

# Tall Weeds and Grass Enforcement

- CURRENT PRACTICES

- State and Local Statutory Authority

- Program Structure

- Goals and Outcomes

- Current Violation Notice Process

- Violation Resolution Timeframe

- PROJECTED CHANGES (Proposed Ordinance)

# Tall Weeds and Grass Enforcement

- Statutory Authority
  - WI Statute “Noxious Weeds Prohibited”
    - Grants right of entry on property to destroy noxious weeds
  - Milwaukee Code of Ordinances (*Section 80-17*)
    - Prohibits pollenization of grasses or weeds which cause or produce hay fever
    - Prohibits turf grass and weeds more than 7” height
    - Persons found in violation subject to Special Charges and mowing abatement costs

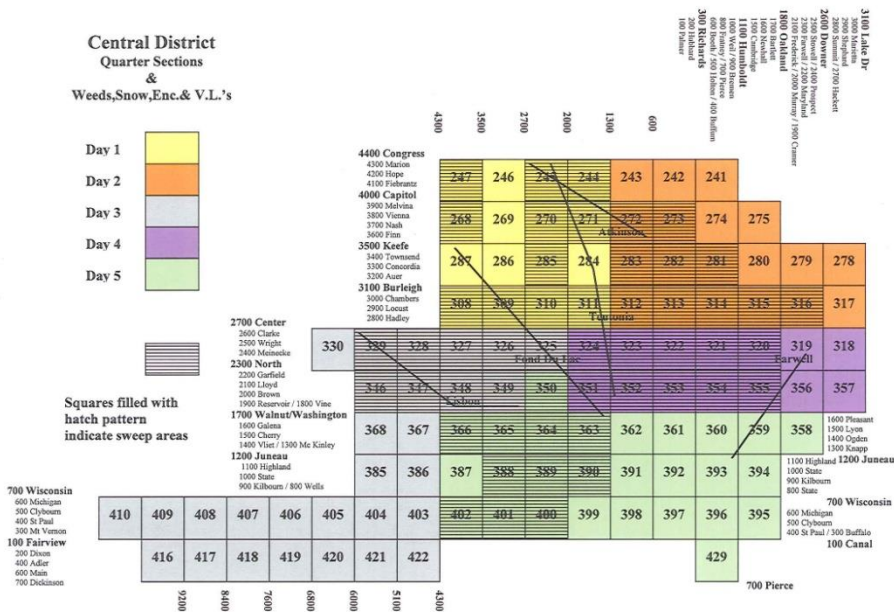
# Tall Weeds and Grass Enforcement

- Program Structure
  - Integration of Code Enforcement & City Land Management Responsibilities
- Goals and Outcomes
  - Proactive Targeted Deployment of Resources: Areas with High Violation History/High City Property Ownership
  - Minimize Complaints
  - Stabilize Neighborhoods
  - Efficient, Effective Program Management
  - DPW Partnerships with Community Based Organizations

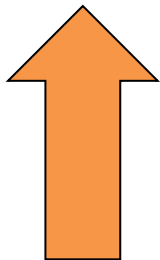
Compares 2012 to 2010

# 2012

## Weed Code Enforcement Sweeps



- In 2011 Forestry merged Vacant Lot contract inspections and Nuisance Weeds enforcement
- Proactive approach to foreclosure property management
- 83% of violations identified proactively thru sweeps

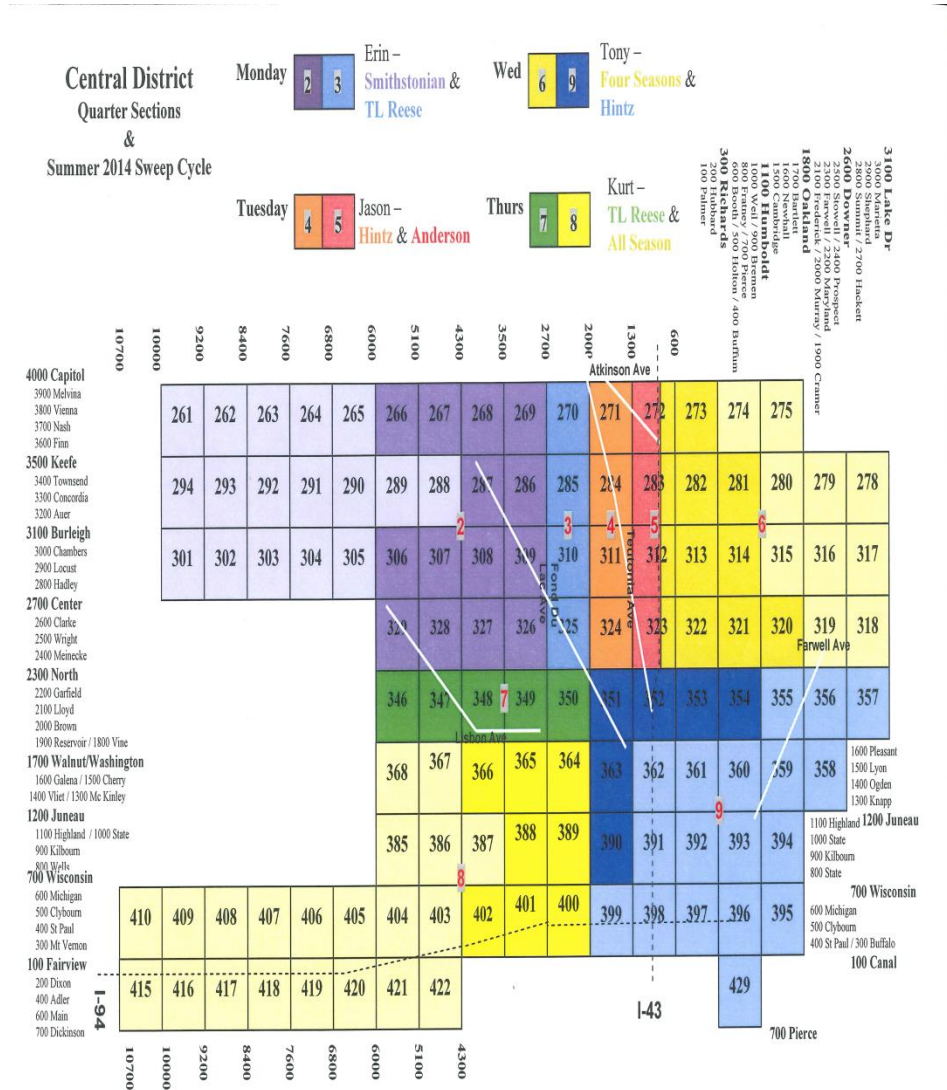


61% inspections completed  
123% violations cited  
98% contractor abatements  
\$276,000 in special fees



50% citizen complaints

# Code Enforcement Sweep Zones



# DPW Partnerships with Community Based Organization

- Milwaukee Community Services Corp
  - 2013-14 Sidewalk Snow Removal: 650 City-owned improved properties.
- Running Rebels
  - 2013-14 Mowing & Sidewalk Snow Removal: 68 City-owned vacant lots
- Riverworks
  - 2013-14 Debris Removal Contract on City- owned properties.
- Walnut Way
  - Ongoing discussions about contract opportunities
- Contract Mixers
  - Connecting contractors, workforce development partners and CBO's

# Tall Weeds and Grass Enforcement

- Violation Notification and Resolution
  - Written Violation Notice Posted on Properties with Structures (90% of all violations)
    - Property owner given 72 hr. grace period to abate
    - Property inspected 3 days after posting
    - Properties found in violation sent to contractor
  - Vacant Lot Violations Sent to Contractor
  - Violation Resolution Timeframe
    - Homeowner Mowed (1-3 days): \$50 Special Charge
    - Contractor Mowed (5-7 days): Additional \$100 or \$150 Special Charge, plus cost of mowing



# Typical Violation With Structure

- Front door with posting



- Violation area (backyard)





# Vacant Lot Violations

- Neglected privately-owned vacant lot
- Regularly mowed City-owned vacant lot



Private vacant lots comprise <10% of Properties cited

# 2013 Ordinance Revision

<b>Ordinance Revision</b>	<b>2012</b>	<b>2013</b>
Violation Height	9 Inches	7 Inches
<b>Special Charges</b>		
Ordinance Violation	\$25.00	\$50.00
Abatement by City	\$65.00	\$100.00
Subsequent Abatement by City	\$100.00	\$150.00

# Public Outreach – August 2013

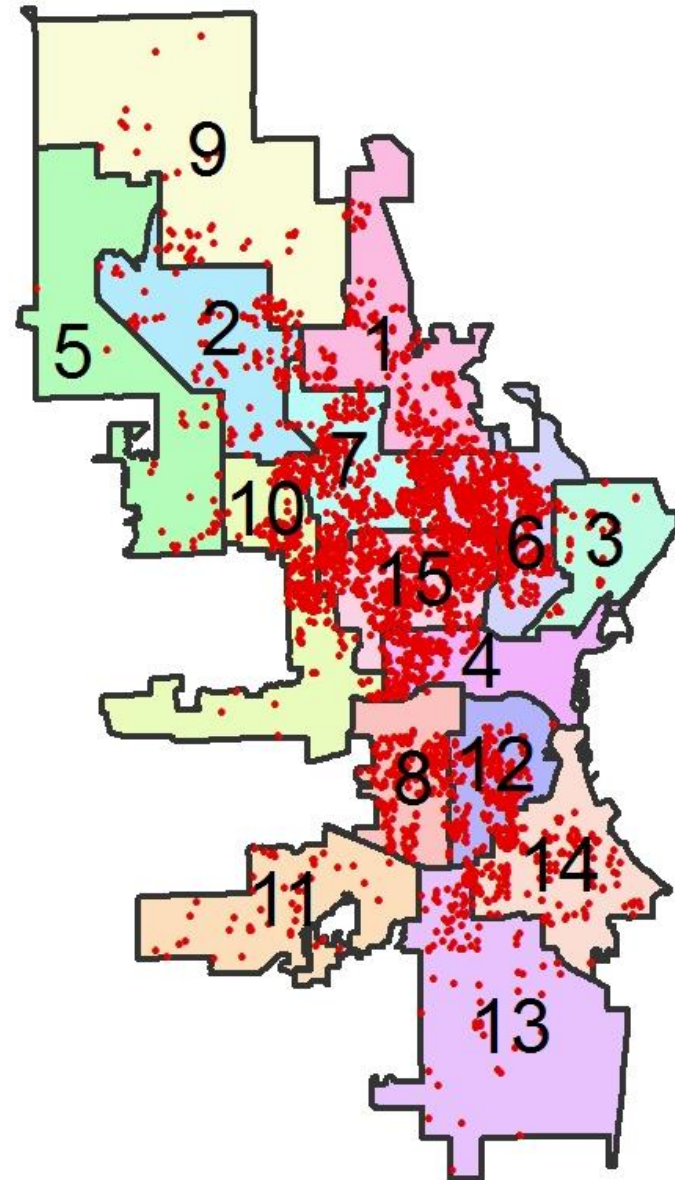
- DPW Press Release
- Garbage Cart Tag Distribution
- Aldermanic Newsletters

# Weed Violation Cost Breakdown

	<b>A</b>	<b>B</b>	<b>C</b>	<b>D</b>	<b>E</b>	<b>F</b>
<b>Lot Size (ft<sup>2</sup>)</b>	<b>Contractor Fee</b>	<b>Special Charge Ordinance Violation</b>	<b>Special Charge City Abatement 1<sup>st</sup> Violation</b>	<b>Total Cost 1<sup>st</sup> Violation (plus tax) A+B+C</b>	<b>Special Charge City Abatement Repeat Violation</b>	<b>Total Cost Repeat Violation (plus tax) A+B+E</b>
0-2,500	\$ 40.60	\$50.00	\$100.00	\$ 190.60	\$150.00	\$ 240.60
2,501- 5,000	\$ 81.20	\$50.00	\$100.00	\$ 231.20	\$150.00	\$ 281.20
5,001- 7,500	\$ 121.80	\$50.00	\$100.00	\$ 271.80	\$150.00	\$ 321.80
7,501- 10,000	\$ 162.40	\$50.00	\$100.00	\$ 312.40	\$150.00	\$ 362.40

# 2014 Weed Violations by Aldermanic District

District	Violations
1	253
2	106
3	47
4	207
5	33
6	680
7	460
8	230
9	67
10	268
11	48
12	255
13	96
14	217
15	672



# Tall Weeds Enforcement Spring Flush 2012-2004

<b>May 12 - June 6</b>	<b>2012</b>	<b>2013</b>	<b>2014</b>
Service Requests	1,358	1,987	1,385
Violations Posted	3,140	3,804	3,640
Violations Identified via sweeps	88%	89%	92%
Violations posted /day	174	211	202
Mowed by homeowner	50%	58%	54%
Mowed by contractor	50%	42%	46%

# Violations and Owner Occupancy Spring Flush 2014

<b>May 12- June 6, 2014</b>	<b>Ald District 1</b>	<b>Ald District 15</b>
Total Citations	249	688
Citations to Non-Owner Occupied Properties	154	490
<b>% Total Citations to Non-Owner Occupied Properties</b>	<b>62%</b>	<b>73%</b>



# Tall Weeds Enforcement Revenue Spring Flush 2012-2014

<b>Special Charges</b>	<b>2012</b>	<b>2013</b>	<b>2014</b>
Notice of Violation	\$78,500	\$95,100	\$182,000
Contractor Abatement	\$102,050	\$103,849	\$168,800
<b>Total Revenue</b>	<b>\$180,550</b>	<b>\$198,949</b>	<b>\$350,800</b>

# Tall Weeds Enforcement Annual 2012-2013

	<b>2012</b>	<b>2013</b>
Service Requests	4,295	5,500
Violations Posted	11,814	12,369
Violations Identified via sweeps	83%	86%
Mowed by homeowner	50%	58%
Mowed by contractor	50%	42%

# Tall Weeds Enforcement General Revenue 2010-2013

	<b>2010</b>	<b>2011</b>	<b>2012</b>	<b>2013</b>
General Revenue	\$163,300	\$495,090	\$586,508	\$650,362

# Tall Weed Ordinance (Proposed)

- Requires written notification to Property Owners or Occupants for all 1<sup>st</sup> time violations
- Waives \$50.00 Violation Special Charge for properties abated by property owner within 2 days of notice
- Codifies a 2-day compliance period following posting to avoid \$50.00 Special Charge

# Proposed Ordinance Impacts

- \$300,000 Annual Revenue Reduction
- 2-day timeframe to process and mail 200 violation notifications daily
- \$4,600 Mailing costs (not including mail certification)
- .5 FTE Clerical Staff (\$60,000) budget Impact
- Unknown property owner receipt date of notice without return receipt
- Differential delivery timeframe for local versus out of state/country property owners
- Increased Violation Resolution Timeframe for City abatement of 6,000 properties
  - Homeowner Mowed (1-2 days)
  - Contractor Mowed (8-12+ days)