

## Chapter 16.36

### REQUIRED IMPROVEMENTS

#### Sections:

**16.36.010 Dedication and installation of improvements.**

**16.36.020 Fire protection.**

**16.36.030 Survey monuments.**

#### **16.36.010 Dedication and installation of improvements.**

A. The Town Board may require the developer to dedicate and install public improvements as follows:

Such improvements must be completed within the time required by the Town Board. The public improvements required shall be as follows where appropriate to the circumstances of the development:

1. Street grading;
2. Street pavement and right-of-way;
3. Concrete curb and gutter;
4. Pedestrian ways;
5. Sanitary sewer system--septic system;
6. Water supply and treatment facilities;
7. Fire storage or supply facilities;
8. Drainage system and easements for the development;
9. Street lighting;
10. Street name signs;
11. Street trees and landscaping (every tree removed--two planted);
12. Guard rails, protective fencing and barricades;
13. Erosion control for the development;
14. Survey monuments;
15. Lot grading, drainage and erosion control;
16. Utility company services and easements to the utilities above or below ground as required by the Town Board.

B. Improvement Standards. Public improvements shall be installed in accord with specifications as adopted by the Town Board and shall be subject to the

requirements, inspection and approval of the Town Board, Town Engineer, utilities and other agencies having the power of approval.

C. Improvement Plans and Specifications. The divider shall apply to the Town Board for the preparation by the Town Engineer or his representative of plans and specifications for the public improvements required. The Town Board, in lieu of the foregoing shall require that the divider cause to have prepared any such plans or specifications by a Wisconsin Registered Professional Engineer in accord with town standards and subject to the approval of the Town Engineer and Town Board. Plans and specifications for other improvements shall be provided by the divider in such form as approved by the Town Engineer.

D. Partial Improvement. In all instances where it shall appear to the satisfaction of the Town Board that the whole of a land division cannot immediately be fully improved for some good reason or cause, the Town Board may authorize the divider to proceed with the installation of improvements required under this chapter on a portion or part of the parcels. In such event, the requirements of this chapter shall apply to that portion or part authorized for immediate improvement and later to the remainder of the land division. (Ord. dated 7/27/95 § 5(4))

#### **16.36.020 Fire protection.**

A. The developer of any residential, commercial or industrial subdivision or minor land division or planned development shall provide and dedicate the following facilities and improvements which must be installed or provided within the time established by the Town Board: a well, cistern, tank, dry hydrant or other device suitable to the needs of the fire department as determined by the Town Board, sufficient to provide a supply of water for fire

protection purposes for the development planned for that site.

(Editorially amended during 2001 codification; Ord. dated 7/27/95 § 5(2))

**16.36.030 Survey monuments.**

The developer shall install survey monuments in accordance with the requirements of Section 236.15 Wis. Stats. (Ord. dated 7/27/95 § 10(6))