

## ARTICLE II. RULES AND DEFINITIONS

### Sec. 2.1. Rules.

- (a) In the construction of this Ordinance, the rules and definitions contained in this section shall be observed and applied, except when the context clearly indicates otherwise. Precedence shall be given to definitions defined in the Village of Kronenwetter Code of Ordinances and the Village of Kronenwetter Zoning Ordinance, if there is any conflict therein with the meanings defined herein.
- (1) Words used in the present tense shall include the future, and the words used in the singular number shall include the plural number and plural the singular.
  - (2) The word “shall” is mandatory and not discretionary.
  - (3) The word “may” is permissive.
  - (4) The masculine gender includes the feminine and neuter.
  - (5) The word “person” applies to person, individual(s), associations, corporations, proprietorships, and partnerships.

### Sec. 2.2. Definitions.

For the purpose of this Ordinance, certain words or phrases shall have meanings that either vary from their customary dictionary meanings or are intended to be interpreted to have a specific meaning. Any words not defined in this Ordinance shall be presumed to have their customary dictionary meaning.

**Alley** is a public or private right-of-way shown on a plat, which provides secondary access to a lot, block or parcel of land.

**Arterial Street** is a street, which provides for the movement of relatively heavy traffic to, from or within the Village. It has a secondary function of providing access to abutting land.

**Block** is an area of land within a subdivision that is entirely bounded by a combination or combinations of streets, exterior boundary lines of the subdivision and streams or water bodies.

**Certified Survey Map** is the division of land

intending to create not more than four (4) parcels of land as provided in Wis. Stats. §236.34. Certified Survey Maps shall, in addition to the provisions of Wis. Stats. §236.34, bear a certificate of approval of the Plan Commission.

**Collector Street** is a street that collects and distributes internal traffic within an urban area such as a residential neighborhood, between arterial and local streets. It provides access to abutting property.

**Cul-de-sac** is a street having but one end open to traffic and the other end being permanently terminated in a vehicular turnaround.

**Easement** is an area of land set aside over or through which a liberty, privilege or advantage in land, distinct from ownership of the land, is granted to the public or some particular person or part of the public.

**Fair Market Value** is the highest price in terms of money which a property will bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus.

**Final Plat** is the final map or drawing on which the subdivider's plan of subdivision is presented for approval and which, if approved, will be submitted to and recorded in the Marathon County Register of Deeds.

**Frontage** is the length of the front property line of the lot, lots or track of land abutting a public street, road, highway or rural right-of-way.

**Improvement, Public** is any sanitary sewer, storm sewer, open channel/drainage ditch, watermain, roadway, parkway, public access, sidewalk, pedestrian way, planting strip or other facility for which the Village may ultimately assume the responsibility for maintenance and operation.

**Limited Access Expressway or Highway** is a traffic-way for through traffic, in respect to which owners or occupants of abutting property or lands and other persons having legal right of access to or from the same, except only at such points and in such a manner as may be determined by the public authority having jurisdiction over such traffic-way.

**Local Street** is a street of little or no continuity designed to provide access to abutting property and leading into collector streets.

**Lot** is a piece, parcel or plot of land intended for building development or as a unit for transfer of ownership and sufficient in size to meet the lot width, lot frontage, lot area, yard, parking area and other open space provisions of this Ordinance and any Village of Kronenwetter Zoning Ordinance.

**Lot, Area** is the area contained within the exterior boundaries of a lot excluding streets and land under navigable bodies of water.

**Lot, Reversed Corner** is a corner lot, which is oriented so that it has its rear lot line coincident with or parallel to the side lot line of the interior lot immediately to its rear.

**Lot, Through** is a lot having a pair of opposite lot lines along two more or less parallel public streets and which is not a corner lot. On a through lot, both street lines shall be deemed front lot lines.

**Lot Width.** The "lot width" is the horizontal distance between the side lot lines of a lot abutting a dedicated public street, measured at the narrowest width from the front lot line to the first 30 feet of lot depth immediately in back of the front yard setback line.

**Outlot** is a parcel of land, other than a lot or block, so designated on the plat.

**Owner** is the plural as well as the singular and may mean either a natural person, firm, association, partnership, private corporation, public or quasi-public corporation or combination of these.

**Plat** is a map of a subdivision.

**Preliminary Plat** is a map showing the salient features of a proposed subdivision submitted to the Plan Commission and Village Board for purposes of preliminary consideration.

**Protective Covenants** are contracts entered into between private parties or between private parties and public bodies pursuant to Wis. Stats. §236.293, which constitute a restriction on the use of all private or platted property within a subdivision for the benefit of the public or property owners and to provide mutual protection against undesirable aspects of development which could impair stability of values.

**Right-of-way** is a strip of land occupied or intended to be occupied by a street, crosswalk, railroad, electric transmission line, oil or gas pipeline, watermain, sanitary or storm sewer main, or for another special use. The usage of the term "right-of-

way" for land platting purposes in the Village, shall mean that every right-of-way hereafter established and shown on a Final Plat is to be separate and distinct from the lots or parcels adjoining such right-of-way, and not included within the dimensions or areas of such lots or parcels. Rights-of-way intended for streets, crosswalks, watermains, sanitary sewers, storm drains or any other use involving maintenance by a public agency shall be dedicated to public use by the maker of the plat on which such right-of-way is established.

**Road Grade** is the slope of a road, street or other public way, specified as a percentage.

**Replat** is the process of changing a map or plat, which changes the boundaries of a recorded subdivision plat or part thereof. The legal dividing of a large block, lot or outlot within a recorded subdivision plat without changing exterior boundaries of said block, lot or outlot is not a replat.

**Sewerage Disposal System, Individual** is a septic tank seepage tile sewerage disposal system or any other sewage treatment device installed in accordance with all relevant laws and ordinances and servicing only one lot.

**Sidewalk** is that portion of a street or crosswalk way, paved or otherwise surfaced, intended for pedestrian use only.

**Street** is a public or private right-of-way which affords a primary means of vehicular access to abutting properties, whether designated as a street, avenue, highway, road, boulevard, lane, throughway or however otherwise designed, but excepting driveways to buildings.

**Subdivider** is any person, firm, partnership, corporation, association, estate, trust, or other legal entity, or any agent thereof, dividing or proposing to divide land resulting in a land division, subdivision or replat, or which requests a review of the same.

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

- (a) The act of division creates five (5) or more parcels or building sites of 1 ½ acres each or less in area; or
- (b) Five (5) or more parcels or building sites of 1-½ acres each or less in area are created by successive divisions within a period of five (5)

years.

***Zoning Ordinance*** is the Village of Kronenwetter  
Zoning Ordinance, as amended from time to time.