

CHAPTER 11 - LAND DIVISION ORDINANCE

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11.00 INTRODUCTION

11.01 AUTHORITY

These regulations are adopted under the authority granted by Section 236.45 of the Wisconsin Statutes.

11.02 PURPOSE

The purpose of the ordinance is to regulate and control the division of land within the corporate limits and plat approval jurisdiction of the Village of Ridgeway in order to promote the public health, safety, morals, prosperity, aesthetics and general welfare of the community; to lessen congestion in the streets and highways; to further the orderly layout and appropriate use of land; to secure safety from fire, panic and other dangers; to provide adequate light and air; to prevent the overcrowding of land; to avoid undue concentration of population; to facilitate adequate provision for transportation, water, sewerage, schools, parks, playgrounds, and other public requirements; to facilitate the division of larger tracts into smaller parcels of land; to ensure adequate legal description and proper survey monumentation of subdivided land; to provide for the administration and enforcement of this ordinance; to provide penalties for its violation; and, in general, to facilitate enforcement of community development standards as set forth in the master plan/zoning ordinance, building code and official map of the Village of Ridgeway.

11.03 ABROGATION AND GREATER RESTRICTIONS

It is not intended by this ordinance to repeal, abrogate, annul, impair, or interfere with any existing easements, covenants, agreements, rules, regulations or permits previously adopted or issued pursuant to laws. However, where this ordinance imposes greater restrictions, the provisions of this ordinance shall govern.

11.04 INTERPRETATION

In their interpretation and application, the provisions of this ordinance shall be held to be minimum requirements and "shall be liberally construed in favor of the Village and shall not be deemed a limitation or repeal of any other power granted by the Wisconsin Statutes.

11.05 VILLAGE BOARD

The authority to approve or object to preliminary plats, final plats, and certified surveys is, to the extent necessary to implement the provisions of this ordinance.

11.06 SEVERABILITY

The provisions of this ordinance are severable. If any provision of the ordinance is invalid, or if its application to any person or circumstance is invalid, such invalidity shall not affect other provisions or applications which can be given effect without the invalid provision or application.

11.07 REPEAL

All other ordinances or parts of ordinances of the Village inconsistent or conflicting with this ordinance, to the extent of the inconsistency only, are hereby repealed.

11.08 TITLE

This ordinance shall be known as, referred to, or cited as the "Land Division Ordinance."

11.09 EFFECTIVE DATE

This ordinance shall take effect on the day after its publication a provided by law.

11.10 CONDOMINIUMS

This ordinance shall apply to condominium created under Wisconsin Statutes Chapter 703, the Condominium Ownership Act, where an actual subdivision or land division results.

11.11 GENERAL PROVISIONS

11.11.1 JURISDICTION

Jurisdiction of these regulations shall include all lands within the corporate limits of the Village. The provisions of this ordinance as it applies to divisions of tracts of land into less than five (5) parcels shall not apply to:

- A. Transfers of interests in land by will or pursuant to court order;
- B. Leases for a term not to exceed ten years. mortgages or easements;
- C. Sale or exchange of parcels of land between owners of adjoining property if additional lots are not thereby created and the lots resulting are not reduced below the minimum sixes required by these regulations, the Zoning Ordinance, or other applicable laws or ordinances.

11.11.2 COMPLIANCE

No person, firm, corporation, partnership, or legal entity of any sort shall divide any land located within the jurisdictional limits of these regulations which results in a land division, subdivision, or a replat as defined herein; no such land division, subdivision, or replat shall be entitled to record; and, no street shall be laid out or improvements made to land without compliance with all requirements of this ordinance and:

- A. Provisions of chapter 236, Stats.;
- B. Rules of the Wisconsin Department of Health and Social Services regulating lot size and lot elevation of the land to be subdivided is not served by a public sewer and provisions for such service have not made;
- C. Rules of the Wisconsin Department of Transportation relating to safety of access and the preservation of the public interest and investment in the highway system if the land owned or controlled by the subdivider abuts on a state trunk highway or connecting street.
- D. The Village Master Plan, Zoning Ordinance, official map as adopted under section 62.23 Stats., and all other applicable ordinances of the Village Ridgeway.
- E. All final plats shall be recorded within the time limits specified in section 236.25, Stats. and:
 - 1. Failure to record the final plat within 6 months of the first approval shall require the subdivider to resubmit a preliminary plat pursuant to section 13.03 of this ordinance and pay all fees required under section 13.15(2)(A)

- of this ordinance;
 - 2. Failure to record the final plat within 30 days of last approval shall require the subdivider to resubmit a final plat pursuant to section 13.03 (3) of this ordinance and pay all fees required under section 13.15(2){A} of this ordinance;
 - 3. All resubmitting of preliminary plats or final plats under this subsection shall be treated as new and independent preliminary or final plats and no approval of a previous preliminary or final plan shall be binding upon the Village Board even if such plat is unchanged.
- F. No building permits shall be issued and no improvements may be made until the final plat is recorded.

11.11.3 IMPROVEMENTS.

- A. Contract. Before any final plat or certified survey map is approved, the subdivider shall enter a contract with the Village wherein the subdivider agrees to install all required improvements within eighteen months or, where staging is permitted, such time period as agreed to by the Village Board provided, however, that all required improvements must be installed within four years of the date that the plat or certified survey map is recorded. When the subdivision is within the corporate limits of the Village the Village Board may permit construction to be staged pursuant to an installation and completion schedule within is approved by the Village Board. Where staging is permitted, the Village Board will accept the public improvements within designated parts of the subdivision or land division when they have been completed in accordance with the approved plans and specifications and have passed the necessary inspections, even though the particular improvements may not have been completed within the remainder of the subdivision, land division, or comprehensive development.
- B. SECURITY FOR PERFORMANCE REQUIRED
 - 1. When the land is situated within the corporate limits of the Village, the subdivider shall, at the time the contract is entered, furnish a bond, certificate of deposit, irrevocable letter or credit or certified check to the Village in an amount equal to 125% of the estimated cost of all required improvements as determined by the Village Engineer. Where staging is permitted, the amount of the security and the time it is furnished shall be determined in accordance with Section 13.02(3)(B)3.
 - 2. Where staging is permitted, the subdivider shall deposit a bond, certificate of deposit, irrevocable letter of credit or certified check with the Village at the time the contract is entered and upon completion of the first and each successive stage of construction. The security deposit shall be an amount equal to 125% of the estimated costs of improvements next required by the installation and construction schedules as determined by the Village Engineer. Improvements constructed during the first stage and each successive stage of construction shall not be accepted nor shall any building permit be issued for construction or comprehensive development until the security required for the next stage of construction has been

posted with the Village.

3. The security posted shall be in such form as is acceptable to the Village Board and approved by the Village Attorney: When a certificate of deposit or certified check is posted as security, the instrument must be negotiable by the Village. When a letter of credit is posted as security the Village must be the beneficiary.
4. The security deposit shall guarantee that all required improvements will be made and installed according to Village specifications by the subdivider or its contractors not later than eighteen (18) months from the date that the plat is recorded or, where staging is permitted, that each stage will be completed by the date specified in the installation and completion schedule, and shall be used, applied, or released pursuant to section 13.12.

C. **GOVERNMENTAL UNITS.**, Governmental units to which these bond and contract provisions apply may file, in lieu of said contract and bond, a letter from officers authorized to act: on their behalf agreeing to comply with the provisions of this section.

11.11.4 **RESERVATION AND DEDICATION OF LAND**

A. **Dedication of Public Ways** Whenever a tract of land to be subdivided embraces all or any part of an arterial street, drainageway or other public way which has been designated in the Master Plan or the official map of the Village of Ridgeway, said public way shall be made a part of the plat and dedicated by the subdivider in the locations and dimensions indicated on said plan or map.

B. **Dedication of Parks, Playgrounds, and Open Spaces**

1. The subdivider shall dedicate sufficient land area to provide adequate park, playground, recreation and open space to meet the needs to be created by and to be provided for the land division, subdivision, or comprehensive development. Where a definite commitment is made to the Village by the subdivider with respect to the number of dwelling units to be constructed on any parcel of land which has a zoning classification that permits multi-family use, the dedication shall be based upon that number. Where no such commitment exists, the dedication shall be based upon the maximum number of dwelling units which the zoning classification of the parcel will permit.
2. Where, in the sole discretion of the Village Board there is no land suitable for parks within the proposed land division or subdivision, the dedication of land required by Section 13.02(4)(B)(1) is not feasible, the dedication of land would not be compatible with the Village Master Plan, or the Village Board determines that a cash contribution will better serve the public interest, the Village Board shall require the developer to pay a fee in lieu of making the required land dedication.
3. The amount of any fee imposed pursuant to Section 13.02(4)(B)(2) shall be determined as follows: the number of proposed residential dwelling units within the land division or subdivision shall be multiplied by the

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average equalized value of a parcel of land within the Village of Ridgeway. The average equalized value of a parcel of land shall be the quotient obtained by dividing the value of residential land, without improvements, set forth in the most recent Statement of Equalized Values set by the Department of Revenue, by the parcel count for residential land set forth in the final Statement of Assessment Year for the same year.

4. The Village Board may, in its sole discretion, permit the subdivider to satisfy the requirements of Section 13.02(4) (B)(1) by combining a land dedication with a fee payment. The fee, in such cases, shall be determined by subtracting the most recent equalized value of the dedicated land, as determined by the Village Assessor, from the total fee which would have been imposed had no land been dedicated by the subdivider.
 5. Before the final plat or certified survey map is approved by the Village Board, the owner or owners of the land shall enter into a recordable agreement with the Village which provides that any fee payable in lieu of dedication shall be an assessment and lien upon the parcels within the land division or subdivision; that upon the sale of any parcel subject to such assessment and lien the fee shall be paid in full; and that should the subdivider build on any parcel which is subject to such assessment and lien the fee shall be; paid upon issuance of a building permit. In the case of a group housing project or a planned development project, any fee imposed in lieu of dedication shall be paid to the Village at the time a building permit is issued.
 6. The Village shall place any fee collected pursuant to the provisions of this section nonlapsing trust fund to be used for land development of adequate park, playground, in a separate acquisition and recreation and open space to meet the needs created by the subdivision.
- C. RESERVATION OF PUBLIC SITES AND OPEN SPACES. In designing a land division, subdivision or comprehensive development, due consideration shall be given to the reservation of suitable sites of adequate area for future schools, parks, playgrounds, drainageways, and other public purposes. In the location of such, consideration shall be given to the preservation of scenic and historic sites, stands of fine trees, marshes, lakes and ponds, water courses, watersheds, and ravines. The subdivider may be required to reserve such school, park, recreation and public use areas for a period not to exceed two (2) years for acquisition by the Village, or in the case of school areas by the school district, at undeveloped land cost.

11.11.5 SURVEY MONUMENTS.

Before final approval of any plat or certified survey map within the corporate limits of the Village, the subdivider shall install survey monuments placed in accordance with the requirements of chapter 236.15 of the Wisconsin Statutes and as may be required by the Village Engineer. The Village Board may waive the placing of monuments, required under Section 236.15 (b), (c) and (d), for a reasonable time on condition that the

subdivider execute a surety bond to insure the placing of such monuments within the time required.

11.11.6 LAND SUITABILITY

No land shall be subdivided which is held by the Village Board to be unsuitable for use by reason of flooding, inadequate drainage, adverse soil or rock formation, unfavorable topography, or any other feature likely to be harmful to the health, safety, or welfare of the future residents of the proposed subdivision or of the community. The Village Board, in applying the provisions of this section, shall in writing recite the particular facts upon which it bases its conclusion that the land is not suitable for the proposed use and afford the subdivider an opportunity to present evidence regarding such unsuitability if he so desires. Thereafter the Village Board may affirm, modify, or withdraw its determination of unsuitability.

11.11.7 OUTLOTS.

No outlet in a subdivision may be used as a building site unless it is in compliance with all restrictions imposed by Chapter 236 of the Wisconsin Statutes and the provisions of this ordinance. No outlet in a land division may be used as a building site unless it is in compliance with all the provisions of this ordinance. An outlet may be conveyed whether or not it may be used as a building site.

11.11.8 VIOLATIONS

It shall be unlawful to build upon, divide, convey, record or monument any land in violation of this ordinance or of the Wisconsin Statutes; and no person, partnership, firm, corporation, or entity of any sort shall be issued a building permit by the Village of Ridgeway, authorizing the building on, or improvement of, any land division, subdivision, or replat within the jurisdiction of this ordinance not of record as of the effective date of this ordinance until the provisions and requirements of this ordinance have been fully met. The Village may institute appropriate action or proceedings to enjoin violations of this ordinance or the applicable Wisconsin Statutes.

11.11.9 PENALTIES

Any person, firm or corporation who fails to comply with the provisions of this ordinance shall, upon conviction thereof, forfeit not less than One Hundred Dollars (\$100.00) nor more than One Thousand Dollars (\$1,000.00) and the costs of prosecution for each violation, and in default of payment of such forfeiture and costs shall be imprisoned in the County Jail until payment thereof, but not exceeding six (6) months. Each day a violation exists or continues shall constitute a separate offense.

11.11.10 APPEALS

A. The following decisions may be appealed to the Village Board:

1. Rejection of a preliminary plat;
2. Rejection of a final plat;
3. Rejection of a comprehensive development plan (CDP);
4. Rejection of a certified survey map;

5. Requirement of a preliminary plat in connection with a land division.
 6. Determination that land is unsuitable for a subdivision;
 7. Determination that a change in a recorded CDP and its exhibits is a major change;
 8. Rejection of a proposed change in a recorded CDP and its exhibits.
- B. A written notice of Appeal must be filed with the Village Clerk within 14 days of the date when notice of the action of the Village Board appealed from is mailed to the subdivider.
 - C. The notice of Appeal shall specify the reasons stated by the Village Board for taking such actions; shall specify the reasons why the subdivider believes said action was inappropriate; shall include an agreement to extend the time for acting on the preliminary plat, final plat, comprehensive development plan, or certified survey, for a period of ninety (90) days from the date that notice of the action appealed from was mailed to the subdivider; and shall state the names and addresses of the owners of all properties adjacent to the proposed land division or subdivision.
 - D. The Village Clerk shall file the Notice of Appeal with the Village Board and shall schedule the appeal for consideration by the Village Board at a meeting, open to the public, within forty-five (45) days of the filing of the Notice of Appeal. The clerk shall send notice of the time scheduled for the consideration of the appeal to the subdivider and to all property owners adjacent to the proposed land division or subdivision at least ten (10) days prior to the hearing of the appeal.
 - E. Within thirty (30) days of the appeal hearing, the Village Board shall affirm, modify, or reverse the action. Notice of the decision of the Village Board shall be sent to the subdivider.
 - F. The provisions of Chapter 68 of the Wisconsin Statutes shall not be applicable to any determination made pursuant to the provisions of this ordinance.
 - G. Any person aggrieved by an objection to a plat or a failure to approve a plat may, after review by the Village Board, appeal therefrom, as provided in sections 236.13(5) and 62.23(7) (e)10 to 15 of the Wisconsin Statutes.

11.12 PROCEDURE

1. PRE-APPLICATION

It is recommended that, prior to the filing of an application for the approval of a preliminary plat, the subdivider shall consult with the Village Board to obtain their advice and assistance. This consultation is neither formal nor mandatory, but is intended to inform the subdivider of the purpose and objectives of these regulations, the Master Plan, and duly adopted plan implementation devices of the Village and to otherwise assist the subdivider in planning his development.

2. PRELIMINARY PLAT REVIEW

- A. Before submitting a final plat for approval, the subdivider shall prepare a preliminary plat and a written application for approval, and shall file ten (10) copies of the plat and the application with the Village Clerk at least twenty-one (21) days prior to the meeting of the Village Board. at which action is desired. The subdivider shall also forward a copy to the local

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- electric and telephone utilities. When the subdivider expects the Village to act as the transmitting authority in accordance with sec. 236.12 States., the application shall state that transmittal responsibility lies with the Village, shall contain a list of the other authorities to which the plat must be submitted, and shall be accompanied by such additional fees and copies of the plat as are necessary to be transmitted to such authorities.
- B. The preliminary plat shall cover the entire area owned or controlled by the subdivider even though only a small portion thereof is proposed for development at t time, and shall be prepared in accordance with this ordinance. The Village Board may waive the requirement that the preliminary plat cover the entire area where it is unnecessary to fulfill the purpose of the ordinance and undue hardship would result from strict application thereof. Where a subdivider has control of lands equal to or in excess of 80 acres separated only by existing public roads or railroads, in lieu of a preliminary plat on the entire area, he may elect to submit a comprehensive development plan.
- C. The Clerk shall forward two copies of the preliminary plat to the Village Board which shall examine it for conformity with the requirements of this ordinance and with the requirements of any other ordinance, statute or administrative rule and regulations, and for compliance with the Master Plan.
- D. The Village Board shall then approve, conditionally approve, or reject the preliminary plat. One copy of the plat shall be returned to the subdivider, his surveyor, or engineer with the date and action endorsed thereon; and if approved conditionally or rejected, the conditions of approval or reason for rejection shall be endorsed thereon or attached thereto. Unless the time is extended by written agreement between the subdivider and the Village, failure to complete the action herein required within ninety (90) days of filing of the preliminary plat shall constitute an approval of the preliminary plat.
- E. Approval or conditional approval of a preliminary plat entitles the final plat to approval provided the final plat conforms substantially to the preliminary, including any conditions of that approval, and conforms to any applicable local plans and ordinances. If the final plat is not submitted within six (6) months of the last required approval of the preliminary plat, any approving authority may refuse to approve the final plat regardless of prior action taken on the preliminary plat.
- F. Whenever a proposal to replat or resubdivide one or more recorded subdivisions, or any part of a recorded subdivision, is filed with the Village Board, it shall schedule and hold a public hearing on the proposed preliminary plat of the replat or resubdivision before taking action. The Board shall mail notices of the proposed replat or resubdivision and of the scheduled hearing thereon at least 10 days prior to the time of such hearing to the owners of all properties adjacent to the proposed replat or resubdivision.

3. FINAL PLAT REVIEW (*Amended September 8, 2020*)

- A. The subdivider shall prepare and file seven copies of the final plat together with a written application for approval with the Village Clerk within six (6) months of the approval of the preliminary plat and at least fourteen (1) days prior to the meeting of the Village Board at which action is desired. When the subdivider expects the Village to act as the transmitting authority in accordance with section 236.12 States., the application shall state that transmittal responsibility lies with the Village, shall contain a list of the other authorities to which the plat must be submitted, and shall be accompanied by such additional fees and copies of the plat as necessary to be transmitted to such authorities.
- B. The Village Clerk shall forward two (2) copies of the plat to the Village Board. The Village Board shall examine it for conformity with the preliminary plat and any conditions of approval, with the requirements of this ordinance, and with the requirements of any other ordinances, statutes, administrative rules and regulations. or local plans which may be applicable to it.
- C. The Village Board shall then approve, or reject the final plat. One copy of the plat shall then be returned to the subdivider with the date and action endorsed thereon, or attached thereto. Unless the time is extended by written agreement between the subdivider and the Village, failure to complete the action required herein within sixty (60) days of filing the final plat shall constitute an approval of the final plat.
- D. The final plat may, if permitted by the Village Board, include only that portion of the approved preliminary plat which the subdivider propose to record at that time.
- E. The final plat is entitled to approval provided that it conforms substantially to the preliminary plat as approved, including any conditions of that approval, and conforms to any applicable Village plans and ordinances. Unless an extension of time has been approved by the Village Board, if the final plat is not submitted within six (6) months of the last required approval of the preliminary plat, the Village Board may reject the final plat regardless of any prior action on the preliminary plat.
- F. The Village Board shall, when it determines to recommend approval of a plat, give at least ten (10) days prior written notice of its intention to the clerk of any municipality within 1,000 feet of the plat, provided, however, that failure to give such notice shall not invalidate any plat.
- G. After the final plat has been approved by the Village Board and the contract and security for the installation of improvements have been file in accordance with section 13.02(3) hereof, the subdivider shall submit the final plat to the Village Clerk. The clerk shall cause the certificate inscribed upon the plat attesting to such approval to be duly executed and the plat returned to the subdivider for recording.
- H. The subdivider shall file a certified copy of the final plat with the Village clerk within ten days after it has been recorded.

- I. Modification of an approved project plan. Any and all variation between development or land use activity on the subject property and the approved project plan is a violation of this chapter. Any modifications to a project plan require prior approval from the Village Board. (Added September 8, 2020)
4. COMPREHENSIVE DEVELOPMENT PLANS
- A. When the subdivider has 80 acres or more of land under their control, they may elect to file a comprehensive development plan (CDP) in lieu of a preliminary plat for the entire lands under his control. The lands may be in a single parcel, or separated only by roads, streets, highways or railroad rights-of-way.
 - B. The subdivider shall file ten (10) blueline prints and ten (10) copies of all exhibits as required hereinafter together with a written application for with the Village Clerk.
 - C. The CDP and exhibits shall be reviewed by the Village Board which shall also refer the CDP and exhibits.
 - D. The Village Board shall then approve, conditionally approve, or reject the CDP. One copy of the CDP shall be returned to the subdivider with the date and action endorsed thereon and if approved or rejected. The conditions of approval or reason for rejection shall be endorsed thereon or attached thereto. Unless the time is extended by written agreement between the subdivider and Village, failure to complete the action required herein within ninety (90) days of the filing of the CDP shall constitute an approval of the CDP.
 - E. The subdivider shall record the CDP, together with the exhibits, after it has been approved by the Village Board and shall file a certified copy of the CDP with the Village Clerk after it has been recorded.
 - F. No major change in a recorded CDP or its exhibits can be made without the approval of the Village Board. Any proposed change in the CDP or its exhibits shall be filed with the Village Clerk the Village Board shall determine whether the change is major and within thirty (30) days of filing shall recommend approval or conditional approval of the change, or shall reject the change. Any approved major change to a CDP and its exhibits shall be recorded and the subdivider shall file a certified copy of the recorded instrument with the Village Clerk.
5. REPLATS.
- A. When it is proposed to replat a recorded subdivision, or part thereof, so as to change its boundaries, or a part thereof, the subdivider or person wishing to replat shall vacate or alter the recorded plat as provided in Sections 236.40 through 236.44 of the Wisconsin Statutes. The subdivider, or person wishing to replat, shall then proceed as specified in sections 13.03 through 13.07
 - B. Whenever a preliminary plat of a replat is filed, the Village Board shall schedule and hold a public hearing before it acts on the plat. Notices of the proposed replat and public hearing shall be mailed, at the subdivider's

expense, to the owners of all properties within the limits of the exterior boundaries of the proposed replat and to the owners of all properties adjacent to the proposed replat.

6. LAND DIVISION BY CERTIFIED SURVEY

- A. A certified survey which has been approved by the Village Board, and meets all of the requirements of Section 236.34 of the Wisconsin Statutes and of this ordinance may be utilized to create not more than four (4) parcels or building sits, fifteen (15) acres each or less in size. The Village Board may require a preliminary plat to be filed by a subdivider who is seeking approval of a certified survey map. When required, the preliminary plat must include all lands under the control of the applicant within a parcel up to a maximum area of forty (40) acres. The land comprising the 40 acres will be determined by quarter-quarter section lines unless indicated otherwise. When a preliminary plat is not required, the certified survey map shall include the entire parcel owned by the subdivider. The subdivider shall comply with the requirements of Section 11.15. The Board resolution approving the certified survey map shall be reproduced legibly on the face of the map. All outstanding special assessments shall be paid prior to approval unless determined otherwise by the Village Board.
- B. The applicant for a land division shall file ten (10); blue-line prints or other acceptable reproductions of a certified survey map and a written application for approval with the Village Clerk.
- C. The Village Clerk shall transmit the copies of the map and application to the Village Board for their review and recommendations concerning matters within their jurisdiction. The map shall be reviewed by the Village Board for conformance with this ordinance, the Village Master Plan, and any statute, ordinance, rule, or regulation which affects it.
- D. The Village Board shall then approve, conditionally approve, or reject the map. One copy of the map shall be returned to the subdivider with the date and action endorsed thereon; and if approved conditionally or rejected, the conditions of approval or reason for rejection shall be endorsed thereon or attached thereto. Unless the time is extended by written agreement between the subdivider and the Village failure to complete the action required herein within sixty (60) days of the filing of the map shall constitute an approval of the map.
- E. After the map has been approved by the Village Board, the contract is entered and recorded, and the security for the installation of improvements has been filed in accordance with Section 13.02 (3) and any fee imposed pursuant to Section 13.04 (4) has been paid, the subdivider shall submit the map to the Village Clerk. The Clerk shall cause the certificate inscribed upon the map attesting to such approval to be duly executed and the map returned to the subdivider for recording.
- F. All certified survey maps shall be recorded with the Register of Deeds for Iowa County within thirty (30) days of final approval and six (6) months of first approval, and:

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1. Failure to record a certified survey map within six (6) months of the first approval or thirty (30) days of last approval shall require the subdivider to resubmit a certified survey map pursuant to section 13.03(6) of this ordinance and pay all fee required under section 13.15 (2)(A) of this ordinance.
 2. All resubmitting of certified survey maps shall be treated as new and independent certified survey maps and no approval of a previous certified survey map shall be binding upon the Village Board even if such certified survey map is unchanged.
 3. The subdivider shall file a certified copy of the recorded map with the Village Clerk within ten (10) days after the map is recorded.
- G. No building permits shall be issued and no improvements may be made until the approved certified survey map is recorded.
- H. Modification of an approved project plan. Any and all variation between development or land use activity on the subject property and the approved project plan is a violation of this chapter. Any modifications to a project plan require prior approval from the Village Board. (Added September 8, 2020)

11.13 PRELIMINARY PLAT

11.13.1 GENERAL

A preliminary plat shall be required for all subdivisions and may be required for land divisions, and shall be based upon a survey by a land surveyor registered in this state. A preliminary plat shall be prepared on paper of good quality capable of clearly legible reproduction at a scale of not more than 100 feet to the inch and shall show correctly on its face the following information:

- A. Title under the proposed subdivision is to be recorded.
- B. Location of proposed subdivision by government lot, quarter-quarter section, township, range, county, and state; and a location map showing the relationship between the plat and its surrounding area and to existing streets.
- C. Date, scale and north point.
- D. A description of the material of which the corner maker is composed.
- E. Names and addresses of the owner, subdivider, the surveyor, the engineer, and the professional land planner involved in the plat preparation.
- F. The entire area contiguous to the proposed plat owned or controlled by the subdivider shall be included on the preliminary plat even though only a portion of said area is proposed for immediate development. The Village Board may waive this requirement where it is unnecessary to fulfill the purpose and intent of this ordinance and undue hardship would result from strict application thereof.
- G. The present zoning and any proposed zoning change for the plat and all lands adjacent thereto.

11.13.2 PLAT DATA

All preliminary plats shall show the following:

- A. Exact length and bearing of the exterior boundaries of the proposed subdivision referenced to a corner established in U.S. Public Land Survey and the total acreage encompassed thereby.
- B. Contours at vertical intervals of not more than two (2) feet where the slope of the ground surface is less than twenty (20) percent, and of not more than five (5) feet where the slope of the ground surface is twenty (20) percent or more. Elevations shall be marked on such contours based on USGS data.
- C. Water elevations of adjoining streams at the date of the survey and approximate high and low water elevations, based upon or established by the best available data.
- D. Location, right-of-way width and names of all existing streets, alleys or other public ways, easements, railroad and utility rights-of-way and all section and quarter section lines within the exterior boundaries of the plat or immediately adjacent thereto.
- E. Location and subdivisions, parks and cemeteries, abutting unplatted lands.
- F. Type, width and elevation of any existing street pavements within the exterior boundaries of the plat or immediately adjacent thereto together with any legally established centerline elevations, based upon or established by the best available data.
- G. Location, size and invert elevation of any existing sanitary or storm sewers, culverts and drain pipes; the location of manholes, catch basins, hydrants, power and telephones poles; and the location and size of any existing water and gas mains within the exterior boundaries of the plat or immediately adjacent thereto. If no sewers or water mains are located on or immediately adjacent to the tract, the nearest such sewers or water mains which might be extended to serve the tract shall be indicated by their direction and distance from the tract, size, and invert elevations.
- H. Locations of all existing property boundary lines, structures, drives, streams and watercourses, marshes, rock outcrops, wooded areas, railroad tracks and other similar significant features within the tract being subdivided or immediately adjacent thereto,
- I. Location, width, length, bearing and names of all proposed streets and public rights-of-way such as alleys and easements.
- J. Any proposed stream improvement or relocation,
- K. Location and approximate dimensions of any sites to be reserved or dedicated for parks, playgrounds, drainageways, or other public use or which are to be used for group housing, shopping centers, church sites, or other nonpublic uses not requiring lotting.
- L. When a street is on a circular curve, the main chords of the right-of-way lines shall be drawn as dotted or dashed lines in their proper places. All curved lines shall show, either on the lines or in an adjoining table, the radius of the circle, the central angle subtended, the chord bearing, the chord length and the arc length for each segment. The tangent bearing shall be shown for each end of the main chord for all circular lines. When a circular curve of 30-foot radius or less is used

to round off the intersection between two straight lines, it shall be tangent to both straight lines, and in such event, it is sufficient to show on the plat the radius of the curve the tangent distances from the points of curvature to the point of intersection of the straight lines.

- M. Existing zoning on and adjacent to the proposed subdivision when the plat is located within the extraterritorial plat approval jurisdiction of the Village.
- N. Corporate limits lines.
- O. Any proposed stream access with a small drawing clearly indicating the location of the proposed subdivision in relation to the access.
- P. Approximate dimensions of all lots and outlots together with proposed lot, outlot and block numbers.

11.13.3 STREET PLANS AND PROFILES

The subdivider shall provide street plans and profiles showing existing ground surface, proposed and established street grades, including extensions for a reasonable distance beyond the limits of the proposed subdivision when requested. All elevations shall be based upon USGS data, and plans and profiles shall meet the approval of the Village Engineer.

11.13.4 TESTING

- A. The engineer may require, and where sanitary sewers are unavailable shall require, that boring and soundings be made in specified areas to ascertain subsurface soil, rock and water conditions, including depth to bedrock and depth to ground water table.
- B. Where sanitary sewers are unavailable, the solid and percolation tests required by Wis. Adm. Code section H.65.06 shall be performed and the results shall be submitted with the preliminary plat. After approval of the preliminary plat but prior to submitting an application for approval of the final plat, each individual lot shall be test for percolation as specified in Wis. Adm. Code section H. 62.20 and the results of such tests shall be submitted to the Village Board.

11.13.5 CONVENANTS

The Village Board may require submission of a draft of protective covenants whereby the subdivider intends to regulate land use in the proposed subdivision and otherwise protect the proposed development.

11.13.6 AFFIDAVIT

The surveyor preparing the preliminary plat shall certify on the face of the plat that it is a correct representation of all existing land divisions and features and that they have fully complied with the provisions of this ordinance.

11.14 FINAL PLAT

11.14.1 GENERAL

A final plat prepared by a land surveyor registered in this state shall be required for all subdivisions. It shall comply in all respects with requirements of the section 236.20 of

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to round off the intersection between two straight lines, it shall be tangent to both straight lines, and in such event, it is sufficient to show on the plat the radius of the curve the tangent distances from the points of curvature to the point of intersection of the straight lines.

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A final plat prepared by a land surveyor registered in this state shall be required for all subdivisions. It shall comply in all respects with requirements of the section 236.20 of

the Wisconsin Statutes.

11.14.2 INFORMATION REQUIRED

The plat shall show correctly on its face, in addition to the information required by section 236.20 of the Wisconsin Statutes, and Section 13.04 hereof, the following:

- A. Exact length and bearing of the center line of all streets.
- B. Exact street width along the line of any obliquely intersecting street.
- C. DNR rights-of-way within and abutting the plat.
- D. Setbacks or building lines required by the Village Board.
- E. All lands reserved for future public accusation or reserved for the common use of property owners within the plat.
- F. Special restrictions required by the Village Board relating to access control along public ways or to the provision of planting strips.
- G. The house number assigned to each lot.

11.14.3 DEED RESTRICTIONS

Deed restrictions required by the Village Board shall be filed with the final plat.

11.14.4 SURVEY ACCURACY

The accuracy of the final plat must be certified by the Wisconsin Department of Development.

11.14.5 SURVEYING AND MONUMENTING

All final plats shall meet all the surveying and monumental requirements of Section 236.15 of the Wisconsin Statutes.

11.14.6 CERTIFICATES

All final plats shall provide all the certificates required by Section 236.21 of the Wisconsin Statutes: and, in addition, the surveyor shall certify that they have fully complied with the provisions of this ordinance.

11.14.7 APPLICATION FOR APPROVAL

The plat shall be accompanied by a written application for approval on forms furnished by the Village Board. The plat, if it has not been previously submitted, shall also be accompanied by plans, profiles, and specifications required by Sections 13.04(3) and 13.10(1) of this ordinance and by the results of the soil and percolation tests required by Section 13.04(4).

11.15 CERTIFIED SURVEY MAP

11.15.1 GENERAL.

A certified survey map prepared by a land surveyor registered in this state shall be required for all land divisions. It shall comply in all respects with the requirements of Section 236.34 of the Wisconsin Statutes.

11.15.2 INFORMATION REQUIRED

The map shall show correctly on its face, in addition to the information required by Section 236.34 of the Wisconsin Statutes, the following:

- A. All existing buildings, watercourses, drainage ditches and other features pertinent to proper division.
- B. Setbacks or building lines required by the Village Board.
- C. All lands reserved for future acquisition.
- D. Date of the Map.
- E. Graphic scale.
- F. Name and address of the owner, subdivider and surveyor.

11.15.3 CERTIFICATES.

- A. The surveyor shall certify on the face of the map that he has fully complied with all the provisions of this ordinance.
- B. The following certificate of approval shall be typed, lettered or otherwise reproduced legibly on the face of the map:
 - 1. This certified survey, including any dedications shown thereon, has been duly filed with and approved by the Village Board of the Village of Ridgeway, Iowa County, Wisconsin.
 - 2. And signed by the Village Clerk
- C. Dedication of streets and other public areas shall require, in addition, the owner's certificate and the mortgagee's certificate in substantially the same form as required by Section 236.21(2)(a) of the Wisconsin Statutes.

11.15.4 CRITICAL BUILDING LOCATIONS

Location on the lot shall be dimensioned to the nearest 0.1 foot where the location of such building or structure will be critical in relation to proposed property boundaries or to the zoning yard requirements.

11.15.5 DEDICATIONS, TESTING, AND IMPROVEMENTS REQUIRED

Any land division effectuated by a certified survey shall be subject to the provisions of Section 11.11.4 concerning the reservation and dedication of land; and, unless a waiver is granted, to the provisions of Sections 11.16.2 and 11.18 concerning required improvements; and to the provisions of Section 11.13.4 concerning boring, soundings, and percolation tests.

11.15.6 APPLICATION FOR APPROVAL

The certified survey map shall be accompanied by a written application for approval on forms furnished by the Village Board. Where a change in zoning classification is being or will be requested in connection with the land division, a map showing the present zoning of the land and all lands adjacent thereto and the proposed zoning shall be submitted with the application for approval.

11.16 COMPREHENSIVE DEVELOPMENT PLANS

11.16.1 REQUIREMENTS

Any comprehensive development plan shall include the following:

- A. A plan, drawn to scale of 1"=200' which shows all lands under the control of the applicant which are contiguous or separated only by existing public roads or D.N.R. rights-of-way. The plan shall show the items required by Sections 13.04 (2) (A) through (O), preliminary plat data, and all proposed collector and arterial streets.
- B. If a waiver of design standards is requested, details showing the proposed deviation from the standards and the reasons therefore.
- C. The projected population broken down into single-family and multi-family units.
- D. The multi-family dwelling units broken down into the number of units in each bedroom category on a percentage basis.
- E. A development schedule clearly indicating the time of completion for the proposed development and each phase thereof.
- F. A preliminary plat, meeting the requirements of this ordinance.

11.16.2 DESIGN STANDARDS

The provisions of Section 13.08 shall apply to a comprehensive developmental plan. However, they may be waived by the Village Board.

11.16.3 DEDICATIONS, TESTING, AND IMPROVEMENTS REQUIRED.

Comprehensive development plans shall be subject to the provisions of Section 11.11.4 concerning the reservation and dedication of land; to the provisions of Section 11.18 concerning required improvements; and to the provisions of Section 11.13.4 concerning boring, soundings, and percolation tests.

11.17 DESIGN STANDARDS

11.17.1 STREET ARRANGEMENT

In any new subdivision the street layout shall conform to the arrangement, width and location indicated on the official map, Master Plan or component neighborhood development plan of the Village. In areas for which such plans have not been completed, the street layout shall recognize the functional classification of the various types of streets and shall be developed and located in proper relation to existing and proposed streets. to the topography, to such natural features as streams and tree growth, to public convenience and safety, to the proposed use of the land to be served by such streets, and to the most advantageous development of adjoining areas. Each lot of the subdivision must have satisfactory access to a public street.

- A. Arterial Streets: Arterial streets shall be arranged so as to provide ready access to centers of employment, center of governmental activity, community shopping areas, community recreation, and points beyond the boundaries of the community. They shall also be properly integrated with and related to the existing and proposed system of major streets and highways and shall be, insofar as practicable, continuous and in alignment with existing or planned streets with

which they are to connect.

- B. Collector Streets: Collector streets shall be arranged so as to provide ready collection of traffic from residential areas and conveyance of this traffic to the major street and highway system and shall be properly related to the mass transportation system, to special traffic generators such as schools, churches, shopping centers, and other concentrations of population, and to the major streets into which they feed.
- C. Local Streets: Local streets shall be arranged to conform to the topography, to discourage use by through traffic, to permit the design of efficient storm and sanitary sewerage systems, and to require the minimum street area necessary to provide safe and convenient access to abutting property.
- D. Proposed Streets: Proposed streets shall extend to the boundary lines of the tract being subdivided unless prevented by topography or other physical conditions or unless, in the opinion of the Village Board such extension is not necessary or desirable for the coordination of the layout of the subdivision or for the advantageous development of the adjacent tracts. Temporary turnarounds may be required where the street ends at the boundary of the subdivision.
- E. Arterial Street and Highway Protection. Whenever the proposed subdivision contains or is adjacent to a major street or highway, adequate protection of residential properties, limitation of access and separation of through and local traffic shall be provided by reversed frontage, with screen planting contained in a nonaccess reservation along the rear property line, or by the use of frontage streets.
- F. Stream shores shall have sixty (60) feet of public access platted to the low water mark at intervals of not more than one-half mile as required by Section 236.16(3) of the Wisconsin Statutes. The Village is not required to improve lands provided for public access under this subsection.
- G. Reserve Strips: Reserve strips controlling access to streets or alleys are prohibited except where control of such strips is placed with the Village under conditions approved by the Village Board.
- H. Alleys: Alleys shall be provided in commercial and industrial districts for off-street loading and service access unless otherwise required by the Village Board. Alleys shall not be used in residential areas unless approved by the Village Board. Alleys shall not be less than 24 feet wide and shall be continuous through blocks. Dead-end alleys shall not be approved, and alleys shall not connect to a major thoroughfare.

11.17.2 STREET NAMES AND BUILDING NUMBERS

- A. Duplication of existing street names by similar word, spelling, or sound shall not be permitted.
- B. Where a street maintains the same general direction except for curvilinear changes for short distances, the same name shall continue for the entire length of the Street. House numbering difficulties shall be considered the determining factor in considering whether a change of name is necessary due to curvilinear changes.

- C. A street name shall be changed when required to conform to the proposed or existing house numbering base.
- D. A name which is assigned to a street which is not presently a through street, due to intervening land over which the street extension is planned, shall be continued for the separate portions of the planned through street.
- E. The following designations shall be used only in the situations indicated:
 - 1. boulevard- A street with a divided pavement either existing or planned. If the divided pavement ends, but the street continues, the same street name and suffix shall continue.
 - 2. Lane- A street, one block long, not ending in a cul-de-sac.
 - 3. Circle - A Cul-de-sac of nine lots or less.
 - 4. Parkway - A street abutting a park or greenway or creek.
- F. The maximum number of street names at one intersection shall be three.
- G. Street names shall be assigned so that two intersections shall not have the same exact street names.
- H. The name of any projection of a street shall remain unchanged even if the projection terminates in a cul-de-sac.
- I. The changing of a street name that: does not duplicate an existing street name shall only be approved where such change will eliminate conflicts with other provisions of this section.
- J. Service roads and highways served by them shall have the same street name and designation.
- K. Approval of street names on a preliminary plat will not reserve the names nor shall the Village be required to accept such names at the time of final platting.
- L. A minimum number of letters is desirable in a street name. The maximum number of letters, not including the prefix or suffix shall not exceed twelve.

11.17.3 LIMITED ACCESS HIGHWAYS AND RAILROAD RIGHTS -OF-WAY

Whenever the proposed subdivision contains or is adjacent to a limited access highway or railroad right- of-way, the design shall provide the following treatment:

- A. In Residential Districts a buffer strip at least 30 feet in depth, in addition to the normal lot depth required, shall be provided adjacent to a D.N.R. right-of-way or a limited access arterial street. The lot depth required, including such buffer strip, shall not be less than 150 feet. The strip shall be a part of the platted lots, but shall have the following restrictions lettered on the face of the plat: "This strip reserved for the planting of trees or shrubs by the owner; the building of structures hereon is prohibited, and the rear 30 feet of the strip shall not be counted as any required yard. Maintenance of this strip is a responsibility of the lot owner.
- B. Commercial and Industrial Districts shall have on each side of the limited access highway or railroad, streets approximately parallel to and at a suitable distance from such highway or railroad for the appropriate use of the land between such streets and highway or railroad, but not less than one hundred and fifty (150) feet.
- C. Streets Parallel to a Limited Access Highway or DNR right-of-way shall, when

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intersecting a major street and highway or collector street which crosses said DNR right-of-way or highway, be located at a minimum distance of two hundred and fifty (250) feet from said highway or DNR right-of-way. Such distance, where desirable and practicable, shall be determined with due consideration of the minimum distance required for the future separation of grades by means of appropriate approach gradients.

- D. The location of Local Streets immediately adjacent and parallel to DNR rights-of-way, and in residential areas immediately adjacent to arterial streets and highways and to DNR rights-of-way shall be avoided.

11.17.4 STREET DESIGN STANDARDS

- A. Minimum Right-of Way: The minimum right-of-way of proposed streets and alleys shall be of the width specified by the Zoning Plan, official map or neighborhood development study; or if no width is specified therein, the minimum widths shall be as follows:

Type of Street	Right of Way Width
Principal and Primary Arterials	120 feet
Standard Arterial and Collector Streets	80 feet
Local Streets	66 feet
Marginal Access Streets	66 feet
Alleys	24 feet

B. CUL-DE-SAC STREETS

1. Streets designed to have one end permanently closed shall not exceed 1,600 feet in length
2. Except as provided in Section 13.08 (4)(B) 3, streets which are designed to have one end permanently closed shall terminate in a circular turnaround having a minimum right-of-way diameter of 120 feet, and a minimum outside curb diameter of 86 feet. The reverse curve on a cul-de-sac shall have a 50-foot minimum radius when the bulb is centered on the street and a 100-foot minimum radi.11s when the bulb is offset.
3. All streets which are designed to have one end permanently closed, in business, commercial. industrial and manufacturing areas, shall terminate in a circular turnaround having a minimum right-of-way diameter of 130 feet, and a minimum outside curb diameter of 96 feet. The reverse curve on a cul-de-sac shall have a 50-foot minimum radius when the bulb is centered on the street and a 100-foot minimum radius when the bulb is offset.

C. STREET GRADES:

1. Unless necessitated by exceptional topography and subject to the approval of the Village Engineer, the maximum street grades shall not exceed the following:
 - a. Arterial streets and highways: 6 percent
 - b. Collector and local streets and alleys: 8 percent

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- c. Pedestrian Ways: 10 percent unless steps of acceptable design are provided.
 - 2. The grade of any street shall in no case exceed 10 percent or be less than 0.48 percent.
 - 3. All changes in street grades shall provide sight distances as conditions require as determined by the Village Engineer.
 - 4. Street Grades shall be established wherever practicable in such a manner to avoid excessive grading, the promiscuous removal of ground cover and tree growth and general leveling of the topography
- D. RADII OF CURVATURE:
 - 1. When a continuous street deflects at any one point by more than ten (10) degrees, a circular curve shall be introduced having a radius of curvature on said centerline of not less than the following:
 - a. Arterial streets and highways: 500 feet
 - b. Collector streets: 300 feet
 - c. Local streets: 100 feet

E. HALF STREETS

Where an existing dedicated or platted half street is adjacent to the tract being subdivided, the other half of the street shall be dedicated by the subdivider. Streets less than full width on the boundary of the tract being subdivided shall not be less than a width sufficient to produce a full pavement, a full terrace on the plat side and a reserve strip as determined by the Village Board.

F. STREET INTERSECTIONS

- 1. Streets shall intersect each other at as nearly right angles as topography and other limiting factors of good design permit.
- 2. The number of streets converging at one intersection shall not be more than two.
- 3. The number of intersections along major streets and highways shall be held to a minimum. Wherever practicable the distance between such intersections shall not be less than twelve hundred (1,200) feet.
- 4. Property lines at street intersections shall be rounded with a minimum radius of 15 feet except that at all intersections along collector and arterial streets the radius shall be increased to 25 feet. The Village Board may require a larger radius where desirable.
- 5. Local streets shall not necessarily continue across arterial or collector streets; but if the centerlines of such minor streets approach the major streets from opposite sides within one hundred-fifty (150) feet of each other, measured along the centerline of the arterial or collector street, then the location shall be so adjusted that the adjoinment across the major or collector street is continuous; and a job is avoided.

G. BLOCKS

- 1. The widths, lengths, and shapes of blocks shall be suited to the planned use of the land, zoning requirements, need for convenient access, control and safety of street traffic, and the limitations and opportunities of topography.
- 2. Length. Blocks in residential areas shall not as a general rule be less than six

hundred (600) feet nor more than fifteen hundred (1,500) feet in length unless otherwise dedicated by exceptional topography or other limiting factors of good design,

3. Pedestrian ways of not less than ten (10) feet in width may be required near the center and entirely across any block over nine hundred (900) feet in length where deemed essential by the Village Board, to provide adequate pedestrian circulation or access to schools, shopping centers, churches or transportation facilities.
4. Width. Blocks shall have sufficient: width to provide for two tiers of lots of appropriate depth except where otherwise required to separate residential I development from through traffic. Width of lots or parcels reserved or laid out for commercial or industrial use shall be adequate to provide for off-street service and parking required by the use contemplated and the area zoning restrictions for such use.
5. Utility easements. All utility lines for electric power and telephone service shall be placed on mid-block easements along rear lot lines whenever carried on overhead poles.

11.17.5 LOTS

- A. 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. The lots should be designed to provide an aesthetically pleasing building site and a proper architectural setting for the buildings contemplated.
- B. Double frontage and reverse frontage lots shall be prohibited except where necessary to provide separation of residential development from through traffic or to overcome specific disadvantages of topography and orientation.
- C. Residential lots shall have a minimum area of 9,000 sq. ft, and a minimum width of 80 feet at the building line provided, however, that the requirements of the zoning regulations insofar as they may specify greater areas or distance shall be complied with.
- D. Residential lots to be served by private sewerage disposal facilities shall comply with the rules of the Wisconsin Department of Health and Social Services and the State Board of Health.
- E. Access to public street. Every lot shall front or abut on a public street for a distance of at least fifty (50) feet.
- F. Lot lines. Side lot lines shall be substantially at right angles or radial to street lines.
- G. Lots shall follow municipal boundary lines whenever practicable, rather than cross them.
- H. Side lot lines shall be as nearly as possible at right angles to straight street lines or radial to curved street lines on which the lots face.
- I. Corner lots shall have sufficient width to permit adequate building setbacks from side streets.
- J. Excessive depth in relation to width shall be avoided and a proportion of 1.5 to 1 (1.5:1) be considered as an acceptable ratio under normal conditions.

- K. Residential lots fronting or backing on arterial streets shall be platted with extra depth to permit generous distances between the buildings and such trafficways.
- L. Depth and width of properties reserved or laid out for commercial or industrial use shall be adequate to provide for the off-street service and parking facilities required by the type of use and development contemplated.
- M. Whenever a tract is subdivided into large parcels, such parcels shall be arranged and dimensioned as to allow resubdivision of any such parcels into normal lots in accordance with the provisions of this ordinance.
- N. Lands lying between the meander line and the water's edge and any otherwise unplattable lands which lie between a proposed subdivision and the water's edge shall be included as part of lots, outlots or public dedications in any plat abutting a lake or stream.

11.17.6 BUILDING SETBACK LINES

Where not adequately controlled by zoning regulations, building setback lines appropriate to the location and type of development contemplated shall be established, as required by the Village Board.

11.17.7 EASEMENTS

- A. Lines to be underground in Newly Platted Areas:
 - 1. All new electric distribution lines (excluding lines of 12,000 volts or more), all new telephone lines from which lots are individually served, all new telegraph lines, community antenna television cables and services, installed within a newly-platted area, mobile home park, cluster development or planned development, shall be underground unless the Village Board shall specifically find after study that:
 - a. The placing of such facilities underground would not be compatible with the planned development;
 - b. Location, topography, soil, water table, solid rock, boulders, stands of trees, hedges or other physical conditions would make underground installation unreasonable or impracticable; or
 - c. The lots to be served by said facilities can be served directly from existing overhead facilities.
 - 2. Associated equipment and facilities which are appurtenant to underground electric and communications systems, such as but not limited to, subdivision, pad-mounted transformers, pad-mounted sectionalizing switches and above-grade pedestal-mounted terminal boxes may be located above ground.
 - 3. The subdivider or their agent shall furnish proof to the Village Board that such arrangements as may be required under applicable laws and rules filed with the Public Service Commission of Wisconsin have been made with the owner or owners of such lines or services for placing their respective facilities underground as required by this section, as a condition precedent to approval of the final plat, site plan, certified survey map or planned commercial sit plan.

4. Temporary overhead facilities may be installed to serve a construction site or where necessary because of severe weather conditions. In the latter case, within a reasonable time after weather conditions have moderated or upon completion of installation of permanent underground facilities, such, temporary facilities shall be replaced by underground facilities and the temporary facilities removed, subject to any exception permitted by the Village Board under section 13.08 (9)(A)

B. EASEMENT CONDITIONS

1. Adequate easements shall be provided and dedicated on each side of all rear lot lines, and on side lot lines where necessary, for the installation of storm and sanitary sewers, gas, water, electric lines, and communication lines. Such easements as required by the Village or other private utility lines shall be noted as "Utility Easements" on the final plat or certified survey map. Prior to approval of the final plat or certified survey map, the concurrence of the electric and communications companies serving the area as to the location and width of the utility easements shall be noted on the final plat or certified survey map. All easements for storm and sanitary sewers, water and pedestrian walks, and other public purposes shall be noted thereon as "Public Easement for" followed by reference to the use or uses for which they are intended.
2. Where the electric and communications facilities are to be installed underground, the utility easements shall be graded to within six (6) inches of final grade by the subdivider, prior to the installation of such facilities, and earth fill, piles or mounds of dirt shall not be stored on such easement areas. Utility facilities when installed on utility easements whether overhead or underground shall not disturb any monumentation in the plat.
3. Where the electric and/or communications facilities are to be installed underground. A plat restriction shall be recorded with the final plat or certified survey map stating that the final grade established by the subdivider on the utility easements shall not be altered by more than six (6) inches by the subdivider, their agent, or by subsequent owners of the lots on which such utility easements are located, except with written consent of the utility or utilities involved. The purpose of this restriction shall be to notify initial and future lot owners of the underground facilities at the time of purchase and to establish responsibility in the event of damage to such facilities or to the need to alter such facilities. When the utility company uses a service application, said application should also notify the initial and subsequent lot owners of their responsibility regarding such underground facilities.

C. Drainage Easements:

1. Where a subdivision is traversed by a water course, drainageway, channel or stream, an adequate drainageway or easement shall be provided as required by the Village Board. The location, width, alignment and improvement of such drainageway or easement shall be subject to the approval of the Village Board and parallel streets or parkways may be

required in connection therewith. Where ever possible, the storm water drainage shall be maintained by landscaped open channels of adequate size and grade to hydraulically accommodate maximum potential volumes of flow, these sizes and design details to the subject to review and approval by the Village Engineer and Village Board. Where feasible, drainage easements should substantially maintain existing water flow patterns onto neighboring lands.

11.18 REQUIRED IMPROVEMENTS

11.18.1 STREETS

Standard street improvements shall be installed in all subdivisions within the corporate limits and where required, in any land division, or in any subdivision.

11.18.2 SANITARY SEWERS AND WATER MAINS

Sanitary sewers and water mains shall be installed in all subdivisions within the service area and, where required, in any land division.

11.18.3 STORM SEWERS AND WATER DRAINAGE FACILITIES

- A. Storm sewers shall be constructed where required by the Village Board.
- B. Ditches shall be constructed where required by the Village Board.
 - 1. Roadside ditches shall not exceed 10% grade. The maximum single ditch capacity for a 5-year intensity storm shall be not more than the values tabulated as follows:

Ditch Grade (%)	Q (c.f.s.)
1	2.34
2	3.78
3	4.14
4	4.86
5	5.22
6	5.76
7	6.30
8	6.84
9	7.20
10	7.74

- 2. Ditches shall be restored with 4" topsoil, fertilizing, and anchored sodding in accordance with the current Standard of Specifications for Road and Bridge Construction, State of Wisconsin Department of Transportation. All sod shall be bluegrass, free of sedges, quack grass, and bent grass.
- 3. Where ditches are utilized, the streets shall be constructed as indicated in Figure 4. The Thickness of the pavement shall be determined and prescribed by the Village Engineer in accordance with the functional classification of the proposed street and soil subgrade data available. Any soil subgrade data required by the Village Engineer shall be obtained by the developer's soils engineer and furnished to the Village Engineer

without cost.

- C. At the time the preliminary plat, or plans for any condominium, group housing project or planned development are submitted to the Village Board for review, the Village Engineer shall prepare a study of the drainage basin or subbasin in which the plat or project is located to determine the design and routing, and of storm sewer and stormwater drainage facilities throughout such basin. If such study determines that it is necessary to increase the capacity of the facilities which are to be constructed within the plat or project record those to serve the entire basin or subbasin, the Engineer shall then determine that portion of the estimated cost of constructing the required storm sewers and storm water drainage facilities which is attributable to such increase in the capacity of the facilities.
- D. The cost of constructing storm sewer and stormwater drainage facilities which serve the plat or project but which are not necessary to serve the entire drainage basin or subbasin in which it is located shall be borne solely by the subdivider. Those costs which are attributable solely to increasing the capacity of the required storm sewer and storm water drainage facilities to enable them to serve the entire drainage base or subbasin shall be paid by the Village and recovered through area charges or special assessments levied against all benefited properties. Any area charge or special assessment levied pursuant to Section 13.09(3)(D) shall be paid before the final plat is inscribed by the Village Clerk or before any building permit is issued.
- E. Area charges levied pursuant to Section 13.09(3)(D) shall be subject to adjustment based upon the Engineering News Record Construction Price Index. In making such adjustments the year that the area charges for the drainage basis or subbasin were established shall be used as the base year. A copy of said Construction Price Index shall be kept on file at the office of the Village Engineer and shall be made available to the public for inspection and copying upon request.

11.18.4 WATER SUPPLY SYSTEM

- A. No water supply system serving or intended to serve more than four (4) but less than fifteen (15) parcels of land shall be constructed outside of the urban service area unless such system is designed and constructed in accordance with all federal, state, and local statutes, ordinances, and regulation which are applicable to public water supply systems including, but not limited to, the administrative regulation with respect there to adopted by the Wisconsin Department of Resources, the Wisconsin Department of Health and Social Services, and the Wisconsin Public Service Commission, which regulations are incorporated herein and adopted by reference.
- B. Prior to commencing construction of a water supply system, the subdivider shall submit the proposed plans, the specifications, construction schedule, and contract to the Village Engineer for review and approval.
- C. As used in this section the term "water supply system: means any facilities installed or constructed to obtain, store, treat, or convey water for human consumption or domestic use.

11.18.5 IMPROVEMENTS TO BOUNDARY LINES

All required street, sidewalk, sanitary sewer, water main, and storm sewer improvements shall be installed to the boundary line of the subdivision, comprehensive development, or land division unless the topography or other physical conditions make it impossible to do so, or unless this requirement is waived, in writing by the Village Board.

11.18.6 PARTITION FENCES

When the land included in the plat, comprehensive development plan, or certified survey map abuts upon or is adjacent to land used for farming or grazing purposes, the subdivider may be required to erect, keep and maintain partition fences, satisfying the requirements of the Wisconsin Statutes for a legal and sufficient fence, between such land and the adjacent land. When partition fences are required, a covenant binding the subdivider, its grantees, heirs, successors, and assigns to erect and maintain such fences, without cost to the adjoining property owners, so long as the land is used for farming or grazing purposes shall be included upon the face of the final plat, comprehensive development plan, or certified survey map.

11.18.7 WAIVER

- A. Where, in the judgement of the Village Board it would be inappropriate to apply literally the provisions of this section to a land division or to a subdivision because extraordinary or undue hardship would result, the Village Board may waive or modify any requirement, other than filing or recording a certified survey map or plat, to the extent deemed just and proper.
- B. Such relief will be granted only where it will not be detrimental to the public good, impair the intent and purpose of this ordinance, or impair the desirable general development of the community in accordance with the Master Plan of the Village. A five-sevenths (5/7) vote of the entire membership of the Village Board shall be required to grant any waiver or modification of this ordinance. Any waiver, exception, or variance which is granted pursuant to this section shall be made in writing, shall state the reasons which justified it, and shall be filed with the records relating to the land division.

11.19 REQUIRED IMPROVEMENTS PROCEDURE

11.19.1 PLANS AND CONSTRUCTION SPECIFICATIONS

Prior to commencing construction of any required improvement, the subdivider shall prepare any required improvement, the subdivider shall prepare construction plans and specifications and submit them to the Village Engineer for review and approval. The Village Engineer may require the submission of the following plans and accompanying construction specifications before authorizing construction or installation of the improvements:

- A. Street plans and profiles showing existing and proposed grades, elevations and cross sections of required improvements.

- B. Sanitary sewer plans and profiles showing the locations, grades, sizes, elevations, and materials of required facilities.
- C. Storm sewer plans and profiles showing the location, sizes, elevations and materials of required facilities.
- D. Water main plans and profiles showing the locations, sizes, elevations, and materials of required facilities.
- E. Planting plans showing locations, age, and species of any required street trees.
- F. Such additional special plans or information as may be required by the Village Engineer.

11.19.2 PRIVATE CONTRACTS

The developer shall engage one general contractor whose qualifications have been approved by the Village Board for each major phase of construction (grading, utilities, streets) or one general contractor for a contract which includes more than one phase of construction. No private contract shall be awarded until all bids have been reviewed by the Village Engineer.

11.19.3 SCHEDULING

All scheduling of the contemplated improvements shall be approved by the Village Engineer. Construction cannot be commenced on any phase of construction until all approvals and conditional requirements are satisfied and a copy of the private contract has been filed and approved by the Village Board. Construction shall not proceed until all State of Wisconsin approvals are granted.

11.19.4 STREET GRADING

- A. The developer shall furnish standard drawings which indicate the existing and proposed grades of streets shown on the plat, and after review of design engineering work on the streets by the Village Engineer and approval of street grades by the Village Board the subdivider shall grade or cause to be graded the full width of the right of way of the streets proposed to be dedicated, including the vision clearance triangle on corner lots. In those cases where existing street right of way is made a part of the subdivider's plat or abuts the plat, they shall grade or cause to be graded that portion of the right of way shall be be graded to subgrade elevation. The Village Engineer shall approve all grading within rights-of-way and said grading shall extend for a sufficient distance beyond the right of way to ensure that the established grade will be preserved. The grading of rights of way for principal and primary arterials shall only re required where necessary to provide access to the streets or lots in the plat. Lots which abut principal and primary arterials shall be graded to proposed street grade or to a grade approved by the Village Engineer prior to the sale of affected properties.
- B. The developer shall engage a registered engineer to set subbase grade in accordance with approved centerline grade and cross section. They shall also set grade necessary to comply with other grading requirements, including vision clearance on corner lots, centerline and lot line grades for greenways, terrace grading for abutting streets and other required grades. The grading program shall

consist of the following elements:

1. The stripping and removal of all topsoil debris and vegetation within the street right of way.
2. Grading of full street rights of way to a tolerance of 0 to 0.2 feet below proposed centerline grade. Fill sections shall be constructed of approved materials, which do not include topsoil, debris, vegetation, etc.
3. Grading beyond right of way to ensure that the established grade will be preserved.
4. Grading of vision clearance triangle on corner lots, (Maximum embankment of three (3) feet above curb elevation within a triangle formed by two intersection street lines or their projections and a line joining points on such street lines located 25 feet from the street intersection).
5. Where a public greenway is included in the plat, the developer is responsible for an acceptable continuous drainageway in the greenway as determined by the Village Engineer.
6. All additional plat grading, where applicable, lot abutting greenways, terraces of street abutting plat, public easements for sanitary sewer and sidewalk, and other requirement of ordinances and special conditions of plat approval.

11.19.5 UTILITIES

- A. Upon approval of the subgrading and installation of barricades, the developer shall proceed with the utility contract. All outstanding charges due against the lands for local sewer, interceptors, force mains, and lift station previously installed by the Village shall be paid in full prior to the Village granting final approvals of a utility contract.
- B. If the developer elects to install underground utilities and the standard street improvement in the same year, provision must be made for mechanical compaction of all ditches for underground utilities that fall within the street right of way.
- C. Prior to commencing construction of any required utilities, the developer shall submit his proposed construction schedule, plans, specifications, and contract to the Village Engineer.

11.19.6 GREENWAYS

Greenways included within platted or replatted areas shall receive the following prescribed treatment by the owner of the subdivision.

- A. The subdivider shall be responsible for an acceptable continuous drainageway through the proposed plat as determined by the Village Engineer. The subdivider shall furnish the Village Engineer with a plan outlining the greenway boundaries and location of existing drainageways, if any. In addition, the subdivider shall furnish the Village Engineer a set of cross-sections (on 50' stations) of the greenway oriented upon a base line as prescribed by the Village Engineer. Where a natural drainageway exists, which has acceptable hydraulic capacities

including alignment and grade as determined by the Village Engineer, construction will not be required and the existing natural growth shall be preserved. Where such natural growth is not preserved by action of the subdivider or their agent, they shall be responsible for repairing the disturbed areas by sodding. However, in certain locations, as determined by the Village Engineer, where the hydraulic capacities including alignment and grade are not acceptable, then such alignment, grade, and slopes shall be improved by the subdivider to the interim minimum requirements of a ten-foot-wide ditch bottom with four to one side slopes, all to be seeded.

- B. The subdivider shall install permanent pipes or culverts at a grade designated by the Village Engineer under all streets crossing a greenway or drainageway. Said installation shall be in accordance with the Standard Specifications for Road and Bridge construction of the Department of Transportation of the State of Wisconsin. All costs of the installation shall be the responsibility of the subdivider. The permanent pipe or culvert shall not be installed previous to the installation of the sanitary sewer on a street crossing a greenway unless done pursuant to written agreement between the Village Engineer and the subdivider. Culverts required across intersections for temporary street drainage, shall be furnished and installed by the developer at their expense. All temporary culverts installed by the developer shall be completely removed when the streets are constructed to Village standards and the area restored to as near to original condition as possible as determined by the Village Engineer.
- C. All ditching and culvert installation shall be done in strict accordance with grades approved by the Village Engineer. The subdivider's engineer shall be responsible for setting those required grades in the field for construction purposes.
- D. In order to assure proper drainage, the ground elevation along any lot line common with the boundary of a greenway shall not be less than four (4) feet above the flowline of the greenway, or where designated to an elevation established by the Village Engineer, prior to the sale of affected properties. The flowline grade shall be established by the Village Engineer. All lot grading and building elevations shall provide for positive drainage. Grading or filling with the greenway limit is prohibited except as authorized by the Village Engineer.

11.19.7 STREET CONSTRUCTION

A. General

- 1. After completion of the underground utilities and approval thereof, the streets shall be constructed. Except as provided in section 13.10(8)(A), building permits shall not be issued prior to the installation of the street's improvements.

B. Standard Street Improvements:

- 1. Standard street improvements shall include concrete curb and gutter, bituminous base course and bituminous surface course, and street lights and pedestrian walkways when required by the Village Board. Standard street improvements for all Village streets and any town streets connecting

to a Village street shall also provide for curb ramping as required by Section 66.616 of the Wisconsin Statutes.

2. The construction of standard street improvements can begin only when either:
 - a. The underground utilities were installed in the previous construction season; or
 - b. The construction of underground utilities included mechanical compacting and compaction tests have been approved by the Village Engineer.
3. Upon satisfying either of the requirements of the preceding section, the developer shall prepare final plans and specifications for the standard street improvements and submit them, together with all soil subgrade data obtained by its soils engineer, to the Village Engineer. The Village Engineer shall review the plans and specifications; and shall determine and prescribe the thickness of the pavement in accordance with the functional classification of the proposed street and the soil subgrade data.
4. Upon written approval by the Village Engineer and the Village Board, the developer can proceed with the construction of the standard street improvements. Standard street improvements shall be installed to the boundary line of the subdivision unless the street improvements shall be installed to the boundary line of the subdivision unless the street culminates in a cul-de-sac, the topography or other physical conditions make it impossible to do so, or unless this requirement is waived in writing, by the Village Board.
 - a. Local streets shall be constructed as indicated in Figure 2 provided, however, that a greater or lesser roadway width may be required by the Village Engineer where necessary to assure uniformity along the entire length of any street. The roadway width as indicated in Column 2 of Table 1 shall be required where the entire length of any street including any future extension thereof exceeds 1,600 feet and may be required by the Village Engineer based on anticipated traffic or land use. The anticipated traffic or land use. The thickness of the pavement shall be as prescribed by the Village Engineer.
 - b. Collector streets shall be constructed as indicated in Figure 3. The width of the roadway shall be as prescribed by the Village Engineer based upon the Area Transportation Studies when available unless a greater or lesser roadway width is necessary to assure uniformity along the entire length of any street. The thickness of the pavement shall be as prescribed by the Village Engineer.
 - c. The thickness and width of an arterial street shall be as prescribed by the Village Engineer based upon anticipated traffic volume and any applicable federal, state, or county requirements.

11.19.8 TEMPORARY STREETS

- A. If the developer desires to obtain building permits prior to the completion of the standard street improvement, they may upon obtaining the written authorization of the Village Board, construct temporary, regular streets.
- B. All temporary streets shall be constructed in accordance with Figure 1 and the subdivider, their contractor, or their engineer shall:
 - a. Regrade the subbase to a tolerance of 0 to 0.1 foot below proposed subgrade;
 - b. Recheck subbase grade in the field to ensure that this grade has been met;
 - c. Notify the Village Engineer when the subbase grading has been completed and is ready for inspection;
 - d. Place a compacted 6" crushed stone base course in accordance with Village specification.
 - e. Construct all pipes, culverts, roadside ditches as required by the Village to provide temporary drainage.
 - f. Construct Permanent Class I barricades at the street ends of all streets included in the subdivision.
- C. Upon Village approval the subdivider may construct temporary streets, provided, however, that any all costs of the construction, maintenance, and repair thereof or damages of any nature arising out of or in any way related to the construction, maintenance, use or plowing of such temporary streets shall be borne by the subdivider.

11.19.9 WALKWAYS

- A. Surfaces: The surface of walkways should possess stability and firmness, be relatively smooth in texture, and have a nonslip surface. The use of expansion and construction joints should be minimized, and their size should be as small as possible preferably under 1/2" in width.
- B. Drainage Structures: Drainage structures should be placed flush with the surface on which they occur, and grates having narrow parallel bars or patterns with opening larger than 3/4" should not be used. Drainage structures should not be located between a curb ramp and the corner of a street or immediately downgrade from a curb ramp.
- C. Lighting: Lighting along walkways should vary from 1/2 to 5-foot candles, depending on the intensity of pedestrian use, hazards present, and relative need for personal safety.

11.19.10 EROSION CONTROL

Within fourteen (14) days of the completion of any activity which, in the sole discretion of the Village Engineer, may give rise to an erosion control problem, the subdivider shall take all steps necessary to prevent the erosion, siltation, sedimentation, washing, and blowing of dirt and debris caused by grading, excavations, open cuts, side slopes, and other activities by the subdivider or their contractors. Reasonable method of control shall include, but not be limited to, seeding and mulching, sodding, berm construction,

ponding construction, and watering. In such cases where the method of control has failed, the subdivider shall clean up the materials which have been displaced prior to construction of additional improvements. Plans for erosion control shall be submitted to the Village Engineer for their approval before any land surface disturbances are made.

11.19.11 INSPECTION

Prior to commencing any work within the subdivision, the subdivider shall make arrangements with the Village Engineer to provide for adequate inspection. The Village Engineer shall inspect and approve all completed work prior to approval of the final plat or any release of the security deposited pursuant to Section 13.02(3).

11.19.12 ACCEPTANCE OF IMPROVEMENTS

After the subdivider has installed all required improvements, they shall notify the Village Engineer in writing that the work is complete and ready for final inspection. The Village Engineer shall inspect the improvements and forward a letter to the subdivider indicating his approval or disapproval. When the improvements have been approved by the Village Engineer, the Village Clerk will prepare a final billing for an engineering, inspection, and legal fees and submit it to the subdivider for payment. In addition, when the improvements are situated within the corporate limits of the Village, the subdivider and all general contractors shall file lien waivers or affidavits, in a form acceptable to the Village and approved by the Village Attorney, evidencing that there are no claims, actions, or demands for damages, based upon contract or tort arising out of or in any way related to the project and that no monies are owed to any surveyor, mechanic, subcontractor, material person, or laborer. When the engineering, inspection, and legal fees have been paid and when the necessary lien waivers and affidavits have been filed, a resolution accepting those improvements constructed within the corporate limits of the Village will be prepared and presented to the Village Board.

11.19.13 RELEASE OF SECURITY

For improvements within the corporate limits:

- A. The security furnished pursuant to Section 13.02(3)(B), shall remain in full force for a period of one year after the completion of the project and acceptance by the Village Board unless partially releases as hereinafter provided. The security shall be held to guarantee the work performed pursuant to private contracts are free of defects in workmanship and materials. If any defect appears during the period of the guarantee, the subdivider or its contractor shall, at its expense, install replacements r perform acceptable repairs. In the event that the subdivider fails to install the replacement or perform the repairs, the Village may do so and deduct the cost thereof from the security deposit. Unless defects have appeared and have not been repaired, the Village will release the security to the subdivider upon expiration of the one-year guarantee period.
- B. The Village may from time to time but no more often than monthly during the course of construction partially release the security furnished pursuant to Section

13.02(3)(B) when:

1. The reduced security deposit will be sufficient to guarantee the work performed pursuant to private contracts against defects in material and workmanship or will be at least twenty-five percent (25%) of the total cost of improvements, whichever is greater; and
2. Affidavits or lien waivers, in a form acceptable to the Village and approved by the Village Attorney, evidencing full payment for the subdivision improvement which have been completed, are submitted with the request for a partial security release; and
3. An application for a partial security release has been filed with the Village Engineer on or before the 10th day of the month.

11.19.14 SIGNING OF PLAT BY VILLAGE

After entering the contract to provide all required improvements, after positing the security required by Section 13.02(3)(B)(2) and Section 13.15, and after payment of any area assessments, and after the subdivider has met all other requirements, the Clerk shall execute the certificate inscribed upon the face of the plat or certified survey attesting to the approval thereof and return it to the subdivider for recording.

11.19.15 BUILDING PERMITS

No building permits shall be issued for erection of a structure on a parcel created by any division, subdivision, or comprehensive development of land within the corporate limits of the Village until all required improvements have been made and installed and have been inspected and accepted in accordance with Section 13.11 of this ordinance.

11.19.16 FEES

1. General: The subdivider shall pay the Village all fees as hereafter required and at the times specified.
2. Preliminary Review Fee
 - a. The subdivider shall pay a fee amounting to fifteen dollars (\$15.00) plus one dollar (\$1.00) for each lot or parcel within a preliminary plat or certified survey map to the Village Treasurer at the time of first application for approval of any preliminary plat or certified survey map
 - b. Reapplication Fee amounting to five dollars (\$5.00) shall be paid to the Village Treasurer at the time of reapplication for approval of any preliminary plat or certified survey map which has previously been reviewed and not approved.
3. Engineering, Inspection, and Attorney's Fees
 - a. The subdivider shall pay all engineering, inspection, consulting, and legal fees incurred by the Village for services performed by or on behalf of the Village in connection with the design, inspection and review of any preliminary plat, certified survey, final plat, comprehensive development plan, or contract, with the drafting of documents, and with such inspections as the Village Engineer deems necessary to assure that the construction of the required improvements is in compliance with the plans,

specifications and ordinances of the Village or any other governmental authority. Consulting, engineering, inspecting, and legal fees shall be the actual costs to the Village on the basis of submitted invoices plus twice (2x) the actual payroll costs for time spent by any employees of the Village. Such fees may be billed monthly or upon completion of the project as determined by the Village Board.

- b. To guarantee payment of the engineering, inspection and attorney's fees, the subdivider shall deposit the sum of \$250 plus \$50 for each lot or parcel within a preliminary plat or comprehensive development, or in the case of a certified survey, the sum of \$75 plus \$50 for each lot or parcel within the land division, with the Village Clerk at the time that the application for approval is filed. If such fees are paid timely, the deposit will be refunded at the time that the final plat, comprehensive development, or certified survey is approved by the Village Board or thirty (30) days after the preliminary plat, comprehensive development, certified survey, or final plat is rejected. In the event that the subdivider fails to pay such fees within fourteen (14) days of the time when the Village submits its bill therefor, the Village shall deduct the amount of such fees from the security deposit.

11.20 DEFINITIONS

In Chapter 13, the following words and phrases shall have the designated meaning unless a different meaning is expressly provided or the context clearly indicates a different meaning:

1. Certified Survey map: A drawing meeting all of the requirements of Section 136.34 of the Wisconsin Statutes which is the map or plan of record for a land division.
2. Cluster Development: A development pattern and technique wherein structures are arranged in closely related groups to enable building at higher densities in certain areas while preserving natural features in others. A cluster development would normally incorporate private common open space areas and give emphasis to the pedestrian as opposed to the automobile in its design. The development might also contain owner occupied row housing with privately owned common property comprising a major element of the development. The provisions of Section 13.08 relating to Design Standards may be waived for cluster developments by the Village Board upon recommendation of the village Board and the Village Engineer.
3. Comprehensive Development Plan (CDP): A total site plan of an area of land 80 acres or more in size all under the control of a developer(s) at the time of submission for review. Such a plan shall specify and clearly illustrate the location, relationship, and nature of all primary and secondary uses, public and private easements, public and private roads, pedestrian paths, and common open space. The term comprehensive development plan shall include cluster development.
4. Greenway: An open area of land, the primary purpose of which is to carry stormwater on the ground surface in lieu of an enclosed storm sewer. Greenways

may serve multiple purposes in addition to their principle use including, but not limited to, vehicular, bicycle, and pedestrian traffic, sanitary sewers, water mains, storm sewers, storm water retention basins, park development and other related uses.

5. Land Division: A division of a parcel of land where the act of division creates less than five lots, parcels or building sites of 15 acres each or less in area
6. Master Plan, or Zoning Ordinance: The plan adopted by the Village Board and certified to the Village Board pursuant to Section 62.23 of the Wisconsin Statutes including proposal for future land use, transportation, urban development and public facilities
7. Official map. A map indicating the location, width, and extent of existing and proposed streets, highways, parkways, parks, and playground as adopted and amended by the Village Board pursuant to Section 62.23(6) of the Wisconsin Statutes.
8. Outlot: A parcel of land, other than a lot or block so designated on the plat or certified survey map.
9. Parcel: contiguous lands, under the control of a subdivider whether or not separated by streets, highways, or railroad rights of way.
10. Planned Commercial Site: A specified area of land comprising one or more contiguous ownership parcels or building sites for nonresidential uses and which area is legally limited by a reciprocal land use agreement and plan of building placement, reciprocal use of off-street parking facilities and reciprocal use of ingress and egress facilities for each building, loading and parking site. A planned commercial site must have a plan and reciprocal land use agreement approved by the Village of Ridgeway recorded in the office of the Iowa County Register of Deeds. An approved plan and reciprocal land use agreement may not be changed without approval by the Village of Ridgeway. No portion of a planned commercial site may include or front on a street, highway, walkway, parkway, or utility route designated in the Village Zoning Ordinance or official map at the time of initial recording unless the designated facility is in public ownership or easement.
11. Planned Development District (PDD): Zoning districts provided for in the Iowa county and local zoning ordinance which allow diversification and variation in the physical development of land in return for an improved environment.
12. Preliminary Plat: A map showing the salient features of a proposed subdivision or land division, as describe in Section 13.4, submitted to the Village for purpose of preliminary consideration prior to all final plats and, when required, prior to all land division.
13. Public Way: Any public road, street, highway, walkway, drainageway, or part thereof.
14. Replat: Process of changing, or the map or plat which changes, the boundaries of a recorded subdivision plat or a part thereof. The legal division of a larger block, lot or outlot within a recorded subdivision plat without changing exterior boundaries of said block, lot, or outlot is not a replat but is a land division.
15. Residential Dwelling Unit: A single family dwelling or that part of a duplex,

apartment, or other multiple family dwelling occupied by one family, or one distinct set of inhabitants.

16. Street: a public way for pedestrian and vehicular traffic whether designated as a street, highway, thoroughfare, parkway, throughway, road, avenue, boulevard, lane, place, or however otherwise designated.
 - a. Arterial Streets and Highways: Those streets which provide rapid movement of concentrated volumes of traffic over relatively long distances. They provide principally for movement of persons and goods between high activity areas.
 1. Principal Arterials: Those streets serving the major interstate corridors and corridors which connect major cities and regions. These routes provide the highest level of mobility and form a continuous system with constant operating conditions under a high degree of access control.
 2. Primary Arterials: Those streets serving long trips between important cities and the major intracommunity corridors within the metropolitan area. These routes provide a high level of mobility and constant operating conditions with only occasional minor restrictions.
 3. Standard Arterials: Those streets which more commonly provide for intermediate length trips, thus serving through traffic movement in trade areas or feeding traffic movement in trade areas or feeding traffic to the principal and primary arterial streets from lower order activity areas not served by such routes.
 - b. Collector Streets: Those streets which provide moderate speed movement of persons and goods within large areas. They are basically local streets which usually, because of more directness of routing and higher capacity than other local streets, receive higher volumes of traffic to be distributed from or collected toward nearby arterial streets. The dual-purpose streets of the collector family are also subclassified into two subclasses, namely connectors and distributors.
 1. Connector Streets: Those streets which perform a semi-arterial function as well as serving as distribution and land access streets.
 2. Distributor Streets: Those streets which perform the function of gathering and distributing traffic from and to the local street's adjacent lands.
 - c. Local Streets: Those streets which are designed for low speeds and volumes and are to provide access from low-generation land activities to the collector and arterial systems.
 - d. Marginal Access Streets: Those streets which are parallel and adjacent to arterial streets and highways and which provide access to abutting properties and protection from through traffic.
 - e. Alleys: Those streets which are a secondary means of access for vehicular service to the back or side of properties otherwise abutting on a

street.

17. Structure: Anything which has the capacity to contain, used for the occupation or shelter of man or animal or for the storage, receiving, retaining, or confining of personal property, the use of which requires permanent location on the ground or attachment to something having permanent location on the ground. The term does not include the facilities and appurtenances of public utilities other than buildings.
18. Subdivider: Any person firm, corporation, partnership, or entity of any sort, which divides or proposes to divide land in any manner which results in a land division or subdivision.
19. Subdivision: The division of a lot, parcel, or tract of land where the act of division:
 - a. Creates five or more lots, parcels, or building sites of fifteen acres each or less in area; or
 - b. Creates five or more lots, parcels or building sites of fifteen acres each or less in area by successive division within a period of five years.