

use shall be adequate to provide for off-road service and parking required by the use contemplated.

- (f) The width of lots shall conform to the requirements of the Zoning Code.
- (g) Corner lots shall have an extra width of 15 feet to permit adequate building setbacks from side roads.
- (h) Lands lying between the meander line and the water's edge and any otherwise unplattable lands which lie between a proposed subdivision and the water's edge shall be included as part of lots, outlots or public dedications in any plat abutting a lake or stream.
- (i) Back lot development or lake lot pyramiding is prohibited. Lots abutting a lake which are zoned for single-family residential development shall be used on a continuing basis for only one family. The purchase of a single lot or outlot abutting a lake shall not be used as access for lots, subdivisions or other developments located away from the lake.
- (j) Flag lot is a lot not fronting on or abutting a public road and where access to the public road system is by a narrow strip of land, easement, or private right-of-way. Flag lots are not generally considered to conform to sound urban design principles, and it is the Town Board's policy not to create a flag.
- (k) Plan Commission may allow flag lots in a rural setting if it is decided that it's the best use of the property.

18.10(4)(K)

(5) BUILDING AND SETBACK LINES. Building setback lines appropriate to the location and type of development contemplated, which are more restrictive than the regulation of the zoning district in which the plat is located, may be required by the Town Board and shall be shown on the final plat or certified survey map. Examples of the application of this provision would include requiring greater setbacks on cul-de-sac lots to achieve the necessary lot width at the setback line, requiring greater setbacks to conform to setbacks of existing adjacent development, or setting special yard requirements to protect natural resource elements.

(6) EASEMENTS. (a) Utility Easements. The Town Board may require utility easements of widths deemed adequate for the intended purpose of each side of all rear lot lines and on side lot lines or across lots where necessary or advisable for electric power and communication poles, wires, conduits, storm and sanitary sewers; and gas, water and other utility lines. All easements shall be noted on the final plat followed by reference to the use or uses for which they are intended.

- 1) Utility easements – 10 ft. minimum
- 2) Drainage easements – 30 ft. minimum
- 3) Pedestrian easements – 10 ft. minimum
- 4) Access/maintenance easement – 10 ft. minimum

- (b) Drainage Easements. Where a subdivision is traversed by a drainage way or stream, an adequate easement shall be provided as may be required by the Town Board. The location, width, alignment, and improvement of such drainageway or easement shall be subject to the approval of the Town

# ORDINANCE NO. 2015-03

Amending Chapter 18 of the Town of Kewaskum Code of Ordinances

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**WHEREAS**, it was the consensus of the Town of Kewaskum Plan Commission and Town Board that clarification was needed in regards to flag lots in rural settings within the township.

**WHEREAS**, Section 18.10(4) (k) is being created to give the plan commission the ability to decide if a flag lot located in a rural setting would be the best use of the property

**NOW, THEREFORE**, the Town Board of the Town of Kewaskum, do ordain as follows:

**Section 1: Create Section 18.10(4) (k) as follows:**

18.10(4) (k) Plan Commission may allow flag lots in a rural setting if it is decided that it's the best use of the property.

**Section 2:**

This Ordinance shall be published as provided by law and in full force on

\_\_\_\_\_, \_\_\_\_\_

Dated this \_\_\_\_\_ day of \_\_\_\_\_

\_\_\_\_\_  
Scott J. Wollner, Chairperson

\_\_\_\_\_  
Michael Otten, Supervisor

\_\_\_\_\_  
Mark Herriges, Supervisor

Attest:

\_\_\_\_\_  
Nancy Boden, Clerk