

TOWN OF WARREN  
ST. CROIX COUNTY, WISCONSIN

ORDINANCE NO. 2024 - 09-16

AN ORDINANCE TO AMEND THE ORDINANCE RELATING TO SUBDIVISION AND  
PLATTING FOR THE TOWN OF WARREN, ST. CROIX COUNTY, WISCONSIN

The Town Board of the Town of Warren, St. Croix County, Wisconsin, hereby ordains Title 14, Chapter 1, amended as follows:

1. Title 14, Chapter 1, Article B, Section 14-1-10 of the Town's Code of Ordinances is hereby amended to include the following definition:  

(42) **Dwelling Unit.** A structure or that part of a structure which is used or intended to be used as a home, residence, or sleeping place by 1 person or by 2 or more persons maintaining a common household, to the exclusion of all others. For the avoidance of doubt, a duplex is deemed to have 2 dwelling units.
2. Title 14, Chapter 1, Article E, Section 14-1-42(a) is hereby amended to add Section 14-1-42(a)(7), which reads as follows:  

(7) Density shall not exceed 1 dwelling unit per 2 acres.
3. Notwithstanding the foregoing, a parcel or lot that (a) is less than 4 acres in area but is at least 2 acres in area and (b) has been created by plat (including shadow/ghost plats) or certified survey map prior to the effective date of this Ordinance may have a duplex on such parcel or lot; provided, however, (x) such parcel or lot must meet the requirements of St. Croix County's zoning ordinance and any other applicable laws and regulations and (y) if such parcel or lot is re-subdivided, a duplex shall no longer be permitted on any lot resulting from such re-subdivision.
4. If a court of competent jurisdiction judges any section, clause, provision, or portion of this Ordinance unconstitutional or invalid, the remainder of this Ordinance shall remain in force and not be affected by such judgment.
5. This Ordinance shall be effective the day after posting or publication by the Town Clerk. The Town Clerk shall properly post or publish this Ordinance as required under Wis. Stat. § 60.80.

Adopted by the Town Board on Sept. 16, 2024.

TOWN OF WARREN

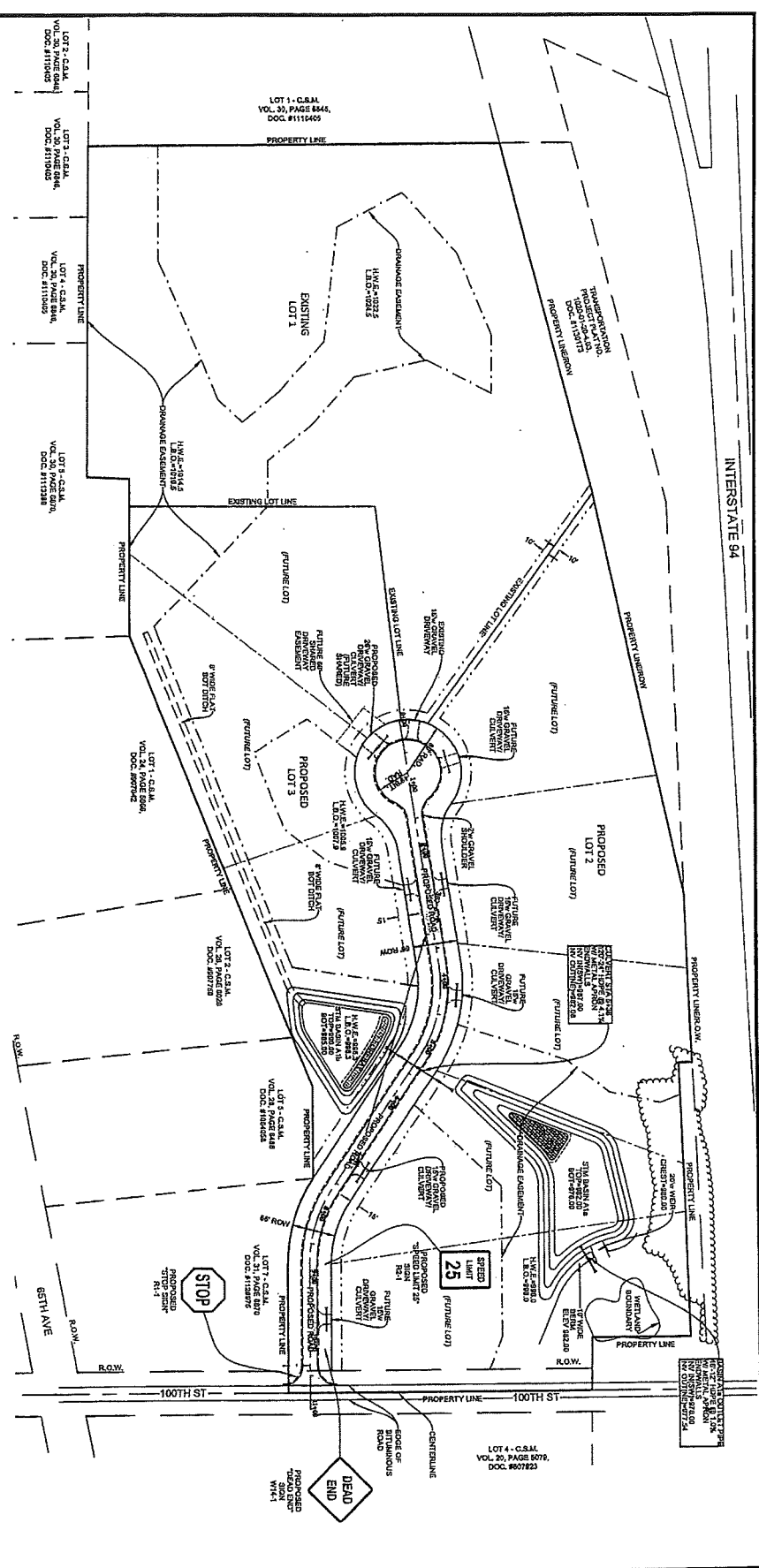
By: Gene Hanson

Gene Hanson, Chairman

Attest: Deina Shirmer

Deina Shirmer, Town Clerk

Published: Sept. 25, 2024




### LEGEND

PROPERTY BOUNDARY	EXISTING/PROPOSED TIE LINE
EXISTING LOT LINE	PROPOSED DRAINAGE EASEMENT
ADJACENT PROPERTY BOUNDARY	PROPOSED UTILITY EASEMENT
FUTURE LOT LINE	PROPOSED EASEMENT
PROPOSED RIGHT-OF-WAY	PROPOSED UTILITY CULVERT
EXISTING RIGHT-OF-WAY	
PROPOSED DRIVEWAY	

- ### GENERAL SITE NOTES
- CONTRIBUTION TO OBTAIN PERMITS/REQUIREMENTS FROM THE TOWNSHIP TO THEM IN ORDER TO AVOID PROBLEMS TO ANY WORK BEING CONDUCTED ON THE SITE. THE TOWNSHIP SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE CONTROL STRUCTURES AND SHALL BE COORDINATED WITH TOWNSHIP STAFF, AS REQUIRED.
  - CONNECTION TO FIELD VERIFY AND LOCATE ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
  - CONNECTION TO COORDINATE RELOCATION OF ANY SMALL UTILITIES, AS REQUIRED.
  - CONNECTION SHALL MAINTAIN TRAFFIC ACCESSIBILITY ALONG THE PROJECT.
  - NO TRUCKS OR TRAILERS ARE TO BE REMOVED WITHOUT THE PRIOR APPROVAL OF THE OWNER.
  - ALL STREET SIGNAGE SHALL BE IN ACCORDANCE TO THE TOWNSHIP'S SIGNAGE MANUAL AND SHALL BE INSTALLED PRIOR TO THE START OF CONSTRUCTION FOR STREETS AND HIGHWAYS.



PROJECT: <b>GLENRIDGE PROPERTIES C.S.M. DICK STOUT</b> TOWN OF WARREN, ST. CROIX COUNTY, WI	 <b>Auth-Consulting/associates</b> <small>287 Lindbergh &amp; Division of S. 6th</small>	<b>DESIGNER:</b> <small>Auth-Consulting/associates          287 Lindbergh &amp; Division of S. 6th          Kenosha, WI 53141          Tel: 734-44-1717          Fax: 734-44-1627          www.authconsulting.com</small>	<b>DRAWING PHASE:</b> OWNER REVIEW ARCHITECT REVIEW NO DOCUMENT FOR CONSTRUCTION AS-BUILT DOCUMENT	<b>DRAWN BY:</b> E.M.C. <b>CHECKED BY:</b> ZPF <b>DATE:</b> 05/22/23 <b>DWG FILE:</b> C3.0-S14 <b>REF FILE:</b> 5019-025 <b>JOB NUMBER:</b> 5019-025	<b>RELEASED FOR REVIEW:</b> ZPF <b>DATE:</b> 06/01/23 <b>REVISION DESCRIPTION:</b>
		<b>SCALE:</b> 1" = 40' 1/8" = 5'	<b>PROJECT NO.:</b> <b>C3.0</b>		