

Ordinance

24 — 2

Title: Ordinance to regulate minimum lot sizes

Effective Date: October 7, 2024

STATE OF WISCONSIN

TOWN OF BEAR BLUFF

JACKSON COUNTY

ORDINANCE NO. 24-2

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 Bear Bluff 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 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 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 enacts this 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 4.5 acres in size as of effective date of the Ordinance. However, a structure may be erected on an existing substandard legal lot or parcel of record in the Jackson County Register of Deeds office before the effective date of this Ordinance provided such lot or parcel complies with Jackson County zoning as of the effective date of this Ordinance.

SECTION 2. Effective Date. This Ordinance shall be effective from and after its publication on the Town of Bear Bluff website.

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 Bear Bluff Town Board on the 7th day of October, 2024

Attest: Judith K Potter Clerk

Approved:

Alan Potter, Chairman
Nathan Galt, Supervisor I
Rick Reed, Supervisor II