

B. Size. Lot area shall conform to the provisions of Title 18 except within unzoned towns, outside of the shoreland overlay district, the minimum lot area shall be 1.5 acres.

C. Side lot lines shall generally be at right angles to street lines or radial to curved streets or cul-de-sacs.

D. Double frontage lots shall be prohibited except when necessary to provide separation from heavily traveled streets or to overcome specific disadvantages of topography and orientation.

E. Access. No lot, land division or parcel shall be created or sold unless it fronts on a public or in a planned unit development approved private street for the minimum lot width required by Title 18 or if in an unzoned town, the minimum lot width and minimum lot frontage shall be 100 feet. Lots located on cul-de-sacs shall have the full lot frontage within 50 feet of the road right-of-way line.

F. Depth. Lots shall have a minimum average depth of 100 feet. Excessive depth in relation to width shall be avoided. For lots less than 5 acres, the ratio of depth to width shall not exceed 3:1. For lots greater than 5 acres, the ratio of depth to width shall not exceed 4:1 inclusive of the road right-of-way.

G. Corner lots with an interior angle of less than 135°, when located in a zoning district which permits lot widths of 100 feet or less, shall be platted with at least 15 feet of width over the minimum required for the zoning district.

H. Whenever a tract is divided into lots of 5 acres or less in area and more than twice the minimum required for the zoning district in which it is located, the committee may require such lots to be arranged and dimensioned so as to allow resubdivision.

I. In any plat or certified survey abutting a lake or stream, lands lying between the meander line and the water's edge and any otherwise unplattable land which lies between the proposed subdivision and the water's edge shall be included as parts of lots, or public dedications.

J. Size, depth and width of parcels designed for commercial or industrial use shall be adequate to provide for off-street parking and loading.

K. Flag lots. Flag lots shall be prohibited except where necessary to address topographic challenges, respond to existing development patterns, to preserve agricultural land or to minimize land use conflicts.

L. Environmentally Sensitive Areas. Environmentally sensitive areas shall be identified, legally described and monumented on all subdivision plats and certified surveys. No development or land disturbance activity shall be allowed within any environmentally sensitive area except after issuance of a permit from the county, such permit only to be issued if the owner demonstrates the proposed development or land disturbance activity is expressly allowed under any of the following:

1. Chapter 17.05, Storm Water Management and Erosion Control.
2. Title 18, Zoning.

M. **Contiguous Buildable Area.** In lieu of monumenting environmentally sensitive areas as required in L. above, the surveyor may choose to identify, legally describe and monument a contiguous buildable area as required in 18.77.080 A. on lots created in a subdivision plat or in a certified survey. Areas not included in the contiguous buildable area would not be available for development unless an amendment is reviewed and approved by the committee and a correction affidavit is filed in the register of deeds office. Each lot shall have a driveway access that connects the contiguous buildable area to a public or private road from which the lot takes access. (Ord. 155-19, Sec. 12-14, 2011; Ord. 153-31, Sec. 17-19, 2010; Ord. 147-90, Sec. 7, 2004; Ord 131-28 Sec.1, Ord. 130-19 Sec.1, 1986; Ord. 128-74 Secs..26,27, 1985; Ord. 80-81/286 Sec.2(part), 1981).

18.82.070 Easements. The committee may require easements for electric power, and communication facilities, storm and sanitary sewers, gas, water and other utility lines. Easements shall be of sufficient width for the proposed use and shall be placed wherever feasible along lot lines. All easements shall be noted on the final plat followed by a reference to the use or uses for which they are intended. (Ord. 80-81/286 Sec.2(part), 1981).

18.82.080 Planned unit development design.

A. **Generally.** With the approval of the committee, the subdivider may elect to apply for approval of a plat employing a planned unit development design. Under such a plan, dwelling units may be grouped on lots below the minimum size specified in Titles 17 and 18 and the remaining land in the tract shall be reserved for common open space or recreational uses.

B. **Standards for Planned Unit Development Design.**

1. The maximum number of lots or dwellings permitted in the development shall be determined by dividing the total area of the subdivision, excluding streets, by the minimum lot sizes required by Titles 17 and 18.

2. The remaining lands not proposed to be used for lots or for streets or other public facilities, shall be committed to remain in open space or recreational uses. This may be accomplished by conveyance in common to the owners of lots in the subdivision with the creation of a legally constituted homeowners' association to manage such land, or by dedication and acceptance by a local governing body. Dedication of such lands to the lot owners in common shall name the county as a beneficiary with enforcement powers pursuant to Wis. Stat. § 236.293.

3. Water supply and sewage disposal plans for the subdivision shall meet the standards of Title 8, NR 812 and Comm 83 and other applicable county codes and state law and administrative rule.

4. Plats submitted under this section shall be reviewed by the committee and shall be approved if found to conform to applicable standards of the code of general ordinances and state law, and effect on the carrying capacity of the land and water, impact on neighboring land, and ability of the design to accommodate sewage disposal. (Ord. 80-81/286 Sec.2(part), 1981).