

**TOWN OF GRANT  
DUNN COUNTY, WISCONSIN**

**ORDINANCE NO. 2014-2**

**AN ORDINANCE TO REGULATE RESIDENTIAL LOT SIZES**

**WHEREAS**, towns may regulate lot sizes under the authority of Wis. Stat. Ch. 236, to regulate land divisions, to promote public health, safety, and general welfare, to further the orderly layout of land, to prevent overcrowding, lessen congestion on town roads, provide adequate light and air, facilitate adequate provision of water, and provide adequate sewerage and other public requirements; and

**WHEREAS**, the Town of Grant ("Town") provides no public water or sewage treatment and thus every residential lot must provide its own potable water supply and septic system;

**WHEREAS**, areas of the Town are expected to face increasing residential development pressure; and

**WHEREAS**, the Town board finds that establishment of minimum lots sizes for new residences under this Ordinance is necessary to protect public health, safety, and general welfare, to further the orderly layout of land, to prevent overcrowding, lessen congestion on Town roads, provide adequate light and air, facilitate adequate provision of water, and provide adequate sewerage and other public needs.

**NOW, THEREFORE, BE IT RESOLVED**, that the Town board hereby enacts this Ordinance, as follows:

**SECTION 1.** Minimum Lot Size Established. No residential structure may be erected on any lot or parcel of land within the Town of Grant if the lot or parcel is less than 1.5 acres (65,340 square feet) in area after the effective date of this Ordinance. However, a structure may be erected on an existing substandard legal lot or parcel of record in the Dunn County Register of Deeds office before the effective date of this Ordinance. From and after the effective date of this Ordinance the legal description of existing lots or parcels may not be changed or divided to create substandard residential lots or parcels that do not meet the 1.5 acre (65,340 square feet) lot size requirement of this Ordinance. Such lots must meet the 1.5 acre (65,340 square feet) minimum lot size, unless a variance to this requirement is granted by the Town board for under Sec. 2.

**SECTION 2.** Variances. The Town of Grant Town board may grant a variance to the minimum lot size set forth in Sec. 1, above, if compliance with the strict letter of the restrictions set forth in Sec. 1 governing the minimum size of new residential lots would unreasonably prevent the owner from using the property for a permitted purpose or would render conformity with such restrictions unnecessarily burdensome.

**SECTION 3.** Effective Date. This Ordinance shall take effect from and after its posting and/or publication in the Town's official newspaper.

**SECTION 4.** Severability. If any part of this Ordinance is declared to be illegal, the remainder is intended to be severable and to remain in full force and effect.

Adopted by the Town of Grant Town board on the 13<sup>th</sup> day of October, 2014.