

Chapter 16.04

DEFINITIONS

Sections:

16.04.010 Definitions.

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Unless otherwise defined in this section, the definitions contained in Chapter 236 of the Wisconsin Statutes apply to this title unless the context or subject matter clearly indicate otherwise. The following definitions apply to this title:

“Block” means a tract of land bounded by streets, or by a combination of streets and public parks, cemeteries, railroad right-of-way, bulkhead lines, or shorelines of waterways, or corporate boundary lines of the city.

“Building” means any structure designed, built or intended for the shelter, enclosure or protection of persons, animals, chattels, or movable property of any kind.

“Building setback line(s)” means a line within a lot or other parcel of land, so designated on the plat of a subdivision, between which and the adjacent boundary of the street or adjoining properties or wetlands upon which the land abuts the erection of a building is prohibited.

“Certified survey map” means a survey map prepared in accordance with the provisions of Section 236.34, Wis. Stats., and this title to create a minor division.

“Cul-de-sac” means a minor street having one open end and being permanently terminated by a vehicle turn around.

“Development plan” means a plan designating use areas, roads, lot and block boundaries and such other information, including a subdivision plat or certified survey map.

“Developer” means a person, firm, association or corporation which proposes to divide land.

“Easement” means a grant by a property owner to another for a specific limited purpose or purposes.

“Expressway” means a divided arterial highway for through traffic with full or partial control of access and generally with grade separations at intersections.

“Highway” means a right-of-way for vehicular traffic which traverses a non-urban area, usually a state or federally numbered route.

“Land use plan” means the extensively developed plan also called a comprehensive plan, adopted by the Town Planning and Zoning Committee and certified to the Town Board pursuant to Section 62.23, Wis. Stats., including proposals for future land use, transportation and public facilities.

“Lot” means a portion of a subdivision, minor division or other parcel of land intended for transfer of ownership or for building development.

“Map” means the certified survey map defined above.

“Minor land division” means the division of land resulting in the creation of not more than four parcels or building sites within a period of five years. This limitation shall not apply to non-buildable outlots which are deed restricted to prevent any future development.

“Multiple family” means two or more dwelling units, including apartments and attached houses.

“Official map” means the map indicating the location, width and and/or extent of existing and proposed streets, highways, parkways, parks and playgrounds as adopted and amended by the Town Board.

“Outlot” means a parcel of land, other than a lot or block, so designated on the plat, but generally not of standard lot size, which is used to convey or reserve parcels of land for purposes other than residential development and which may be either redivided into lots or combined with one or

more other adjacent land divisions in the future for the purpose of creating buildable lots.

“Parkway” means a route intended to be used primarily by passenger vehicles which may have a varying width of right-of-way and which right-of-way is or is intended to be developed with a park-like character.

“Pedestrian way” means a public right-of-way of land located across a block to provide pedestrian access to adjacent streets or areas and/or for the installation of underground utilities.

“Planned development” means a development permitting uses and building placement which need not conform to zoning district regulations.

“Plat” means a plan, map, drawing or chart on which the subdivider’s plan of the subdivision is presented and which the subdivider submits for approval and intends to record in final form.

Plat, Final. “Final plat” means the map of a subdivision presented for final approval and prepared in accordance with this title and all other applicable ordinances and state statutes and rules.

Plat, Preliminary. “Preliminary plat” means the map of a proposed subdivision and documents presented for the purpose of preliminary consideration prepared in accordance with this title.

“Public way” means any public road, street, highway, walkway, drainage way, or part thereof.

“Residential development” means the conversion of agricultural or vacant land to residential use.

“Roadway” or “pavement” means the paved area for vehicular traffic existing on a street right-of-way and not the street right-of-way width.

“Street” means an area which primarily serves or is intended to serve as vehicular and pedestrian access to abutting lands or to other streets whether designated as street,

highway, thoroughfare, parkway, throughway, road, drive, avenue, boulevard, lane, place or however otherwise designated. The word “street” refers to the width of the street right-of-way or easement, whether public or private, and shall not be considered as the width of the roadway or paving or other improvements on the street right-of-way.

1. Street, Collector. “Collector street” means a street intended to be used to carry traffic from minor streets to primary and secondary streets, including the principal entrance streets of a residential development and streets for circulation within such a development.

2. Street, Major. “Major street” means a street intended to be used primarily for fast or heavy through traffic.

3. Street, Minor. “Minor street” means a street intended primarily as access to abutting properties.

4. Street, Primary. “Primary street” means a street of considerable continuity which serves or is intended to serve as a major traffic artery between the various sections of the town as shown on the master plan.

5. Street, Private. “Private street” means any street which is under the jurisdiction of an individual, corporation or trustee or any street which is privately owned or established. The street shall be designated as a numbered outlet on the preliminary plat and final plat.

6. Street, Public. “Public street” means all primary, secondary, collector and minor streets which are shown on the subdivision plat and are to be dedicated for public use.

7. Street, Secondary. “Secondary street” means a street which carries traffic from minor and collector streets to the primary street system and designated as secondary streets on the master plan.

“Subdivider” means the person responsible for preparing and recording the

plats of the subdivision and for carrying out all appropriate requirements outlined in this title.

“Subdivision means a division of land which creates four or more parcels or building sites of less than thirty-five (35) acres within a period of five years.

“Subdivision development agreement” means a written agreement between the town and the subdivider which provides for the terms of development and payment for improvements.

“Town Engineer” means the individual or firm appointed by the town who is licensed to practice professional engineering in the state of Wisconsin and is responsible for reviewing subdivision plats and documents on behalf of the town, and performs other duties as directed by the town. (Ord. dated 12/12/02; Ord. dated 7/27/95 § 4)