

9.4 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 representatives shall inspect and approve all complete work prior to release of the sureties.

9.5 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 Town Planning Commission.

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

9.6 Existing Flora

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.

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.

Temporary vegetation and mulching shall be used to protect critical areas, and permanent vegetation shall be installed as soon as practical.

Construction at any given time shall be confined to the smallest practical area and for the shortest practical period of time.

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.

FEES

Section 10

10.1 General

The subdivider shall pay the Town all fees as hereinafter required and at the times specified.

10.2 Preliminary Plat Review Fee

The subdivider shall pay a fee amounting to Twenty-Five Dollars (\$25.00) for the preliminary plat as a whole plus One Dollar (\$1.00) for each lot or parcel within the preliminary plat to the Town Treasurer at the time of first application for approval of any preliminary plats to assist in defraying the cost of review.

Reapplication fee amounting to Ten Dollars (\$10.00) shall be paid to the Town Treasurer at the time of reapplication for approval of any preliminary plat which has previously been reviewed.

10.3 Certified Survey Map Review Fee

The subdivider shall pay a fee of Fifteen Dollars (\$15.00) to the Zoning Administrator at the time of application for approval of a Certified Survey Map to assist in defraying the cost of review.

10.4 Improvement Review Fee

The subdivider shall pay a fee equal to the actual cost to the approving authorities having jurisdiction for checking and reviewing all improvement plans and specifications.

10.5 Inspection Fee

The subdivider shall pay a fee equal to the actual cost to the approving authorities having jurisdiction for such inspection as the approving authorities having jurisdiction deem necessary to assure that the construction of the required improvements is in compliance with the plans, specifications and ordinances of the approving authority having jurisdiction or any other governmental authority. Approving authorities shall not undertake their duties under this section and shall not recommend approval unless the real estate intended to be platted has been first zoned residential pursuant to Section 3.1 of this Ordinance.

10.6 Final Plat Review Fee

The subdivider shall pay a fee amounting to Twelve and One Half Dollars (\$12.50) for the final plat as a whole plus fifty cents (\$.50) for each lot or parcel within the final plat to the Town Treasurer at the time of first application for approval of said plat to assist in defraying the cost of review.

Reapplication fee amounting to Five Dollars (\$5.00) shall be paid to the Town Treasurer at the time of a reapplication for approval of any final plat which has previously been reviewed.

10.7 Engineering Fee

The subdivider shall pay a fee equal to the actual cost to the approving authority having jurisdiction for all engineering work incurred by the approving authority having jurisdiction in connection with the plat.

Engineering work shall include the preparation of construction plans and standard specifications. The approving authority having jurisdiction 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.

10.8 Administrative Fee

The subdivider shall pay a fee equal to the cost of any legal administrative or fiscal work which may be undertaken by the approving authority having jurisdiction in connection with the plat.

Legal work shall include the drafting of contracts between the approving authority having jurisdiction and the subdivider.

Section 11.0 Control of Large Parcels

11.1 Permit Requirements.

No non-farm building shall be constructed in the Town of Greenfield on sites greater than five acres in size without prior approval of the Town Plan Commission as to location on site and slope. The Commission shall issue a permit for such building when satisfied that the intent of this Ordinance as outlined in 1.4 hereof shall not have been violated. These building sites shall comply with the specifications set forth in the following Sections of this Ordinance: 2.6, 4.3, 7.0, 8.0, 9.5 and 9.6.

DEFINITIONS

Section 12.0

For the purposes 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 shore lines 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 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

A comprehensive plan will be developed by cooperation with the Mississippi River Regional Planning Commission.

Town Planning Commission

The Commission created by the Town Board pursuant to Section 60.74 of the Wisconsin Statutes and authorized to plan land use within the Town of Greenfield.

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 Mississippi River Region by the Mississippi River Regional Planning Commission. These natural resource and resource-related elements include the following: 1) lakes, river, 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 Plat Approval Jurisdiction

The unincorporated area within one-and one-half (1½) miles on 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 plane 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 street 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 this 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 Subdivision

The division of land by the owner or subdivider resulting in the creation of not more than two (2) 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 two (2) 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.

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.

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.

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 three (3) or more parcels or building sites of five (5) acres each or less in area; or where the act of division creates three (3) 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.