

— 0-01-2015 —

Building Ordinance

Township of Otter Creek, Dunn County Wisconsin

The town board of the Town of Otter Creek, Dunn County Wisconsin, in order to provide for the orderly growth and development of the Town of Otter Creek, and the enhancement of health, safety and general welfare of the public does ordain as follows:

Section 1

All subdivisions within the Township of Otter Creek shall meet the following minimum requirements:

- a. Access to each lot shall be provided from a public street or highway by the real estate developer or person submitting the subdivision plat, or the seller of the property.
- b. Any access road or driveway constructed must comply with the terms of the Township Driveway Ordinance and must be suitable for emergency vehicle, school bus, and road maintenance equipment access.
- c. All streets and highways in such plats shall be of comparable width, but in no event with a road easement less than 4 rods wide. All new roads submitted by a developer or other person to the township for inclusion as a public road shall be constructed to current Town Road Standards with a minimum of a 6" gravel base, 2" thick by 20' wide asphalt surface, and 2' wide gravel shoulders. All expenses for the road shall be paid by the applicant. The township may reject or accept such roads at its discretion.
- d. The minimum lot size for all lots shall be 5 acres. Any lot less than 5 acres which was created before requirements for 5 acre minimum lot sizes, may be issued a building permit. However, an acreage under 5 acres totally, that is platted out before this ordinance, must be sold in its entirety. Such lots may be divided if the new lots are combined with adjacent lots to create at least five acres when combined with adjacent parcels.

Section 2

- a. No dwelling or mobile home shall be erected, placed upon, converted, enlarged, or structurally altered to the extent of increasing the square foot interior of the building without first obtaining a township building permit. Open additions such as decks do not require a permit.
- b. No township permit shall be issued for the erection or placement of more than one dwelling on any 5 acre lot.

Section 3

Applications for building permits shall be made to the Township through the Town Clerk on forms furnished by the town and shall include the following:

- a. The name and address of the applicant, the owner of the lot, the builder, or contractor.
- b. A description of the proposed site for the structure, including a location sketch showing the size of the lot, the location of the structure, and locations of roads.
- c. A description of the adjacent structures on abutting land.