

**Town of Greenfield, Sauk County, Wisconsin  
Standing Policy Addendum**

**Multiple Residences On One Lot of Record**

**Whereas** Feb. 17, 1998, the Town of Greenfield re-zoned to Resource Conservancy District-35 (RC-35) as defined by Section 7.10 of the Sauk County Zoning Ordinance,

**And whereas** the enactment of this zoning designation made some existing lots of record with multiple single-family residences non-conforming in that each home was then located on a parcel of land less than 35 acres,

**And whereas** the intent of the Town Board at the time it sought RC-35 zoning was to permit the continued presence of these existing multiple residences on lots of record less than 35 acres per residence, and each be entitled to a separate certified survey map (CSM),

**Now therefore be it resolved by the Greenfield Town Board** that it is the Town of Greenfield's policy to approve creating separate certified survey maps for any lots of record containing more than one lawful single-family residence as of Feb. 17, 1998 when the town adopted RC-35 notwithstanding the fact that such residence may be on a parcel less than 35 acres. A listing of the lots of record with multiple residences subject to this policy is attached. Subject to the conditions set forth below, the Board approves re-zoning so as to allow the creation of a separate CSM for each such residence.

The town's approval to permit creating separate CSMs and re-zone them is subject to the following:

1. A survey map shall be completed on the original lot of record for which division is sought under the multiple residence policy, showing the proposed divisions.
2. The new lot configuration shall not exceed the existing single-family residence density.
3. Property divided under the multiple residence policy may not be further divided in the future regardless of whether such further division would otherwise be permitted by the new zoning designation. Any owner seeking to create separate CSMs shall certify this condition through such easement or restrictive covenant as may be required by the Town Board and each lot of the new CSM (s) shall contain the following language: "This lot is subject to easement and may not be further divided."
4. This policy only affects lots of record in which the existing residences meet the minimum footage requirement of 750 square feet.
5. The landowner/applicant shall pay all recording fees necessary to comply with this policy in addition to standard land use application fees.

This standing policy shall take effect immediately upon an approval in the manner provided by law.

Approved: \_\_\_\_\_ (date)

Ayes: \_\_\_\_\_

Nays: \_\_\_\_\_

\_\_\_\_\_  
Jeneane Burton, Town Clerk

\_\_\_\_\_  
Terry Turnquist, Chairman

\_\_\_\_\_  
William Clark, Supervisor 1

\_\_\_\_\_  
John Geoghegan, Supervisor 2

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*Properties Subject To Policy*

<b>Landowner name</b>	<b>Address</b>	<b>Tax Parcel #</b>
1. Pat L. and Dorthy M. Anderson	E12589 Neuman Rd.	018-0262-100
2. William W. J. Clark	S4725 Konkel Mill Rd.	018-0831-000
3. Frederick and Mary Coller	E12879 State Hwy. 33	018-0741-100
4. Lyle D. and Marjorie M. Getschman	E13083 State Hwy. 33	018-0759-000
5. Jay Kasten	S5179 State Hwy. 113	018-0164-000
6. David Klemm	S4782 Potter Rd.	018-0805-000
7. Wayne E and Kendra Lipska	E12748 Neuman Rd.	018-0253-000
8. Edwin Paepke Jr.	S4485A Johnson Rd.	018-0641-000
9. Thomas S. Riechman	S4197 Grosklaus Rd.	018-0601-000
10. Thomas S. Riechman	S4197 Grosklaus Rd.	018-0617-100
11. Carl and Grace Schellenberger	E12506 Man Mound Rd.	018-0654-000