities in any residentially zoned area of the Village:

- a) The operation of construction machinery between the hours of 8:00 p.m. and 6:00 a.m.
- b) The operation of household power tools between the hours of 10:00 p.m. and 6:00 a.m.
- c) The operation of lawn mowers, chain saws, powered garden equipment and other domestic tools out-of-doors between the hours of 10:00 p.m. and 6:00 a.m.
- d) Working on vehicles or revving vehicle motors between the hours of 10:00 p.m. and 6:00 a.m.
- e) Musical bands practicing in residential areas between the hours of 8 p.m. and 7 a.m.
- f) Any mechanical noise which registers more than 85 db(A) for 4 consecutive hours at the nearest complainant's property line will be probable cause for a violation.
- g) This section shall not apply to emergency operations designed to protect the public health and safety.

In residential zones, it shall be unlawful for any person to make or engage in any unreasonably loud and raucous noise, yelling, screaming, shouting, hooting, whistling, or singing between the hours of 10:00 p.m. and 6:00 a.m. A noise shall be presumed to be unreasonably loud and raucous, if it is plainly audible within a residence and measures 85 db(A) or more at the complainants property line. There shall be excepted from this provision any organized sporting events, fairs, carnivals, or similar activities. The person(s) in violation of this ordinance shall be ordered to reduce the noise to acceptable levels immediately by the monitoring officer.

(d) *Construction Noise.* Construction equipment in all zones may be operated between the hours of 6:00 a.m. and 8:00 p.m.

(e) *Business Deliveries Adjacent to Residential Zoning Prior to 6 a.m.*

(1) Any business deliveries received prior to 6 a.m. to a business adjacent to a residentially zoned area of the Village must follow the subsequent guidelines:

- a) Staging of trucks for early delivery must be silent. No engine idling and horns must be turned off until delivery time if waiting in the parking lot.
- b) Horns cannot be used to signal arrival.
- c) All off loading must take place below 60 db(A), at point source, and vehicles must be silent during delivery (no idling).
- d) Outside off loading cannot include any dumping action that causes loud or sudden noises.
- e) Back-up alarms must be used at the reduced sound level if equipped.
- f) When possible, deliveries should take place on the side of the building away from the residentially zoned district.

(f) *Non-residential zoning districts adjacent to Residential zoning districts.* It shall be unlawful for any non-residentially zoned property adjacent to a residentially zoned property to operate their business at or over 85 db(A) for four consecutive hours measured at the complainants property line between the hours of 10:00 p.m. and 6:00 a.m. Decibel readings over 110 db(A) at the complainants property line will be subject to automatic citation.

(g) *Schools, churches, hospitals.* The creation of any excessive noise on any street or property adjacent to any school, institution of learning, or church while in use, or adjacent to any hospital, which unreasonably interferes with the normal operation of that institution, or which disturbs or unduly annoys patients in the hospital, is prohibited.

(h) *Enforcement.* Enforcement of this ordinance shall be at the discretion of the Everest Metro Police Department or Village of Weston staff on the basis of complaints filed with the Village of Weston or the Everest Metro Police Department. In all non-residential zones, the violator shall be given 30 days from written notice of his violation to reduce the sound pressure levels to acceptable levels. Decibel readings over 110 db(A) at the complainants property line will be subject to automatic citation.

(i) *Exceptions.* Operation of emergency equipment and equipment used to comply with state mandates for a safe environment shall be exempt from this ordinance. Snowblowers not operated on a commercial basis shall be exempt from this ordinance when used to gain access to a village street. Garbage and recycling trucks shall be exempt. (Emergency equipment shall include ambulance, police, fire, snow removal, civil defense sirens, etc., necessary for the health, safety, and protection of the citizens of the Village of Weston.)

(j) *Appeals.* The Village Board may grant an exemption to individuals proving evidence of substantial hardship. Evidence that reasonable technological

attempts have been made to correct the problem shall be considered grounds for granting an exemption to this ordinance for existing businesses and industries.

(k) *Penalties.* Failure to comply with the provisions of this ordinance shall be punished by a minimum fine of \$75.00, not to exceed \$500.00. Each day the condition exists shall constitute a new and separate offense.

(Ord. of 5-18-2006)