

TOWN OF FREEDOM PROPOSED ORDINANCE 2024-06

AN ORDINANCE REPEALING CHAPTER 18: LAND DIVISION REGULATIONS  
AND ADOPTING AND RECREATING A NEW CHAPTER 18: LAND DIVISION  
REGULATIONS

The Board of Supervisors of the Town of Freedom, Wisconsin hereby ordain as follows:

WHEREAS, the Town of Freedom is authorized to prepare and adopt a land division ordinance under Wis. Stat. ch. 236, and amendments thereto; and

WHEREAS, Chapter 18 Land Division Regulations currently serves as the Town's land division ordinance; and

WHEREAS, the Town of Freedom Plan Commission has recommended comprehensive changes to Chapter 18 Land Division Regulations; and

WHEREAS, the new ordinance recreating Chapter 18 Land Division Regulations will serve as the Town's land division ordinance; and

WHEREAS, the Town Plan Commission has held a public hearing on this ordinance, in compliance with Wis. Stat. ch. 985, and following such hearing the Town Board considered public comments and the recommendation of the Town Plan Commission.

NOW, THEREFORE, the Board of Supervisors of the Town of Freedom, Wisconsin, DOES HEREBY ORDAIN AS FOLLOWS:

SECTION 1: Chapter 18 Land Division Regulations is hereby repealed, and Chapter 18 Land Division Regulations, which is attached hereto and incorporated herein as Exhibit A, is hereby created.

SECTION 2: Severability. If any section, clause, provision, or portion of the newly created Chapter 18 Land Division Regulations is adjudged unconstitutional or invalid by a court of competent jurisdiction, the remainder of Chapter 18 Land Division Regulations shall not be affected thereby. If an application of Chapter 18 Land Division Regulations to a particular structure, land, or water is adjudged unconstitutional or invalid by a court of competent jurisdiction, such judgement shall not be applicable to any other structure, land, or water not specifically included in said judgement. If any requirement or limitation attached to an authorization given under Chapter 18 Land Division Regulations is found invalid, it shall be presumed that the authorization would not have been granted without the requirement of limitation and, therefore, said authorization shall also be invalid. Any other ordinances whose terms are in conflict with the provisions of this ordinance are hereby repealed as to those terms in conflict.

SECTION 3: EFFECTIVE DATE. This ordinance shall take effect upon approval and publication.

Dated the 20<sup>th</sup> day of November 2024.

TOWN BOARD, TOWN OF FREEDOM

By: *Justin Schumacher*  
Justin Schumacher, Town Chair

ATTEST:

*Dana McHugh* *11/20/2024*  
Dana McHugh, Town Clerk

ATTACHMENTS: Exhibit A (Chapter 18 Land Division Regulations Town of Freedom)

**ADOPTED: October 23, 2024**

**PUBLISHED: November 20, 2024**

**Town of Freedom**  
**Notice of Newly Enacted Ordinance**

Please take notice that, on Wednesday, October 23, 2024, the Board of Supervisors of the Town of Freedom adopted the following ordinance:

Ordinance 2024-06, entitled "AN ORDINANCE REPEALING CHAPTER 18: LAND DIVISION REGULATIONS AND ADOPTING AND RECREATING A NEW CHAPTER 18: LAND DIVISION REGULATIONS." The ordinance recreates Chapter 1 of the Town of Freedom Code of Ordinances to, among others, establish standards through which to ensure:

- The orderly layout of land.
- Adequate parks, outdoor recreation facilities, pedestrian facilities, and bicycle facilities are an integral component of future residential development.
- Creation of an efficient transportation system, integrating future development into the current street and road network.
- All future lots are designed to minimize negative impacts to existing development and the natural landscape.
- Opportunities to develop conservation design subdivisions.

This ordinance shall take effect upon publication of this notice. The full text of this ordinance may be obtained from Town Hall located at W2004 County Highway S, Freedom, WI, 54131, or through the Town's website at <http://www.townoffreedom.org/>. The phone number for the Town Clerk is 920-7884548.

Dana McHugh  
*Town Clerk*