

ARTICLE VI. REQUIRED IMPROVEMENTS

Sec. 6.1. Requirements and Standards for Public Improvements.

- (a) **General Standards.** Improvements in this Ordinance shall be installed and constructed in accordance with the engineering standards and specifications as adopted by the Village Board, and any amendments thereto. Where standards and specifications have not been adopted, the improvements shall be made in accordance with standard engineering practices.
- (b) **Payment for Improvements.** The improvements prescribed in this Ordinance are required as a condition of approval of the Preliminary Plat, Final Plat or Certified Survey Map. The required improvements described in this Ordinance shall be installed, furnished and financed at the sole expense of the subdivider.
- (c) **Improvements Completed.** Required improvements shall be constructed in accordance with this Ordinance and the approved Public Improvements, Plans and Specifications. In lieu of construction of any of the public improvements, the subdivider shall furnish a Letter of Credit or other form of security as solely determined by the Village Board, as provided in this subsection.

Sec. 6.2. Developers Agreement and Financing.

- (a) **Developers Agreement.** Prior to installation of any required improvements and prior to the meeting at which the Final Plat or Certified Survey Map is approved, the subdivider shall enter into a Developers Agreement with the Village requiring the subdivider to furnish and construct said improvements. All improvements shall be constructed in accordance with the approved Public Improvements, Plans and Specifications.
- (b) **Financing Options for Required Improvements.** The subdivider shall install street and utility improvements and other improvements as provided in this subsection, or the Village may elect to have the Village make the required improvements.
 - (1) If the subdivider makes the required improvements:
 - a. The subdivider shall enter into a

Developer's Agreement stating the subdivider will install and pay for all required improvements.

- b. With the Developers Agreement the subdivider shall provide the Village with a Letter of Credit or other form of security in the amount equal to the estimate of costs prepared by the subdivider's engineer and reviewed by the Village. A ten percent contingency shall be added to the estimated costs of the subdivision.
- (2) If the Village makes the required improvements:
 - a. The subdivider shall enter into a Developer's Agreement agreeing to pay the Village for such improvements.
 - b. With such contract, the subdivider shall agree to the costs incurred in the amount equal to the estimate of costs prepared by the subdivider's engineer and reviewed by the Village. A ten percent contingency shall be added to the estimated costs of the subdivision.

Sec. 6.3. Required Construction Plans and Inspections.

- (a) **Public Improvements, Plans and Specifications.** The Public Improvements, Plans and Specifications shall be submitted to the Village. At the Final Plat stage, construction plans for the required improvements conforming in all respects to the standards of the Village and this Ordinance shall be prepared at the subdivider's expense by a professional engineer who is registered in the State of Wisconsin. Such plans, together with the quantities of construction items, shall be submitted to the Village for approval and for an estimate of the total cost of the required improvements. The Public Improvement, Plans and Specifications shall include the following public improvements:
 - (1) Street plans and profiles showing existing and proposed grades, elevations and cross sections of required improvements.
 - (2) Sanitary sewer plans and profiles showing

the locations, grades, sizes, elevations and materials of required facilities.

- (3) Storm sewer and drainage plans and profiles showing the locations, grades, sizes, cross sections, elevations and materials of required facilities.
 - (4) Watermain plans and profiles showing the locations, sizes, elevations and materials of required facilities.
 - (5) Grading plans with erosion and sedimentation control plans showing those structures required to retard the rate of runoff water and those grading and excavating practices that will prevent erosion and sedimentation.
 - (6) Retention/Detention Pond plans showing the locations, sizes, elevations and materials of required facilities.
 - (7) Additional plans or information as required by Village.
- (b) **Action by the Village Engineer.** The Village Engineer shall review or cause to be reviewed the Public Improvements, Plans and Specifications for conformance with the requirements of this Ordinance and other pertinent ordinances and design standards recommended by the Village Engineer. If the Village Engineer rejects the Public Improvements, Plans and Specifications, the Village Engineer shall notify the subdivider, who shall modify the plans or specifications or both accordingly. When the Public Improvements, Plans and Specifications are corrected, the Village Engineer shall make a written recommendation of the plans and specifications to the Village Board.
- (c) **Construction and Inspection.**
- (1) Prior to starting any of the approved work covered by the Public Improvements, Plans and Specifications approved above, written authorization to start the work shall be obtained from the Village upon receipt of all necessary permits and in accordance with the construction methods of this Ordinance.
 - (2) Construction of all improvements required by this Ordinance shall be

completed within eighteen (18) months from the date of approval of the Preliminary Plat by the Village Board, unless good cause can be shown for the Village Board to grant an extension.

- (3) During the course of construction, the Village shall make such inspections, as the Village Board deems necessary to insure compliance with the approved Public Improvements, Plans and Specifications. The subdivider shall pay the actual cost incurred by the Village for such inspections. This fee shall be the actual cost to the Village of inspectors, engineers and other parties necessary to insure satisfactory work.
- (d) **As-Built Plans.** After completion of all public improvements and prior to final acceptance of said improvements, the subdivider shall make or cause to be made as-built drawings showing the actual location of all valves, manholes, stubs, sewers and watermains and such other facilities as the Village shall require. The as-built plans shall bear the signature and seal of a professional engineer registered in Wisconsin. The presentation of the drawings shall be a condition of final acceptance of the public improvements. As-built plans shall be on acid-free paper, engineering size D 22" x 34".

Sec. 6.4. Street Design Standards.

- (a) The subdivider shall construct streets, roads and alleys as outlined on the approved plans based on the requirements of this Ordinance and the following:
 - (1) **General Requirements.** The subdivider shall provide streets to meet the specifications of this Ordinance and inspection by the Village. The subdivider shall also provide streets from where they now exist to the subdivision in question and through the subdivision. The subdivider need not blacktop the street immediately but will be required to grade the full width of the right-of-way of the street proposed to be dedicated. The subdivider shall grade the bed for the roadway and the street right-of-way, subgrade and surface with not less than six inches of crushed aggregate base course gradation number two and three inches of asphaltic concrete type E-3.

- (2) *Grading.* After the installation of temporary block corner monuments by the subdivider and establishment of street grades, the subdivider shall grade the full width of the right-of-way of all streets proposed to be dedicated in accordance with the Public Improvements, Plans and Specifications approved by the Village Board. The subdivider shall grade the roadbeds in the street right-of-way to subgrade.
- (3) *Surfacing.* After the installation of all utility improvements and pursuant to this Ordinance, the subdivider shall surface all roadways and streets proposed to be dedicated to the widths prescribed by the Village. Such surfacing shall be done in accordance with the Public Improvements, Plans and Specifications approved by the Village Board.
- (4) *Streetlamps.* The Village Board shall require the subdivider to install streetlamps along all streets proposed to be dedicated of a design comparable with the neighborhood and type of development proposed. Such lamps should be placed at each street intersection and at such interior block spacing as may be required by the Village Board.
- (5) *Street Signs.* The subdivider shall install at the intersection of all streets proposed to be dedicated, a street sign of a design specified by the Village.
- (6) *Curbs and Gutters.* The subdivider may provide concrete curbs and gutters on all streets in accordance with the Public Improvements, Plans and Specifications approved by the Village Board.

Sec. 6.5. Sanitary Sewerage System.

- (a) *Design Standards.* There shall be provided a sanitary sewer system in conformity with the Comprehensive Plan and Sanitary Sewer Master Plan. The subdivider shall either install adequate sanitary sewer facilities and connect them to Village sewer mains or petition the Village to install sanitary sewer facilities and connect them to Village sewer mains. The subdivider shall pay all the costs of all sanitary

sewer work including the bringing of the sanitary sewer from where it exists to the subdivision in question as well as providing all sanitary sewer work within the subdivision. The cost of providing and installing sewer pipe of sizes larger or at a greater depth than required to serve the area may be borne by the Village, as determined solely by the Village Board and memorialized in the Developers Agreement prior to approval of the Preliminary Plat or Certified Survey Map.

Sec. 6.6. Water Supply Facilities.

- (a) *Design Standards.* There shall be provided a water supply system in conformity with the Comprehensive Plan or Master Plans for the water system. The subdivider shall either install and connect Village water to serve all lots or shall petition the Village for installation and connection of Village water to serve all lots. The subdivider shall pay all costs of installing and connecting Village water including the bringing of water from where it exists to the subdivision in question as well as providing all waterworks within the subdivision. The cost of providing and installing water pipe of sizes larger than required to serve the area may be borne by the Village, as determined solely by the Village Board and memorialized in the Developer's Agreement prior to the approval of the Preliminary Plat or Certified Survey Map.

Sec. 6.7. Stormwater Drainage Facilities.

- (a) *Design Standards.* The subdivider shall provide stormwater drainage facilities, which may include curbs and gutters, catchbasins and inlets, storm sewers, road ditches, detention ponds and open channels. All such facilities are to be of adequate size and grade to hydraulically accommodate the 25-year storm post-development event, less the 25-year pre-development storm event. Storm drainage facilities shall be so designed as to present no hazard to life or property, and the size, type and installation of all stormwater drains and sewers proposed to be constructed shall be in accordance with the Public Improvements, Plans and Specifications approved by the Village Board. The subdivider shall pay all costs of all storm sewer work, except that the subdivider shall not be required to pay for any storm sewers that are required to bring the storm sewers to the subdivision nor shall they be required to install any storm sewers that are

more than 18 inches in diameter.

Sec. 6.8. Other Utilities.

- (a) **Other Utilities.** The subdivider shall cause gas, electric and telephone facilities to be installed in such a manner as to make adequate service available to each lot in the subdivision, certified survey or land division.
 - (1) No electrical or telephone service shall be located on overhead poles except where impossible due to exceptional topography or other physical barrier. Plans indicating the proposed location of all gas, electrical and telephone distribution and transmission lines required to service the plat shall be approved by the Village Board.

Sec. 6.9. Street Signs and Lighting.

- (a) The subdivider shall install at the intersections of all streets proposed to be dedicated a street name sign of a design and installation as specified by the Village.
- (b) The subdivider shall install streetlights at the direction of the Village Board.

Sec. 6.10. Erosion Control.

- (a) The subdivider shall cause all grading, excavations, open cuts, side slopes and other land surface disturbances to be mulched, seeded, sodded or otherwise protected so that erosion, siltation and sedimentation are prevented. The subdivider shall submit an erosion control plan that specifies measures that will be taken to assure the minimization of erosion problems in accordance with the, Wisconsin Statutes and in compliance with Best Management Practices.

Sec. 6.11. Easements.

- (a) **Utility Easements.** The subdivider shall provide the required utility easements for poles, wires, conduits, storm and sanitary sewers, gas, water and head mains or other utility lines. It is the interest of this Ordinance to protect all established easements so as to ensure proper grade, ensure maintenance of the established grade, prohibit construction of permanent fences or retaining walls over underground installations and prevent the planting of trees in

easement areas.

- (b) **Drainage Easements.** Where a subdivision is traversed by a watercourse, drainageway, channel or stream:
 - (1) There shall be provided a stormwater easement or drainage right-of-way conforming substantially to the lines of such watercourse and such further width or construction, or both, as will be adequate for the purpose and as may be necessary to comply with this section; or
 - (2) The watercourse, drainageway, channel or stream may be relocated in such a manner that the maintenance of adequate drainage will be assured and the same provided with a stormwater easement or drainage right-of-way conforming to the lines of the relocated watercourse, and such further width or construction, or both, as will be adequate for the purpose and may be necessary to comply with this section.
 - (3) Wherever possible, it is desirable that drainage be maintained by an open channel with landscaped banks and adequate width for maximum potential volume of flow. In all cases, such watercourse shall be of a minimum width established at the high water mark, or in the absence of such specification, not less than thirty (30) feet.
- (c) **Easement Locations.** Such easements shall be at least 12 feet wide or as required by the Village and may run across lots or alongside of rear lot lines. Evidence shall be furnished to the Plan Commission that easements and any easement provisions to be incorporated in the plat or in deeds have been reviewed by the individual utility companies or the organization responsible for furnishing the services involved.