LAND DIVISION (SUBDIVISION)

ORDINANCE

for

TOWN OF GREENFIELD-LA CROSSE COUNTY
WISCONSIN

PREPARED BY THE TOWN OF GREENFIELD PLANNING COMMISSION
TABLE OF CONTENTS

Section 1.0 Introduction
   1.1 Authority
   1.2 Title
   1.3 Purpose
   1.4 Intent
   1.5 Abrogation and Greater Restrictions
   1.6 Interpretation
   1.7 Severability and Non-Liability
   1.8 Repeal
   1.9 Effective Date

Section 2.0 General Provisions
   2.1 Jurisdiction
   2.2 Compliance
   2.3 Dedication and Reservation of Lands
   2.4 Improvements
   2.5 Variances
   2.6 Land Suitability
   2.7 Violations
   2.8 Penalties
   2.9 Appeals
   2.10 Applicability to Pending Preliminary Subdivision Plats or Certified Survey Maps

Section 3.0 Procedure
   3.1 Pre-Application
   3.2 Preliminary Plat Review
   3.3 Preliminary Plat Approval
   3.4 Final Plat Review
   3.5 Final Plat Approval
   3.6 Plats within the Extraterritorial Plat Approval Jurisdiction
   3.7 Replat
   3.8 Certified Survey Map Review (Minor Subdivision)
   3.9 Certified Survey Map Approval (Minor Subdivision)

Section 4.0 Preliminary Plat
   4.1 General
   4.2 Plat Data
   4.3 Soil and Water Conservation
   4.4 Affidavit
Section 5.0 Final Plat
5.1 General
5.2 Additional Information
5.3 Survey and Monumenting
5.4 State Plane Coordinate System
5.5 Certificates

Section 6.0 Certified Survey Map
6.1 General
6.2 Additional Information
6.3 State Plane Coordinate System
6.4 Certificates
6.5 Recordation

Section 7.0 Design Standards
7.1 Street Arrangement
7.2 Street Design Standards
7.3 Street Intersections
7.4 Blocks
7.5 Lots
7.6 Building Setback Lines
7.7 Easements
7.8 Public Sites and Open Spaces

Section 8.0 Required Improvements
8.1 Survey Monuments
8.2 Grading
8.3 Surfacing
8.4 Curb and Gutter
8.5 Rural Street Sections
8.6 Sidewalks
8.7 Public Sanitary Sewerage and Private Sewage Disposal Systems
8.8 Storm Water Drainage Facilities
8.9 Water Supply Facilities
8.10 Other Utilities
8.11 Street Lamps
8.12 Street Signs
8.13 Street Trees
8.14 Shoreland Planting and Sediment Control
Section 9.0  Construction
  9.1  Commencement
  9.2  Building Permits
  9.3  Plans
  9.4  Inspection
  9.5  Erosion Control
  9.6  Existing Flora

Section 10.0  Fees
  10.1  General
  10.2  Preliminary Plat Review Fee
  10.3  Certified Survey Map Review Fee
  10.4  Improvement Review Fee
  10.5  Inspection Fee
  10.6  Final Plat Review Fee
  10.7  Engineering Fee
  10.8  Administrative Fee

Section 11.0  Control of Large Parcels
  11.1  Permit Requirements

Section 12.0  Definitions
  INTRODUCTION
Section 1.0

1.1 Authority

This Ordinance is adopted under the authority granted by Section 60.18 (12), 60.74, 59.971 (3), 144.26, and 236.45 of the Wisconsin Statutes and amendments thereto; and pursuant to this authority the Town Board of the Town of Greenfield, County of La Crosse, do ordain as follows:

1.2 Title

This Ordinance shall be known as, referred to, or cited as the "SUBDIVISION CONTROL ORDINANCE, TOWN OF GREENFIELD, LA CROSSE COUNTY, WISCONSIN."

1.3 Purpose

The purpose of this Ordinance is to regulate and control the division of land within the unincorporated areas of Town of Greenfield in order to promote the public health, safety, morals, prosperity, aesthetics and general welfare of the Town.

1.4 Intent

It is the general intent of this Ordinance to regulate the division of land so as to:
- Obtain the Wise Use, conservation, protection, and proper development of the Town's soil water, wetland, woodland, and wildlife resources and attain a proper adjustment of land use and development to the supporting and sustaining natural resource base;
- Lessen congestion in the streets and highways;
- Further the orderly layout and appropriate use of land;
- Secure safety from fire, panic and other dangers;
- Provide adequate light and air;
- Prevent the overcrowding of land;
- Avoid undue concentration of population;
- Facilitate adequate provision for housing, transportation, water, sewerage, schools, parks, playgrounds, and other public requirements;
- Secure safety from flooding, water pollution, disease, and other hazards;
- Prevent flood damage to persons and properties and minimize expenditures for flood relief and flood control projects;
- Prevent and control erosion, sedimentation and other pollution of surface and subsurface waters;
- Preserve natural vegetation and cover and promote the natural beauty of the Town;
- Restrict building sites on floodplains, shorelands, areas covered by poor soils, or in other areas poorly suited for development.
- Facilitate the further division of larger tracts into smaller parcels of land;
- Ensure adequate legal description and proper survey monumentation of subdivided land;
Provide for the Administration and enforcement of this Ordinance; 
Provide Penalties for its violation; and 
Implement the comprehensive plan or its components adopted by the 
Town, and in general to facilitate enforcement of Town development standards 
as set forth in the adopted comprehensive plans, adopted plan components, 
zoning ordinance and town building code.

1.5 Abrogation and Greater Restrictions

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

1.6 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 Town and shall not be deemed a 
limitation or repeal of any other power granted by the Wisconsin Statutes.

1.7 Severability and Non-Liability

If any section, provision or portion of this Ordinance is adjudged 
unconstitutional or invalid by a court of competent jurisdiction, the 
remainder of this Ordinance shall not be affected thereby.

The Town does not guarantee, warrant, or represent that only those 
areas designated as floodlands will be subject to periodic inundation 
and that those soils listed as being unsuited for specific uses are the 
only unsuited soils within the Town and thereby asserts that there is 
no liability on the part of the Town Board, its agencies, or employees 
for sanitation problems or structural damages that may occur as a result 
of reliance upon, and conformance with, this Ordinance.

1.8 Repeal

All other Ordinances or parts of Ordinances of the Town inconsistent 
or conflicting with this Ordinance, to the extent of the inconsistency 
only, are hereby repealed.

1.9 Effective Date

This Ordinance shall be effective after a public hearing, adoption 
by the Town Board and publication or posting as provided by law.