

## CHAPTER 18

### SUBDIVISION AND PLATTING

18.01 PURPOSE. The purpose of this chapter is to promote public health, safety and general welfare of the inhabitants of the Town and to control the use and development of the land within the Town.

18.02 APPLICABILITY. This chapter shall apply to all land in the Town within 300 feet of the high watermark of any lake or watercourse within or partially in the Town.

18.03 (1) MINIMUM LOT SIZE: With the area to which this chapter is applicable, no land shall be subdivided in any manner so as to create a lot small in size than 200 feet of water frontage and 60,000 square feet of land area. (2) PRIVATE OR EASEMENT ROADS: (a) Shall be named in accordance with Ch. 8.03 and be approved by the Clerk or applicable Town authority (b) The plat developer shall pay for the cost of the road sign; town shall provide house number (plastic on aluminum slide-plate) and metal post.

18.04 APPEALS: (1988) Any person aggrieved or adversely affected by the terms or provisions of this section, may appeal to the Board of Appeals of the Town for a hearing. A hearing fee of \$85.00 must be paid upon application of the request for a hearing. This is not refundable.

18.05 VARIANCE: The Board of Appeals shall have the power upon appeal to authorize such variance from the terms and provisions of this chapter as will not be contrary to the public interest nor violate the Vilas County Land Zoning and Water Protection Ordinance. The Board of Appeals shall limit and restrict the granting of such variances to those instances in which, due to special conditions, a literal enforcement of this section would result in extreme hardship or a denial of due process of law.

18.06 LIMITATIONS OF ORDINANCES: At the discretion of the property owner, the lawful use of any building or land as existing and lawful on the date of enactment of this chapter may be continued even though such use may not be in conformity with the provisions of this section. No provision of this section shall be interpreted or construed to prohibit the construction or alteration of a single family dwelling on a lot or tract of land smaller than the minimum requirements of this chapter, provided such single lot or tract was recorded as such prior to the date of the enactment of this section.

18.10 PENALTIES: (1) Except as otherwise provided, any person found in violation of any provision of this chapter or any order, rule or regulation made hereunder shall be subject to a penalty as provided in 25.04 of this Code of Ordinances.

(2) In addition to the penalty as provided in sub. (1), compliance may be enforced by injunctive order at the suit of the Town, county or the owner or owners of the land within the Town.