

**VILLAGE OF GREENVILLE ORDINANCE No. 2-24**  
**AMENDING SECTION §270-8**  
**RESTRICTIONS ON LOT CREATION**

**§ 270-8 Restrictions on lot creation.**

[NOTE: Reference §§ 270-11 and 270-12.]

**A. Purpose.**

- (1) To protect and preserve open spaces in Greenville.
- (2) To protect and maintain farms and agricultural lands and to facilitate farm consolidation and operation.
- (3) To minimize adverse visual effects of scattered and ad hoc growth.
- (4) To maximize the efficient use of existing public infrastructure in Greenville.
- (5) To maximize the efficient provision of public services in Greenville.

**B. Lots required. No lot or parcel shall hereafter be created by deed or any other means other than by an approved and recorded certified survey map or subdivision plat.**

**C. Restrictions on land divisions (CSM) and subdivision plats.**

(1) Land division (CSM): Not more than 10 new individual lots outside of the Greenville Sewer Service Area shall be created by land division [certified survey map (CSM)] within any given calendar year (January 1 to December 31). The following are exceptions to these regulations:

- (a) One lot for a parent or child of a lot owner who resides on the parcel proposed to be divided.
- (b) Any division created by the extension of a public right-of-way or other act of Greenville.

(2) Subdivision plats: Subdivision plats shall be prohibited outside of the Greenville Sewer Service Area.

(3) Sewer service area. Any subdivision or minor land division in the sewer service area boundary, as established by East Central Wisconsin Regional Planning Commission, shall be serviced by public sewer and water. Any minor land division (certified survey map) in the sewer service area boundary, as established by East Central Wisconsin Regional Planning Commission, shall be serviced by public sewer and water except for any lot where there is an existing building or structure currently utilizing a private on-site sanitary system. The Greenville Village Board may allow exceptions where the property to be serviced by well and/or septic is used for a purpose beneficial to the community.

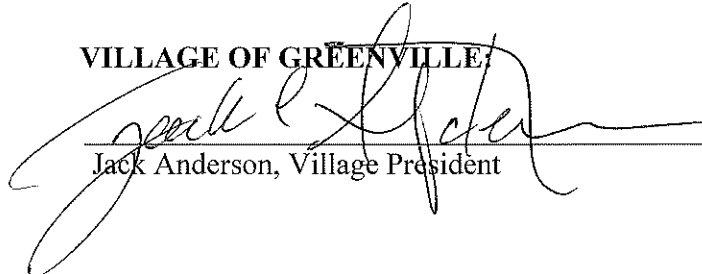
**D. Administration.**

- (1) Reports to the Planning Commission and Board. The Greenville Clerk or his/her designee shall keep a record of each submittal for land divisions outside of the Greenville Sewer Service Area. The Greenville Clerk or his/her designee shall provide a monthly report to the Planning Commission and Board with the number of lots proposed to be created and the number of lots already created in the current calendar year.

(2) Submittals exceeding lot restrictions.

(a) In the event Greenville receives approval requests for land divisions exceeding the maximum allowable number of lots outside of the Greenville Sewer Service Area, review of the requests shall be in the order in which they were received. Within 30 days of receipt of such land division, the Planning Commission shall notify the applicant, in writing, the submittal would not meet the requirements of this chapter and reject the land division until such time the proposed division would not exceed the restrictions herein. The residual number of allowable lots shall carry over into the succeeding calendar year. Thereafter, the Planning Commission and Board, in the order of submittal, shall take action to approve, conditionally approve or reject the land division consistent with this chapter.

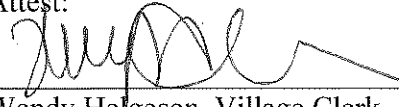
**VILLAGE OF GREENVILLE**



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Jack Anderson, Village President

Attest:



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Wendy Helgeson, Village Clerk