

**Town of Bloomer Land Division Ordinance**  
Ord 2021-01

**Section 1: Authority.** s 60.10, s 236.45, Wisconsin Statutes.

**Section 2: Purpose.**

- A. To guide the future growth and development of the Township in accordance with the adopted comprehensive plan and Township of Bloomer Zoning Ordinances.
- B. To facilitate the orderly and beneficial development of the Township through well-planned land division consistent with workable design standards.
- C. To prevent overcrowding of the land and undue congestion of the population.

**Section 3: Scope.**

This ordinance is applicable to all the land within the Township of Bloomer, and to all divisions thereof, except for the City of Bloomer's Extraterritorial Plat Approval jurisdiction (See Attached Map).

**Section 3: Limitations.**

Limitation on Creation of Residential Lots in the Agricultural Production (AP) Zoning District  
No lot proposed for residential use may be created by the subdivision of a tract of land situated in the AP Zoning District unless the proposed lot, and a 35-acre parcel, less the proposed lot hereafter referred to as the farmland preservation parcel (FPP) of the tract from which it is to be severed, fulfill the following requirements set forth in Title VII of the Town of Bloomer Zoning Code:

- A. Farmland Preservation Parcel (FPP) means a contiguous 35 acre or larger portion of the original tract of land that is being divided by means of a certified survey map under this Ordinance less the acreage of the residential lot of, and from 1-1/2 to 5 acres in size.
- B. The FPP shall be used for purposes permitted and conditionally permitted under 7.2 and 7.3 of the Zoning Code, except for residential use.
- C. A conservation easement which shall be imposed on and recorded against the FPP before or at the time of the granting of approval of the creation of the residential lot in question, or as an alternative the proposed residential lot may be rezoned to Rural Residential (RR) District.
- D. The residential lot shall be conveyed by a deed approved of by the Town of Bloomer that references the conservation easement impressed upon the associated FPP.
- E. The residential lot proposed to be created shall be not less than one and one half (1 1/2) acres to not more than five (5) acres in size.

**Section 4: Subdivision Plats & Certified Survey Maps.**

- A. All plats, preliminary plats and CSM' s (certified survey maps) and any changes to existing CSM' s will be approved and signed by the Town Board and may be referred by the Town Planning Commission. Approval may be contingent upon compliance with any other applicable Town, County, or State statute, ordinance, or rule, and upon compliance with any storm water management plans and facilities which may be required to affect the purposes of s. 281.33 Wisconsin Statutes. Plats and CSM' s must be placed on file with the Town Clerk along with storm water plans.
- B. All Subdivision Plats shall be considered for approval by the Town Board, as provided in is. Stat. 236 and the basis for approval or disapproval shall be as set forth in ~~Section~~ *Statute* 236.

- C. In addition to the minimum lot size, all private or subdivision roads shall meet the provisions of New Town Highways and Private Driveway Standards.
- D. Roads shall be built to final grade along with utilities in place in all consecutive CSM's and plats before building permits will be issued.
- E. Approval and signing of all CSMs will be done at the next scheduled board meeting. Any special meeting called to expedite will be at the expense of the applicant.

**Section 5: Penalties:**

In addition, the enforcement of this section may be by means of the withholding of building and/or sanitary permits, imposition of forfeitures, removal of any driveways, culverts, buildings or other improvements, and injunctive action.

**Section 6: 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, ordinances, or permits previously adopted or issued pursuant to law. However, where this ordinance imposes greater restrictions, the provisions of this ordinance shall govern.

**Section 7: Severability and 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.

**Section 8: Interpretation:**

The provisions of this ordinance shall be held to be minimum requirements and shall be liberally construed in favor of the Township and shall not be deemed a limitation or repeal of any other power granted by the Wisconsin Statutes and related administrative codes.

**Section 9: Compliance:**

Any subdivider creating land divisions or land combinations within the jurisdictional limits of this ordinance shall not be entitled to recording unless such division or combination follows the provisions of this ordinance and applicable zoning ordinances of the Town of Bloomer.

- A. Pursuant to Chapter 236 of the Wisconsin Statutes, zoning and/or land use concerns within Extraterritorial Plat Approval jurisdiction shall be resolved by the County or Town having zoning jurisdiction, before a preliminary plat may be considered by the City pursuant to Section 2.7 of the Cooperative Agreement with the Towns, Section 14-1-31(h)(5) of the Bloomer City Code.

Town of Bloomer

Dated this 8<sup>th</sup> Day of February 2021

By: [Signature]

By: [Signature]

By: Brian K Luck

Attested By: Roxane Gerdink

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Bloomer Town Hall  
Birch Point Resat  
Willies Rv

City of Bloomer Extraterritorial Plat Approval Jurisdiction

