

**CITY OF LAKE ST. CROIX BEACH  
ORDINANCE 2019-**

**AN ORDINANCE ADOPTING PROPERTY MAINTENANCE CODE**

**THE CITY OF LAKE ST. CROIX BEACH DOES HEREBY ORDAIN AS FOLLOWS;**

**Chapter 500 of the City Code of the City of Lake St. Croix Beach is hereby amended by adding Article 510, Property Maintenance Code, to read as follows:**

**510 PROPERTY MAINTENANCE CODE**

**510.010 TITLE**

This section may be cited to as the “City of Lake St. Croix Beach Property Maintenance Code” or “property maintenance code.”

**510.020 POLICY**

It is the policy of the City to enhance the supply of safe, sanitary, and adequate property for its citizens and to prevent the deterioration and blight of existing property in the City and preserve and enhance the health, safety, welfare, and value of neighboring properties.

**510.030 PURPOSE**

The purpose of the Property Maintenance Ordinance is to establish a level of maintenance standards for all property, housing and accessory structures in the City of Lake St. Croix Beach in order to;

- a. Protect the character, value and stability of properties and promote the health, safety and welfare of all residents within the City of Lake St. Croix Beach.
- b. Provide appropriate standards for the maintenance of properties and buildings, and to thus prevent deterioration and blight.

**510.040 APPLICABILITY AND SCOPE**

This Property Maintenance Ordinance shall apply to properties within the City of Lake St. Croix Beach, including the exterior portion of all buildings, whether residential or commercial, owner occupied or rental dwellings, and vacant buildings, accessory buildings of any sort, and the surrounding lot including vacant lots.

**510.045 DEFINITIONS**

a. “Working state of maintenance and repair” is defined as: safe, sanitary, structurally sound and in good repair, without significant deterioration, corrosion, deformation, pest infestation, or signs of neglect, so as not to pose a threat to the public health, safety or welfare.

**510.050 EXTERIOR OF STRUCTURES**

The exterior of residential, commercial and accessory structures in the City shall comply with the following standards. These standards are in addition to any standards set forth in the City building

codes set forth in Chapter 500 Building Code and Chapter 1500 relating to Nuisance.

**510.051 Foundations and Structural Elements**

- a. All foundations, walls and roofs, windows, doors and other structural elements of every structure shall be maintained in a working state of maintenance and repair.
- b. The foundation elements shall adequately support the building at all points.
- c. Exterior elements such as walls, soffits, fascia, trim, and eaves, shall be finished with siding or finish material and be free of holes, breaks, loose or rotting boards or timbers, falling or loose stucco or brick, substantial amounts of peeling paint and any conditions which might admit moisture, rodents and pests to the interior portions of the walls or to the interior spaces of the structure. Tar paper, Tyvek or similar materials are not considered appropriate finish materials.
- d. The roof structure and all of its components shall be in a working state of maintenance and repair, and have no defects which admit water. Roof drainage shall be adequate to prevent water from causing dampness or deterioration in the walls or interior portion of the structure. The use of tarps is considered temporary and not a finished roof.
- e. Wood or other decay-prone materials shall be finished with an appropriate protective coating.
- f. Windows and doors shall be in a working state of maintenance and repair, and not have broken glass panes, hinges or locks, and shall seal the building from intrusion by the weather, animals and insects. Screens shall be maintained in good repair.

**510.052 Stairs, Porches and Decks**

- a. Stairs, porches, decks and all railings and other appurtenances attached thereto shall be in a working state of maintenance and repair so as to be safe and capable of supporting a load as determined in the building Code and shall be kept in sound condition and good repair.
- b. Stairs, porches, decks and appurtenances attached thereto shall be free of holes, breaks, loose or rotting boards or timbers, falling or loose stucco or brick, substantial amounts of peeling paint and any conditions which might admit moisture to the interior portions of any structure.

**510.053 Accessory Structures.** The exterior of all buildings and accessory structures including but not limited to attached garages, detached garages, sheds, gazebos, and pole buildings shall be maintained in a working state of maintenance and repair so as not to pose a threat to public health, safety or welfare.

**510.060 ENFORCEMENT**

Upon written complaint by a resident, it is the duty of the City Zoning Administrator or their designee to enforce the provisions of the Property Maintenance Code. This code may be enforced by civil court process, criminal court process, or administrative citation process. Any costs that are incurred by the City to bring a property into compliance with this ordinance shall be invoiced to the property owner. Charges that remain unpaid 30 days after notice will be applied as an assessment and certified to the Washington County Auditor for collection with the real estate taxes.

**510.070 INSPECTIONS**

The City Zoning Administrator shall be authorized to determine the condition of dwellings in the City under this code in order to safeguard the health, safety and welfare of the public.

**Chapter 300 Zoning of the City Code of the City of Lake St. Croix Beach, which adopts and modifies the Model Zoning Code for Washington County Communities, is hereby amended by adding new subsections as follows:**

[Existing] Code Section 301.020 Modifications. Said Model Code for Washington County Communities, Zoning Ordinance, is modified in the following respects:

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[Existing] 5. 705 Fences

...

**[Added] 705.060. Fencing Materials and Maintenance**

- a. Fencing on and around property and structures shall be maintained in a working state of maintenance and repair.
- b. Fences shall be maintained in proper vertical alignment without significant leaning or falling down. Any breaks, holes, or loose members shall be repaired, paint shall be substantially free of peeling or flaking, wood shall be substantially free of rot, metal components shall be substantially free of rust, corrosion, or decay, and stone, masonry or other materials shall be substantially free of cracks, crumbling, spalling, or decay.
- c. Fences shall be constructed of decay-resistant wood, metal, brick, stone, masonry or other permanent materials designed for fencing. No barbed wire, razor wire, spiked, electrified or any other fence deemed hazardous to health, safety, and welfare of the public shall be allowed.
- d. Fences made of plastic netting, chicken wire, hardware cloth/wire mesh, silt fabric, plastic sheeting or similar non-permanent materials shall not be permitted.
- e. Fences built around gardens or plantings for the purpose of excluding birds, rabbits, deer or other animals shall be excluded from the requirements of subpart (d) of this Section.

**SEVERABILITY**

If any provision of this Ordinance is found to be invalid for any reason by a court of competent jurisdiction, the validity of the remaining provisions will remain with full force and effect.

**EFFECTIVE DATE.**

This ordinance becomes effective on the date of its passage and publications.

**CITY OF LAKE ST. CROIX BEACH**

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Tom McCarthy, Mayor

ATTEST:

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Dave Engstrom, City Clerk/Administrator