

## Chapter 15

### Land Division

**Section 1: Authority.** s 60.10, s 236.45, Wisconsin Statutes;

**Section 2: Purpose.** To protect the public health, safety and general welfare of the community and to protect and enhance the natural beauty of the Town of Tilden, to provide for the orderly layout of lots, to prevent the overcrowding of land, to provide for adequate light and air, to provide for affordable and safe housing opportunities, and to protect and preserve agriculture in the areas of the Town which have historically supported viable farm operations.

**Section 3: Scope.** This ordinance is applicable to all the land within the Town of Tilden, and to all divisions thereof. This ordinance establishes minimum sizes for lots that are created. Any lot or lots that were recorded in the Register of Deeds office for Chippewa County prior to August 6, 2001 and that do not meet the requirements of this ordinance shall be defined as legal non-conforming lots.

#### **Section 4: General Provisions.**

A. Any person may create one or more lots by subdivision of land provided that no lot created, nor any remaining portion of the quarter-quarter section so divided, shall be smaller than one (1) acres in size, and shall be at least one hundred fifty (150) feet in width at the building setback line. Ratio of lot depth to width shall be no greater than 4:1 except for lots that are created on a cul-de-sac. At least one (1) contiguous acre of the portion of any lot created, must be suitable for property improvements. This minimum acre size limit applies to both lots created by certified survey as well as subdivision plat lots.

B. Lots that are created on a cul-de-sac shall have a minimum width of ninety (90) feet at the right-of-way line, measured along the arc of the curve and no less than one hundred-fifty (150) feet at the building setback line.

C. Lots created shall be placed wholly within boundary of the town. No lot shall share more than one township. Chapter 20, Variance procedures shall apply.

#### **Section 5: Subdivision Plats & Certified Survey Maps.**

A. All plats, preliminary plats and CSM's (certified survey maps) and any changes to existing CSM's will be approved and signed by the Town Board and may be referred to the Town Plan Commission. Approval may be contingent upon compliance with any other applicable Town, County, or State statute, ordinance or rule, and also upon compliance with any storm water management plans and facilities which may be required

to effect the purposes of s. 281.33 Wisconsin Statutes. Plats and CSM's must be placed on file with the Town Clerk along with storm water plans.

B. All Subdivision Plats shall be considered for approval by the Town Board, as provided in Wis. Stat. 236 and the basis for approval or disapproval shall be as set forth in Section 236.

C. In addition to the minimum lot size, all private or subdivision roads shall meet the provisions of New Town Highways and Private Driveway Standards.

D. Roads shall be built to final grade along with utilities in place in all consecutive CSM's and plats before building permits will be issued.

E. Approval and signing of all CSMs will be done at the next scheduled board meeting. Any special meeting called to expedite will be at the expense of the applicant. (See chapter 20, Variances.)

**Section 6: Penalties:** See Chapter 2. In addition the enforcement of this section may be by means of the withholding of building and/or sanitary permits, imposition of forfeitures, removal of any driveways, culverts, buildings or other improvements, and injunctive action.