



Town of Morgan

**TOWN OF MORGAN
OCONTO COUNTY
STATE OF WISCONSIN**

Ordinance No 2025-01

Town of Morgan Land Division Ordinance Regulating Lot Sizes

WHEREAS, the Town of Morgan (the “Town”) believes it is in the best interests of the promotion of public health, safety and the general welfare of the community to pass certain regulations regarding minimum lot sizes in the Town in order to: lessen congestion in the streets and highways; further orderly layout and use of land; secure safety from fire, panic and other dangers; prevent overcrowding of land; avoid undue concentration of population; and facilitate adequate provision for transportation, water, sewage, schools, parks, playgrounds and other public requirements; and

WHEREAS, the Town of Morgan Land Use Plan Commission and the Town, in determining minimum lot sizes, have reasonably considered, among other things, the character of the Town with a view toward conserving the value of buildings placed upon land throughout the Town;

NOW, THEREFORE, the Town Board of the Town of Morgan, Oconto County, Wisconsin hereby establishes, pursuant to Section 256.45 of the Wisconsin Statutes, the following ordinance:

Section 1. Title/Purpose

This ordinance is entitled the “Town of Morgan Land Division Ordinance Regulating Lot Sizes”. The purpose of this ordinance is as follows:

To set a more restrictive buildable lot size for residential development than set by the Oconto County Board of Supervisors and set forth in the Oconto County Zoning Ordinance and the Oconto County Land Division Ordinance.

Section 2. Authority

The Town Board of the Town of Morgan has been granted village powers pursuant to section 60.10, Wisconsin Statutes and pursuant to Local Subdivision Regulation; Section 236.45 of the Wisconsin Statutes.

Section 3. Adoption of Ordinance

The Town Board of the Town of Morgan has, by adoption of this ordinance, confirmed the specific statutory authority, powers and duties noted in the specific sections in this ordinance.

Section 4. Minimum Requirements

Lots of record previously filed in the Oconto County Register of Deeds as of April 14, 2025, are considered to be in compliance with this ordinance, however, any new division of any property must meet all the standards of this ordinance as identified below:

A minimum size of 3 acres and 300 feet of public road frontage will be required for all new lots effective as of April 15, 2025. **Any driveway culvert must be located on the 300' of road frontage.**

Notwithstanding the foregoing, this ordinance shall not apply to:

1. Transfers of interest in land by will, or pursuant to court order.
2. The sale or exchange of parcels of land between owners of adjoining property if additional lots are not, thereby, created and the lot(s) resulting are not reduced below the standards identified by the Town of Morgan Land Division Ordinance Regulating Lot Sizes, Chapter 236 of the Wisconsin statutes, or other applicable laws or ordinances.

The Town shall not recognize any division of land in the Town which does not comply with these regulations and the Town, for any division not in compliance with this ordinance, shall authorize no permits, included any building permits.

Section 5. Variances

When the Town Board finds that “extraordinary hardship” or “practical difficulties” may result from strict compliance with and/or the purposes of this ordinance may be serviced to a greater extent by an alternative proposal, it may approve a variance. Any such approved variance shall not have the effect of nullifying the intent and purpose of the Town of Morgan Land Division Ordinance Regulating Lot Sizes and, provided that the Town Board shall not approve any variance unless it shall make the findings based upon evidence presented to it at a public hearing in each specific case that:

1. The creating of the variance will not be detrimental to public safety, health or welfare, or injurious to other properties.
2. The conditions upon which the request are based are unique to the property for which the variance is sought and are not applicable generally to other properties.
3. Because of the particular surroundings, shape or topographical condition of the specific property involved, a particular hardship to the owner would result, as distinguished from a mere inconvenience, if the strict letter of this Town of Morgan Land Division Ordinance Regulating Lot Sizes is carried out.

Section 6. Basis of Ordinance Update

The update of this ordinance is based on the results of our 2024 Town of Morgan Land Use Plan Commission Survey; specific to the minimum lot size requirement.

Section 7. Effective Date

This ordinance shall be effective after adoption and publication by the Town Board of The Town of Morgan.

Ayes 3 Noes 0 Absent

Submitted this 14th, day of April, 2025

Updated this day 8th, day of May 2026.

By: The Morgan Town Board

Posted: 05-27-2026

 /s/ Lori Witthuhn
Chairperson, Lori Witthuhn

 /s/ Erin Mooers
Clerk, Erin Mooers

 /s/ Jeff Folts
Supervisor, Jeff Folts

 /s/ Joe Brusky
Supervisor, Joe Brusky