

## TOWN OF WYOMING LAND DIVISION ORDINANCE

Whereas, the Town Board of the Town of Wyoming, Iowa County, Wisconsin has adopted a long range Land Use Plan; and

Whereas, in order to accomplish the adopted Land Use Plan's Goals and Policies, it is necessary for the Town to have this Land Division Ordinance; and

Whereas, the Town Board recognizes that this Town Land Division Ordinance is supplemental to the Iowa County Zoning and Subdivision Ordinance and the limited State regulations of land subdivisions under Chapter 236, Wisconsin Statutes; and

Whereas, after a careful review of conditions in the Town of Wyoming and the scope of existing Town, County and State regulations, the Town Board finds that those existing regulations fail to address the creation of parcels and the preservation of the agriculture and natural character of the Township, thereby necessitating the provisions of the Ordinance herein enacted.

NOW, THEREFORE, the Town Board of the Town of Wyoming, Iowa County, Wisconsin, does hereby ordain as follows:

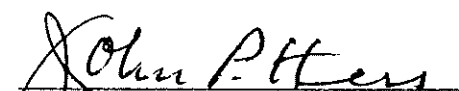
1. Adoption. The Town of Wyoming Land Division Ordinance is hereby adopted and shall henceforth be known as the Town of Wyoming Land Division Ordinance under Sec. 236.45, Wisconsin Statutes.
2. Applicability. This Ordinance shall apply to the creation of one or more parcels or tracts of land as the result of land division if such division creates parcels or tracts of land eighty (80) acres or less in area.
3. Division of agricultural Land. If the designated use of each of the parcels in the land division involves no change in use from a current agricultural use, the land division may be accomplished by means of a metes and bounds description based upon quarter quarter sections or by certified survey. Each parcel shall contain a minimum of 40 acres. Agricultural uses are defined in Section 3.3 of the Iowa County Zoning Ordinance. A land division made by this method shall be recorded per paragraph 7 of this Ordinance.
4. Division of Land for Non-agricultural Use. As a pre-condition of approval the property owner shall:
  - a. designate the use of all parcels created as well as the use of the remainder of the original parcel or tract.
  - b. submit a Certified Survey Map for each of the parcels involved, as per chapter 236.34 of Wisconsin Statutes.
  - c. submit statement of intent to keep remainder of original parcel in current use.
  - d. provide a site plan including proposed and existing location of buildings, roads, power lines, septic systems, storm water management, construction site erosion control, and any other improvements.
  - e. include in full all data required to be submitted to Iowa County under the Iowa County Private Sewage System Ordinance.

5. Roads. All proposed roads and driveways shall conform to Town standards and be maintained privately. All developers shall be required to institute permanent erosion control measures for driveways, roadways and building sites.
6. Standards. The purpose of this Land Division Ordinance is to allow Town review, approval, and enforcement of adopted Town Planning Policies and Goals in respect to parcel creations and site developments. This Town Land Division Ordinance hereby adopts by reference the Town of Wyoming Land Use Plan and directs full enforcement of these Policies and Goals in all parcel creation submittals and approvals and in all site development work.
7. Recording of Instruments. The property owner shall record along with the instrument creating or describing the parcel subject to this Ordinance, all documentation showing Town approval with the County Register of Deeds. By adoption of this ordinance, the Town of Wyoming requests the Register of Deeds accept only documents creating land parcels subject to this Ordinance in the Town of Wyoming that have the evidence of Town approval as specified herein.
8. Administrative Procedure for Town Review. This Town Land Division Ordinance hereby adopts by reference the procedures set forth in Review and Approval Process, Town of Wyoming Land Use Plan and directs their use in administration of this Ordinance.
9. Compliance. No subdivider shall divide any land located within the jurisdictional limits of these regulations which results in a subdivision, certified survey or a replat except as defined in Chapter 236, Wisconsin Statutes. No such subdivision, certified survey or replat shall be recorded and no improvements shall be made to said land without compliance with all requirements of this Ordinance, and the provisions of Chapter 236, Wisconsin Statutes.
10. Enforcement. This Ordinance thereby adopts by reference and includes as a full part of this Ordinance the following enforcement provisions from the Wisconsin State Statutes: Sec. 236.30; 236.31(1); 236.31(2); 236.31(3); 236.32; 236.335.
11. Applicability of this Ordinance is to Land Subdivisions Under Chapter 236, Wisconsin Statutes. This Ordinance shall apply in full to all land subdivision required to have Town approval under Chapter 236, Wisconsin statutes, as well as to land divisions to which this Ordinance is made applicable by the terms hereof.

Adopted this 8<sup>TH</sup> day of December, 1992, by the Wyoming Town Board.

  
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DAVID G. LIEGEL - Supervisor

  
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JEANNE L. WILLIAMS - Supervisor

  
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JOHN P. HESS - Chairman

ATTEST

  
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BEVERLY A. MILLER - Clerk