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LAND DIVISION ( SUBDIVISION )

ORDINANCE

for

TOWN OF GREENFIELD-LA CROSSE COUNTY  
WISCONSIN

PREPARED BY THE TOWN OF GREENFIELD PLANNING COMMISSION

*Sub R. Wilson*

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	INTRODUCTION

Section 1.0

1.1 Authority

This Ordinance is adopted under the authority granted by Section 60.18 (12), 60.74, 59.971 (3), 144.26, and 236.45 of the Wisconsin Statutes and amendments thereto; and pursuant to this authority the Town Board of the Town of Greenfield, County of La Crosse, do ordain as follows:

1.2 Title

This Ordinance shall be known as, referred to, or cited as the "SUBDIVISION CONTROL ORDINANCE, TOWN OF GREENFIELD, LA CROSSE COUNTY, WISCONSIN."

1.3 Purpose

The purpose of this Ordinance is to regulate and control the division of land within the unincorporated areas of Town of Greenfield in order to promote the public health, safety, morals, prosperity, aesthetics and general welfare of the Town.

1.4 Intent

It is the general intent of this Ordinance to regulate the division of land so as to:

Obtain the Wise Use, conservation, protection, and proper development of the Town's soil water, wetland, woodland, and wildlife resources and attain a proper adjustment of land use and development to the supporting and sustaining natural resource base;

Lessen congestion in the streets and highways;

Further the orderly layout and appropriate use of land;

Secure safety from fire, panic and other dangers;

Provide adequate light and air;

Prevent the overcrowding of land;

Avoid undue concentration of population;

Facilitate adequate provision for housing, transportation, water, sewerage, schools, parks, playgrounds, and other public requirements;

Secure safety from flooding, water pollution, disease, and other hazards;

Prevent flood damage to persons and properties and minimize expenditures for flood relief and flood control projects;

Prevent and control erosion, sedimentation and other pollution of surface and subsurface waters;

Preserve natural vegetation and cover and promote the natural beauty of the Town;

Restrict building sites on floodlands, shorelands, areas covered by poor soils, or in other areas poorly suited for development.

Facilitate the further division of larger tracts into smaller parcels of land;

Ensure adequate legal description and proper survey monumentation of subdivided land;

Provide for the Administration and enforcement of this Ordinance;  
Provide Penalties for its violation; and  
Implement the comprehensive plan or its components adopted by the Town, and in general to facilitate enforcement of Town development standards as set forth in the adopted comprehensive plans, adopted plan components, zoning ordinance and town building code.

#### 1.5 Abrogation and Greater Restrictions

It is not intended by this Ordinance to repeal, abrogate, annul, impair, or interfere with any existing easements, covenants, deed restrictions, agreements, rules, regulations or permits previously adopted or issued pursuant to law. However, where this Ordinance imposes greater restrictions, the provisions of this Ordinance shall govern.

#### 1.6 Interpretation

In their interpretation and application, the provisions of this Ordinance shall be held to be minimum requirements and shall be liberally construed in favor of the Town and shall not be deemed a limitation or repeal of any other power granted by the Wisconsin Statutes.

#### 1.7 Severability and Non-Liability

If any section, provision or portion of this Ordinance is adjudged unconstitutional or invalid by a court of competent jurisdiction, the remainder of this Ordinance shall not be affected thereby.

The Town does not guarantee, warrant, or represent that only those areas designated as floodlands will be subject to periodic inundation and that those soils listed as being unsuited for specific uses are the only unsuited soils within the Town and thereby asserts that there is no liability on the part of the Town Board, its agencies, or employees for sanitation problems or structural damages that may occur as a result of reliance upon, and conformance with, this Ordinance.

#### 1.8 Repeal

All other Ordinances or parts of Ordinances of the Town inconsistent or conflicting with this Ordinance, to the extent of the inconsistency only, are hereby repealed.

#### 1.9 Effective Date

This Ordinance shall be effective after a public hearing, adoption by the Town Board and publication or posting as provided by law.