

Title: Amendment to Subdivision Code

Effective Date: 6/12/2006

Category: Subdivision/Property

STATE OF WISCONSIN

TOWN OF LAGRANGE

WALWORTH COUNTY

ORDINANCE NO. 2006-02

AN ORDINANCE TO AMEND SUBDIVISION DEVELOPMENT CODE RELATING TO ENGINEERING REVIEW  
AND STREET ACCESS REQUIREMENTS

Pursuant to Sec. 236.45 Wis. Stats., the Town Board of LaGrange, after having published a class 2 notice of a public hearing to listen to comments about this ordinance, after receiving the recommendation of the Plan Commission and after the Town Board holdings a public hearing, adopts this Ordinance amending the Town of LaGrange Subdivision Control Ordinance, as follows:

Section 1. Repeal and Recreate Section 7.06(C) as follows:

Street Access: Every lot in a certified survey map or plat shall front or abut for a distance of at least 50 feet on a public street, except the Town Board may authorize the creation of lots abutting private roads to be constructed as follows:

(1) Roads shall meet the following standards: Surface be a minimum of 16' wide; Surface built to and maintained as a drivable surface; and No trees or shrubs shall be allowed to grow into or over the roadway surface to a height of 15' over the roadway surface.

(2) Approved private roads shall be constructed within 90 days after the sale of the 3rd lot; and

(3) These requirements shall be printed on the face of the CSM or plat or placed within a nonwaivable, recorded deed restriction.

Section 2. Create Section 3.01 (A) as follows:

Engineering and Survey Review: At least 45 days prior to filing a preliminary plat with the Town every person wishing to file a preliminary plat shall file three (3) copies of the proposed preliminary plat with a person or firm designated by the Town for survey and engineering review of the preliminary plat for compliance with the Town's ordinances, subdivision development code and conservation subdivision ordinance.

Section 3. Repeal and Recreate the introductory paragraph of Section 3.04 as follows:

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 and the application with the Town Clerk at least 10 days prior to the meeting of the Town Plan Commission at which the action is desired. At or before filing the final plat with the Town Clerk the subdivider shall also file a copy of the final plat with a person or firm designated by the Town for survey and engineering review of the final plat for compliance with the Town's ordinances, subdivision development code, conservation subdivision ordinance and all conditions imposed by the Town Board. In addition:

Section 4. Repeal and Recreate Sec. 10.05 as follows:

PLAT REVIEW FEE.

The subdivider shall pay all survey and engineering review fees incurred by the Town for its surveying and engineering review of the preliminary and final plats. Prior to review the subdivider shall sign a commitment to pay all such bills within 30 days plus 1% interest per month for all late payments. Failure to pay shall be cause to reject the preliminary or final plat and shall result in a lien and special assessment on the property which is the subject of the plat.

Section 5. Effective Date.

This Ordinance shall become effective as to all plats not completely approved as of the date the Ordinance is adopted.

Adopted on motion of Supervisor Bromley, seconded by Supervisor Sukala on the 12th day of June, 2006.

Attest:

Town Clerk Crystal Hoffmann

Approved:

Frank Taylor, Chairman

Mark Bromley, Supervisor

Donald Sukala, Supervisor

Ann Lohrmann, Supervisor

Jeff Schramm, Supervisor