

**Ordinance Amendment
Town of Stiles
Oconto County, Wisconsin**

Ordinance No. 2021-3

Amending Town of Stiles Chapter 18: Subdivision Ordinance

The Town Board of the Town of Stiles pursuant to its authority under Sections, 60.10 (2)(c), 60.22(3), 61.34 (1), and 236.03, and 236.45 Wis. Stats. does hereby amend the Town of Stiles, Chapter 18: Land Division and Subdivision Regulations Ordinance and does ordain as follows:

Article 1: General Provisions

Section 1.3 (2), 1.3 (7), and 1.5 (1) are hereby repealed and recreated as follows:

Section 1.3 (2): Supplement Oconto County land division, zoning, and land use controls to help implement the Town of Stiles Comprehensive Plan and other town codes and ordinances.

Section 1.3 (7): Ensure that further development and division of lands are consistent with the Town of Stiles Comprehensive Plan and development standards set forth in plans, codes, and ordinances adopted by the Town Board.

Section 1.5 (1): The creation of at least one (1) but not more than five (5) parcels or lots 1.5 acres or more in size shall comply with the requirements of Article 2, Design Standards, Dedications and Improvements; Article 3, Minor Land Divisions; Chapter 13, Oconto County Land Division Ordinance; Town of Stiles Land Division Ordinance regulating lot sizes; and all other applicable terms of this Ordinance.

Article 2: Design Standards, Dedications, and Improvements

Sections 2.1 (1), 2.1 (2), 2.3 (1), 2.3 (2), 2.3 (3) are hereby repealed and recreated as follows:

Section 2.1 (1): Any land division, respective to both minimum lot size and proposed use, shall be in conformance with the Town of Stiles Comprehensive Plan and the Town of Stiles Land Division Ordinance Regulating Lot Sizes.

Section 2.1 (2): Development shall not be located within designated Environmentally Sensitive Areas (ESAs) generally located on the Plan Determinants Map (as found in the Town of Stiles Comprehensive Plan). ESAs are hereby defined as:

- A. Floodplains
- B. Wetlands
- C. Navigable Waterways
- D. Shorelands (75 foot building setback from navigable waterways as defined in the Oconto County Shoreland Ordinance)
- E. 12% slopes or greater

Section 2.3 (1): Removed

Section 2.3 (2): Renumber to 2.3 (1): If the land is located north of State Highway 22, the minimum lot size shall be five (5) acres, and

Section 2.3 (3): Renumber to 2.3 (2): If the land is located south of State Highway 22, the minimum lot size for residential lots shall be two (2) acres in all areas shown as agriculture and woodlands on the General Plan Design Map (as found in the Town of Stiles Comprehensive Plan). The minimum lot size for residential lots shall be one and one half (1.5) acres in all areas shown as residential on the General Plan Design Map (as found in the Town of Stiles Comprehensive Plan).

Article 3: Minor Land Divisions

Sections 3.1 (1), 2.1 (2), 2.3 (1), 2.3 (2), 2.3 (3) are hereby repealed and recreated as follows:

Section 3.1: Land divisions which create at least one (1) but not more than five (5) parcels or lots 1.5 acres or more in size are considered minor land divisions requiring approval under this section (also see Section 2.3). Approval of a Certified Survey Map (CSM) shall be required.

Article 4: Major Land Divisions

Sections 4.1 is hereby repealed and recreated as follows:

Section 4.1 Subdivision Plat Required: Land divisions which create five (5) or more parcels or lots which are 1.5 acres or more in size either through a single or successive divisions either by the same or subsequent owner(s) within a period of five (5) years shall be considered a major land division (also see Section 2.3). The applicant shall submit a preliminary plat of the major land division and shall follow the procedures established in this section.

Article 5: Definitions

Article 5 Definitions is revised to read as follows:

Comprehensive Plan. The adopted Town of Stiles Comprehensive Plan, including any subsequent amendments.

Lot. Designated parcel, tract, or area of land established by plat, land division, or as otherwise permitted by law to be conveyed, used, developed, or built upon as a unit.

Minor Land Division. The creation of one (1) but less than five (5) lots created by one or successive divisions within a period of five (5) years.

Adopted this 9 day of March, 2021.

Town of Stiles Town Board

By:

Steve Durr
Chairperson

Blaine Ziffer
Supervisor

RAT
Supervisor

Attest:

Marilyn A. Maguire
Town Clerk

Posted/Published March 26, 2021 (Indicate date and location(s))

Posted - Northwoods Power Equipment }
The store # 65 } March 25, 2021
Town Hall }