



Exterior Property Maintenance Inspection Program



In 2008 the Village of Shorewood established an exterior property maintenance program and a dedicated staff person in the Planning & Development Department at Village Hall.

The Code Compliance Inspector will be inspecting exterior property and building areas for conformance to various Village Codes. Efforts began in the spring of 2008 with an introductory letter sent to property owners in the Village explaining the program and introducing the new inspector.

The majority of Shorewood's property owners properly and proudly maintain their properties. However, there are instances of neglect such as houses in need of repair, dilapidated garages and sheds and properties with exterior junk storage. **The Exterior Property Maintenance Inspection Program will work to eliminate and prevent blight and deterioration in the Village.**

For further information regarding the Exterior Property Maintenance Program, contact Ericka Lang, Planning and Zoning Administrator, at (414) 847-2647; the Code Compliance Inspector, at (414) 847-2641.

Program Inspection Principles

- Notices will be distributed for exterior property code violations that affect human safety, display immediate or projected structural integrity and/or have a negative impact on the overall neighborhood.
- Inspector will NOT purposely search for illegal, non-permitted property maintenance.
- Minor deferred property maintenance issues will NOT be a reason for follow-up notices or orders.

Most Asked Questions

Q. What's the difference between the former Code Compliance Program and the Property Exterior Maintenance Program?

A. Shorewood's former residential Code Compliance Program, established more than 30 years ago, required all residences, including multi-family housing and commercial properties, to be inspected by the Village's

inspector when the property owner decided to sell. A comprehensive inspection was completed to ensure that there are no health and safety issues and that improvements made were done to current code standards. The Code Compliance program has ceased due to legislation that was passed as part of the State Budget bill in July 2015.

The Exterior Maintenance Program looks at deferred exterior property maintenance to ensure that property owners perform repairs to provide stable and inviting neighborhoods and business districts. The program also addresses nuisance items.

Q. If I fix my property will my taxes go up?

A. Maintaining your property is not cause for increased property assessment and increased property tax payments. The value of your property (selling price) may be affected if your property is not maintained or your neighbor's property is not maintained. Property improvements such as an addition, a new garage or re-siding may increase the property's assessment for tax purposes.

Q. Are building permits required for building repairs?

A. Permits are required for roofing, siding, parking slabs, drive surfaces, accessory structures, additions, decks/patios, fences and retaining walls. Permits are NOT required for painting, repairs or replacing windows, handrails, or installing concrete walks. Contact staff for further clarification.

Q. Can I appeal if I disagree with a repair order or notice from an inspector?

A. You may file an appeal of the inspector's decision to the Board of Appeals.

Q. What if I need more time to comply with an order from an inspector?

A. Property cleanup orders and other items require immediate attention while other building repair orders may be granted an extension of time to repair. Generally, a reasonable extension of time may be granted upon WRITTEN request from the property owner stating reasonable cause and an anticipated completion date.