

Chapter 16.16

PRELIMINARY PLATS

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16.16.010 Preliminary plat data.

A. An application shall accompany the preliminary plat. It shall include, at a minimum, the following information:

1. A list of the names and addresses of all persons owning abutting property;
2. A list of improvements proposed to be installed;
3. A letter of financial stability;
4. An estimate of the costs of the proposed improvements.

B. A preliminary plat shall be required for all subdivisions and shall be signed, sealed and dated by a land surveyor registered in the state of Wisconsin. The plat shall be prepared on suitable materials of good quality capable of clearly legible reproduction at a scale of not more than one hundred (100) feet to the inch and shall show correctly on its face the following information:

1. Name under which the proposed subdivision is to be recorded;
2. Location of proposed subdivision by: government lot, quarter section, township, range, county and state;
3. Small location map orienting proposed division with nearest primary road(s).
4. Date, graphic scale, north arrow;

5. Names and address of the owner, subdivider and land surveyor preparing the plat;

6. Land contiguous to the proposed plat owned or controlled by the subdivider, even though only a portion of the area is proposed for immediate development;

7. 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;

8. Contours at vertical intervals of not more than two feet, but where ground slopes exceed ten (10) percent, five foot vertical intervals will be sufficient. Elevation shall be based on mean sea level datum;

9. Ordinary High water mark of all ponds, streams, lakes, flowages, and wetlands based upon mean sea level datum. Floodland and shoreland boundaries shall be delineated and the contour line lying a vertical distance of two feet above the elevation of the one hundred (100) year recurrence interval flood or, where such data is not available, five feet above the maximum flood on record or a known high water elevation;

10. Location and names of any adjacent developments and/or property along with the location, established and existing width of all roads and names of all existing streets, alleys, or other public ways, easements, railroad and utility rights-of-way and easements, and all section and quarter section lines in the immediate area of the plat. The type, width and elevation of existing street pavements within or adjacent to the proposed development together with any legally established centerline elevations referred to mean sea level;

11. Location, size and invert elevation of any existing sanitary or storm sewers, culverts and drain pipes, the location of manholes, catch basins, hydrants, electric power and telephone poles or underground

installations, location and size of any existing water and gas mains within the area of the plat or adjacent thereto. If no sewers, water mains or other utility facilities which might be extended to serve the tract shall be indicated by their direction and distance from the tract, their size, and their invert elevation;

12. Location of all existing property boundary lines, structures, drives, streams or water courses, marshes, wetlands, primary environmental corridors or isolated natural areas, rock outcrops, wooded areas, railroad tracks and other similar significant features within the tract being subdivided or immediately adjacent thereto;

13. The scaled dimensions of all lots, proposed roadways, proposed open space dedications, drainageways, or other public use areas or other nonpublic uses that do not require lotting;

14. Existing zoning on and adjacent to the proposed subdivision along with corporate limit lines;

15. Proposed lake and stream access in the subdivision along with any improvement or relocation of the lake or stream;

16. Soil types, slopes and boundaries as shown on the soil survey maps, prepared by the Natural Resources Conservation Service, U.S. Department of Agriculture and the location of soil borings with numerical cross reference to data;

17. The location of the proposed conventional, mound or other private onsite septic treatment system for each lot as approved by Racine County Code Administration.

18. The location of the proposed building envelopes in conformance with the planned zoning classification and existing site conditions.

19. Vision corner easements per Section 16.28.020 D.

20. Any additional information required by the Town Board or Town Engineer;

21. Certification by the surveyor that the preliminary plat is an accurate representation of all matters required to be shown and that it fully complies with this title. (Ord. dated 7/27/95 § 6(1))

C. A preliminary stormwater management plan shall be prepared in accordance with Chapter 16.14 of this ordinance prior to submittal of a preliminary plat for review.

D. Plats only need comply with those requirements in existence as of the date the preliminary plat is filed. This means that if a new ordinance is adopted, or an existing ordinance is amended, after a plat has been submitted, the new requirements shall not apply to the plat.

16.16.020 Street plans and profiles.

The subdivider shall prepare and submit street plans and profiles to the Town Engineer for recommendation and/or approval prior to submittal of the final plat. These plans and profiles shall show existing ground surface, proposed and established street grades and profiles, including extensions for a reasonable distance beyond the boundary of the proposed subdivision. (Ord. dated 7/27/95 § 6(2))

16.16.030 Preliminary plat review for subdivisions.

Before submitting a final plat for approval, the subdivider shall prepare a preliminary plat complying with this title.

The necessary applications and fees must be submitted to the Town Clerk and two (2) copies of the preliminary plat submitted to the Town Engineer for review by the first Thursday of the month in order to be considered for hearing at the next Planning and Zoning Committee meeting.

It shall be the subdivider's responsibility to post the town supplied notification sign at least twenty-one (21) days prior to that hearing date.

The Town Engineer will review the submitted preliminary plat and notify the subdivider when the preliminary plat is scheduled for a Planning and Zoning Committee hearing. Following notice from the Town Engineer, sixteen (16) copies of the preliminary plat must be submitted to the Town Clerk at least eight (8) days prior to the Planning and Zoning Committee meeting.

The Town Board is the approving authority and shall receive a recommendation from the Planning and Zoning Committee. Failure of the Town Board to act within ninety (90) days of filing of a plat shall constitute an approval. (Ord. dated 7/27/95 § 6(2))

16.16.040 Preliminary plat approval for subdivisions.

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 36 months of preliminary plat approval and conforms substantially to the preliminary plat layout as indicated in Section 236.11 (1)(b), Wis. Stats., the final plat shall be entitled to approval with respect to such layout. The preliminary plat shall be deemed an expression of approval of the layout submitted as a guide to the preparation of the final plat which will be subject to further consideration by the Planning and Zoning Committee at the time of its submission. (Ord. dated 7/27/95 § 8(3))

16.16.050 Replat.

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 Sections 236.40 through 236.44 Wis. Stats. The subdivider, or person wishing to replat, shall then proceed as

specified in this chapter. (Ord. dated 7/27/95 § 8(6))

16.16.060 Assessor's plat.

Where it is not practicable to require that a plat of a subdivision created by successive divisions be filed in accordance with this title, the Town Board may, in lieu thereof, order an assessor's plat to be made under Section 70.27 Wis. Stats., and may assess the cost thereof as provided in such section or to the developer. Regardless of the type of plat filed, any such division shall comply with all provisions of this title to the extent that they may reasonably be applied. (Ord. dated 7/27/95 § 11)