WAUKESHA COUNTY WISCONSIN

SHORELAND & FLOODLAND SUBDIVISION CONTROL ORDINANCE

WAUKESHA COUNTY

SUBDIVISION CONTROL ORDINANCE

TABLE OF CONTENTS PAGE NO.

Section	1.0	Introduction.	1
	2.0	General Provisions.	2
	3.0	Procedure.	9
	4.0	Preliminary Plat.	16
	5.0	Final Plat.	18
	6.0	Certified Survey Map.	19
	7.0	General Requirements & Design Standard. . .	21
	8.0	Required Improvements.	26
	9.0	Variance and Appeal.	28
	10.0	Violations and Penalties.	29
	11.0	Severability.	30

Section 1.0 INTRODUCTION

1.1 Authority

These regulations are adopted under the authority granted by Sections 59.971 (3), 144.26, and 236.45 of the Wisconsin Statutes. Therefore, the Board of Supervisors of the County of Waukesha, Wisconsin do ordain, as follows:

1.2 Purpose

The purpose of this ordinance is to supplement the provisions of Chapter 236 and to promote the public health, safety and general welfare of Waukesha County; to lessen congestion in the streets and highways; to further the orderly layout and use of land; to secure safety from fire, panic and other dangers; to provide adequate, light and air; to prevent the overcrowding of land; to avoid undue concentration of population; to facilitate adequate provision for transportation, water, sewerage, schools, parks, playgrounds and other public requirements; and, to facilitate the further resubdivisions of larger tracts into smaller parcels of land. The provisions of this ordinance are made with reasonable consideration, among other things, of the character of the County, with a view of conserving the value of the buildings placed upon the land providing the best possible environment for human habitation, and encouraging the most appropriate use of land throughout the County.

1.3 Abrogation and Greater Restrictions

It is not the intent of this ordinance to repeal, abrogate, annul, impair or interfere with existing rules and regulations governing the subdivision of land; provided, however, that where this ordinance is more restrictive, the provisions of this ordinance shall govern.

1.4 Interpretation

The provisions of this ordinance shall 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.

1.5 Non—Liability

Waukesha County does not guarantee, warrant or represent that only those areas designated as floodlands will be subject to periodic inundation and hereby asserts that there is no liability on the part of the County Board of Supervisors, its agencies, or employees for any flood damages that may occur as a result of reliance upon, or conformance with this ordinance.

Section 1.0 INTRODUCTION

1.6 Title

The name of this ordinance shall be known and cited as the "Floodland and Shoreland Subdivision Control Ordinance for Waukesha County."

1.7 Effective Date

This ordinance shall be effective after adoption by the Waukesha County Board of Supervisors and publication or posting as provided by law.

Section 2.0 GENERAL PROVISIONS

2.1 Jurisdiction

The jurisdiction of this ordinance shall apply to all lands and water within the unincorporated floodland and shoreland areas of Waukesha County, Wisconsin; however, subdivision plats which lie outside of the above defined area must be reviewed by the County Park and Planning Commission before approval by the municipality and before recording as prescribed by Chapter 236, Wisconsin Statutes. Where a town has adopted a subdivision control ordinance, the provisions of this ordinance shall apply where they are more restrictive than the Town Ordinance.

(A) Exceptions

In no instance shall the provisions of this ordinance apply to:

1. Transfer of interest in land by Will or pursuant to Court Order;

2. Leases for a term not to exceed ten years, mortgages or easements;

3. The 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 this ordinance or other applicable laws or ordinances.

Section 2.0 GENERAL PROVISIONS

2.2 Compliance

No person, firm, or corporation shall divide any land, located within the jurisdictional limits of these regulations which result in a subdivision, minor land division, or replat, as defined herein; no such subdivision, minor land division or replat, shall be entitled to record; and no street shall be laid out or improvements made to land without compliance with all the requirements of this Ordinance, and

A. Provisions of Chapter 236 Wisconsin State Statues.

B. Rules of the Wisconsin Department of Transportation relating to safety of access and the preservation of public interest and investment in the highway system; if the land owned or controlled by the subdivider abuts a State trunk highway or connecting street and all provisions of TRANS 233.

C. State Department of Natural Resources rules setting water quality standards, preventing and abating pollution and regulating septic systems.

D. The Waukesha County Code of Ordinances regarding “Regulation of Private Sewage Disposal Systems, No. 151-34” which regulates all lands to be divided which are not served by public sewer or provisions of such service have not been made.

E. The Waukesha County Development Plan and all Development Plan elements including the Park and Open Space element.

F. The Waukesha County Construction Site, Erosion Control and Stormwater Management Ordinance.

G. The Waukesha County Shoreland and Floodland Protection Ordinance.

H. The rules of the Waukesha County Department of Public Works “Establishing Regulations for Access To and Work Within County Highway Rights-of-Way Ordinance 156-0-70”, and the Waukesha County Street and Highway Width Map.

I. The Land Division Checklist adopted by separate resolution by the County Board which is attached hereto and incorporated herein as an exhibit, including any amendments that may be made thereto from time to time by the County Board by separate resolution.

2.3 Definitions

For the purposes of these regulations, the following terms are defined:

Certified Survey Map: A map of a land split prepared in accordance with Section 236.34, Wisconsin Statutes.

Section 2.0 GENERAL PROVISIONS

County: Waukesha County Park and Planning Commission.

Cul de sac: Minor street closed at one end with a turn—around provided for passenger vehicles.

Development: Includes subdivisions and minor land divisions as defined herein.

Director: Refers to the Director of the Waukesha County Park and Planning Commission.

Environmental Corridor: Elongated areas usually located along streams, valleys or other significant topographic features and which may contain lakes, rivers, floodlands, wetlands, woodlands, significant topography, wet soils and significant wildlife habitat areas. Such areas are usually delineated on comprehensive land use or park and open space plans as may be adopted by either the County and/or a local municipality.

Erosion and Sediment Control Plans: A descriptive document approved by the Waukesha County Park and Planning Commission and the Waukesha County Land Conservation Committee, specifying methods controlling soil erosion, surface water runoff and sediment deposition caused by or resulting from land disturbing activities.

Erosion: The detachment and movement of soil, sediment, or rock fragments, by water, wind, ice or gravity.

Minor Land Division:
A division of land within the jurisdiction of this Ordinance other than a subdivision, or otherwise exempted by law, shall constitute a minor land division and shall be subject to the provisions of this Ordinance. Residual parcels resulting from the division of land shall be included in the minor land division.

Owner or Subdivider: For the purposes of this ordinance, lots and property shall be considered in the same ownership when owned by: the same individual corporations; an individual and another in joint tenancy, or as tenants in common, and either of said joint or common tenants owns other lots individually or as a joint tenant or tenant in common, together with another, an individual, and other lots are owned by his spouse, parent, grandparents, children, grandchildren, or the spouse of any child or grandchild, or a brother or sister or spouse of the brother or sister of such person; and when any of said lots are owned by an individual and other lots are owned by the corporation in which said individual is an officer or director or controlling stockholder.

Plan Commission: The local municipality’s planning commission.

Parkway: A continuous or semi—continuous park or drive, usually along a watercourse or park, where the land is owned or reserved for public or semi—public purposes and having access to it.

Replat: The changing of the boundaries of a recorded plat or part thereof.

Subdivision: The division of a lot, parcel or tract of land, by the owner thereof or the owner's agent or subdivider for the purpose of sale or building development:

(a) Where the act of division creates five or more parcels or building sites inclusive of the original remnant parcel of one and one-half (1-1/2) acres each or less in area; or

(b) Where the act of division creates five or more parcels or building sites inclusive of the original remnant parcel of one and one-half (1-1/2) acres each or less in area by successive divisions or of any part of the original property by any person Within the period of five years; or

(c) Where the act of division creates six or more parcels or building sites for residential development inclusive of the original remnant parcel of any size by successive divisions or any part of the original property by any person within a period of five years.

Supervisor: Refers to the Supervisor of Plat Review of the State of Wisconsin Department of Development.

2.4 Dedication and Reservation

In order that adequate open spaces and sites for public uses may be properly located and preserved as the County develops; and in order that the cost of providing the public school, park and recreation sites and facilities necessary to serve the additional number of people brought into the community by subdivision development may be most equitably apportioned on the basis of the additional need created by such developments the following provisions are established.

A. The subdivider shall dedicate an amount of land equal to one (1) acre for every fifteen (15) dwelling units being proposed. This land being dedicated and its location shall be subject to acceptance by the County and the Town and shall be in a suitable location to fulfill the need of the community. Lands unsuitable for residential development may be dedicated to fulfill the above obligation only upon acceptance by the Town and the County.

B. Where a subdivision or minor land division contains land indicated in whole or in part as a site for a public park, school, recreation area or other public use on the Waukesha County Park and Open Space Plan, as adopted by the Waukesha County Board on an official plan of the Commission or any municipality of the County which has been adopted prior to submission of a preliminary plat for approval, said land shall be dedicated to Waukesha County or the municipality in which the land is located in an amount equal to one (1) acre of land for every fifteen (15) dwelling units. However, where such Official Plans call for a larger tract of land than would be set aside if the above standard were applied, the subdivider, in lieu of dedicating the land (in excess of one (1) acre for every 15 dwelling units) shall reserve said land, for acquisition by Waukesha County, or the municipality in which the land is located, for a period not to exceed eighteen (18) months.

C. Where a subdivision or minor land division abuts a public use area such as a park, lake, stream, hunting grounds, or any similar type of public recreational area, the subdivider, at the option of the County or local municipality, shall provide a pedestrian access easement at least 20 feet wide connecting such public area with a public street. If it is deemed to be in the public interest by the County to reserve additional area for proper development of the public access thoroughfare, the subdivider shall reserve, for acquisition by Waukesha County or the municipality in which the land is located, a tract of land adjacent to the thoroughfare, which in the judgment of the County, will adequately serve the public interest. Such tract shall be reserved for a period of eighteen (18) months from the date of recordation of the plat or certified survey map and if not acquired within that time it shall be released for disposal by the owner.

D. Where the proposed subdivision or minor land division abuts an exiting or proposed State, County or Town road, the subdivider shall be required to dedicate any additional lands abutting the road, in accordance with the width, as required by the County Established Street and Highway Width Map or any other officially approved plan in effect within the area.

E. The dedication of land for public purposes, such as right—of—ways, parks, school sites, easements, becomes effective at the time of approval and recording of the Final Plat or Certified Survey Map. The acceptance of the constructed roadway for maintenance purposes shall be by a separate resolution adopted by the municipality in which the plat is located.

F. On sites reserved for eventual public acquisition, no building development is permitted during the period of reservation. The reservation period shall not be longer than eighteen (18) months, unless arranged otherwise with the subdivider. Land so reserved must be shown on the Final Plat or on the Certified Survey Map.

G. Fee in Lieu of Required Dedication: Where the applications of the area standards of Sec. 2.4 (A) would result in an open space or recreation site too small to be usable, or if a comprehensive plan or component thereof calls for such local recreation site to be located elsewhere, or if a suitable local recreation site cannot be properly located in the subdivision as determined by the Town or the County, a payment of a fee in lieu of dedication of such land shall be required as follows:

1. The amount of fee must be equal to the fair market value (as determined by a Certified Appraiser acceptable to both the subdivider and the County or local municipality) of the land that would be set aside if the above standards were applied.

2. The fee must be paid to the Township prior to the Director affixing his signature to the Certified Survey Map or Final Plat. Payment of the fee may be made in a lump sum or 50% paid at the time of the plat approval, and the balance to be paid within one year, such deferred payment to be guaranteed by a performance bond or other guarantee to the Town. All payments made shall be placed in a non—lapsing fund with the Township and to be used exclusively for the acquisition and development of open space for recreation, school sites, and capital improvement to school structures.

3. Where the division results in the creation of not more than one additional lot or parcel, payment shall be required only for the newly created parcel. Where a payment has been made on a parcel prior to its division, payment shall be made only for the additional parcel created. No payment is required for

a parcel on which a permanent residential structure has existed for at least one year prior to the date of the division.

4. The Town shall present the County with a written receipt or other evidence indicating that such payment or dedication has been made or arranged for, prior to the Director affixing his signature on the Final Plat or Certified Survey Map.

H. Where a subdivision or minor land division contains Environmental Corridors, which are indicated on the Regional Park and Open Space Plan (Planning Report #27) previously adopted by the Southeastern Wisconsin Regional Planning Commission and as adopted on June 6, 1978 by the Waukesha County Board as the Waukesha County Park and Open Space Plan or other officially approved plan adopted by the County or any municipality of, the County, or which contains lands within the floodplain, Conservancy areas or wetlands as may be identified by the County or Town Zoning Ordinances, the County may request that a preservation easement be placed upon said lands in order to preserve the natural vegetation and wildlife characteristics as veil as the natural floodplain.

2.5 Improvements

Prior to approval of the Final Plat, the subdivider shall install street and utility improvements or provide a performance bond to the Town in lieu of such improvements.

2.6 Land Suitability

No land shall be subdivided for residential use, which is deemed by the County or the Town unsuitable, for such uses for reason of flooding, inadequate drainage, adverse soil or rock formations, unfavorable topography, or any other feature likely to be harmful to the health, safety or welfare of the future residents of the proposed subdivision of the community. In applying the provisions of this section, the County or the Town shall, in writing, recite the particular facts upon which it bases its conclusions that the land is not suitable for residential use and afford the subdivider an opportunity to present evidence regarding such unsuitability if he so desires. Thereafter, the County or the Town may affirm, modify, or withdraw its determination of unsuitability.

A. In addition to the above, the following criteria is to be adhered to:

Section 2.0 GENERAL PROVISIONS

1. All lands to be subdivided shall be at least two (2) feet above the elevation of the 100-year recurrence interval flood or, where such data is not available, five (5) feet above the elevation of the maximum flood on record.

2. No building site shall be created, which does not contain lands within each lot boundary meeting the standards established in ILHR—85 of the Wisconsin Administrative Code and the Waukesha County Health Code. In the case of a Planned Unit Development or other development, where a community system of collection and disposal of sewage effluent by soil absorption is contemplated and where the location of the soil absorption for the individual occupant of the lot will be outside of that lot boundary and located within a common open area or other location, said development may be permitted as long as it is approved as a community soil absorption system as regulated by ILHR—85 of the Wisconsin Administrative Code and is approved by various other agencies required to approve such developments.

Section 3.0 PROCEDURE

3.1 Pre—Application

It is recommended that, prior to the filing of an application for the approval of a Certified Survey Map or Plat, the subdivider consult with the County and the Town in order to obtain their 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 comprehensive plan or components thereof, and duly adopted plan implementation devices of the County and to otherwise assist the subdivider in planning his development.

3.2 Preliminary Plat

A. Prior to the submittal of a Final Plat, the subdivider shall file a Preliminary Plat and a letter of application with the County along with a sufficient number of copies to be forwarded within two (2) days to the following agencies involved with reviewing the plat:

1. Two (2) copies to the Department of Development; additional copies to be supplied for retransmission of two (2) copies each to the Department of Transportation, if the Plat abuts or adjoins a State

Trunk Highway or a connecting street; the Department of Industry, Labor and Human Relations, if the Plat is not to be served with municipal sewers, along with the original copy of the percolation and soil boring results or a Certified letter from the Clerk stating sewers are available; the Department of Natural Resources, if the plat abuts a public body of water, and the necessary State forms.

2. Two (2) copies to any municipality exercising extra—territorial plat jurisdiction pursuant to Sec. 236.02 (2) 236.10 (1) (B) 2 and 236.10 (2), the Wisconsin Statutes.

3. Six (6) copies to the Town in which the plat is located, along with two (2) copies of soil percolation and boring results.

4. Six (6) copies to be retained by the County along with one (1) copy of percolation and soil boring results. The County shall then transmit one (1) copy each to the County Highway Department if the Plat abuts or adjoins a County Trunk Highway and the Waukesha County Land Conservation Committee.

5. One (1) copy to be forwarded by the County to each utility company serving the area. This is to inform the utility company that there is a pending development in the area. It shall also be the responsibility of the developer to forward a copy of the Development Plan as agreed to between the developer and the utilities, to the Waukesha County Land Conservation Committee so they may review the construction plans in accordance with the Erosion and Sediment Control Plan.

B. The Department of Development, the Department of Labor, Industry and Human Relations and the Department of Transportation shall be hereinafter referred to as Objecting Agencies. All other agencies mentioned except the utility companies, the County Highway Department, the Land Conservation Committee, and the Department of Natural Resources, shall hereinafter be referred to as the Approving Agencies.

C. Within twenty (20) days of the date of receiving the copies of the plat, any agency having objecting authority shall notify the subdivider and all approving and other objecting authorities of any objections which it may have, based upon failure of the plat to comply with the Statutes or rules

which its examination is authorized to cover; if there are no objections, it shall so certify on a copy of the plat and return that copy to the approving authority from which it was received. If any objections are received by an objection authority, a resubmittal of the Preliminary Plat shall be required with the required corrections noted. Such resubmittal shall be filed as required by Sec. 3.2 (A) of this ordinance. If the objecting agency fails to act within the established twenty (20) day period, it shall be deemed to have no objection to the plat.

D. After all objections have been formally removed by the objecting authorities, the approving agencies may approve the plat upon compliance with all other rules, regulations, or plans, which are in effect in the area of the plat. This decision shall be made within ninety (90) days of the date of receiving unless objections are received from any objecting authorities. Failure of the Town or the County to act within the prescribed ninety (90) days shall constitute an approval of the plat.

E. 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 the Preliminary Plat approval and conforms substantially to the Preliminary Plat layout, as indicated in Sec. 236.11 (1) (b). of the Wisconsin Statutes, the Final Plat may be entitled to approval with respect to such layout, unless conditions in the area of the plat have changed substantially to require an alteration to the plat. 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 Town and the County at the time of its submission.

3.3 Final Plat

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 with the County, which shall within two (2) days formally file the plat as follows:

1. Two (2) copies to the Department of Development; additional copies to be supplied for retransmission of two (2) copies each to the Department of Transportation if the plat abuts or adjoins a State Trunk Highway or connecting street, the Department of Industry, Labor and Human Relations if the plat is not to be served with municipal sewers, the Department of Natural Resources if it abuts a navigable body of

water, and the necessary State forms filled out and submitted along with the copies to be transmitted to the Department of Development.

A. As an alternative method of filing the Final Plat with the State agencies, the developer may file the original copy directly with Local & Regional Planning.

2. If the original copy of the plat is filed with the State as mentioned above, copies of the plat will have to be filed with the County and shall be transmitted to the approving agencies and the utility companies as outlined, in Sec. 3.2 (A) 2 through 5. This must be done, as the State does not transmit copies to the approving agencies.

3. Detailed Erosion and Sediment Control Plans; the Waukesha County Park and Planning Commission, after preliminary review of the development proposal, shall determine if it is necessary to require the subdivider to submit Erosion and Sediment Control Plans for review and approval by the Waukesha County Park and Planning Commission and the Waukesha County Land Conservation Committee. Such plans shall generally follow guidelines and standards as set forth in "Guidelines for Submittal of a Drainage and Erosion Control Plans", which has been approved by the Waukesha County Park and Planning Commission and the Waukesha County Land Conservation Committee and "Minimizing Erosion in Urbanizing Areas", prepared by the U.S. Soil Conservation Service, as amended. In granting Final Plat approval, the Waukesha County Park and Planning Commission shall specify any conditions which it deems appropriate, after review by the Waukesha County Land Conservation Committee, regarding timing, methods and financial guarantees, for the installation of various items as may be suggested in the Erosion and Sediment Control Plan.

B. Within twenty (20) days of the date of receiving the copies of the plat, any agency having authority to object shall notify the subdivider and all approving or objecting authorities of any objection it has. If objections are received, it shall be the responsibility of the subdivider to resubmit his plat in accordance with the foregoing procedures. If there are no objections, it shall so certify on the face of a copy of the plat and return that copy to the approving authority from which it was received. The plat shall not be approved or be deemed approved until any objections have been satisfied. If the objecting agency fails to act within the twenty (20) day limit, it shall be deemed to have no objection to the plat.

1. In lieu of the above procedure, the subdivider may submit the original plat to the Director of Local & Regional Planning who shall forward two (2) copies each to the agencies authorized to object.

   The required number of copies shall be made at the subdivider’s expense. Within twenty (20) days of the date of receiving the copies of the plat, any objection agency shall notify the subdivider, and all agencies having the authority to object, of any objection based upon failure of the plat to comply with the statutes or rules which its examination is authorized to cover. If there are no objections, it shall so certify on the face of a copy of the plat and return that copy to the Director of Local & Regional Planning. After each agency and the Director have certified that they have no objection or that their objections have been satisfied, the Director shall so certify on the face of the plat. If an agency fails to act within twenty (20) days from the date of receipt of the copies of the plat, and the Director fails to act within thirty (30) days of receipt of the original plat, it shall be deemed that there are no objections to the plat and, upon demand, it shall be so certified on the face of the plat by the Director.

C. The County and the Town shall, within sixty (60) days of the date of filing of the Final Plat, approve or reject such plat unless the time is extended by agreement with the subdivider or unless objections have been filed which would require a formal resubmittal of the plat after the corrections have been made. The Town and the County shall examine the Final flat as to its conformance with the approved Preliminary Plat; this ordinance and all ordinances, rules, regulations, or other plans which may

affect the plat. Erosion and Sediment Control Plans reviewed and approved by the Waukesha County Land Conservation Committee and the Waukesha County Park and Planning Commission. The Final Plat may constitute only that portion of the approved Preliminary Plat, which the subdivider proposes to record at that time. The Final Plat may be rejected if it is not submitted within six (6) months of the date of the last required approval of the Preliminary Plat. No approval by any approving agency can be granted until all formal objections have been satisfied. Failure of any approving agency to act within sixty (60) days, the time not having been extended and no objections having been filed, shall constitute an approval. The necessary certificates shall also be placed upon the original drawing of the Final Plat and must be signed by all appropriate review agencies prior to recording.

D. The Final Plat shall be recorded in the office of the Register of Deeds of Waukesha County in accordance with Sec. 236.25 of the Wisconsin Statutes.

3.4 Replat

When it is proposed to replat a recorded subdivision, or part thereof, so as to change the boundaries of a recorded subdivision, the Wisconsin Statutes and the provisions of this ordinance shall apply.

3.5 Minor Land Division

Any division of land other than a subdivision as defined herein shall be surveyed and a Certified Survey Map prepared and recorded as provided in Section 236.34 of the Wisconsin Statutes.

A. Prior to the preparation of the map, it is recommended to first submit the proposed division to the County and the Town for informal preliminary discussion and approval in accord with this ordinance. It shall be reviewed to establish conformity with surrounding, existing or proposed developments; adjacent or future streets; schools; environmental corridors, parkways, or other planned public development; analysis of soil types; topography; drainage; access to any abutting street or highway; conformance with the Established Street and Highway Width Map of Waukesha County; and generally for the effect the land sale would have on the development of surrounding property. If any lots to be divided are not served by municipal sanitary sewer, percolation and soil, boring tests shall be submitted for approval in accordance with Waukesha County Community Health Code and the rules of the Department of Industry, Labor and

Human Relations, applicable to subdivisions. (ILHR—85 Wisconsin Administrative Code).

B. After preliminary approval has been granted by the Town and the County as to the general land divisions, the subdivider may proceed to have drawn a Certified Survey Map, in accordance with Sec. 236.34 of the Wisconsin Statutes. The subdivider shall be required to dedicate any street, which the Town deems necessary and shall be required to build the street to Town Road standards and in conformance with this ordinance. All other dedications, payments, and reservations established by Section 2.4 of this ordinance shall be required of the subdivider.

C. Four (4) copies of the final Certified Survey Map shall be submitted to the Town of which two (2) copies shall be forwarded within two (2) days of the date of receiving, to the County for their review. The Town Plan Commission shall refer the Certified Survey Map with its recommendations to the Town Board within thirty (30) days of its submission, unless the time is extended. The Town Board shall approve or reject the Certified Survey Map within sixty (60) days of its submission to the Plan Commission, unless the same is extended by agreement with the subdivider. If the Certified Survey Map is approved, a resolution to that effect shall be adopted by the Town Board and certified by the Town Clerk on the original of the Certified Survey Map.

D. Subsequent to the Town’s approval, the County shall approve or reject the map within ninety (90) days of its being received, unless same is extended by agreement with the subdivider. Approval may not be granted unless the map has been approved by the Town. The County’s approval shall be based upon the requirements of the ordinance and any other officially adopted plans or ordinances in effect within the area of land division. If the map is approved, a resolution to that effect shall be adopted by the County and certified to that effect on the original of the Certified Survey Map.

E. The original of the Certified Survey Map shall be filed with the County and shall conform to the requirements of Sec. 236.34, Wisconsin Statutes, and shall contain the resolutions as adopted by the Town and the County along with any other certificates as may be required by Statute. The recording fee, as established by the State Legislature, shall also be filed along with the map in the form of a certified check or money order made out to the County Register of Deeds. It shall then be the duty of the County

to record the map and the fee with the Register of Deeds after all of the certificates pertaining to the document have been signed.

Section 4.0 PRELIMINARY PLAT

4.1 Plat Data

A Preliminary Plat shall be required for all subdivisions (as defined herein) and shall be based upon a survey by a Registered Land Surveyor or Engineer and the plat prepared on tracing cloth or paper of good quality at a scale of not less than two-hundred (200) feet to the inch and shall show correctly on its face the following information:

1. Title 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. Date, Scale, North Arrow

4. Names and Addresses of the owner, subdivider and land surveyor preparing the plat.

5. Land 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.

6. 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.

7. Contours at vertical intervals of not more than two (2) feet. Where ground slopes exceed 10%, five (5) foot vertical will be sufficient. Where possible, elevations should be based on Mean Sea Level Datum.

8. High—water Elevation 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 (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 maximum flood on record or a known high water elevation.

9. 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 right—of—ways 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 Datum.

10. 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 are located on or immediately adjacent to the tract, the nearest such 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.

11. Location of all existing property boundary lines, structures, drives, streams or water courses, marshes, rock outcrops, wooded areas, railroad tracks and other similar significant features within the tract being subdivided or immediately adjacent thereto.

12. The scaled dimensions of all lots, proposed open space dedication, drainage ways, or other public use areas such as shopping centers, church sites, group housings, or other non—public uses that do not require lotting.

13. Existing zoning, on and adjacent to the proposed subdivision along with corporate limit lines.

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

Section 4.0 PRELIMINARY PLAT

15. Soil types, slopes and boundaries as shown on the soil survey maps prepared by the Soil Conservation Service, U.S. Department of Agricu1ture.

16. Any additional information required by the County or the Town.

4.2 Street Plans and Profiles

It shall be required that the subdivider prepare and submit street plans and profiles to the Town Engineer for his 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.

4.3 The County may require that borings and soundings be made in specified areas to ascertain subsurface soil, rock and water conditions, including depth to ground water or bedrock. These provisions may be in addition to the requirements of H—65 of the Wisconsin Administrative Codes and shall be submitted for review with a Preliminary Plat.

4.4 Protective covenants may be required whereby the subdivider intends to regulate land use in the proposed subdivision and otherwise protect the proposed development.

4.5 Certification

The surveyor or engineer preparing the Preliminary Plat shall certify on the face of the plat that it is a correct representation of all existing land division and features and that he has fully complied with the provisions of this ordinance.

Section 5.0 FINAL PLAT

5.1 General

A Final P1st prepared by a Registered Land Surveyor or Engineer shall be required for all subdivisions. It shall comply in all respects with the requirements of Section 236.20 of the Wisconsin Statutes.

5.2 Additional Information

The Final Plat shall show correctly on its face, in addition to the information required by Sec. 236.20 of the Wisconsin Statutes, the following:

Section 5.0 FINAL PLAT

1. All land reserved for future public acquisition or reserved for the common use of property owners within the plat shall be adequately identified.

2. Special restrictions as may be required by the Town or the County Planning Commission.

3. Location of the soil absorption field if it is found that portions of the proposed lots would be unsuitable for a septic system.

4. 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.

5. Any additional information required by the Town or the County.

5.3 Survey accuracy and documenting shall comply with Sec. 236.15 of the Wisconsin Statutes. Certification shall be included as required by Sec. 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.

5.4 Certificates

All final plats shall provide all the certificates required by Section 236.25 (2) (c) and (d) of the Wisconsin Statutes; and, in addition, the surveyor shall certify that he has fully complied with all the provisions of this ordinance.

Section 6.0 CERTIFIED SURVEY MAP

6.1 A Certified Survey Map prepared by a Registered Surveyor or Engineer shall be required for all minor subdivisions. It shall comply in all respects with the requirements of Sec. 236.34 of the Wisconsin Statutes and Sec. 3.5 of this ordinance. Any improvements necessary for proper use of the subject parcels shall be required, as specified by this ordinance.

Section 6.0 CERTIFIED SURVEY MAP

6.2 Additional Information

The map shall show correctly on its face, in addition to the information required by Sec. 236.34 of the Wisconsin Statutes, the following:

1. All existing buildings, watercourses, drainage ditches, and other features pertinent to proper division.

2. Setbacks or building lines as required by the ordinance in effect in the area.

3. All lands being dedicated and/or reserved for future acquisition.

4. Date, scale, names and address of surveyor, owner and subdivider.

5. Names of adjoining streets, highways, parks, cemeteries, subdivisions, ponds, streams, lakes, flowages and wetlands.

6. Floodland and shoreland boundaries and the contour line 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.

7. Any additional information as may be required by the County or the Town.

6.3 Certificates

The surveyor shall certify on the face of the map that he has fully complied with all the provisions of this ordinance. The Town and the County shall also certify their approval on the face of the map. Dedication of streets and other public areas shall require the owner’s certificate and the mortgagee’s certificate in substantially the same form as required by Section 236.21 (2) (a) of the Wisconsin Statutes.

6.4 Recordation

The Certified Survey Map shall be recorded with the County Register of Deeds after the certificates are placed on the face of the map.

Section 7.0 GENERAL REQUIREMENTS AND DESIGN STANDARD

7.1 General

The proposed subdivision shall conform to the provisions of Chapter 236 of the Wisconsin Statutes; all applicable ordinances of the Town; and design and construction standards as established by this ordinance and/or the Town's standards.

7.2 Street Design

A. General Consideration

1. Arrangement

In any new subdivision, the street layout shall conform to the arrangement, width and location indicated on the official map, comprehensive plan, the Established Street and Highway Width Map of Waukesha County, or the component neighborhood development plan of the governmental unit. 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, 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 subdivisions shall be designed so as to provide each lot with satisfactory access to a public street.

2. Construction Standards — All streets to be constructed shall conform to the construction standards as required by the local Town Road Standards.

B. Street Classification

1. Arterial Streets — Provide for efficient, safe and direct connection to, or separation of, neighborhoods; for circulation to destination outside the residential area.

a. Where a subdivision or minor land division abuts or contains an existing or proposed major highway of primary classification of the Waukesha County Established Street and Highway Width Map, the Commission may require a frontage road or a non—access reservation along the property contiguous to such highway, or other treatment as may be necessary for adequate

protection of residential properties and to separate minor and arterial traffic.

b. Where the proposed subdivision or minor land division abuts the arterial street, the width, as required on the Established Street and Highway Width Map shall be dedicated. If the division abuts only one side of the arterial, one—half of the width, as required, shall be dedicated. Where the division abuts both sides of the arterial, the entire width, as required, shall be dedicated.

2. Collector Streets — Provide for circulation to serve local traffic moving between minor streets and arterial streets.

3. Minor Streets — Provide access and service to abutting properties.

4. Cul de Sac — Cul de sac, designed as permanent installations and not to be extended at any time, shall normally not be longer than six-hundred (600) feet, except where topographical and particular conditions warrant an extension, and will be subject to approval of the Commission and the Town. The closed end shall have a paved turning diameter of at least ninety (90) feet and a right—of—way diameter of one-hundred twenty (120) feet.

5. Alley — Alleys shall be provided in commercial and industrial districts, except that the Commission may waive this requirement where other provisions are made for service access, such as off—street loading and parking adequate for the uses proposed. Alleys shall be prohibited in residential areas unless necessary because of exceptional circumstances. Dead end alleys shall be avoided. Alleys shall have a minimum width of thirty (30) feet.

6. Half—Streets — Half—streets are streets, which are only a portion of the required width and are usually platted along property lines. These half—streets shall be prohibited, except where it is deemed essential for the reasonable development of the subdivision, in conformity with the other requirements of these regulations and where the Commission finds it will be practical to require the dedication of the other half when the adjoining property is subdivided, the other half of the Street shall be platted within such tract.

C. Width

The right—of—way of all streets shall be no less than sixty (60) feet for minor streets on which the Annual Average 24—hour Traffic (ADT) count is less than 100. (ADT is figured on the basis of one (1) residential lot generating 7½ trips/day). Where the ADT count is greater than one-hundred (100), the right—of—way shall be at least sixty-six (66) feet in width. All arterials and major streets shall comply with the requirements of the Established Street and Highway Width Map of Waukesha County.

D. Grades

The grades of collector streets shall not exceed 8% while minor streets shall not exceed 12%, unless necessitated by exceptional topography and approved by the Town.

E. Sight Distance

Proper sight distances must be provided with respect to both horizontal and vertical alignment. Measured along the centerline, five (5) feet above grade, this sight distance must be five-hundred (500) feet for arterials, three-hundred (300) feet for collectors, and one-hundred (100) feet for minor streets.

F. Curves

The minimum radii curvature on the centerline shall be three-hundred (300) feet for collectors and one-hundred (100) feet for minor streets. A tangent shall be introduced between reverse curves and shall be at least one-hundred (100) feet long on collector streets.

G. Street Names

Street names shall be required for all proposed public streets and shall not duplicate or be confused with the name of an existing street within the municipality. Streets that are extensions, or that are proposed to be aligned with existing named streets, must bear the names of these streets. Street signs shall be required at all intersections. Their location and design shall be determined and approved by the Town.

7.3 Intersection Design

A. Street shall intersect at right angles and not more than two 2) streets shall intersect at one point.

B. Intersections must be approached on all sides by grades not to exceed 4% for a distance of at least fifty (50) feet in length, unless exceptional topography would prohibit these grades.

C. The minimum turning radius at an intersection shall not be less than forty (40) feet.

D. Vision triangles, providing unobstructed views in both directions perpendicular to the line of sight, shall be maintained at all intersections. Measured along the centerline, there shall be a clear sight triangle easement with sides as follows: State and Federal Highways, two-hundred fifty (250) feet; Arterials, one-hundred fifty (150) feet; Collectors, one-hundred (100) feet. No building or obstruction to view is permitted in this triangular area.

E. If a proposed street is to enter a Town, County or State arterial and it is deemed a hazardous entrance by the governing body having jurisdiction over the road, it will be the responsibility of the subdivider to correct the potential hazard through an agreement with the governing body or else relocate the proposed entrance to a more suitable location.

F. The following distances between intersections must be observed:

1. Minor and collector streets may not empty into State and Federal highways at intervals less than thirteen-hundred (1,300) feet and into arterials less than one-thousand (1,000) feet. They shall be in alignment with existing and planned streets entering the above highways from the opposite side.

2. If the intersections on minor and collector streets are not in alignment, the distance between streets opening up on opposite sides of any existing or proposed streets must be at least one-hundred (150) feet measured along the intersecting centerline. Where the streets enter on the same side, the intersection distance measured from the centerline shall be at least three-hundred (300) feet.

7.4 Construction Standards

A. All streets and roads shall be constructed in conformance with those standards adopted by the Town. Where there are no town road standards, the minimum standards of the Wisconsin State Division of Highways shall apply. Local restrictions

may also require the installation and improvement of curbs, sidewalks, gutters, storm drainage, sewers, etc. These improvements shall be constructed in accordance with the local requirements.

7.5 Blocks and Lots

A. The lengths, widths, and shapes of blocks shall be determined by; provisions for building sites suitable to meet the needs of the type of use contemplated; zoning ordinance requirements pertaining to lot size and dimensions; needs for convenient access; circulation, control and safety of street traffic; limitation and opportunities of topography. Block lengths shall normally not exceed two thousand (2,000) feet, or be less than six hundred (600) feet in length.

B. The dimensions of the lots must conform to any applicable zoning ordinance. Corner lots shall be 20% wider than the minimum width, as required for lots less than one-hundred fifty (150) feet in width. Where the required minimum average width of lots is one-hundred (150) feet or greater, corner lots shall not be required to be increased in width.

C. All lots must abut a public street for at least thirty (30) feet; however, under special conditions, a private road may be utilized, in accordance with the applicable zoning ordinance.

D. Lot lines shall be at right angles or radial to the street lines. Double frontage shall be avoided except where essential to provide separation of the development from traffic arteries or to overcome particular topographic and orientation disadvantages. Where residential lots abut a railroad right—of—way, arterial highway, commercial, or industrial district, additional depth shall be provided for the lot in an amount equal to at least 20% of the minimum depth, which would normally be required. All lots shall be designed with a suitable proportion between width and depth. Neither long narrow or wide shallow lots are normally desirable. Depth of lots shall not be less than one-hundred fifty (150) feet.

Section 7.0 GENERAL REQUIREMENTS AND DESIGN STANDARD

7.6 Easements

A. Pedestrian easements or dedications, at least twenty (20) feet in width, shall be required where deemed necessary to provide access to playgrounds, parks, schools, shopping centers, or other community facilities.

B. Utility easements shall be provided, as may be deemed necessary by those utility companies having installations in the plat. The utility companies shall review all plats to determine whether easements will be necessary and where they should be required.

C. Where a subdivision is traversed by a drainageway or stream, an adequate easement shall be provided, as deemed necessary by the Town Engineer. The location, width, alignment, and improvement of such drainageway or easement shall be subject to approval by the Town Engineer or the County; 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 Engineer. Where deemed necessary, the Town or the County may require these channels to be enclosed with pipe.

Section 8.0 REQUIRED IMPROVEMENTS

8.1 Survey Monuments

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

8.2 Required Installation

Prior to Final Approval by the local municipality, the subdivider will provide and dedicate the following facilities and improvements all of which facilities and improvements must be installed or provided for within the time required by the Town Board:

A. Streets graded and surfaced according to the standards of the local municipality along with the street right—of—way as established by this ordinance. Where no standards have been adopted, the minimum standards required by the Wisconsin Division of Highways shall apply.

B. Drainage ditches, culverts, and such other facilities necessary to provide adequately for surface water drainage, according to the established standards of the Waukesha County Land Conservation Committee, local municipality, and as may be set forth in the Erosion and Sediment Control Plans. All open ditches shall be established immediately with vegetative cover after their construction and any other methods of preventing erosion, which may be deemed necessary at the direction of the Town or the County and as may be set forth in the Erosion and Sediment Control Plans. Where culverts are required by local standards, corrugated metal or reinforced concrete culverts shall be installed prior to the acceptance of the street.

C. Facilities for distribution of electric, telephone, and gas utility service located within a subdivision shall be installed underground, except where the Town Board, upon recommendation of the Town Plan Commission and the County, find that adverse soil conditions or problems of utility distribution make such installation prohibitively expensive or impractical. Transformer junction boxes, meter points, or similar equipment may be installed upon the ground surface. Any landscape screening required by the local municipality for screening of above ground equipment shall be installed within six (6) months of the installation of said equipment.

D. Street signs shall be erected by the subdivider or the municipality, at the expense of the subdivider, at all intersections and shall be acceptable to the local municipality.

E. All open cuts of ground shall be seeded or re—turfed in a manner as to prevent excessive water runoff or erosion and sedimentation on adjoining lands. As soon as grading and cutting is complete, the developer shall plant grass, rye, or sod in order to reduce excessive erosion and runoff.

F. In the event the aforesaid facilities and improvements have not been fully installed at the time the plat is submitted to the local municipality for final approval, the subdivider shall file with the local clerk a letter of credit, bond or money in escrow to guarantee completion of said facilities in an amount deemed adequate by the Town and said financial agreement acceptable to the County, Town Attorney and Town Engineer. This financial guarantee shall cover installation of all street improvements and necessary erosion and sediment control practices. Said agreement shall have the Waukesha County Park and Planning Commission as a joint releasing agent along with the local municipality.

Section 8.0 REQUIRED IMPROVEMENTS

G. All other improvements to be installed shall be at the direction of the Town or in accordance with local ordinances.

H. The adequacy of such facilities and improvements and their proper installation shall be subject to approval of the Town and the Town Engineer prior to approval of the Final Plat. Such approval or recommendation for approval by the Town Engineer shall be submitted to the County prior to final approval by the County.

Construction or installation of improvements shall not commence until the Preliminary Plat and the construction plans have been approved by all agencies having authority to review the plat. All work or improvements to the subdivision shall also be subject to inspection by the Town Engineer to determine conformance with any applicable requirements.

8.3 No building or occupancy Permits shall be issued for erection of a structure on any lot not of record, until all the requirements of this or any other ordinance have been met.

Section 9.0 VARIANCE AND APPEAL

Where the Park and Planning Commission finds that extraordinary hardships may result from strict compliance with these regulations. It may vary the regulations so that substantial justice may be done and the public interest secured, provided that such variation will not have the effect of nullifying the intent and purpose of these regulations and any development plans of any municipal agency.

In granting variances and modifications, the Park and Planning Commission may require such conditions, which will in its judgment, secure the objectives of this ordinance.

9.1 Planned Development

The standards and requirements of these regulations may be modified by the Commission in the case of a plan and program for a new town, a complete community, or a neighborhood unit, which in the judgment of the Commission provides adequate public spaces and improvements for circulation, recreation, light, air, and service needs of the tract, when fully developed and populated, and which also assures conformity with the zoning regulations of the municipality in which the development occurs.

9.0 VARIANCE AND APPEAL (Continued)

9.2 Amendments

The Waukesha County Board of Supervisors may, upon recommendation of the County Park and Planning Commission amend, supplement, or repeal any of these regulations after public notice and hearing.

Section 10.0 VIOLATIONS AND PENALTIES

10.1 Violations

It shall be unlawful to build upon, 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 zoning or building permit authorizing the building upon, or improvement of, any subdivision, minor subdivision or replat within the jurisdiction of this ordinance not of record as of the effective date of the ordinance, until the provisions and requirements of this ordinance are fully met.

Any person, firm, or corporation, who fails to comply with the provisions of these regulations shall, upon conviction thereof, forfeit not less than $25 nor more than $200 and the cost 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 thirty (30) days. Each day a violation exists or continues shall constitute a separate offense. Compliance, therewith, may also be enforced by injunctional order at the suit of the County or the owner or owners of real estate within the district affected by the regulations of this ordinance, as provided by law.

Section 11.0 SEVERABILITY

11.1 SEVERABILITY

The provisions of this ordinance are severable, and if for any reason, a clause, a sentence, a paragraph, a section, or other part of this ordinance should be decided by a court of competent jurisdiction to be invalid, such invalidity shall not affect other provisions, which can be given effect without the invalid provisions.

Adopted twenty-third day of June, 1970.

Published sixteenth day of July, 1970.

Lloyd C. Owens, Chairman

Audrey A. Carlson, Clerk

Amended by the Waukesha County Board of Supervisors on May 17, 1983 and April 8, 2003.

N:\PRKANDLU\Planning and Zoning\SF Subdivision Control Ordinance red cover\Text and Amendment Information\Shoreland & Floodland Sub Control Ord Master\Sub Control Ord Master amended 4-8-03.doc

Name _____ Submittal Date_____
Location_____ Review Date_____
Community_____ Reviewer_____

WAUKESHA COUNTY LAND DIVISION CHECKLIST				
Development Identification	**Preliminary Plat (P)**	**Final Plat (F)**	**Preliminary Certified Survey Map**	**Certified Survey Map**
Development Title				
Property Location (¼ section, section, township, range, county)				
Location of map showing section or a government subdivision of section in which subdivision lies, oriented the same as main drawing				
Name and address of owner and subdivider				
Surveyor's certificate signed, dated and sealed and revision dates on all pages				
Sheet numbers (total number of sheets notation)				
Project Engineer, name, address and phone number				
Signature Certificates				
MAPPING FEATURES				
North arrow and graphic scale				
100 year Floodplain limits (elevation and contour) as made available by FEMA and SEWRPC				
Topographic contours (existing and proposed) not to exceed 2' interval if available, if not available 5' interval				
Soil types				
Ordinary high water mark on any navigable water body				
Wetlands, (P – identify source of delineation; F – field delineation) lakes, streams, channels, ditches on or adjacent to the site				
Delineated shoreland jurisdiction				
Designated primary and secondary environmental corridors (P – identify source of delineation; F – field delineation), isolated natural areas (P), woodland features (P)				
Bearings and length of exterior boundaries				
Right-of-way and street locations, name, width, bearing (F), elevation, grades and existing access drives (P), including existing and proposed street extensions from adjacent parcels				
Prior converted wetlands on NRCS Maps				
Natural area and critical species				

Note: shaded areas – not applicable

WAUKESHA COUNTY LAND DIVISION CHECKLIST				
Mapping Features (continued)	**Preliminary Plat (P)**	**Final Plat (F)**	**Preliminary Certified Survey Map**	**Certified Survey Map**
Structures existing on-site and within 50 feet of adjoining property and use of structures to be retained				
Existing easements, proposed easements (F) – type and dimensions, pre-planned building sites and other improvements and any preplanned waste disposal systems, when limited by existing physical features				
Vision corners and vision corner easement				
Lot numbers and dimensions (including outlots)				
Curve information on curve or in a table, street radius				
Public dedication parcels and right-of-way dedications				
Location of soil borings with numerical cross-reference to data (frequency, location and depth need to be determined) (See Sec.5.1(C) of Subdivision Control Ordinance				
Building or setback lines from wetlands, floodplains, and state highways (when required by Trans 233)				
Historic or cultural features (i.e., Indian mounds) As per State Historical Society of WI Division of Historian Preservation Archeological Site Inventory				
Foundation limitations due to high groundwater, bedrock or stormwater management facilities				
Survey monumentation or other attributes as required by s. 236. Wis. Stats.				
Landfill, manure or other waste storage facility locations on site and consistent with existing Administrative rules (Registry of Waste Disposal Sites of Wisconsin)				
Wells (onsite and within 100' of septic or stormwater facilities or as required by DNR Well Code)				
Drain tile location disclosure and function (if known)				
Stormwater management facilities				
Access easements, limitations, restrictions to adjacent roads and access for stormwater facility and open space maintenance.				
Designation of source documents for mapping features				
PSE for existing septic systems				
ACCOMPANYING DOCUMENTATION				
Letter of credit or other financial guarantee (verification from local municipality)*				
Convenants and restrictions (if required by other actions)				

Note: shaded areas – not applicable

WAUKESHA COUNTY LAND DIVISION CHECKLIST				
Accompanying Documentation (continued)	**Preliminary Plat (P)**	**Final Plat (F)**	**PreliminaryCertified Survey Map**	**Certified Survey Map**
Soil boring and testing data or sewer service availability letter				
Preliminary Stormwater management and Erosion Control Plan Approval Letter				
Stormwater facility and open space maintenance agreement with schedule and responsibility identified				
Final Stormwater Management and Erosion Control Plat Approval Letter				
County or state road access permit.				
Outlot ownership.				
Developer agreements*				
Other regulatory permits				
Approved Construction Plans*				

* only if public improvements

PLANNING AND ZONING DOCUMENT CONSISTENCY				
Consistency with land use patterns and density standards set forth in the County Development Plan				
Street and Highway Width Map				
Jurisdictional Highway Systems Plan				
Park and Open Space Plan				
Local and County zoning				
Stormwater Management System Plans or Water Quality Management Plans				

Note: shaded areas – not applicable

KM:smv (revised 3-11-03 smv)

N:\PLU FILES\Planning and Zoning\SF Subdivision Control Ordinance red cover\Text and Amendment Information\Land Division Review Checklist.doc