

Title: Ordinance to regulate minimum lot sizes

Effective Date: 9/23/2004

Category: Subdivision/Property

STATE OF WISCONSIN

TOWN OF LAGRANGE

WALWORTH COUNTY

ORDINANCE NO. 2004-03

#### AN ORDINANCE TO REGULATE MINIMUM LOT SIZES

WHEREAS towns may regulate minimum lot sizes under the authority of Chapter 236, Statutes, to regulate land divisions, to promote public health, safety and welfare, to further the orderly layout of land, to prevent overcrowding, lessen congestion in the streets, provide adequate light and air, facilitate adequate provision of water, and provide adequate sewerage and other public requirements; and

WHEREAS, the Town of LaGrange provides no public water or sewage treatment resulting in every lot needing to provide its own potable water supply and septic system; and

WHEREAS, some areas in the Town, particularly near and around Lauderdale Lakes and Pleasant Lake are crowded with some homes are built on private, narrow roads and some homes built on hilly terrain, with ever increasing development pressure; and

WHEREAS the Town Board of LaGrange finds that this ordinance to establish a minimum lot size is necessary to promote the public health, safety and welfare, to further the orderly layout of land, to prevent overcrowding, lessen congestion in the streets, provide adequate light and air, facilitate adequate provision of water, and provide adequate sewerage and other public requirements.

NOW THEREFORE the Town Board of LaGrange enacts this Ordinance, amending its Subdivision Control Ordinance, as follows:

SECTION 1. Minimum Lot Size Established. No structure may be erected on any lot or parcel of land which is smaller than 40,000 square feet in size as of effective date of this Ordinance. However, a structure may be erected on an existing substandard legal lot or parcel of record in the Walworth County Register of Deeds office before the effective date of this Ordinance provided such lot or parcel is at least 10,000 square feet in size as of the effective date of this Ordinance. From and after the effective date of this Ordinance the legal description of lots or parcels cannot be changed to create lots or parcels to meet the substandard lot size regulations of this Ordinance; such lots must meet the 40,000 square feet minimum lot size.

SECTION 2. Effective Date. This Ordinance shall be effective from and after its publication in the official newspaper.

SECTION 3. Severability. If any part of this Ordinance is declared to be illegal, the remainder is intended to remain in full force and effect.

Adopted by the LaGrange Town Board on the 13th day of September, 2004.

Attest: Crystal Hoffmann, Clerk

Approved:

David Heilmeier, Chairperson

Richard Callaway, Supervisor

Donald Sukala, Supervisor

Ann Lohrmann, Supervisor