

ARTICLE V. TECHNICAL REQUIREMENTS

Sec. 5.1. Conceptual Plan Technical Requirements.

- (a) **Conceptual Plan.** A sketch/conceptual plan of the proposed subdivision or land divisions should be drawn on a topographic survey map or other suitable map to be submitted to the Village. The conceptual plan should identify:
- (1) Property boundaries.
 - (2) Proposed road layout and design, lot layout and proposed dedications.
 - (3) General existing and proposed utility location and layout.
 - (4) General slopes of roads and lots.
 - (5) General topography and general soil conditions.
 - (6) Building limitations, such as wetlands, soils, floodplains, drainageways, rock outcroppings and vegetation.
 - (7) Current and proposed zoning.
 - (8) Any contiguous property owned or controlled by the subdivider; and
 - (9) Any additional information requested by the Village. The Village may place the conceptual plan on the Plan Commission agenda for review. Conceptual plan consultation and review does not constitute approval of the Preliminary Plat or Certified Survey Map.

Sec. 5.2. Preliminary Plat General Requirements.

- (a) **General.** The Preliminary Plat shall be based upon a survey completed by a registered land surveyor. The plat shall be prepared on Mylar or paper of good quality at a scale of not more than 100 feet to the inch and shall be a legible print for and shall show correctly on its face the following information:
- (1) Proposed title of the subdivision.
 - (2) Date, scale and north arrow.
 - (3) Location of the proposed subdivision by

government lot, quarter section, township, range and county.

- (4) Small drawing showing the location of the land to be divided.
 - (5) Name and addresses of the owner, subdivider and land surveyor preparing the plat.
 - (6) Entire area contiguous to the proposed plat owned or controlled by the subdivider shall be included on the Preliminary Plat even though only a portion of said area is proposed for immediate development. The Village Board, upon the Plan Commission's recommendation, may waive this requirement where it is unnecessary to fulfill the purposes and intent of this Ordinance and undue hardship would result from strict application thereof.
- (b) **Preliminary Plat Technical Information.** All Preliminary Plats shall show the following:
- (1) Exterior boundaries of the proposed subdivision, including the exact length and bearings, referenced to an established Public Land Survey monument and the total acreage encompassed.
 - (2) Locations of all existing property boundary lines, drives, structures, streams and water courses, lakes, wetlands, rock outcrops, wooded areas and other significant features within the tract being subdivided or immediately adjacent thereto.
 - (3) Location, right-of-way widths and names of all existing streets or other public ways, easements, railroad and utility rights-of-way and all section and quarter section lines within the exterior boundaries of the plat or immediately adjacent thereto.
 - (4) Location and names of any adjacent subdivisions, parks and cemeteries and owners of record of abutting unplatted lands.
 - (5) Type, width and elevation of any existing street pavements within the exterior boundaries of the plat or immediately adjacent thereto, together with any legally

established centerline elevations.

- (6) Location, size and invert elevation of any existing sanitary or storm sewers, culverts and drain pipes, the location of manholes, catchbasins, hydrants, electric and communication facilities, whether overhead or underground and the location and size of any existing water and gas mains within the exterior boundaries of the plat or immediately adjacent thereto. If no sewers or watermains are located on or immediately adjacent to the tract, the nearest such sewers or watermains which might be extended to serve the tract shall be indicated by the direction and distance from the tract, size and invert elevations.
 - (7) Corporate limit lines within the exterior boundaries of the plat or immediately adjacent thereto.
 - (8) Existing and proposed zoning on and adjacent to the proposed subdivision.
 - (9) Contours within the exterior boundaries of the plat and extending to the centerline of adjacent public streets at intervals of not more than two (2) feet. At least two (2) permanent benchmarks shall be located in the immediate vicinity of the plat; the location of the benchmarks shall be indicated on the plat, together with their elevations referenced to Mean Sea Level Datum and the monumentation of the benchmarks clearly and completely described. Where, in the judgment of the Village Engineer, undue hardship would result because of the remoteness of the parcel from a mean sea level reference elevation, another datum may be used.
 - (10) High-water elevation of all ponds, streams, lakes, flowages and wetlands within the interior boundaries of the plat or located within 100 feet therefrom.
 - (11) Floodplain and Shoreland boundaries and the contour line lying a vertical distance of two (2) feet above the elevation of the 100-year recurrence interval flood or, where such data is not available, two (2) feet above the elevation of the maximum flood of record within the exterior boundaries of the plat or within 100 feet therefrom.
 - (12) General soil types and their boundaries, as shown on the Marathon County Soil Survey Maps and/or preliminary soil borings tests completed for the plat. Location and results of soil boring tests and percolation test within the proposed plat boundaries, conducted in accordance with the Wisconsin Administrative Code where public will not serve the subdivision. Percolation tests are not required by public sanitary sewer service.
 - (13) Location, width and names of all proposed streets and public rights-of-way such as alleys and easements.
 - (14) Approximate dimensions of all lots together with proposed lot and block numbers. The area in square feet of each lot shall be provided.
 - (15) Location and approximate dimensions of any sites to be reserved or dedicated for parks, playgrounds, drainageways or other public use or which are to be used for group housing, shopping centers, church sites or other nonpublic uses not requiring plotting.
 - (16) Approximate radii of all curves.
 - (17) Any proposed lake and stream access with a small drawing clearly indicating the location of the proposed subdivision in relation to access.
 - (18) Where the Plan Commission or Village Board finds that it requires additional information relative to a particular question presented by a proposed development in order to review the Preliminary Plat, it shall have the authority to request in writing such information from the subdivider.
- (c) **Additional Information.** The Plan Commission or Village Board may require a proposed subdivision layout of all or part of the contiguously owned land even though division is not planned at the time.

Sec. 5.3. Final Plat Technical Requirements.

- (a) **General.** A Final Plat prepared by a registered land surveyor shall be required for all

subdivisions. It shall comply in all respects with the requirements of Wis. Stats. §236.20 and this Ordinance.

(b) **Additional Information.** The Final Plat shall show correctly on its face, in addition to the information required by Wis. Stats. §236.20, the following:

- (1) Exact length and bearing of the centerline of all streets.
- (2) Exact street width along the line of any obliquely intersecting street.
- (3) Exact location and description of all easements.
- (4) Exact location and description of street lighting and lighting utility easements.
- (5) Railroad rights-of-way within and abutting the plat.
- (6) All lands reserved for future public acquisition or reserved for the common use of property owners within the plat.
- (7) Special restrictions required by the Village Board relating to access control along public ways.

(c) **Accuracy Survey.**

- (1) The Village Board shall examine all Final Plats within the Village and may check for the accuracy and closure of the survey, the proper kind and location of monuments, legibility and completeness of the drawing.
- (2) Maximum error of closure before adjustment of the survey of the exterior boundaries of the subdivision shall be in accordance with Chapter 236 Wis. Stats.
- (3) All street, block and lot dimensions shall be computed as closed geometric figures based upon the control provided by the closed exterior boundary survey, in accordance with Chapter 236 Wis. Stats.

(d) **Surveying and Monumenting.** Final Plats shall meet all the surveying and monumenting requirements of Wis. Stats. §236.15.

(e) **State Plan Coordinate System.** Where the plat is located within a quarter section, the corners of which have been relocated, monumented and coordinated by the Village, the plat shall be tied directly to one of the section or quarter corners so relocated, monumented and coordinated. The exact grid bearing and distance of such tie shall be determined by field measurements, and the material and Wisconsin state plane coordinates of the monument marking the relocated section or quarter corner to which the plat is tied shall be indicated on the plat.

(f) **Certificates.** All Final Plats shall provide all the certificates required by Wis. Stats. §236.21; and in addition, the surveyor shall certify that he has fully complied with all the provisions of this Ordinance.

Sec. 5.4. Certified Survey Map Technical Requirements.

(a) **Additional Information.** The Certified Survey Map shall show correctly on its face, in addition to the information required by of Wis. Stats. §236.34, the following:

- (1) Existing buildings, watercourses, drainage ditches and other features pertinent to proper division.
- (2) Setbacks required by the Village of Kronenwetter Zoning Ordinance and the Marathon County Zoning Ordinance.
- (3) All lands reserved for future acquisition.
- (4) Date, scale and north arrow.
- (5) Name and address of the owner, subdivider and surveyor.
- (6) Square footage of each parcel.
- (7) Present zoning for the parcels.

(b) **State Plane Coordinate System.** Where the map is located within a quarter section, the corners of which have been relocated, monumented and coordinated by the Village, the map shall be tied directly to one of the section or quarter corners so relocated, monumented and coordinated. The exact grid bearing and distance of such tie shall be determined by field measurements, and the material and Wisconsin state plane coordinate of the monument

marking the relocated section or quarter corner to which the map is tied shall be indicated on the map.

- (b) **Street Dedication.** Dedication of streets and other public areas shall require all certificates in substantially the same form as required by Wis. Stats. §236.21.
- (c) **Recordation.** The subdivider shall record the Certified Survey Map with the Marathon County Register of Deeds within thirty (30) days of its approval by the Plan Commission and any other approving agencies. Failure to do so shall necessitate a review and reapproval of the Certified Survey Map by the Plan Commission.
- (d) **Requirements.** The Certified Survey Map shall comply with the provisions of this Ordinance relating to general requirements, design standards and required improvements. A registered land surveyor shall prepare all Certified Survey Maps.