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length and shall terminate with a turn-around of not less than 120' in diameter of right-of-way and a roadway of not less than 90' in diameter.

(l) Reserve Stripes. Reserve strips controlling access to streets shall be prohibited except when their control is definitely placed in the Town under conditions approved by the Plan Commission.

(m) Existing Half-Streets. Where a half-street exists adjacent to the subdivision the other half of the street shall be dedicated by the subdivider. Platting of new half-streets along property lines shall not be permitted except by approval of the Plan Commission.

(3) INTERSECTIONS. (a) Right Angle. Streets shall intersect as nearly as possible at right angles and not more than 2 streets shall intersect at one point unless approved by the Plan Commission.

(b) Rounded. Property lines at street intersections shall be rounded with a radius of 15' or of a greater radius where the Plan Commission considers it necessary. Platting of new half-streets along property lines shall not be permitted except by approval of the Plan Commission.

(c) Jogs. Street jogs with centerline offsets of less than 125' shall be avoided. Where streets intersect major streets their alignment shall be continuous.

(4) ALLEYS. (a) Commercial and Industrial Districts. Alleys shall be provided in all commercial and industrial districts except that the Plan Commission may waive this requirement where other definite and assured provision is made for service access such as off-street loading and parking consistent with and adequate for the uses proposed.

(b) Residential Districts. Alleys shall not be approved in residential areas unless necessary because of topography or other exceptional circumstances.

(c) Width. The width of alleys shall not be less than 30'.

(d) Dead End. Dead-end alleys are prohibited except under very unusual circumstances and crooked and "T" alleys

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shall be discouraged. Where dead-end alleys are unavoidable they shall be provided with adequate turnaround facilities at the dead end.

(5) EASEMENTS. (a) Utility. Easements across lots or centered on rear or side lot lines shall be provided for utilities where required by the Plan Commission and shall be at least 10' wide.

(b) Drainage. Where a subdivision is traversed by a watercourse, drainage way, channel or stream, there shall be provided a storm water easement or drainage right-of-way conforming substantially with the lines of such watercourse and such further width or construction, or both, as will be adequate for the purpose. Wherever possible it is desirable that the drainage be maintained by an open channel with landscaped banks and adequate width for maximum potential volume of flow.

(6) BLOCKS. (a) Shape and Size. The lengths, widths and shapes of blocks shall be such as are appropriate for the locality and the type of development contemplated, but block lengths in residential areas shall not exceed 1500' nor be less than 400' between street lines.

(b) Crosswalks. Pedestrian crosswalks not less than 10' wide may be required by the Plan Commission where deemed desirable to provide circulation or access to schools, playgrounds, shopping centers, transportation and other community facilities.

(7) LOTS. (a) In General. The size, shape and orientation of lots shall be appropriate for the location of the subdivision and for the type of development and use contemplated.

(b) Lot Dimensions. 1. Lot dimensions shall conform to the requirements of the applicable zoning ordinance.

2. Residential lots to be served by private sewerage disposal facilities shall comply with the rules of the Department of Industry, Labor and Human Relations as well as with any local ordinance appropriate thereto.

3. Depth and width of properties reserved or laid out for commercial and industrial purposes shall be adequate to provide for the off-street service and parking facilities required by the type of use and development contemplated.

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4. Residential lots fronting on major streets and highways shall be platted with sufficient depth to permit adequate separation between the buildings and such traffic ways.

5. Excessive depth in relation to width shall be avoided. Normal depth should not exceed 2-1/2 times the width nor be less than 150' or as required by the applicable zoning ordinance.

(c) Corner Lots. Corner lots for residential use shall have extra width to permit full building setback of at least 50' from both streets or as required by the applicable zoning ordinance.

(d) Access to Public Streets. Every lot shall front or abut on a public street. Lots with an access only to private drives or streets shall be permitted with Plan Commission approval and shall be subject to the provisions of the applicable zoning ordinance.

(e) Lots at Right Angles. Lots are right angles to each other shall be avoided wherever possible, especially in residential areas.

(f) Lot Lines. Side lot lines shall be substantially at right angles or radial to street lines.

(g) Large Lots. In case a tract is subdivided into parcels containing one or more acres, such parcels shall be arranged to allow the resubdivision of any parcels into normal lots in accordance with the provisions of this chapter.

(h) Municipal Boundaries. Lots shall follow municipal boundary lines wherever practicable rather than cross them.

(i) Double Frontages. Double frontage and reversed frontage lots shall be avoided except where necessary to provide separation of residential from traffic arteries or to overcome specific disadvantages of topography and orientation.

(8) PUBLIC SITES AND OPEN SPACES. In order that adequate land for public uses may be properly located, preserved, developed and improved as the municipality develops; and in order that the cost of providing the public facilities necessary to serve the additional individuals brought into the municipality may be most equitably apportioned on the basis of the additional need created by the individual development of land, the following provisions are established:

(a) Dedication of Land.

1. Where it is determined by the Municipal Park and Recreation Board, Plan Commission and Board, that a portion of the land is required for public use, the owner shall provide and dedicate to the municipality such land prior to the time the final land division is approved or, if no land division is proposed, prior to final approval of the development.

2. The amount of land to be provided shall be determined on the basis of an amount of land equal in value to Four Hundred Twenty Five (\$425.00) Dollars per lot created by the division or by the number of residential living units approved in a residential development.

3. In the event the owner and municipality cannot agree as to the price to be paid for such land, the value shall then be determined by the Municipal Assessor on the basis of full and fair market value of the land prior to division, or, if no division, development. If the owner is not satisfied with the municipality's Assessor's value, an appraisal board shall be created as consisting of one appraiser selected by the municipality at its expense and that person may be the Town Assessor, one selected by the owner at his expense and a third selected by the two other appraisers with the expense divided equally between the owner and the municipality. The determination of the appraisal board as to the value of the land should determine the valuation of the land. The test of the value of the land to be dedicated shall be in its undeveloped condition immediately before sale to the developer, division or, if no division, development based on fair market value and not as improved.

4. Any lands dedicated under this provision shall be used for public purposes including but not limited to public sites, park lands, recreation lands or open spaces.

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(b) Proportionate Payment in Lieu of Dedication.

1. Where the board determines that such dedication is not feasible or compatible with development of the municipality, the owner shall, in lieu thereof, pay to the municipality a total fee equivalent to Four Hundred Twenty Five (\$425.00) Dollars per lot created by the land division or per residential living unit approved in residential developments to be placed in separate non-lapsing funds for Park and Recreation land acquisition, development, preservation and improvement and/or public land acquisition, development, preservation and improvement. Any fee paid in lieu of dedication may be used by the municipality for land acquisition, construction of public buildings, garages, storage buildings and any capital improvement on the public lands including capital equipment acquisition.

2. Payment of the above fee shall be a condition of final approval of any development and be made in a lump sum. The required payment shall be made before the certification of approval may be affixed to the document.

3. Whenever the owner presents development plans whereby separate parcels are not in fact created, such as planned unit developments, apartment houses or condominiums, each unit shall be subject to the above fees.

18.06 REQUIRED IMPROVEMENTS. (1) MONUMENTS. The subdivision shall be monumented as required by Section 236.15, Wis. Stats., which is hereby adopted by reference.

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(2) REQUIRED INSTALLATIONS. Before the final plat of a subdivision located within the Town will be approved, the subdivider shall provide and dedicate the following facilities and improvements, all of which facilities and improvements must be within the time required by the Town Board, but in no event to exceed 2 years.

(a) Water and sanitary sewer mains and laterals to the lot lines where connection to existing systems can be reasonably provided if deemed by the Town Plan Commission to be necessary.

(b) Streets graded and surfaced according to established standards of the Town.

(c) Drainage channels, culverts and other such facilities necessary to provide adequate means for surface water drainage according to established standards of the Town.

(d) Where municipal water is not provided and where deemed necessary for the public safety, fire cisterns may be required to be provided, the number, size and location of which shall be determined by the Plan Commission upon recommendation by the Fire Chief. A paved roadway providing reasonable access to such cistern in accordance with standards established by the Town shall also be provided.

(e) Street signs shall be provided at all intersections.

(f) All open cuts of ground shall be returned in a satisfactory manner. Sod shall be provided for any open cut subject to excessive erosion, which sod shall be laid in strips in intervals and at right angles to the flow of water in order to prevent erosion.

(3) ENGINEER'S APPROVAL. The adequacy of such facilities and improvements and their proper installation shall be subject to approval of the Town Board or its agent, such as the Town Engineer.

(4) STAGE DEVELOPMENT. In all instances where it shall appear to the satisfaction of the Town Board that the whole of a platted subdivision cannot immediately be fully improved with respect to the installation of the required improvements by reason of unavoidable delay in the acquisition of lands necessary for such improvements or by reason

of the unavoidable delay in obtaining necessary engineering data and information or for other good cause, the Town Board may, in its sole discretion, authorize the subdivider to proceed with the installation of improvements required under this chapter on a portion or part of such subdivision and in such event, the requirements of this chapter shall apply to that portion or part thereof authorized for immediate improvement.

18.07 PLATS AND DATA. (1) PRELIMINARY CONSULTATION DATA. The following information shall be provided at the time of the preliminary consultation:

(a) General. Information including data on existing covenants, land characteristics and available community facilities and utilities and information describing the subdivision proposal such as number of residential lots, typical lot width and depth, price range, business areas, playgrounds, park areas and other public areas, proposed protective covenants and proposed utilities and street improvements.

(b) Location Map. A location map showing the relationship of the proposed subdivision to existing community facilities which serve or influence it. Include name and location of the development, main traffic arteries, elementary and high schools, parks and playgrounds, principal places of employment and other community features such as railroad stations, airports, hospitals and churches, title, scale, north arrow and date.

(c) Proposed Layout. A sketch plan showing in simple sketch form the proposed layout of streets, lots and other features in relation to existing conditions. The sketch plan may be a freehand pencil sketch made directly on a print of the topographic survey.

(2) PRELIMINARY PLAT. (a) Basic Information. The preliminary plat shall be drawn with waterproof nonfading black ink or legibly drawn with pencil on tracing cloth or tracing paper of good quality on a scale of not more than 100' to an inch and shall show correctly on its face:

1. Date, scale and north point.
2. The proposed subdivision name, which shall not duplicate the name of any plat previously recorded in the county.

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3. The name and address of the owner, the subdivider and the engineer or surveyor preparing the plat.
4. Location of the subdivision by government lot, quarter section, section, township, range and county.
5. A small scale drawing of the section or government subdivision of the section in which the subdivision lies within the location of the subdivision indicated thereon.
6. The exact length and bearing of the exterior boundaries of the subdivision.
7. Location and names of adjacent subdivisions and the owners of adjoining parcels of unsubdivided land.
8. Zoning on and adjacent to the subdivision.
9. Location, widths and names of all existing and platted streets, alleys or other public ways and easements, railroad and utility right-of-ways, parks, cemeteries, watercourses, drainage ditches, permanent buildings, bridges and other pertinent data as determined by the Plan Commission.
10. The water elevations of adjoining lakes or streams at the date of the survey and the approximate high and low water elevations of such lakes and streams. All elevations shall be referred to some permanent established datum plane.
11. If the subdivision borders a lake or stream, the distances and bearings of a meander line established not less than 20' back from the ordinary high watermark of the lake or stream.
12. Layout, width and approximate grades of all new streets and rights-of-way such as alleys, highways, easements for sewers, water mains and other public utilities.
13. Direction and distances to nearest water and sewer mains.
14. Approximate dimensions of the areas of lots.
15. Proposed building lines.

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16. Approximate radii of all curves and length of tangents.

17. Approximate location and area of property proposed to be dedicated for public use or to be reserved by deed covenant for use of all property owners in the subdivision with the conditions, if any, of such dedication or reservation.

(b) Supplementary Information. The subdivider shall furnish the following information along with his preliminary plat:

1. A brief description of the improvements such as grading, paving, tree planting, installation of utilities which the subdivider proposes to make and the time when he proposes to make them.

2. A brief description of the deed restrictions, if any, which will be put on the plat.

(3) FINAL PLAT. (a) Compliance With §236.20, Wis. Stats. A final plat of subdivided land shall comply with the requirements of §236.20, Wis. Stats., which is hereby adopted by reference.

(b) Legibility of Affidavits. The affidavits and certificates required by Ch. 236, Wis. Stats., shall be lettered or printed legibly with black durable ink or typed legibly with black ribbon on the final plat.

(c) Duplicate Tracing. A duplicate tracing of the final plat shall be filed with the Plan Commission.

18.08 LAND DIVISIONS OTHER THAN SUBDIVISIONS. (1) PROCEDURE. (a) Preliminary Plat. Before submitting a final plat for approval the subdivider shall file a preliminary plat with the Plan Commission according to the procedure designated for a subdivision under §18.04(2) above except that no State or county agency actions are required.

(b) Final Plats. The final plat in the form of a certified survey map shall be filed with the Plan Commission according to the procedure designated for a subdivision under §18.04(3) above except that no State or county agency actions are required.