

# **CANDLEWOOD SHORES TAX DISTRICT BLIGHT ORDINANCE 2019**

## **Section 1 - PURPOSE:**

To provide for the financial and aesthetic welfare of the Candlewood Shores Tax District (CSTD) and the health, safety and welfare of its residents, this ordinance declares that dilapidated, blighted, or deteriorating residences, buildings and structures located within its boundaries will be dealt with under the conditions of this ordinance.

Mindful that other remedies presently exist within the Town of Brookfield to remediate or abate serious property deficiencies, including blighted conditions, the Candlewood Shores Board of Directors will refer to the town any and all buildings that present a health, fire, or safety risk to the Brookfield Code, Chapter 83, located online at <http://ecode360.com/8019232>.. The adoption of this ordinance provides for additional remediation and/or abatement of specific and unacceptable property maintenance and/or blighted conditions.

## **Section 2 – BLIGHT IS PROHIBITED:**

Blight shall mean any condition, or combination of conditions, in public view upon any premises that tends to devalue real estate, or that is a negative influence upon the community or upon any neighbor's use and enjoyment of his/her own property.

A. Unsightly or excessive amounts of debris, refuse, or excavated materials which are within the public view. Debris shall mean material which is incapable of immediately performing the function for which it was designed, including, but not limited to: abandoned, discarded, or unused objects; junk comprised of equipment such as automobiles, boats, and recreation vehicles which are unregistered and missing parts, not complete in appearance and in an obvious state of disrepair; parts of automobiles, swing sets, play equipment, furniture, appliances, cans, boxes, scrap metal, tires, batteries, containers, and garbage.

B. Excessively overgrown lawns or yards, containing grass, weeds or ground cover exceeding eight (8) inches in height, unless regularly maintained as a meadow or natural area.

C. Infestation by rodents or other pests.

D. Neglected garages, porches, decks, and sheds.

## **Section 3 - ENFORCEMENT:**

The CSTD Board of Directors will appoint an enforcement panel annually consisting of two (2) residents and one (1) Board Member who are in good standing. The Compliance Manager will serve as a non-voting member of the panel. The panel will meet at least once each fiscal year,

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and as required by the Board of Directors. Residents may bring situations to the attention of the Board and submit complaints to the panel. The panel will determine if there is a violation of the ordinance, if the Town of Brookfield is responsible for dealing with the blight, or if the complaint is insubstantial.

### **Section 4 - CITATION HEARING PROCEDURE:**

Notification from the panel of the violation will be delivered by registered mail to the property owner. The owner will be given thirty (30) days to rectify the problem. Residents in violation of the blight ordinance will have the right to appeal the violation to the blight panel during the first thirty (30) days of each complaint.

After thirty (30) days, a daily fine will be levied as follows: Week 1: \$20, Week 2: \$50, Week 3: \$100.

After sixty (60) days, the panel reserves the right to correct the violation and bill the property owner for the cost of remediation, and to place a lien on the property if necessary.

### **Section 5 - SUPPLEMENTAL REMEDIES:**

The provisions of this ordinance are in addition to, and not in lieu of, any other remedies available to the Candlewood Shores Tax District under the Town of Brookfield Charter, Codes and Regulations, Federal law, or the common law. The issuance of citations of violation under this ordinance shall not preclude the exercise of such other remedies.