

## Chapter 16.08

### GENERAL REQUIREMENTS

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#### **16.08.010 Purpose.**

The purpose of this title is to regulate and control the division of land within the town in order to promote the public health, safety, prosperity, aesthetics and general welfare of the community and to:

A. Lessen congestion on the streets and highways;

B. Further the orderly layout and appropriate use of land;

C. Secure safety from fire and other dangers;

D. Provide adequate light and air;

E. Prevent the overcrowding of land;

F. Avoid undue concentration of population;

G. Facilitate adequate provision for transportation, water, sewerage, schools, parks, playgrounds, and other public requirements;

H. Secure safety from flooding, water pollution, disease and other hazards;

I. Prevent flood damage to persons and property, and minimize expenditures for flood relief and flood control projects;

J. Ensure adequate legal description and proper survey monumentation of subdivided land;

K. Ensure sound, harmonious subdivision development and community growth, and to safeguard the interests of the home owners, the subdivider, the investor and the town;

L. Provide quality environment for human habitation;

M. Provide permanent assets to the locality and to the town;

N. Control scattered development;

O. Assure the development of land for the highest possible use and protect against deterioration and obsolescence;

P. Provide for the administration and enforcement of this title. (Ord. dated 7/27/95 § 1)

#### **16.08.020 Jurisdiction.**

This title applies to all lands and water within the town except:

A. Transfers of interest in land by will or court order;

B. Leases for a term not to exceed ten (10) years, mortgages or easements; or

C. Sale or exchange of parcels of land between owners of adjoining property where no new lot line and no additional lots are created and the lots resulting are not reduced below the minimum size required by these regulations, the zoning ordinance, or other applicable laws or applications of laws or ordinances. (Ord. dated 7/27/95 § 2)

#### **16.08.030 Compliance.**

No person, firm, association or corporation shall divide any land located within the jurisdictional limits of these regulations which results in a subdivision, minor division or replat, shall be entitled to record, no building issued and no street shall be laid out, or improvements made to land without compliance with all requirements of this title, and:

A. The provisions of Chapter 236, Wis. Stats. as amended from time-to-time;

B. Rules of Wisconsin Department of Industry, Labor and Human Relations regulating lot size and lot elevation if the land to be subdivided is not served by a public sewer and provisions for such service have not been made;

C. Rules of the State Department of Transportation relating to safety of access

and the preservation of the public interest and investment in the highway system if the land owned or controlled by the subdivided abuts on a state and county trunk highway or connecting street;

D. Rules of the Wisconsin Department of Natural Resources setting water quality standards, preventing and abating pollution and regulation of septic systems;

E. Approved land use or land use plan components including the zoning ordinances, sanitary codes, official maps and all other applicable ordinances of the town and county.

F. Applicable ordinances and official map of the town when the land is located within the one and one-half mile extra territorial review jurisdiction of the town. (Ord. dated 7/27/95 § 3)

**16.08.040 Covenants.**

Protective covenants may be required by which the subdivider intends to regulate land use in the proposed subdivision and otherwise protect the proposed development. (Ord. dated 7/27/95 § 6(3))

**16.08.050 No division of land.**

No division of land shall be permitted in the town unless all real estate taxes or special assessments affecting the land sought to be divided are not delinquent. Prior to approval of the divisions of land by the town, applicant for the division of land shall submit proof, satisfactory to the town, that there are no delinquent taxes or special assessments affecting the parcel of land sought to be divided. (Ord. dated 6/13/88: prior code § 8.07)