

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

Replace Existing Residence

Whereas the replacement of existing residences with new residences may require the temporary existence of two separate residences on a parcel zoned only for one residence,

And whereas the Town of Greenfield Town Board wishes to permit improvements to real property, including residential replacement, provided that only one permanent residence remains on the property and further provided that the number of approved dwelling units shall not be increased.

Now therefore be it resolved by the Greenfield Town Board that it is the Town of Greenfield's policy to permit the use of existing residences only until such time as a certificate of occupancy is issued for the replacement residence.

It is further resolved that before a building permit may be issued for the replacement of an existing residence, the owners shall be in compliance with all applicable zoning laws and regulations, and in addition, shall enter a binding contract with the town containing the following provisions:

1. The owners agree the existing residence shall cease to be occupied and to surrender any certificate of occupancy for such residence at such time as a certificate of occupancy is issued for the new residence. The old residence may either be demolished or continue as an accessory structure to the new residence.
2. The owners shall certify that the number of approved dwelling units shall not be increased.
3. All cooking facilities and tubs and showers shall be removed from the old residence within 30 days of the time a certificate of occupancy is issued for the new residence.
4. The owners shall permit inspections by a representative of the town to monitor compliance with the agreement.
5. In the event the owners fail to perform any obligation required by the agreement, the town may bring an action to compel the owners to perform, and recover all costs including reasonable attorney 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