

Soil types and their boundaries, as shown on the operational soil survey maps prepared by the U. S. Department of Agriculture, Soil Conservation Service, for the Mississippi River Regional Planning Commission.

Location and results of soil boring tests within the exterior boundaries of the plat made to a depth of seven (7) feet, or four (4) feet below the bottom of a proposed deep absorption system, whichever is greater. The number of such tests shall be adequate to portray the character of the soil and the depths of bedrock and ground water from the natural undisturbed surface. The number of such tests shall not be less than required by Chapter H65 of the Wisconsin Administrative Code or as required by the Zoning Administrator upon an examination of the soils as shown on the operational soil survey maps prepared by the U. S. Department of Agriculture, Soil Conservation Service for the MRRPC.

Location and results of percolation tests within the exterior boundaries of the plat conducted in accordance with Section H65.06 of the Wisconsin Administrative Code, taken at the location and depth in which the soil absorption waste disposal system is to be installed. The number of such tests shall be not less than required by Chapter H65 of the Wisconsin Administrative Code.

Location, width and names of all proposed streets and public rights-of-ways such as alleys and easements.

Approximate dimensions of all lots together with proposed lot and block numbers.

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.

Approximate radii of all curves.

Any proposed lake and stream access with a small drawing clearly indicating the location of the proposed subdivision in relation to the access.

Any proposed lake and stream improvement or relocation and notice of application for approval by the Division of Environmental Protection Department of Natural Resources, when applicable.

Where the Town Planning Commission finds that it requires additional information relative to a particular problem presented by a proposed development to review the Preliminary Plat, it shall have the authority to request in writing such information from the subdivider.

4.3 Soil and Water Conservation

The Town Planning Commission, upon determining from a review of the preliminary plat that the soil, slopa, vegetation, and drainage characteristics of the site are such as to require substantial cutting, clearing, grading, and other earth moving operations in the development of the subdivision or otherwise entail a severe erosion hazard, may require the subdivider to provide soil erosion and sedimentation control plans and specifications prepared by a registered professional engineer, architect or the U. S. Soil Conservation Service using the County Conservation Standards.

Tree cutting and shrubbery clearing shall be so conducted as to prevent erosion and sedimentation and preserve and improve scenic qualities.

Paths and trails shall not exceed ten (10) feet in width and shall be so designed and constructed as to result in the least removal and disruption of trees and shrubs and the minimum impairment of natural beauty.

Earth movements, such as grading, topsoil removal, mineral extraction, stream course changing, road cutting, waterway construction or enlargement, removal of stream or lake bed materials, excavation, channel clearing, ditching, drain tile laying, dredging, and lagooning, shall be so conducted as to prevent erosion and sedimentation and to least disturb the natural fauna, flora, watercourse, water regimen and topography.

Review of such cutting, clearing and movement may be requested of the County Soil and Water Conservation District Supervisors, the State District Fish and Game Managers, and the State District Forester by the Town Planning Commission as it deems appropriate.

4.4 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 he has fully complied with the provisions of this Ordinance.

FINAL PLAT

Section 5.0

5.1 General

A Final Plat prepared by a registered land surveyor shall be required for all subdivisions. It shall comply in all respects with the requirements of Section 236.20 of the Wisconsin Statutes.

5.2 Additional Information

The Plat shall show correctly on its face, in addition to the information required by Section 236.20 of the Wisconsin Statutes, the following:

Exact Street width along the line of any obliquely intersecting street.

Additional building setback lines required by the Town Planning Commission which are more restrictive than the zoning district in which the plat is located or which are proposed by the subdivider and which are to be included in recorded protective covenants.

Additional yards required by the Town Planning Commission which are more restrictive than the zoning district in which the plat is located or which are proposed by the subdivider and which are to be included in recorded protective covenants.

Floodland and shoreland boundaries, and the contour line lying a vertical distance of two (2) feet above the elevation of the one hundred (100) year recurrence interval flood or, where such data is not available, a vertical distance of five (5) feet above the elevation of the maximum flood of record.

All lands reserved for future public acquisition or reserved for the common use of property owners within the Plat. If property reserved for common use is located within the subdivision, provisions and plans for its use and maintenance shall be submitted with the Plat.

Special restrictions required by the Town Planning Commission and any other approving or objecting agency relating to access control along public ways, the provision of planting strips, or shorelands and floodlands.

Where the Town Planning Commission finds that it requires additional information relative to a particular problem presented by a proposed development to review the Final Plat, it shall have the authority to request in writing such information from the subdivider.

5.3 Surveying and Monumenting

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

5.4 State Plane Coordinate System

Where the Plat is located within a quarter section, the corners of which have been relocated, monumented, and placed on the Wisconsin State Plane Coordinate System by the Wisconsin Department of Transportation, Mississippi River Regional Planning Commission, or any County, City, Village, or Town, the Plat shall be tied directly to one of the section or quarter corners so relocated monumented, and coordinated. The exact grid bearing and distance of such tie shall be determined by field measurements, and the material and Wisconsin state plane coordinates of the monument marking the relocated section or quarter corner to which the Plat is tied shall be indicated on the Plat. All distances and bearings

shall be referenced to the Wisconsin State Plane Coordinate System, South Zone, and adjusted to the control survey. The grid bearing and distance of the tie shall be determined by a closed survey meeting the error of closure herein specified for the survey of the exterior boundaries of the subdivision.

5.7 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 he has fully complied with all the provisions of this Ordinance.

CERTIFIED SURVEY MAP

Section 6.0

6.1 General

A Certified Survey Map prepared by a land surveyor registered in Wisconsin shall be required for all minor subdivisions. It shall comply in all respects with the requirements of Section 236.34 of the Wisconsin Statutes. The minor subdivision shall comply with the design standards set forth in Section 7.0 and the improvement requirements set forth in Section 8.0 of this Ordinance.

A preliminary map shall be submitted to the Town Planning Commission for all tracts of land proposed to be divided that contain floodlands or shorelands and shall show all the data required by Section 4.2 of this Ordinance for preliminary plats.

6.2 Additional Information

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

Date of map.

Graphic scale.

Name and address of the owner, subdivider and surveyor.

All existing buildings, watercourses, drainage ditches and other features pertinent to proper division.

Names and adjoining streets, highways, parks, cemeteries, subdivisions, ponds, streams, lakes, flowages and wetlands.

Additional building setback lines required by the Town Planning Commission which are more restrictive than the regulations of the zoning district in which the plat is located or which are proposed by the subdivider and are to be included in recorded protective covenants.

Additional yards required by the Town Planning Commission which are more restrictive than the regulations of the zoning district in which the plat is located.

All lands reserved for future public acquisition.

Contours in the area of the lot to be used for the building site and the installation of private on-site sewage disposal systems.

Floodland and shoreland boundaries and the contour line lying at a vertical distance of two (2) feet above the elevation of the one hundred (100) year recurrence interval flood or, where such data is not available, at a vertical distance of five (5) feet above the elevation of the maximum flood of record.

Where the Town Planning Commission finds that it required additional information relative to a particular problem presented by a proposed development to review the certified survey map, it shall have the authority to request in writing, such information from the subdivider.

6.3 Wisconsin State Plane Coordinate System

Where the Map is located within a quarter section the corners of which have been relocated, monumented, and placed on the Wisconsin State Plane Coordinate System by the Wisconsin Department of Transportation, Mississippi River Regional Planning Commission, the County, or any City, Village, or Town the Map shall be tied directly to one of the section or quarter corners so relocated, monumented, and coordinated. The exact grid bearings and distance of such tie shall be determined by field measurements, and the material and Wisconsin state plane coordinate of the monument marking the section or quarter section to which the Map is tied shall be indicated on the Map. All distances and bearings shall be referenced to the Wisconsin State Plane Coordinate System and adjusted to the control survey.

6.4 Certificates

The surveyor shall certify on the face of the Map that he has fully complied with all provisions of this Ordinance. The Town Planning Commission, after a recommendation by other reviewing agencies, shall certify its approval on the face of the Map.

Dedication of streets and other public areas shall require in addition, the owners's certificate, mortgagee's certificate and certification of approval by the Town Board in substantially the same form as required by Section 236.21 (2) (a) of the Wisconsin Statutes.

6.5 Recordation

The Certified Survey Map shall only be recorded with the county register of deeds after the certificates of the Town Board and the surveyor are placed on the face of the Map.

DESIGN STANDARDS

Section 7.0

7.1 Street Arrangement

In any new subdivision, the street block and lot layouts shall conform to the arrangement, width and location indicated on the official map, highway width map, comprehensive plan or component neighborhood development plan; if any, of the Town or County and shall be so designed as to: be within the capability of the land and water resources; least disturb the existing terrain, flora, fauna and water regimen; and meet all the use, site, sanitary, floodland, and shoreland regulations contained in the Zoning and Sanitary Ordinance. 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. The subdivision shall be designed so as to provide each lot with satisfactory access to a public street.

Arterial Streets, as hereafter defined, shall be arranged so as to provide ready access to centers of employment, centers 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 streets and highways and shall be, insofar as practicable continuous and in alignment with existing or planned streets with which they are to connect.

Collector streets, as hereafter defined, shall be arranged so as to provide ready collection of traffic from residential areas and conveyance of this traffic to the arterial street and highway system and shall be properly related to the mass transportation system, to special traffic generators such as schools, churches, and shopping centers and other concentrations of population and to the arterial streets into which they feed.

Minor Streets, as hereafter defined, 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.

Proposed Streets shall extend to the boundary lines of the tract being subdivided unless prevented by topography or other physical conditions or unless the Town Planning Commission finds that 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.