

# **Ordinance No. 2025-01**

VILLAGE OF COLEMAN MARINETTE COUNTY, WISCONSIN

## **AN ORDINANCE RELATING TO PROPERTY MAINTENANCE STANDARDS.**

THE VILLAGE BOARD OF THE VILLAGE OF COLEMAN,  
MARINETTE COUNTY, WISCONSIN, DOES HEREBY ORDAIN AS FOLLOWS:

The purpose of this ordinance is to recognize and protect the private and public benefits resulting from safe, sanitary, and attractive residential and non-residential buildings, structures, yards, and vacant areas. Attractive and well-maintained properties enhance neighborhoods and the Village and provide a suitable environment for increasing physical and monetary values.

**WHEREAS**, it shall be the duty of any person owning or controlling a house or other building or premises, including vacant areas, to improve and maintain all properties under their control as follows;

### **1) Exterior Appearance**

- A. The exterior appearance of all buildings shall reflect a level of maintenance in keeping with the standards of the neighborhood. No building shall have the appearance of progressive deterioration, which would lead to the downgrading of the neighborhood.  
The exterior of premises and all structures thereon shall be kept free of all nuisances, unsanitary conditions and any hazards to the safety of occupants, pedestrians, and to the person utilizing their premises. Such hazards include, but are not limited to, brush, weeds, broken glass, stumps, roots, obnoxious growth, garbage, trash, and refuse. Any of the foregoing shall be promptly removed and abated by the owner or operator.
- B. Siding not commonly intended or customarily used in a natural or exposed state shall be painted or sealed to prevent deterioration.
- C. Every building shall have adequate refuse, garbage, or rubbish storage. No occupant shall accumulate rubbish, boxes, lumber, metal refuse or other materials that will be an eyesore to the neighborhood.
- D. Every property owner shall be responsible for the clean up of any debris in the street and / or alleyway area around their property.
- E. All solid waste and recyclables shall be placed in approved containers and placed at the curb or roadside by 6:00 a.m. on the scheduled collection day. Containers shall not be out for collection prior to 4:00 p.m. on the day preceding collection. After collection, containers shall be removed from the curb or roadside within 12 hours and stored away from front yards.

### **2) Lawn Areas**

- A. Lawn areas, where provided, shall not be allowed to deteriorate to such conditions as to be a seriously blighting influence on the neighborhood, or the Village in general. The growth of grass or weeds in excess of six inches (6") in height or the maintenance of the property with a lack of vegetation, which renders the yard areas unsightly and results in the diminution of the appearance of the property as compared with adjacent properties, shall be considered in violation.
- B. Where lawn areas are not provided or have been removed, such areas shall be landscaped with garden beds or other ground cover so as not to be a public nuisance or a serious blighting influence.

- 3) **Firewood** - Firewood is permitted to be stored tightly in the rear yard of a property. Firewood shall be stored in an unobtrusive area and shall not be used for a fence or screening device.
- 4) **Drainage** – Every yard, court, driveway or other portion of the lot shall be graded or drained so as to prevent the accumulation of stagnant water on any such surface. Driveways and sidewalks shall be maintained and kept in good condition.
- 5) **Accessory structures** – All accessory structures shall be maintained in good repair and in a clean and sanitary condition. All-natural siding shall be painted or sealed to prevent deterioration.
- 6) **Yard waste** – Yard waste holding bins shall be permitted provided they are located in the rear yard and at least ten feet (10') or more from a habitable structure, and provided they are maintained in a manner that does not produce an odor, nuisance, nor provide a rodent harborage.
- 7) **Order to Correct Conditions and Citation**
  - A. *Order to Correct Conditions* – Whenever the Village, its agents, or employees shall upon inspection of any premises within the Village, find the conditions of the premises are in violation of this ordinance an order shall be issued to the owner and/or occupant of the premises to correct said conditions.
  - B. *Cause Work to be Done* – Upon failure to comply with an order, where there is proof of service of said order, which required any building, premises, structure, or property be cleaned or repaired, or condition abated or improved in accordance with this code, the Village shall cause such cleaning, repair, improvement, abatement, or removal of the offending substance or structure. Such cleaning, repair, improvement, abatement, or removal shall be deemed a special benefit to such premises and the cost for the same shall be charged against the owner or owners of the property. If the cost of the same is not paid within 60 days, it shall be levied as a special charge against the premises as authorized by WI. State statutes.
  - C. *Citation* – Any person, firm or corporation violating any provision of this ordinance shall be subject to the general penalty provisions of the code of ordinances. A citation may be issued pursuant to local ordinances and WI. State statutes. Any person, firm, or corporation in violation of this ordinance will have 20 days to comply with the order issued to correct said conditions.

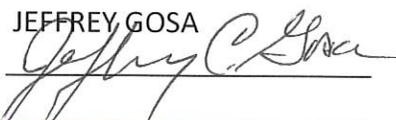
**WHEREAS**, all ordinances or parts of ordinances in conflict herewith are hereby repealed and should any portion of this ordinance be declared invalid, such decision shall not affect the validity of the remaining portions of the ordinance;

**EFFECTIVE DATE:** This ordinance shall be effective upon passage and publication, as pursuant to law.

Offered By Trustee: Jordan Gondeck  
 Vote: Ayes - 7      Nay - 0      Abstain- 0  
 Date of Adoption: 8/11/2025  
 Date of Publication: 8/20/2025

Seconded By Trustee: Cayse Gillespie  
 Absent – 0  
 Date of Village Meeting: 8/11/2025

**BY ORDER OF THE BOARD OF TRUSTEES  
 VILLAGE OF COLEMAN, WISCONSIN**

JEFFREY GOSA  


LORI GROSS  
 ATTEST: 