

CHAPTER 14
SUBDIVISION CONTROL ORDINANCE

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CHAPTER 14
SUBDIVISION CONTROL ORDINANCE

I. INTRODUCTION

- 14.01-1 AUTHORITY
This ordinance is adopted under the authority granted by sections 59.971(3), 144.26, and 236.45 of the Wisconsin Statutes and amendments thereto; and pursuant to this authority the County Board of Supervisors of the County of Kenosha do ordain as follows:
- 14.01-2 TITLE
This ordinance shall be known as, referred to, or cited as the "SUBDIVISION CONTROL ORDINANCE, KENOSHA COUNTY, WISCONSIN."
- 14.01-3 PURPOSE
The purpose of this ordinance is to regulate and control the division of land within the unincorporated areas of Kenosha County in order to promote the public health, safety, morals, prosperity, aesthetics and general welfare of the County.
- 14.01-4 INTENT
It is the general intent of this ordinance to regulate the division of land so as to:
- (a) Obtain the wise use, conservation, protection, and proper development of the County'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;
 - (b) Lessen congestion in the streets and highways;
 - (c) Further the orderly layout and appropriate use of land;
 - (d) Secure safety from fire, panic, and other dangers;
 - (e) Provide adequate light and air;
 - (f) Prevent the overcrowding of land;
 - (g) Avoid undue concentration of population;
 - (h) Facilitate adequate provision for housing, transportation, water, sewerage, schools, parks, playgrounds and other public requirements;
 - (i) Secure safety from flooding, water pollution, disease, and other hazards;
 - (j) Prevent flood damage to persons and properties and minimize expenditures for flood relief and flood control projects;
 - (k) Prevent and control erosion, sedimentation, and other pollution of surface and subsurface waters;
 - (l) Preserve natural vegetation and cover and promote the natural beauty of the county;
 - (m) Restrict building sites on floodlands, shorelands, areas covered by poor soils, or in other areas poorly suited for development;

- (n) Facilitate the further division of larger tracts into smaller parcels of land;
- (o) Ensure adequate legal description and proper survey monumentation of subdivided land;
- (p) Provide for the administration and enforcement of this ordinance;
- (q) Provide penalties for its violation; and
- (r) Implement those municipal, county, watershed, or regional comprehensive plans or their components adopted by the county, and in general, to facilitate enforcement of county development standards as set forth in the adopted regional and county comprehensive plans, adopted plan components, zoning ordinance, town building codes, and the highway width map of Kenosha County.

14.01-5 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.

14.01-6 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 county and shall not be deemed a limitation or repeal of any other power granted by the Wisconsin Statutes.

14.01-7 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 county 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 county and thereby asserts that there is no liability on the part of the board of supervisors, its agencies, or employees for sanitation problems or structural damages that may occur as a result of reliance upon, and conformance with, this ordinance.

14.01-8 REPEAL
 All other ordinances or parts of ordinances of the county inconsistent or conflicting with this ordinance, to the extent of the inconsistency only, are hereby repealed.

14.01-9 EFFECTIVE DATE
 This ordinance shall be effective after a public hearing, adoption by the county board of supervisors and publication or posting as provided by law.

II. GENERAL PROVISIONS

- 14.02-1 JURISDICTION
Jurisdiction of these regulations shall include all unincorporated lands and waters within Kenosha County. 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) Transfer of interest 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 sizes required by these regulations, the county zoning ordinance, or other applicable laws or ordinances. Where lots are to be sold in fee simple absolute for recreational vehicles and/or campgrounds the provisions of this ordinance shall apply except as provided in the Kenosha County Zoning Ordinance #39 Section VII(8) and further Section XII(9).
- 14.02-2 COMPLIANCE
No person, firm, or corporation shall divide any land located within the jurisdictional limits of these regulations and which results in a subdivision, minor subdivision, or a replat as defined herein, and no such subdivision, minor 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
- Provisions of Chapter 236, Wisconsin Statutes
- Rules of the Wisconsin Department of Health and Social Services, Division of Health, regulating lot size and lot elevation if the land to be subdivided is not served by a public sewer and provisions for such service have not been made.
- Rules of Wisconsin Department of Transportation, Division of Highways 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.
- Wisconsin Department of Natural Resources, Division of Environmental Protection Rules setting water quality standards preventing and abating pollution, regulating on-site soil absorption (septic tank) sewage disposal systems, and regulating development within floodland and shoreland areas.
- Comprehensive Plans or components of such plans prepared by state, regional, county, or municipal agencies duly adopted by the county board of supervisors.
- All applicable local and county regulations, including zoning, sanitary, building, and official mapping ordinances.

14.02-3

DEDICATION AND RESERVATION OF LANDS

- (a) Whenever a tract of land to be subdivided embraces all or any part of a street, highway, drainageway, other public way, or public access to navigable lakes or streams which has been designated in the adopted regional and county comprehensive plans or adopted plan components or on the highway width map of Kenosha County, said public way shall be made a part of the plat and dedicated or reserved by the subdivider in the locations and dimensions indicated on said plan or map and as set forth in section VII of this ordinance.
- (b) Whenever a tract of land to be subdivided embraces all or any part of a proposed public playground, park, school site, open space site, or other public land, other than streets, highways, drainageways, other public ways or public access to navigable lakes or streams designated in the adopted regional and county comprehensive plans or adopted plan components of Kenosha County, or other adopted municipal plan, these proposed public lands shall be made a part of the plat. The subdivider shall reserve such proposed public lands for a period not to exceed three (3) years, unless extended by mutual agreement, for purchase by the public agency having jurisdiction.
- (c) Whenever a tract of land to be subdivided embraces any part of existing floodlands, such floodlands shall be made a part of the plat. Floodlands included within a subdivision plat shall be included within lots, or reserved for acquisition as provided above, or if approved by the county zoning committee, shall be reserved in perpetuity for the recreational use of the future residents of the land to be divided.

14.02-4

IMPROVEMENTS

- (a) Before approval of any final plat located within the unincorporated areas of the county, the subdivider may install street, utility and other public improvements as are hereinafter required pursuant to section 14.08-1 through 14.08-14 of this ordinance. If such improvements are not installed as required at the time that the final plat is submitted for approval, the subdivider shall before recording of the final plat enter into a contract with the county or town or both agreeing to install the required improvements and shall file with said contract a bond meeting the approval of the attorney for the contracting municipality or a certified check in an amount equal to the estimated cost of the improvements, said estimate to be made by the county zoning committee or town board or both, as a guarantee that such improvements, will be completed by the subdivider or his subcontractors not later than one year from the date of recording of the plat and as a further guarantee that all obligations to subcontractors for work on the development are satisfied.
- (b) Contractors and subcontractors who are to be engaged in the construction of street and utility improvements on dedicated street rights-of-way shall be subject to the approval of the Town Board.
- (c) 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.

- (d) Survey monuments. Before final approval of any plat, 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 town board.
- (e) The county zoning committee 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.

14.02-5 VARIANCES

- (a) Where, in the judgment of the county zoning committee or town board, it would be inappropriate to apply literally the provisions of section VII and VIII of this ordinance because exceptional or undue hardship would result, the county zoning committee or town board may waive or modify any requirement to the extent deemed just and proper.
- (b) When such relief is granted, it shall be without detriment to the public good, without impairing the intent and purpose of this ordinance or the desirable general development of the county in accordance with the adopted regional or county comprehensive plans or adopted plan components. A simple majority vote of the entire membership of the county zoning committee shall be required to grant any modifications to the provisions of section VII of this ordinance, or the provisions of section VIII of this ordinance over which the county zoning committee shall have jurisdiction, and the reasons shall be entered in the minutes of the committee. A majority vote of the town board shall be required to grant any modifications to the provisions of section VIII over which the town board shall have jurisdiction.

14.02-6 LAND SUITABILITY

- (a) Floodlands. No lot of one (1) acre or less in area shall include floodlands. All lots more than one (1) acre where a lot is partially within a floodplain may utilize that portion of the lot in the floodplain to meet the area requirements of the ordinance, provided that at least 50% of the minimum lot area requirements are contiguous and outside of the floodplain limits. (9/1/81)
- (b) Shorelands shall not be divided into building sites which are to be served by deep soil absorption waste disposal systems except as provided for in the County Floodland and Shoreland Sanitary Ordinance.
- (c) Lands made, altered, or filled with non-earth materials within the last ten (10) years shall not be divided into building sites which are to be served by soil absorption waste disposal systems.
- (d) Each lot shall have fifty (50) percent of its minimum required lot area, or 20,000 square feet, whichever is less, in slopes of less than twelve (12) percent.

- (e) Lands having bedrock within seven (7) feet of the natural undisturbed surface shall not be divided into building sites to be served by soil absorption sewage disposal systems.
- (f) Lands having ground water within seven (7) feet of the natural undisturbed surface shall not be divided into building sites to be served by soil absorption sewage disposal systems.
- (g) Soils having a percolation rate slower than sixty (60) minutes per inch shall not be divided into building sites to be served by soil absorption sewage disposal systems.
- (h) The following soil types, as shown on the operational soil survey maps prepared by the U.S. Department of Agriculture, Soil Conservation Service for the Southeastern Wisconsin Regional Planning Commission, which have very severe limitations, may be included in building sites provided such building sites contain not less than 20,000 square feet of soils suitable for building construction and installation of an on-site soil absorption sewage disposal system.

4	38	67	175	233Z	332	416
5	40R	76	176	234	332V	417
5W	41	76V	178	250	332Z	419
7	42	76Y	180	250Y	3361	450
7W	42Y	76Z	181	250Z	338	451
10	45	77	181Z	251	339	451W
11	46	78	203	251Y	340	452
11W	48	80	203Y	251Z	346	453
26	49	80V	203Z	287	346Y	454
27	51	80Y	212	298	346Z	455
27Y	52	80Z	213	299	368	456
27Z	53	82	214	3251	369	457
28	54	87	216	3251V	370	458
29	59	109	217	326	371	459
29Z	59Z	109Z	218	326Z	386	460
35	60	124	231	327	386Y	461
36	60Z	126	233	328	386Z	
37	63	174	233Y	330	398	

- (i) Lands drained by farm drainage tile or farm ditch systems shall not be divided into building sites to be served by on-site soil absorption sewage disposal systems.
- (j) The county zoning committee, 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 a proposed use and afford the subdivider an opportunity to present evidence regarding such unsuitability if he so desires. Thereafter, the county zoning committee may affirm, modify, or withdraw its determination of unsuitability.

14.02-7

VIOLATIONS

It shall be unlawful to divide, convey, record or monument any land in violation of this ordinance or the Wisconsin Statutes; and no person, firm, or corporation shall be issued a county zoning permit or sanitary permit, authorizing the building on, or improvement of, any lot or any part of any subdivision, minor 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 county may

institute appropriate action or proceedings to enjoin violations of this ordinance.

14.02-8 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) nor more than One Thousand Dollars (\$1,000) 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.

14.02-9 APPEALS
Any person aggrieved by an objection to a plat or a failure to approve a plat may appeal therefrom, as provided in section 236.13(5) of the Wisconsin Statutes, within thirty (30) days of notification of the rejection of the plat. Where failure to approve is based on an unsatisfied objection, the agency making the objection shall be made a party to the action. The court shall direct that the plat be approved if it finds that the action of the approving or objecting agency is arbitrary, unreasonable or discriminatory.

14.02-10 APPLICABILITY TO PENDING PRELIMINARY SUBDIVISION PLATS OR CERTIFIED SURVEY MAPS
The provisions of this ordinance shall not apply to preliminary subdivision plats or certified survey maps which have been filed with the zoning administrator prior to the effective date of this ordinance.

III. PROCEDURE

14.03-1

PRE-APPLICATION

It is recommended that, prior to the filing of an application for the approval of a preliminary plat or Certified Survey Map, the subdivider consult with all affected utilities, and the county zoning administrator in order to obtain 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 adopted regional or county comprehensive plans or adopted plan components, and duly adopted plan implementation ordinances of the county and to otherwise assist the subdivider in planning his development. In so doing, both the subdivider and planning agency may reach mutual conclusions regarding the general program and objectives of the proposed development and its possible effects on the neighborhood and county, and the subdivider will gain a better understanding of the subsequent required procedures.

14.03-2

PRELIMINARY PLAT REVIEW

- (a) Before submitting a Final Plat for approval, the subdivider shall prepare a Preliminary Plat and a letter of application. The Preliminary Plat shall be prepared in accordance with this ordinance, and the subdivider shall file an adequate number of copies of the Plat and the application with the county clerk at least twenty-five (25) days prior to the meeting of the county zoning committee at which action is desired. Preliminary subdivision plats shall be submitted in either .dxf, .dgn, .dwg, or ESRI coverage format, in addition to paper copies being submitted for review and approval unless it is deemed unnecessary by Kenosha County. (1/20/04)
- (b) The county clerk shall, within two (2) days after filing transmit four (4) copies to the county zoning committee; two (2) copies to the Director of the Planning Function in the Wisconsin Department of Local Affairs and Development; additional copies to the Director of the Planning Function for retransmission of two (2) copies each to the Wisconsin Department of Transportation if the subdivision abuts or adjoins a state trunk highway or a connecting street; and the Wisconsin Department of Health and Social Services if a subdivision is not served by a public sewer and provision for such service has not been made and the Wisconsin Department of Natural Resources if shorelands are contained within the proposed subdivision; two (2) copies to the applicable town clerk, two (2) copies to the clerk of each adjoining city or village if the subdivision lies within the extraterritorial plat approval jurisdiction of the city or village; and two (2) copies to the Southeastern Wisconsin Regional Planning Commission, and two (2) copies to each affected public or private utility.
- (c) The county zoning committee, the town wherein the plat is located and each adjoining city or village in whose extraterritorial plat approval jurisdiction the subdivision lies are designated approving agencies. The Wisconsin Department of Local Affairs and Development, the Wisconsin Department of Transportation, the Wisconsin Department of Natural Resources, and the Wisconsin Department of Health and Social Services shall be hereinafter referred to as objecting agencies. The Southeastern Wisconsin Regional Planning Commission is an advisory planning agency created pursuant to section 66.945 of the Wisconsin Statutes in part for the

purpose of serving the County of Kenosha and its Commissions, Town Boards or Commissions, and state agencies having jurisdiction under the provisions of this ordinance.

- (d) The county zoning committee shall transmit a copy of the Preliminary Plat to all affected county commissions or departments for the review and recommendations concerning matters within their jurisdiction. Their recommendations and the recommendations of affected local utilities shall be transmitted to the county zoning committee within twenty (20) days from the date the Plat is filed. The Preliminary Plat shall then be reviewed by the county zoning committee for conformance with this ordinance and all ordinances, rules, regulations, adopted regional or county comprehensive plan or adopted plan components which affect it.

14.03-3

PRELIMINARY PLAT APPROVAL

- (a) The objecting agencies shall, within twenty (20) days of the date of receiving their copies of the Preliminary Plat, notify the subdivider and all other approving and objecting agencies of any objections. If there are no objections, they shall so certify on the face of the copy of the Plat and shall return that copy to the county zoning committee. If an objecting agency fails to act within twenty (20) days after the date of receiving their copies of the Preliminary Plat, notify the subdivider and all approving and objecting agencies of their findings and recommendations with respect to conformance of the proposed subdivision with adopted regional comprehensive plans or plan components and any other advisory recommendations as may be deemed appropriate.
- (b) The county zoning committee, within forty (40) days of the date of filing of a Preliminary Plat with the county clerk, shall approve, approve conditionally, or reject such Plat, unless the time is extended by agreement with the subdivider. One copy of the Plat shall thereupon be returned to the subdivider with the date and action endorsed thereon; and if approved conditionally or rejected, a letter setting forth the conditions of approval or the reasons for rejection shall accompany the Plat. One copy of each of the Plat and letter shall be placed in the county zoning committee permanent file.
- (c) Failure of the county zoning committee to act within forty (40) days of the date of filing or within the time as extended by agreement with the subdivider, shall constitute an approval.
- (d) Approval or conditional approval of a Preliminary Plat shall not constitute automatic approval of the Final Plat, except that if the Final Plat is submitted within six (6) months of Preliminary Plat layout as indicated in section 236.11(1)(b) of the Wisconsin Statutes, the Final Plat shall be entitled to approval with respect to such layout. The Preliminary Plat shall be deemed an expression of approval or conditional approval of the layout submitted as a guide to the preparation of the Final Plat which will be subject to further consideration by the county zoning committee at the time of its submission.

FINAL PLAT REVIEW

- (a) The subdivider shall prepare a Final Plat and a letter of application in accordance with this ordinance and shall file an adequate number of copies of the Plat and the application with the county clerk at least twenty-five (25) days prior to the meeting of the county zoning committee at which action is desired. Final subdivision plats shall be submitted in either .dxf, .dgn, .dwg, or ESRI coverage format, in addition to paper copies being submitted for review and approval unless it is deemed unnecessary by Kenosha County. (1/20/04)
- (b) The county clerk shall, within two (2) days after filing, transmit four (4) copies to the county zoning committee; two (2) copies to the Director of the Planning Function in the Wisconsin Department of Local Affairs and Development; additional copies to the Director of the Planning Function for retransmission of two (2) copies each to the Wisconsin Department of Transportation if the subdivision abuts or adjoins a state trunk highway or a connecting street; and the Wisconsin Department of Health and Social Services if the subdivision is not served by a public sewer and provision for such service has not been made and the Wisconsin Department of Natural Resources if shorelands are contained within the proposed subdivision; two (2) copies to the applicable town clerk, two (2) copies to the clerk of each adjoining city or village if the subdivision lies within the extraterritorial plat approval jurisdiction of the city or village and two (2) copies to each affected public or private utility.
- (c) The county zoning committee, the town wherein the plat is located and each adjoining city or village in whose extraterritorial plat approval jurisdiction the subdivision lies are designated approving agencies. The Wisconsin Department of Local Affairs and Development, the Wisconsin Department of Transportation, the Wisconsin Department of Health and Social Services and the Wisconsin Department of Natural Resources shall be hereinafter referred to as objecting agencies.
- (d) The county zoning committee shall examine the Final Plat as to its conformance with the approved Preliminary Plat; any conditions of approval of the Preliminary Plat; this ordinance and all ordinances, rules, regulations, adopted regional and county comprehensive plans and adopted plan components which may affect it and shall recommend approval, conditional approval, or rejection of the Plat to the County Board of Supervisors.
- (e) Partial platting. The Final Plat may, if permitted by the county zoning committee, constitute only that portion of the approved Preliminary Plat which the subdivider proposes to record at that time. Approval of a Final Plat for only a portion of the Preliminary Plat shall extend approval for the remaining portion of the Preliminary Plat for one (1) year from the date of such Final Plat approval.

FINAL PLAT APPROVAL

- (a) The objecting agencies shall, within twenty (20) days of the date of receiving their copies of the Final Plat, notify the subdivider and all other approving and objecting agencies of any objections. If there are no objections, they shall so

certify on the face of the copy of the Plat and shall return that copy to the county zoning committee. If an objecting agency fails to act within twenty (20) days, it shall be deemed to have no objection to the Plat.

- (b) Submission. If the Final Plat is not submitted within six (6) months of the last required approval of the Preliminary Plat, the County Board of Supervisors may refuse to approve the Final Plat.
- (c) The county zoning committee shall, within thirty (30) days of the date of filing of the final plat with the county clerk, recommend approval, conditional approval or rejection of the Plat and shall transmit the Final Plat and application along with its recommendations to the county board of supervisors.
- (d) The county board of supervisors shall within sixty (60) days of the date of filing the original Final Plat with the county clerk, approve or reject such Plat unless the time is extended by agreement with the subdivider. If the Plat is rejected, the reasons shall be stated in the minutes of the meeting and a written statement of the reasons forwarded to the subdivider and surveyor. The county board of supervisors may not inscribe its approval on the Final Plat unless the county clerk certifies on the face of the Plat that the copies were forwarded to objecting agencies as required herein, the date thereof, and that no objections have been filed within twenty (20) days or, if filed, have been met.
- (e) Failure of the county board of supervisors to act within sixty (60) days, the time having not been extended and no unsatisfied objections having been filed, the Plat shall be deemed approved.
- (f) Recordation. After the Final Plat has been approved by the county board of supervisors and required improvements as shall be required by the county or town, or both, either installed or a contract and sureties insuring their installation is filed, the county 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 with the county register of deeds. The register of deeds cannot record the Plat unless it is offered within thirty (30) days from the date of the last approval.
- (g) Copies. The subdivider shall file ten (10) copies of the Final Plat with the county clerk for distribution to the town clerk, county treasurer, county highway commissioner, county surveyor, county zoning administrator and other affected departments for their files.

14.03-6

PLATS WITHIN THE EXTRATERRITORIAL PLAT APPROVAL JURISDICTION

When the land to be subdivided lies within one and one-half (1-1/2) miles of the corporate limits of a village or city, the subdivider shall proceed as specified in section 14.03-1 through 14.03-5 except:

- (a) Transmittal responsibility lies with the village or city clerk, town clerk, or county clerk to whomever the plat is first submitted; and the subdivider shall indicate which one in his application.

- (b) Approval agencies include the Village Plan Commission or Village Board or City Plan Commission or Common Council, Town Board and the County Zoning Committee or County Board of Supervisors and the subdivider must comply with the land division ordinances of these agencies.
- (c) All improvement requirements specified by the county or town or both in matters over which they have jurisdiction, shall be met before filing of the Final Plat.

14.03-7 REPLAT

- (a) When it is proposed to replat a recorded subdivision, or part thereof, so as to change the boundaries of a recorded subdivision, or part thereof, the subdivider or person wishing to replat shall vacate or alter the recorded Plat as provided in section 236.40 through 236.44 of the Wisconsin Statutes. The subdivider, or person wishing to replat, shall then proceed as specified in section 14.03-1 through 14.03-6.
- (b) The county clerk shall schedule a public hearing before the county zoning committee when a preliminary plat of a replat of lands within the county's jurisdiction is filed, and shall cause a Class 2 notice of the public hearing to be published and mailed to the owners of all properties within the limits of the exterior boundaries of the proposed replat and to the owners of all properties within two hundred (200) feet of the exterior boundaries of the proposed replat.

14.03-8 CERTIFIED SURVEY MAP REVIEW (Minor Subdivision)

- (a) When it is proposed to divide land into not more than four parcels or building sites, any one of which is five (5) acres or less in size, or when it is proposed to divide a block, lot or outlot within a recorded subdivision plat into not more than four (4) parcels or building sites without changing the boundaries or said block, lot or outlot, the subdivider shall subdivide by use of the certified survey map. The certified survey map shall include all parcels of land five (5) acres or less in size and may at the owner's direction include any other parcels containing more than five (5) acres. Certified survey maps shall be prepared in accordance with section VI of this ordinance.
- (b) The subdivider shall file six (6) copies of a certified survey map and the letter of application with the county clerk. Prior to submitting a final certified survey map for approval, the subdivider may submit a preliminary certified survey map. It shall be clearly marked "Preliminary Certified Survey Map" and shall be in sufficient detail to determine whether the final certified survey map will meet layout requirements.
- (c) The county clerk shall, within two (2) days after filing, transmit four (4) copies of the map and letter of application to the county zoning committee. Two (2) copies of the certified survey map shall be transmitted to the applicable town clerk when such certified survey map proposes to dedicate land for street or other public areas. The recommendations of the town board shall be transmitted to the county zoning committee within thirty (30) days from the date the map is transmitted by the county clerk.

- (d) The county zoning committee shall transmit a copy of the map to all affected county commissions or departments for their review and recommendations concerning matters within their jurisdiction. Their recommendations shall be transmitted to the county zoning committee within twenty (20) days from the date the map is transmitted by the county zoning committee.
- (e) The map shall be reviewed by the county zoning committee for conformance with this ordinance and all ordinances, rules, regulations, adopted regional and county comprehensive plans or adopted plan components which affect it.

14.03-9

CERTIFIED SURVEY MAP APPROVAL (Minor Subdivision)

- (a) The county zoning committee shall approve, approve conditionally or reject such map within forty-five (45) days from the date of filing of the map unless the time is extended by agreement with the subdivider. If the map is rejected, the reasons shall be stated in the minutes of the meeting and a written statement forwarded to the subdivider and surveyor. If the map is approved, the county zoning committee shall cause the county clerk to so certify on the face of the original map and return the map to the subdivider.
- (b) The town board of supervisors shall approve, approve conditionally or reject the dedication of streets or other public areas over which the town shall have jurisdiction when such streets or other public areas are included on the certified survey map within sixty (60) days from the date of filing of the map unless the time is extended by agreement with the subdivider. If the dedication of streets or other public areas are rejected by the town, the reasons shall be stated in the minutes of the meeting and a written statement forwarded to the subdivider and surveyor. If the dedication of streets and other public areas are approved, the town board shall cause the town clerk to so certify on the face of the original map and return the map to the subdivider. Failure of the county zoning committee to act within forty-five (45) days and the county board of supervisors or the town board to approve the dedication of streets or other public areas within sixty (60) days, the time having not been extended, the map and dedication of streets or other public areas shall be deemed approved.
- (c) If a certified survey map is approved or approved conditionally in preliminary form by the county zoning committee and the dedication of streets or other public areas is approved or approved conditionally in preliminary form by the town board and the final plat conforms substantially to the layout shown thereon, including any conditions of that approval, and if the final certified survey map conforms with all other requirements of this ordinance, the county clerk shall certify the approval of the county zoning committee on the face of the original map and the town clerk shall certify the approval of the town board on the face of the original map.

IV. PRELIMINARY PLAT

14.04-1

GENERAL

A preliminary plat shall be required for all subdivisions and shall be based upon a survey by a registered land surveyor and the plat prepared on tracing cloth or paper of good quality at a scale of not more than one hundred (100) feet to the inch and shall show correctly on its face the following information:

- (a) Title under which the proposed subdivision is to be recorded.
- (b) Location of proposed subdivision by: government lot, quarter section, township, range, county and state.
- (c) Date, scale and north point.
- (d) Names and addresses of the owner, subdivider, and land surveyor preparing the plat.
- (e) 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 county zoning committee may waive this requirement where it is unnecessary to fulfill the purposes and intent of this ordinance and undue hardship would result from strict application thereof.

14.04-2

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) 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.
- (c) 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.
- (d) Location and names of any adjacent subdivisions, parks and cemeteries and owners of record of abutting unplatted lands.
- (e) 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, all referenced to Mean Sea Level Datum.
- (f) Location, size and invert elevation of any existing sanitary or storm sewers, culverts, and drain pipes, the location of manholes, catch basins, hydrants, electric and communication facilities, whether overhead or underground, 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.

- (g) Corporate limits lines within the exterior boundaries of the plat or immediately adjacent thereto.
- (h) Existing zoning on and adjacent to the proposed subdivision.
- (i) Contours within the exterior boundaries of the plat and extending to the centerline of adjacent public streets to National Map Accuracy Standards based upon Mean Sea Level Datum at vertical intervals of not more than two (2) feet. At least two (2) permanent bench marks shall be located in the immediate vicinity of the plat; the location of the bench marks shall be indicated on the plat, together with their elevations referenced to Mean Sea Level Datum, and the monumentation of the bench marks clearly and completely described.
- (j) High water elevation of all ponds, streams, lakes, flowages, and wetlands within the exterior boundaries of the plat or located within one hundred (100) feet therefrom referenced to Mean Sea Level Datum.
- (k) Water elevation of all streams, ponds, lakes, flowages, and wetlands within the exterior boundaries of the plat or located within one hundred (100) feet therefrom, at the date of the survey based on Mean Sea Level Datum.
- (l) 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, five (5) feet above the elevation of the maximum flood of record within the exterior boundaries of the plat or within one hundred (100) feet therefrom.
- (m) Soil types and their boundaries within the exterior boundaries of the plat as shown on the operational soil survey maps, prepared by the U.S. Department of Agriculture, Soil Conservation Service, for the Southeastern Wisconsin Regional Planning Commission.
- (n) 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 to bedrock and groundwater from the natural undisturbed surface. The number of such tests shall be not 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 Southeastern Wisconsin Regional Planning Commission.
- (o) 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 not be less than required by Chapter H65 of the Wisconsin Administrative Code.

- (p) Location, width and names of all proposed streets and public rights-of-way, such as alleys and easements.
- (q) Approximate dimensions of all lots together with proposed lot and block numbers.
- (r) 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.
- (s) Approximate radii of all curves.
- (t) Any proposed lake and stream access with a small drawing clearly indicating the location of the proposed subdivision in relation to the access.
- (u) 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.
- (v) Any additional information required by the county zoning administrator or county zoning committee or town board.

14.04-3

SOIL AND WATER CONSERVATION

- (a) The county zoning committee, upon determining from a review of the preliminary plat that the soil, slope, 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.
- (b) Tree cutting and shrubbery clearing shall be so conducted as to prevent erosion and sedimentation and preserve and improve scenic qualities.
- (c) 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.
- (d) 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.

- (e) Review of such cutting, clearing and movement may be requested by the county soil and water conservation district supervisors, the State District Fish and Game Managers, and the State District Forester by the county zoning committee as it deems appropriate.

14.04-4

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.

V. FINAL PLAT

- 14.05-1 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.
- 14.05-2 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:
- (a) Exact street width along the line of any obliquely intersecting street.
 - (b) Additional building setback lines required by the county zoning committee 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.
 - (c) Additional yards required by the county zoning committee which are more restrictive than the zoning district in which the plat is located.
 - (d) 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.
 - (e) 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.
 - (f) Special restrictions required by the county zoning committee and any other approving or objecting agency relating to access control along public ways, the provision of planting strips, or shorelands and floodlands.
 - (g) Where the county park and 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.
- 14.05-3 SURVEYING AND MONUMENTING
All final plats shall meet all the surveying and monumenting requirements of section 236.15 of the Wisconsin Statutes.
- 14.05-4 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, Southeastern Wisconsin Regional Planning Commission, the County range, 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.

14.05-5

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.

VI. CERTIFIED SURVEY MAP

14.06-1 GENERAL

- (a) 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 VII and the improvement requirements set forth in section VIII of this ordinance.
- (b) A preliminary map shall be submitted to the county zoning committee for all tracts of land proposed to be divided that contain floodlands or shorelands and shall show all the data required by section 14.04-2 of this ordinance for preliminary plats.

14.06-2 ADDITIONAL INFORMATION

The map shall show correctly on its face, in addition to the information required by section 235.34 of the Wisconsin Statutes, the following:

- (a) Date of map.
- (b) Graphic scale.
- (c) Name and address of the owner, subdivider and surveyor.
- (d) All existing buildings, watercourses, drainage ditches and other features pertinent to proper division.
- (e) Name of adjoining streets, highways, parks, cemeteries, subdivisions, ponds, streams, lakes, flowages and wetlands.
- (f) Additional building setback lines required by the county zoning committee 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.
- (g) Additional yards required by the county zoning committee which are more restrictive than the regulations of the zoning district in which the plat is located.
- (h) All lands reserved for future public acquisition.
- (i) 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.
- (j) Any additional information required by the county zoning committee.

14.06-3 WISCONSIN STATE PLANE COORDINATE SYSTEM

Where the map is located within a quarter section the corners of which have been placed on the Wisconsin State Plane Coordinate System by the Wisconsin Department of Transportation, Southeastern Wisconsin Regional Planning Commission, the County or any City, Village or Town, the map shall be tied directly to one of the

sections or quarter corners so coordinated. The exact grid bearings and distance of such tie shall be determined by field measurements, and the material and Wisconsin State Plan Coordinate of the monument marking the section or quarter corner 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, South Zone, and adjusted to the control survey.

14.06-4 CERTIFICATES

- (a) The surveyor shall certify on the face of the map that he has fully complied with all the provisions of this ordinance. The county park and planning commission, after a recommendation by the reviewing agencies, shall certify its approval on the face of the map.
- (b) Dedication of streets and other public areas shall require, in addition, the owner'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.

14.06-5 RECORDATION

The certified survey map shall only be recorded with the county register of deeds after the certificates of the county board of supervisors, town board and the surveyor are placed on the face of the map.

VII. DESIGN STANDARDS

14.07-1 STREET ARRANGEMENT

- (a) 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 county zoning and sanitary ordinances. 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.
- (b) Arterial streets, as hereafter defined, shall be arranged so as to provide ready access to centers of employment, centers of governmental activity, community shopping area, 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.
- (c) 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.
- (d) 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.
- (e) Proposed streets shall extend to the boundary lines of the tract being subdivided unless prevented by topography or other physical conditions or unless the county zoning committee 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.
- (f) Arterial street and highway protection. Whenever the proposed subdivision contains or is adjacent to an arterial 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 non-access reservation along the rear property line, or by use of frontage streets.

- (g) Public access to all navigable stream or lake shores shall be at least sixty (60) feet in width platted to the low watermark at intervals of not more than one-half (1/2) mile except where greater intervals and wider access is agreed upon by the county zoning committee, the Wisconsin Department of Natural Resources, and the head of the planning function for the Wisconsin Department of Local Affairs and Development. All platted public access shall front on a public street, highway, parkway, or other public way.
- (h) Reserve strips shall not be provided on any plat to control access to streets or alleys, except where control of such strips is placed with the town or county under conditions approved by the county zoning committee.
- (i) Alleys shall be provided in commercial and industrial districts for off-street loading and service access unless otherwise required by the county zoning committee but shall not be approved, and alleys shall not connect to an arterial street or highway.
- (j) Street names shall not duplicate or be similar to existing street names, and existing street names shall be projected wherever possible.

14.07-2

LIMITED ACCESS HIGHWAY AND RAILROAD RIGHT-OF-WAY TREATMENT

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) When lots within the proposed subdivision back upon the right-of-way of an existing or proposed limited access highway or railroad, a planting strip at least thirty (30) feet in depth shall be provided adjacent to the highway or railroad in addition to the normal lot depth. This strip shall be a part of the platted lots but shall have the following restriction lettered on the face of the plat: "This strip reserved for the planting of trees and shrubs and the building of all structures excepting public or private utilities structures hereon is prohibited."
- (b) Commercial and industrial districts shall have provided, 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 railroad right-of-way, when intersecting a major street and highway or collector street which crosses said railroad or highway, shall be located at a minimum distance of two hundred and fifty (250) feet from said highway or railroad 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) Minor streets immediately adjacent and parallel to railroad rights-of-way shall be avoided, and location of minor streets

immediately adjacent to arterial streets and highways and to railroad rights-of-way shall be avoided in residential areas.

14.07-3

STREET DESIGN STANDARDS

The minimum right-of-way and roadway width of all proposed streets and alleys shall be as specified by the comprehensive plan, comprehensive plan component, official map, or neighborhood development plan if any or if no width is specified therein the minimum widths shall be as follows:

(a) Urban Street Section

Type of Streets	R.O.W. Width to be Dedicated
Arterial Streets	As shown on the highway width map of the County but not less than 130 feet
Collector Streets	80 feet
Minor Streets	60 feet
Alleys	25 feet
Pedestrian Ways	10 feet

The R.O.W. widths indicated above are for urban sections; if permanent rural sections are to be used, the following widths shall apply.

(b) Rural Street Section

Type of Streets	R.O.W. Width to be Dedicated
Arterial Streets	As shown on the highway width map of the county but not less than 130 feet
Collector Streets	80 feet
Minor Streets	66 feet

(c) Urban and rural arterial street section standards shall not apply to freeway, expressway, and parkway. Freeways, expressways and parkway system shall be based upon detailed engineering studies approved by the county highway commission, the Wisconsin Department of Transportation, Division of Highways and the U.S. Bureau of Public Roads.

(d) Cul-de-Sac streets designed to have one end permanently closed shall terminate in a circular turn-around having a minimum right-of-way radius of sixty (60) feet.

(e) Street grades. Unless necessitated by exceptional topography, subject to the approval of the county zoning committee, the maximum centerline grade of any street or public way shall not exceed the following:
Arterial streets: six (6) percent
Collector streets: eight (8) percent
Minor streets, alleys and frontage streets: ten (10) percent
Pedestrian ways: twelve (12) percent unless steps of acceptable design are provided.

(f) The grade of any street shall in no case exceed twelve (12) percent or be less than one-half of one (0.5) percent. Street grades shall be established wherever practicable so as to avoid excessive grading, the promiscuous removal of ground cover and tree growth, and general leveling of the topography. All changes in street grades shall be connected by vertical curves of a minimum length equivalent in feet to fifteen (15) times the algebraic difference in the rates of grade for major streets, and one-half (1/2) this minimum for all other streets.

- (g) Radii of curvature. When a continuous street centerline 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:
 Arterial streets and highways: 500 feet
 Collector streets: 300 feet
 Minor streets: 100 feet

 A tangent at least one hundred (100) feet in length shall be provided between reverse curves on arterial and collector streets.
- (h) 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. The platting of half-streets should be avoided where possible.
- (i) Elevations of roadways passing through floodland areas shall be at least two (2) feet above the fifty (50)-year recurrent interval flood elevation for arterial streets and at least two (2) feet above the ten (10)-year recurrent interval flood elevation for minor streets.
- (j) Waterway openings of all new bridges and culverts carrying arterial streets over perennial streams shall be adequate to accommodate the fifty (50)-year recurrence interval flood flow, with the upstream high water elevation not to exceed a level of two (2) feet below the roadway elevation and the hydraulic head loss through the structure not to exceed 0.5 foot. Waterway openings of all new bridges and culverts carrying minor streets over perennial streams shall be adequate to accommodate the ten (10)-year recurrence interval flood flow, and the upstream headwater elevation not to exceed a level of two (2) feet below the roadway elevation and the hydraulic head loss through the structure not to exceed 0.5 foot. However, the combination of the waterway opening and the approach road elevations on the floodlands shall not increase the flood stages more than 0.5 foot upon the occurrence of the one hundred-(100)-year recurrence interval flood. Such bridges and culverts shall be so designed and constructed as to facilitate the passage of ice floes and other debris.

14.07-4 STREET INTERSECTION

- (a) Streets shall intersect each other at as nearly right angles as topography and other limiting factors of good design permit.
- (b) Number of streets converging at one intersection shall be reduced to a minimum, preferably not more than two.
- (c) Number of intersections along arterial 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.
- (d) Property lines at street intersections shall be rounded with a minimum radius of fifteen (15) feet or of a greater radius when required by the county zoning committee or shall be cut off by a straight-line through the points of tangency of an arc having a radius of fifteen (15) feet.

- (e) Minor 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 three hundred (300) feet of each other, measured along the centerline of the arterial or collector street, then the location shall be so adjusted that the alignment across the major or collector street is continuous; and a job is avoided.

14.07-5 BLOCKS

- (a) 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 topography.
- (b) Lengths. 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 dictated by exceptional topography or other limiting factors of good design.
- (c) Pedestrian ways of not less than ten (10) feet in width may be required between rear lot lines where deemed necessary by the county zoning committee to provide safe and convenient pedestrian circulation between the individual lots, streams, lakeshores, park lands, or other public areas, or may be required near the center and entirely across any block over nine hundred (900) feet in length where deemed essential by the county zoning committee to provide adequate pedestrian circulation or access to schools, shopping centers, churches or transportation facilities.
- (d) Width. Blocks shall have sufficient width to provide for two tiers of lots of appropriate depth except where otherwise required to separate residential development from through traffic.

14.07-6 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) Side lot lines shall be at right angles to straight street lines or radial to curved street lines on which the lots face. Lot lines shall follow municipal boundary lines rather than cross them.
- (c) 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.
- (d) Access. Every lot shall front or abut for a distance of at least sixty-six (66) continuous feet on a public street.
(2/6/90)

- (e) Area and dimensions of all lots shall conform to the requirements of the county zoning ordinance and those building sites not served by a public sanitary sewer system or other approved system shall be sufficient to permit the use of an on-site soil absorption sewage disposal system designed in accordance with the county floodland and shoreland sanitary ordinance. The width and area of all lots located on the following lands as shown on the operational soil survey maps prepared for the U.S. Department of Agriculture, Soil Conservation Service for the Southeastern Wisconsin Regional Planning Commission and which are on file with the zoning administrator shall not be less than one hundred (100) feet in width and twenty thousand (20,000) square feet in area:

14	106	173	316	418
70	110	269	323	414
72	119	276	324	
73	120	279	333	
75	170	282	334	
86	172	289	335	

The width and area of all lots located on other lands which have soils suitable for the use of an on-site soil absorption sewage disposal system shall not be less than one hundred fifty (150) feet in width and forty thousand (40,000) square feet in area.

- (f) Whenever a tract is subdivided into parcels five (5) acres or less in area and more than twice the minimum lot area required for the zoning district in which such parcel is located the county zoning committee may require such parcels to be arranged and dimensioned so as to allow resubdivision of any such parcels in accordance with the provisions of this ordinance, and in conformance with the county zoning ordinance.
- (g) Depth. Lots shall have a minimum average depth of one hundred (100) feet. Excessive depth in relation to width shall be avoided and a proportion of two to one (2:1) shall be considered a desirable ratio under normal conditions.
- (h) Depth and 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.
- (i) 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 stream or lake.
- (j) Width of lots shall conform to the requirements of the zoning ordinance and in no case shall a lot be less than seventy-five (75) feet in width at the building setback line.
- (k) Corner lots shall be designed and platted with at least ten (10) feet of extra width over and above the minimum required for the zoning district wherein located.

14.07-7

BUILDING SETBACK LINES

Building setback lines, appropriate to the location and type of development contemplated, which are more restrictive than the

regulations of the zoning district in which the plat is located, may be required by the county zoning committee.

14.07-8

EASEMENTS

- (a) The county zoning committee may require easements of widths deemed adequate for the intended purpose on the property side of front lot lines, on each side of all rear lot lines, on each side of all side lot lines or across lots where necessary or advisable for electric power and communication facilities; storm and sanitary sewers; street trees and gas, water and other utility lines. All easements shall be noted on the final plat followed by reference to the use or uses for which they are intended.
- (b) Drainage easements. Where a subdivision is traversed by a drainageway or stream, an adequate easement shall be provided as may be required by the county zoning committee. The location, width, alignment, and improvement of such drainage or easement shall be subject to the approval of the county zoning committee and parallel streets or parkways may be required in connection therewith. Where necessary storm water drainage shall be maintained by landscaped open channels of adequate size and grade to hydraulically accommodate maximum potential volumes of flow, subject to review and approval by the county zoning committee.

14.07-9

PUBLIC SITES AND OPEN SPACES

In the design of the plat, due consideration shall be given to the reservation of suitable sites of adequate area for future schools, parks, playgrounds, drainageways and other public purposes. If designated on the comprehensive plan, comprehensive plan component, official map, or component neighborhood development plan, if any, such areas shall be made a part of the plat as stipulated in section 14.02-3 of these regulations. If not so designated, consideration shall be given in the location of such sites to the preservation of scenic and historic sites, stands of fine trees, marshes, lakes and ponds, watercourses, watersheds and ravines.

VIII. REQUIRED IMPROVEMENTS

- 14.08-1 SURVEY MONUMENTS
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 county and/or town.
- 14.08-2 GRADING
- (a) Cut and filled lands shall be graded to a maximum slope of one on four or the soils angle of repose, whichever is the lesser, and covered with permanent vegetation.
 - (b) After the installation of temporary block corner monuments by the subdivider and approval of street grades by the town board, the subdivider shall grade the full width of the right-of-way of all streets proposed to be dedicated in accordance with plans and standard specifications approved by the town board. The subdivider shall grade the roadbeds in the street rights-of-way to subgrade.
 - (c) Where electric and communication facilities are to be installed underground, the utility easements shall be graded to within six feet of such facilities, and earth fill, pile or mounds of dirt or construction materials shall not be stored on such easement areas.
- 14.08-3 SURFACING
After the installation of all utility and storm water drainage improvements, the subdivider shall surface all roadways in streets proposed to be dedicated to the widths prescribed by these regulations and the adopted regional and county comprehensive plans or adopted plan components. Said surfacing shall be done in accordance with plans and standard specifications approved by the town board.
- 14.08-4 CURB AND GUTTER
The town board may require the subdivider to construct concrete curb and gutters in accordance with plans and standard specifications approved by the town board. Wherever possible, provision shall be made at the time of construction for driveway access curb cuts. The cost of installation of all inside curbs and gutters for dual roadway pavements on the established arterial street and highway system for the town shall be borne by the town.
- 14.08-5 RURAL STREET SECTIONS
When permanent rural street sections have been approved by the town board, the subdivider shall finish grade all shoulders and road ditches, install all necessary culverts at intersections and, if required, surface ditch inverts to prevent erosion and sedimentation in accordance with plans and standard specifications approved by the town board.
- 14.08-6 SIDEWALKS
- (a) The town board may require the subdivider to construct a concrete sidewalk on one side of all frontage streets and on one or both sides of all other streets within the subdivision. The construction of all sidewalks shall be in accordance with plans and standard specifications approved by the town board.

- (b) Wider than standard sidewalks may be required by the town board in the vicinity of schools, commercial areas and other places of public assemblage, and town board may require the construction of sidewalks in locations other than required under the preceding provisions of this ordinance if such walks are necessary in their opinion, for safe and adequate pedestrian circulation.

14.08-7 SEWAGE DISPOSAL FACILITIES

- (a) When public sewer facilities are available to the subdivision plat or when it is proposed to establish a private sanitary sewerage system to serve two (2) or more lots, the subdivider shall construct sanitary sewerage facilities in such a manner as to make adequate sanitary sewerage service available to each lot within the subdivision.
- (b) The town board may require the installation of sewer laterals to the street lot line.
- (c) The size, type and installation of all sanitary sewers and sanitary sewer laterals proposed to be constructed shall be in accordance with plans and standard specifications approved by the town board.
- (d) Where a town sanitary district has been created pursuant to section 60.20 of the Wisconsin Statutes for the purpose of providing and constructing sanitary sewers, such plans and standard specifications shall be further subject to approval by the town sanitary district commission.
- (e) The subdivider shall assume the cost of installing all sanitary sewers, sewer laterals, and sewer appurtenances within the proposed subdivision, except for the added cost of installing sewers greater than eight (8) inches in diameter which are necessary to serve tributary drainage areas lying outside of the proposed subdivision. In addition, the subdivider shall pay to the town or town sanitary district wherein the subdivision plat is located, a sanitary sewer trunk line connection fee based on the added cost of installing larger sewers in the total tributary drainage area which shall be prorated in proportion to the ratio which the total area of the proposed plat is to the total drainage area to be served by such larger sewers.

14.08-8 STORM WATER DRAINAGE FACILITIES

- (a) The subdivider shall construct storm water drainage facilities, adequate to serve the subdivision which may include curbs and gutters, catch basins and inlets, storm sewers, road ditches, open channels, water retention structures and settling basins. All such facilities shall be of adequate size and grade to hydraulically accommodate the maximum potential volumes of flow and shall be so designed as to prevent and control soil erosion and sedimentation and to present no hazard to life or property.
- (b) Unpaved road ditches and street gutters shall be shaped and seeded and/or sodded as grassed waterways. Where the velocity of flow is in excess of four (4) feet per second on soils having a severe or very severe erosion hazard and in excess of six (6) feet per second on soils having moderate, slight, or very slight erosion hazard, the subdivider shall install a

paved invert or check dams, flumes, or other energy dissipating devices.

- (c) Shoreland drainage facilities shall, if required by the county zoning committee, include water retention structures and settling basins so as to prevent erosion and sedimentation where such facilities discharge into streams or lakes. The design criteria, the size, type, grades, and installation of all storm water drains and sewers and other cross-section, invert and erosion control paving, check dams, flumes or other energy dissipating structures and seeding and/or sodding of open channels and unpaved road ditches proposed to be constructed shall be in accordance with the plans and standard specifications approved by the county zoning committee. Where a town sanitary district has been created pursuant to section 60.30 of the Wisconsin Statutes for the purpose of providing and constructing surface or storm water sewers or drainage improvements, such plans and standard specifications shall be further subject to approval by the town sanitary district commission.
- (d) The subdivider shall assume the cost of installing all storm sewers within the proposed subdivision, except for the added cost of installing storm sewers greater than twenty-four (24) inches in diameter which are necessary to serve tributary drainage areas lying outside of the proposed subdivision. In addition, the subdivider shall pay to the town or town sanitary district wherein the subdivision plat is located, a storm sewer trunk line connection fee based on the added cost of installing larger sewers in the total tributary drainage area which shall be prorated in proportion to the ratio which the total area of the proposed plat is to the total drainage area to be served by such larger sewers.

14.08-9 WATER SUPPLY FACILITIES

- (a) When public water supply and distribution facilities are available to the subdivision plat or when it is proposed to establish a private water supply and distribution system to serve two (2) or more lots, the subdivider shall cause such water supply and distribution facilities to be installed in such a manner as to make adequate water service available to each lot within the subdivision. The subdivider shall make provision for adequate private water systems as required by the county or town in accordance with the standards of the Wisconsin Department of Health and Social Services.
- (b) The town board may require the installation of water laterals to the street lot line.
- (c) The size, type and installation of all public water mains proposed to be constructed shall be in accordance with plans and standard specifications approved by the town board.
- (d) Where a town sanitary district has been created pursuant to section 60.30 of the Wisconsin Statutes for the purpose of providing and constructing a system of water works, such plans and standard specifications shall be further subject to approval by the town sanitary district commission.
- (e) The subdivider shall assume the cost of installing all water mains, water laterals, and water system appurtenances within

the proposed subdivision except for the added cost of installing water mains greater than six (6) inches in diameter.

14.08-10 OTHER UTILITIES

- (a) The subdivider shall cause electrical power and telephone facilities to be installed in such a manner as to make adequate service available to each lot in the subdivision. All new electric or communication lines from which lots are individually served shall be installed underground within all newly platted subdivisions containing five or more lots in all residence districts shown on the county zoning maps, unless the county zoning committee shall find after study that the location, topography, soil, stands of trees or other physical barriers would make underground installation unreasonable or impracticable or that the lots to be served by said facilities, can be served directly from existing overhead facilities. Associated equipment and facilities which are appurtenant to underground electric and communications systems including but not limited to, substations, pad mounted transformers, pad mounted sectionalizing switches and above-grade pedestal-mounted terminal boxes may be located above ground. Any landscape screening plan required for such above-ground equipment shall be submitted to the affected utilities for approval.
- (b) Plans indicating the proposed location of all gas, electrical power and telephone distribution and transmission lines required to service the plat shall be approved by the town board.

14.08-11 STREET LAMPS

The town board may require the subdivider to install street lamps along all streets proposed to be dedicated of a design compatible with the neighborhood and type of development proposed. Such lamps shall be placed at each street intersection and at such interior block spacing as may be required by the town board.

14.08-12 STREET NAME SIGNS

The subdivider shall install at the intersection of all streets proposed to be dedicated, a street name sign of a design specified by the town board.

14.08-13 STREET TREES

The subdivider shall plant at least one (1) tree of an approved species and of at least six (6) feet in height for each fifty (50) feet of frontage on all streets proposed to be dedicated. The required trees shall be planted in the existing or planned curb lawn area between sidewalk and curb when an urban street cross-section is used; to the property side of the road ditch when a rural street cross-section is used; or on private property within five (5) feet of a front lot line when an easement for such use has been designated on the final plat. Tree plantings shall be completed in accordance with plans and specifications approved by the town board.

14.08-14 SHORELAND PLANTING AND SEDIMENT CONTROL

- (a) The subdivider shall plant those grasses, trees, shrubs, and vines of a species and size specified by the county zoning committee, necessary to prevent soil erosion, protect stream and lake banks.

- (b) In addition, the county zoning committee may require the subdivider to provide or install certain stream and lake protection and rehabilitation measures, such as fencing, sloping, seeding, rip-rap, revetments, jetties, clearing, dredging, snagging, drop structures, and grade stabilization structures.

IX. CONSTRUCTION

- 14.09-1 COMMENCEMENT
No construction or installation of improvements shall commence in a proposed subdivision until the preliminary plat or map has been approved, and the approving authorities having jurisdiction have given written authorization.
- 14.09-2 PERMITS
- (a) No zoning or sanitary permits shall be issued for erection of a structure on any lot not of record at the time of adoption of this ordinance until all the requirements of this ordinance have been met.
 - (b) Access. The county zoning administrator shall have access to premises and structures during reasonable hours to make those inspections as deemed necessary by him to ensure compliance with this ordinance. If, however, he is refused entry after presentation of his identification, he may procure a special inspection warrant in accordance with section 963.10 of the Wisconsin Statutes, except in cases of emergency.
- 14.09-3 PLANS
The following plans and accompanying construction specifications may be required by the town board or county zoning committee before construction or installation of improvements is authorized:
- (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 and open channel plans and profiles showing the locations, grades, sizes, cross sections, elevations and materials of required facilities.
 - (d) Water main plans and profiles showing the locations, sizes, elevations and materials of required facilities.
 - (e) Erosion and sedimentation control plans showing those structures required to retard the rate of runoff water and those grading and excavating practices that will prevent erosion and sedimentation.
 - (f) Planting plans showing the locations, age, caliper, and species of any required grasses, vines, shrubs, and trees.
 - (g) Additional special plans or information as required.
- 14.09-4 INSPECTION
The subdivider, prior to commencing any work within the subdivision, shall make arrangements with the approving authorities having jurisdiction, to provide for adequate inspection. The approving authorities having jurisdiction or their representative shall inspect and approve all completed work prior to release of the sureties.

14.09-5

EROSION CONTROL

The subdivider shall cause all grading, excavations, open cuts, side slopes, and other land surface disturbances to be so mulched, seeded, sodded, or otherwise protected that erosion, siltation, sedimentation, and washing are prevented in accordance with plans and specifications and within such time periods approved by the county zoning committee.

Sod shall be laid in strips at those intervals necessary to prevent erosion and at right angles to the direction of drainage.

14.09-6

EXISTING FLORA

- (a) The subdivider shall make every effort to protect and retain all existing trees, shrubbery, vines, and grasses not actually lying in public roadways, drainageways, building foundation sites, private driveways, soil absorption waste disposal areas, paths, and trails.
- (b) Such trees are to be protected and preserved during construction in accordance with sound conservation practices recommended by the U.S. Department of Agriculture in Agricultural Information Bulletin No. 285, Protecting Trees Against Damage From Construction Work, U.S. Government Printing Office 1964. Such trees are to be preserved by well islands or retaining walls whenever abutting grades are altered.
- (c) Temporary vegetation and mulching shall be used to protect critical areas, and permanent vegetation shall be installed as soon as practical.
- (d) Construction at any given time shall be confined to the smallest practical area and for the shortest practical period of time.
- (e) Sediment basins shall be installed and maintained at all drainageways to trap, remove, and prevent sediment and debris from being washed outside the area being developed.

X. FEES (8/9/94)

- 14.10-1 GENERAL
The subdivider shall pay the County all fees as hereinafter required and at the times specified.
- 14.10-2 PRELIMINARY PLAT REVIEW FEE
- (a) The subdivider shall pay a fee to the County Treasurer at the time of first application for approval of any preliminary plat to assist in defraying the cost of review. The required preliminary plat review fee shall be established by separate resolution by the Kenosha County Board of Supervisors from time to time as deemed appropriate.
- (b) Reapplication fee shall be paid to the County Treasurer at the time of reapplication for approval of any preliminary plat which has previously been reviewed. The required reapplication fee shall be established by separate resolution by the Kenosha County Board of Supervisors from time to time as deemed appropriate.
- 14.10-3 CERTIFIED SURVEY MAP REVIEW FEE
The subdivider shall pay a fee to the County Treasurer at the time of application for approval of a certified survey map to assist in defraying the cost of review. The required certified survey map review fee shall be established by separate resolution by the Kenosha County Board of Supervisors from time to time as deemed appropriate.
- 14.10-4 IMPROVEMENT REVIEW FEE
The subdivider shall pay a fee equal to the actual cost to Kenosha County for checking and reviewing all improvement plans and specifications.
- 14.10-5 INSPECTION FEE
The subdivider shall pay a fee equal to the cost to Kenosha County for such inspection as deemed necessary to assure that the construction of the required improvements is in compliance with the plans, specifications and ordinances of Kenosha County or any other government authority.
- 14.10-6 FINAL PLAT REVIEW FEE
- (a) The subdivider shall pay a fee to the County Treasurer at the time of first application for approval of said final plat to assist in defraying the cost of review. The required final plat review fee shall be established by separate resolution by the Kenosha County Board of Supervisors from time to time as deemed appropriate.
- (b) Reapplication fee shall be paid to the County Treasurer at the time of a reapplication for approval of any final plat which has previously been reviewed. The required reapplication fee shall be established by separate resolution by the Kenosha County Board of Supervisors from time to time as deemed appropriate.
- 14.10-7 ENGINEERING FEE
- (a) The subdivider shall pay a fee equal to the actual cost for all engineering work incurred by Kenosha County in connection with the plat.

- (b) Engineering work shall include the preparation of construction plans and standard specifications, and construction layout. Kenosha County may permit the subdivider to furnish all, some or part of the required construction plans and specifications, in which case no engineering fees shall be levied for such plans and specifications.
- (c) Inspection, checking and reviewing work has fees provided for in section 14.10-3 and 14.10-4.

14.10-8 ADMINISTRATIVE FEE

- (a) The subdivider shall pay a fee equal to the cost of any legal, administrative or fiscal work which may be undertaken by Kenosha County in connection with the plat or certified survey map.
- (b) Legal work shall include the drafting of contracts between the approving authority having jurisdiction and the subdivider. These fees may also include the cost of obtaining professional opinions including, but not limited to, attorneys, engineers, landscape architects, and land planners, requested by the Land Use Committee in connection with the land division being considered.

XI. DEFINITIONS

For the purpose of this ordinance, the following definitions shall be used. Words used in the present tense include the future; the singular number includes the plural number; and the plural number includes the singular number. The word "shall" is mandatory and not directory.

ALLEY

A special public way affording only secondary access to abutting properties.

ARTERIAL STREET

A street used, or intended to be used, primarily for fast or heavy through traffic. Arterial street shall include freeways and expressways as well as standard arterial streets, highways and parkways.

BLOCK

A tract of land bounded by streets or by a combination of one or more streets and public parks, cemeteries, railroad rights-of-way, bulkhead lines, or shorelines of waterways or corporate boundary lines.

BUILDING

Any structure having a roof supported by columns or walls.

BUILDING SETBACK LINE

A line parallel to a lot line and at a distance from the lot line to comply with the county zoning ordinance's yard requirements.

COLLECTOR STREET

A street used, or intended to be used, to carry traffic from minor streets to the system of arterial streets including the principal entrance streets to residential developments.

COMPREHENSIVE PLAN

Any extensively developed plan also called a master plan prepared and adopted by the Southeastern Wisconsin Regional Planning Commission, the County Zoning Committee, a City, Village, or Town Plan Commission and certified to and adopted by the county board pursuant to section 66.945, 59.97, and 62.23 of the Wisconsin Statutes including proposals for future land use, transportation, urban redevelopment and public facilities. Devices for the implementation of these plans, such as zoning, official map and subdivision control ordinances and capital improvement programs shall also be considered a part of the comprehensive plan.

CUL-DE-SAC STREET

A minor street closed at one end with a turn-around provided for vehicular traffic.

DEEP ABSORPTION SYSTEM

A soil absorption sewage system for disposal of effluent through the bottom and sides of a hole or trench at a depth of more than three (3) feet below the natural undisturbed surface.

ENVIRONMENTAL CORRIDOR

Those lands containing concentrations of scenic, recreational, and other natural resources as identified and delineated in the comprehensive planning program of the Southeastern Wisconsin Region by the Southeastern Wisconsin Regional Planning Commission. These natural resources and resource-related elements include the following: 1) lakes, rivers, and streams, together with their natural floodplains; 2) wetlands; 3) forests and woodlands; 4) wildlife habitat areas; 5) rough topography; 6) significant geological formations; 7) wet or poorly drained soils; 8) existing outdoor recreation sites; 9) potential outdoor recreation and related open space sites; 10) historic sites and structures; and 11) significant scenic areas or vistas.

EXTRATERRITORIAL PLAN APPROVAL JURISDICTION

The unincorporated area within one-and-one-half (1-1/2) miles of a fourth class city or a village and within three (3) miles of all other cities.

FLOODLANDS

Those lands, including the floodplains, floodways, and channels, subject to inundation by the one hundred-(100)-year recurrence interval flood or, where such data is not available, the maximum flood of record.

FRONTAGE

The smallest dimension of a lot abutting a public street measured along the street line.

FRONTAGE STREET

A minor street auxiliary to and located on the side of an arterial street for control of access and for service to the abutting development.

HIGH WATER ELEVATION

The average annual high water level of a pond, stream, lake, flowage, or wetland referred to an established datum plan, or where such elevation is not available, the elevation of the line up to which the presence of the water is so frequent as to leave a distinct mark by erosion, change in, or destruction of, vegetation or other easily recognized topographic, geologic, or vegetative characteristic.

IMPROVEMENT, PUBLIC

Any sanitary sewer, storm sewer, open channel, water main, roadway, park, parkway, public access sidewalk, pedestrian way, planting strip, or other facility for which the county or town may ultimately assume the responsibility for maintenance and operation.

LOT

A parcel of land having frontage on a public or other officially approved means of access occupied or intended to be occupied by a principal structure or use and sufficient in size to meet the lot width, lot frontage, lot area, yard, parking area, and other open space provisions of the county zoning ordinance.

LOT, CORNER

A lot abutting two or more streets at their intersection provided that the corner of such intersection shall have an angle of 135 degrees or less, measured on the lot side.

LOT, THROUGH

A lot which has a pair of opposite lot lines along two substantially parallel streets, and which is not a corner lot. On a through lot, both street lines shall be deemed front lot lines but in the case of two or more contiguous through lots, there shall be a common front lot line.

MEAN SEA LEVEL DATUM

Mean Sea Level Datum, 1929 Adjustment, as established by the U.S. Coast and Geodetic Survey.

MINOR STREET

A street used, or intended to be used, primarily for access to abutting properties.

MINOR SUBDIVISION

The division of land by the owner or subdivider resulting in the creation of not more than four (4) parcels or building sites, any one of which is five (5) acres in size or less, or the division of a block, lot or outlot within a recorded subdivision plat into not more than four (4) parcels or building sites without changing the exterior boundaries of said block, lot or outlot.

NATIONAL MAP ACCURACY STANDARDS

Standards governing the horizontal and vertical accuracy of topographic maps and specifying the means for testing and determining such accuracy, endorsed by all federal agencies having surveying and mapping functions and responsibilities. These standards having been fully reproduced in Appendix D of SEWRPC Technical Report No. 7, Horizontal and Vertical Survey Control in Southeastern Wisconsin.

NAVIGABLE STREAM

Any stream capable of floating any boat, skiff, or canoe, of the shallowest draft used for recreational purposes.

OUTLOT

A parcel of land, other than a lot or block, so designated on the plat, but not of standard lot size, which can be either redivided into lots or combined with one or more other adjacent outlots or lots in adjacent subdivisions or minor subdivisions in the future for the purpose of creating buildable lots.

PRELIMINARY PLAT

A map showing the salient features of a proposed subdivision submitted to an approving authority for purposes of preliminary consideration.

PUBLIC WAY

Any public road, street, highway, walkway, drainageway or part thereof.

REPLAT

The process of changing, or the map or plat which changes, the boundaries of a recorded subdivision plat or part thereof. The legal dividing of a large block, lot or outlot within a recorded subdivision plat without changing exterior boundaries of said block, lot or outlot is not a replat.

SHORELANDS

Those lands lying within the following distances: one thousand (1,000) feet from the high water elevation of navigable lakes, ponds, and flowages or three hundred (300) feet from the high water elevation of navigable streams or to the landward side of the floodplain, whichever is greater.

SUBDIVIDER

Any person, firm or corporation, or any agent thereof, dividing or proposing to divide land resulting in a subdivision, minor subdivision or replat.

SUBDIVISION

The division of a lot, outlot, parcel, or tract of land by the owner thereof, or his agent, for the purpose of transfer of ownership or building development where the act of division creates five (5) or more parcels or building sites of five (5) acres each or less in area; or where the act of division creates five (5) or more parcels or building sites of five (5) acres each or less in area by successive division within a period of five (5) years.

SURETY BOND

A bond guaranteeing performance of a contract or obligation through forfeiture of the bond if said contract or obligation is unfulfilled by the subdivider.

WETLANDS

Those lands which are partially or wholly covered by marshland flora and generally covered with shallow standing water or lands which are wet and spongy due to a high water table.

WISCONSIN ADMINISTRATIVE CODE

The rules of administrative agencies having rule-making authority in Wisconsin, published in a loose-leaf continual revision system as directed by section 35.93 and Chapter 227 of the Wisconsin Statutes, including subsequent amendments to those rules.

ZONING ADMINISTRATOR

The officer designated by the county board of supervisors to administer this ordinance.