

**LAND DIVISION ORDINANCE AMENDMENT
TO REPEAL AND RECREATE SECTION 6.1.A.2.a DENSITY/USE STANDARDS**

ORDINANCE NO. 2025-1

AMENDMENT #2024-004 OF THE ASHIPGUN LAND DIVISION ORDINANCE

WHEREAS, the Town of Ashippun Plan Commission has proposed repealing and recreating 6.1.A.2.a Density/Use Standards; and

WHEREAS, the Town of Ashippun Town Board finds that incorporating the terms and conditions recommended by the Plan Commission is appropriate and will serve the health, safety and welfare of the Town.

NOW, THEREFORE, the Town Board of the Town of Ashippun, Dodge County, Wisconsin, DOES HEREBY ORDAIN AS FOLLOWS:

SECTION 1:

ARTICLE VI - DESIGN STANDARDS – MINOR SUBDIVISION

6.1 Lot and Block Layout

Lot and block layouts shall recognize the capacity of the soil and water resources and shall be designed to least disturb the existing terrain, flora, fauna, and water regimen and to meet the County Zoning and Sanitary Ordinances.

A. Lots

The size, shape and orientation of lots shall be appropriate for their location and the type of development contemplated, and shall conform to the following lot size, width and density requirements.

1. Minimum Lot Size and Width

- a. Lots served with public sanitary sewer shall be a minimum of eighteen thousand (18,000) square feet. The lot width shall be a minimum of eighty (80) feet of width at the building line. A minimum of eighty (80) feet of width is required at the front lot line of the street or road, except in areas of excessive curve or on cul-de-sacs where a minimum of sixty (60) feet of width at the front lot line shall be required.
- b. Lots not served with public sanitary sewer, which shall have access onto a minor street or onto an arterial or collector street, as identified on the Town of Ashippun Official Map, shall be a minimum of one (1) acre and a maximum of two (2) acres with at least one hundred fifty (150) feet of width at the building line and front lot line at the street or road while maintaining adequate site

distance between driveways.

2. Density / Use Standards

Non-farm Residential Uses in Agricultural Districts A-2 as shown on the County Maps for the Town of Ashippun:

Single-family residential dwellings, including previously existing farm dwellings and buildings resulting from farm consolidation, that are located on separate non-farm residential lots or parcels divided from a farm parent tract are subject to the following limitations and requirements:

- a. The number of non-farm lots that can be divided from a parent tract shall be limited in order to provide for the retention of the remaining lands for exclusively agricultural purposes. Therefore, parent tracts comprised of a minimum of 2 contiguous, gross acres are granted limited non-farm development rights as provided below.

Density standards within the A-2 General Agricultural Zoning District shall be as shown in Table below:

Parent Parcel Total Area (Acres)	Number of New Lots Allowed
Less than 2 acres	0
2 acres up to 39.9 acres	1
40 acres up to 79.9 acres	2
80 acres up to 119.9 acres	3
Over 120 acres	4 (Maximum)

SECTION 3: SEVERABILITY.

Several sections of this ordinance are declared to be severable. If any section or portion thereof shall be declared by a court of competent jurisdiction to be invalid, unlawful or unenforceable, such decision shall apply only to the specific section or portion thereof directly specified in the decision and shall not affect the validity of any other provisions, sections, or portions thereof of the ordinance. The remainder of the ordinance shall remain in full force and effect. Any other ordinances whose terms are in conflict with the provisions of this ordinance are hereby repealed as to those terms that conflict.

SECTION 4: EFFECTIVE DATE.

This ordinance shall take effect immediately upon passage and posting or publication as provided by law.

Dated this 8th day of January 2025.

James H. Meyer, Chairman

Athena Big Mountain, Supervisor

David Guckenberger, Supervisor

Austin Borchardt, Supervisor

David J. Adkins, Supervisor

ATTEST:

Michelle Liesener, Town Clerk