

Chapter 16.20

FINAL PLATS

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16.20.010 Final plat data.

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 Sections 236.15, 236.16, 236.20 and 236.21 of the Wisconsin Statutes and amendments thereto, this title, and applicable rules of the State Departments of Transportation and Industry, Labor and Human Relations. The final plat shall also include the following:

A. All lands reserved for future public acquisition or reserved for the common use of property owners within the plat;

B. Special restrictions as may be required by the Town Board or the county planning and development committee;

C. Location of the soil absorption field if portions of the proposed lots would be unsuitable for a septic system;

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

E. If the plan includes construction in phases, each phase shall be defined, and estimated start and finish dates shall be noted. Phased construction is permitted, as approved by the Town Board.

F. Any additional information required by the Town Board. (Editorially amended

during 2001 codification; Ord. dated 7/27/95 § 6(4))

16.20.020 Final plat review for subdivisions.

The subdivider shall prepare a final plat complying with this title and any applicable state statutes and rules and county ordinances and any condition previously requested by the town.

Two (2) copies of the final plat must be 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 is the subdivider's responsibility to gain approval for any municipal extra-territorial jurisdictions.

The Town Engineer will review the submitted final plat and determine if the final plat substantially conforms to the preliminary plat. The Town Engineer shall give a recommendation for approval or denial of the final plat to the town board, orally or in writing, and made part of the public record at the proceeding at which the final plat is being considered.

The Engineer shall notify the subdivider when the final plat is scheduled for a Planning and Zoning Committee hearing. Following notice from the Town Engineer, sixteen (16) copies of the final 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.

The Planning and 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 and all ordinances, rules, regulations, land use plans and land use plan components which may affect it

and shall recommend approval, conditional approval or rejection of the plat to the Town Board. (Ord. dated 7/27/95 § 8(4))

16.20.030 Final plat approval for subdivisions.

A. Submission. If the final plat is not submitted within 36 months of the last required approval of the preliminary plat, the Town Board may refuse to approve the final plat. The Town Board may extend the time for submission of the final plat as it may deem appropriate.

B. Subdivision Development Agreement. At the time of submission of the final plat to the Town Board, the subdivider shall submit the executed subdivision development agreement as required by this title.

C. Within sixty (60) days of the date of filing the original final plat with the Town Clerk, the Town Board shall 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.

D. Failure of the Town Board to act within sixty (60) days, the time having not been extended and no unsatisfied objection having been filed, the plat shall be deemed approved.

E. Recordation. After the final plat has been approved by the Town Board, the Town 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 register of deeds. The register of deeds cannot record the plat unless it is offered within twelve months from the date of the last approval and within 36 months of the first approval. A copy of the recorded plat, required restrictions, covenants, or easements, and developer's agreement, must

be submitted to the Town Clerk. (Ord. +dated 7/27/95 § 8(5))

F. Bond or Security. After approval of the final plat, but prior to the commencement of work, the developer shall establish a bond or other financial security per s.236.13(2)(a)1, Wis. Stat., in an amount not to exceed one hundred twenty percent (120%) of the estimated cost of the project, as determined by the Town Engineer.