

facilities storm and sanitary sewers; streets, 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.

Drainage easements. Where a subdivision is traversed by a drainage-way or stream, an adequate easement shall be provided as may be required by the Town Planning Commission. The location, width, alignment and improvement of such drainageway or easement shall be subject to the approval of the Town Planning Commission; 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 Town Planning Commission.

#### 7.8 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 2.3 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.

### REQUIRED IMPROVEMENTS

#### Section 8.0

##### 8.1 Survey Monuments

The subdivider shall install survey monuments placed in accordance with the requirements of Chapter 236.15 of the Wisconsin Statutes.

##### 8.2 Grading

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.

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 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.

Where electric and communications facilities are to be installed underground, the utility easements shall be graded to within six (6) inches of final grade by the subdivider, prior to the installation of such facilities, and earth fill piles or mounds of dirt or construction materials shall not be stored on such easements areas.

### 8.3 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.

### 8.4 Curb and Cutter

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.

### 8.5 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.

### 8.6 Sidewalks

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.

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 the 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.

### 8.7 Sewage Disposal Facilities

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.



The Town Board may require the installation of sewer laterals to the street lot line.

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.

Where a Town Sanitary District has been created pursuant to Section 60.30 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.

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.

#### 8.8 Storm Water Drainage Facilities

The subdivider shall construct necessary 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 hazards to life or property.

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.

Shoreland drainage facilities shall, if required by the Town Planning Commission, 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 Town Planning Commission. 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.

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.

#### 8.9 Water Supply Facilities

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 may be required by the Town in accordance with the standards of the Wisconsin Department of Health and Social Services.

The Town Board may require the installation of water laterals to the street lot line.

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.

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, or systems of water works, such plans and standards specifications shall be further subject to approval by the town sanitary district commission.

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.



#### 8.10 Other Utilities

The subdivider may be required to 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 three (3) or more lots in all residence districts shown on the Zoning Maps unless the Town Planning Commission shall find after study that the location topography, soil, stands of trees or other physical barriers would make underground installation unreasonable or impractical 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, padmounted transformer, padmounted 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.

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.

#### 8.11 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.

#### 8.12 Street Name Signs

The Town Board may require the subdivider to install at the intersection of all streets proposed to be dedicated, a street name sign of a design specified by the Town Board.

#### 8.13 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. Tree planting shall be completed in accordance with plans and specifications approved by and at such time as directed by the Town Board.

#### 8.14 Shoreland Planting and Sediment Control

The subdivider shall plant those grasses, trees, shrubs, and vines of a species and size specified by the Town Planning Commission, necessary to prevent soil erosion and protect stream and lake banks.

## CONSTRUCTION

### Section 9.0

#### 9.1 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.

#### 9.2 Permits

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.

Access. The Zoning Administrator shall have access to premises and structures during reasonable hours to make those inspections as deemed necessary to 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.

#### 9.3 Plans

The following plans and accompanying construction specifications may be required by the Town Board before construction or installation of improvements is authorized.

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

Sanitary sewer plans and profiles showing the locations, grades, sizes, elevations and materials of required facilities.

Storm sewer and open channel plans and profiles showing the locations, grades, sizes, cross sections, elevations and materials of required facilities.

Water main plans and profiles showing the locations, sizes, elevations and materials of required facilities.

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.

Planting plans showing the locations, age, caliper, species, and the time of planting of any required grasses, vines, shrubs, and trees.

Additional special plans or information as required.