

Ordinance No. 2020-16

AN ORDINANCE TO AMEND CHAPTER 1 OF TITLE 14 AND CHAPTER 3 OF TITLE 14 OF THE CODE OF ORDINANCES FOR THE VILLAGE OF CALEDONIA GOVERNING MINOR LAND DIVISIONS AND SUBDIVISIONS PERTAINING TO THE SHAPE AND ORIENTATION OF FLAG LOTS IN MINOR LAND DIVISIONS (VIA CERTIFIED SURVEY MAP) AND SUBDIVISIONS AND SETTING FORTH CRITERIA THAT THE VILLAGE MAY CONSIDER IN GRANTING A WAIVER TO ALLOW A FLAG LOT

The Village Board of the Village of Caledonia, Racine County, Wisconsin, do ordain as follows:

1. That Sec. 14-1-5(g)(1)(b) of the Code of Ordinances for the Village of Caledonia be, and hereby is, amended to read as follows:

"b. **Flag Lots.** Flag Lots shall not be approved unless a waiver is granted by the Plan Commission under this subsection. The Plan Commission may allow a Flag Lot under the following circumstances:

- i. The parent lot is irregular in shape;
- ii. The parent lot is already a Flag Lot;
- iii. The parent lot contains encumbrances such as wetlands, floodplain or environmental corridors;
- iv. Allowing of the Flag Lot would eliminate a landlocked parcel;
- v. The parent lot is located outside of the water and sanitary sewer service area; and
- vi. Other abnormal circumstances specific to the parcel as recommended by the Public Works Director."

2. That Sec. 14-1-5(g)(3)(b) of the Code of Ordinances for the Village of Caledonia be, and hereby is, amended to read as follows:

"b. The ratio of the entire length of the side of a residential lot to the frontage on the public street or at the setback line, whichever is greater, of the lot shall not be greater than 2.5:1 unless waived by the Plan Commission. Long lots normally cannot be divided without exceeding the 2.5:1 ratio. The Public Works Director may recommend allowing an exceedance by waiver of the 2.5:1 ratio based on surrounding lots, availability of utilities and/or to eliminate a land locked parcel."

3. That Sec. 14-3-4(c)(2)(c)(i)(b) of the Code of Ordinances for the Village of Caledonia be, and hereby is, amended to read as follows:

- "b. **Flag Lots.** Flag Lots shall not be approved unless a waiver is granted by the Plan Commission under this subsection. The Plan Commission may allow a Flag Lot under the following circumstances:
- i. The parent lot is irregular in shape;
 - ii. The parent lot is already a Flag Lot;
 - iii. The parent lot contains encumbrances such as wetlands, floodplain or environmental corridors;
 - iv. Allowing of the Flag Lot would eliminate a landlocked parcel;
 - v. The parent lot is located outside of the water and sanitary sewer service area; and
 - vi. Other abnormal circumstances specific to the parcel as recommended by the Public Works Director."

4. That Sec. 14-3-4(c)(2)(c)(ii) of the Code of Ordinances for the Village of Caledonia be, and hereby is, amended to read as follows:

- "b. The ratio of the entire length of the side of a residential lot to the frontage on the public street or at the setback line, whichever is greater, of the lot shall not be greater than 2.5:1 unless waived by the Plan Commission. Long lots normally cannot be divided without exceeding the 2.5:1 ratio. The Public Works Director may recommend allowing an exceedance by waiver of the 2.5:1 ratio based on surrounding lots, availability of utilities and/or to eliminate a land locked parcel."

5. This ordinance shall take effect upon adoption and publication as required by law.

2nd Adopted by the Village Board of the Village of Caledonia, Racine County, Wisconsin, this day of November, 2020.

VILLAGE OF CALEDONIA

By: James R. Dobbs
James R. Dobbs, President

Attest: Karie Pope
Karie Pope, Clerk