

CHAPTER 18

SUBDIVISION AND PLATTING

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18.01 PURPOSE

The purpose of these regulations is to regulate and control the subdivision of land within the corporate limits and extraterritorial plat approval jurisdiction of the City of Reedsburg in order to promote the public health, safety, convenience and general welfare. The regulations are designed to lessen congestion in the streets and highways: to foster the orderly layout and use of land; to insure safety from fire, panic, and other dangers; to provide optimum light and air; to discourage overcrowding of land; to lessen considerations of population; to facilitate adequate provision for transportation, public water and sewerage, schools, parks, playgrounds and other public necessities; and to facilitate the further division of large tracts of land into smaller parcels. The regulations are made with reasonable consideration for, but not limited to, the present character of the City and its environs, with the objectives of conserving the value of the land and improvements placed thereon, providing the most appropriate environment for human habitation, encouraging commerce and industry, and providing for the most appropriate use of land in the City.

18.02 DEFINITIONS

- (1) CERTIFIED SURVEY MAP. A map of land division to create not more than four (4) parcels of land regardless of size over a period of five (5) years. Certified survey maps in the plat approval jurisdiction of the City shall, in addition to the provisions of Sec. 236.34, Wis. Stats, bear a certificate of approval of the Council, certified by the City Clerk.
- (2) DIVISION OF LAND. Any splitting up of a recorded tract of land, except as provided by Sec. 18.03(4) of this chapter.
- (3) FINAL PLAT. A map of land division creating more than four (4) parcels of land regardless of size over a period of five (5) years, complete with all necessary text, certificates, and affidavits required by statute or ordinance to qualify it for recording in the office of the Register of Deeds. All plats, regardless of lot size, shall be reviewed in accordance with Chapter 236, Wis. Stats.
- (4) MASTER PLAN. The comprehensive plan for guiding and shaping the growth and development of the City, including all of its component parts as adopted and certified to by the Plan Commission.
- (5) OFFICIAL MAP. The map indicating the location, width, and/or extent of existing and proposed streets, highways, parkways, parks, and playgrounds as adopted and amended by the Council pursuant to Sec. 8.01 of this municipal code.
- (6) OWNER. Includes 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 any of these.
- (7) PLAN COMMISSION. The City Plan Commission established by ordinance in conformity with Sec. 62.23 (1), Wis. Stats.
- (8) PLAT APPROVAL JURISDICTION. Includes all the corporate limits of the City plus the unincorporated area outside the City which is within one and one-half (1 1/2) miles of the corporate boundaries of the City as adjusted by the provisions of Sec. 62.23, Wis. Stats.
- (9) PRELIMINARY ACT. A map or sketch of a proposed subdivision or division of land.
- (10) REEDSBURG AREA DEVELOPMENT COUNCIL. The planning group established pursuant to Sec. 62.23 (7A), Wis. Stats., and consisting of representatives of the City of Reedsburg, Town of Reedsburg and Town of Winfield.
- (11) STREET. A public thoroughfare which affords the principal means of access to abutting property.
 - (A) MAJOR STREET. One designed for heavy through traffic provides access to the major employment, business and education areas or through-city traffic.
 - (B) COLLECTOR STREET. One which carries traffic from minor streets to the system of

18.02 Definitions

- major streets, including the principal entrance streets of a residential development, and provides for circulation within such development.
- (C) **MINOR STREET.** One which is used primarily for access to abutting properties.
 - (D) **MARGINAL ACCESS STREET.** One which is parallel and adjacent to major streets and which provides access to abutting properties and protection from through traffic on the major streets.
 - (E) **ALLEY.** A public thoroughfare and/or right-of-way which affords only a secondary means of access to abutting properties.
 - (F) **PEDESTRIAN PATHWAY.** A public thoroughfare and/or right-of-way usually running at right angles to streets, which is intended for the convenience of pedestrians only; it may also provide public right-of-way for utilities.
 - (G) **EASEMENT.** The area of land set aside or over or through which a liberty, privilege, or advantage in land, distinct from ownership of land, is granted to the public or some particular person or part of the public.
- (12) **SUBDIVISION.** As defined in Sec. 236.02(12), Wis. Stats., and as amended in Sec. 18.02(3) of this chapter. *(Revised 07-22-13)*
- (13) **TENTATIVE APPROVAL.** An approval with or without recommended alterations given to the preliminary plat or preliminary certified survey by the Plan Commission. It shall constitute the necessary authority to proceed with the preparation and presentation of the final plat or final certified survey map for the consideration of the Council.

18.03 JURISDICTION AND APPROVAL

- (1) No land within the corporate limits of the City or within the extra-territorial plat approval jurisdiction thereof shall be divided by a subdivision plat or certified map, nor may such documents be entitled to be recorded in the office of the Register of Deeds, nor may any streets be laid out, nor may any improvements be made to the land, until the provisions of this chapter and Chapter 236, Wis. Stats, are met, and the plat or certified survey map and the plan or plans of the subdivision shall have been approved by the Plan Commission and Council and certified thereto by the City Clerk.
- (2) Any division of land, other than a subdivision, shall be surveyed and a certified survey map prepared as provided in Sec. 236.34, Wis. Stats., and this chapter. Any division of land which shall create a remaining parcel less than ten (10) acres of area shall include the remaining parcel as a lot in the subdivision plat or certified survey map.
- (3) No building permit shall be issued by the City authorizing the building on or improvement of any parcel of land not of record as of the effective date of this chapter until the provisions and requirements of this chapter have been met.

18.04 PROCEDURE

- (1) **PRE-APPLICATION PROCEDURE.** Prior to the filing of an application for approval of a plat or a certified survey map, a subdivider may consult the staff of the City Engineer or the Plan Commission for advice and assistance for the purpose of reviewing the procedures and requirements of this ordinance and other ordinances, and any plans or data which may affect the proposed development. Fees for plat and certified survey review are set forth in Chapter 32.
- (2) **COMPLIANCE.** Any owner of land, or his agent, who wishes to divide a parcel of land shall comply with the general principles of design and minimum layout requirements as set forth in Sec. 18.06 through 18.13 of this chapter, and the procedure shall in every case be as follows:

(3) PRELIMINARY PLAT OR PRELIMINARY CERTIFIED SURVEY MAP.

- (A) The owner of land, or his agent, shall provide a preliminary plat or preliminary certified survey map when any final plat or certified survey map will require the dedication of streets, parks or the extension of public services such as sanitary and storm sewer, water or street improvements.
- (B) The owner of land, or his agent, shall provide a certified plat or preliminary survey map, if the Plan Commission, after review of the application, determines a preliminary plat or preliminary survey map is necessary, before the final plat or map may be submitted for approval. The plat or map shall be filed within twenty-one (21) days after the Plan Commission makes its demand, with the City Clerk who shall distribute the plat or map to all agencies, commissions, and individuals who must approve the final plat.
- (C) A preliminary plat, or preliminary certified survey map, shall be a legible print made from a drawing at a scale not greater than one hundred (100') feet per one (1") inch that shall show correctly the following:
 - 1. Proposed name of the subdivision, if a plat.
 - 2. Name and post office address of the owner or his agent.
 - 3. Date, scale and North point.
 - 4. Small scale drawing showing the location of the land to be divided, major streets referenced to the U.S. Public Land Survey.
 - 5. Exterior boundaries of the land to be divided referenced to a corner established in the U.S. Public Land Survey and the total acreage encompassed thereby.
 - 6. Location and names of adjoining subdivision and the owners of undivided lands.
 - 7. Present zoning of the land to be divided and adjoining lands; proposed zoning.
 - 8. Location, width, and names of all existing and platted streets, alleys, or other public ways and easements; railroad and public utility rights-of-way; parks; cemeteries; watercourses; drainage ditches; permanent buildings; bridges; size, grade, and invert elevations of all existing sanitary and storm sewers and water mains; and other pertinent data within, adjacent to, or affecting the proposed division of land or of property owned or controlled by the owner.
 - 9. Water elevations of adjoining lakes or streams at the date of survey and the approximate high and low water levels thereof. All elevations shall be referred to USGS Datum.
 - 10. Contour lines at a vertical interval of not more than two (2') feet where the ground slope is less than ten percent (10%) or five (5') feet in other areas. Reference shall be to USGS Datum.
 - 11. Layout, width, approximate radii of all curves, and approximate grades of all streets and rights-of-way, easements for sewers, water mains, and other public utilities, provision for storm water drainage.
 - 12. Direction, distance, and invert elevation of nearest water mains, sanitary and storm sewers.
 - 13. Approximate dimensions and area of all lots and other parcels.
 - 14. Proposed building setback line, if different from that required by the City or extraterritorial zoning ordinance.
 - 15. Location and approximate dimensions and acreage of any sites to be reserved or dedicated for parks, playgrounds, drainage ways, or other public use of which are to be used for church sites, schools, or other similar uses.
 - 16. Affidavit of the registered land surveyor affixed to the plat or map certifying that it is a correct representation of all existing divisions and features and that he has complied with all applicable statutes and regulations.

18.04 Procedure

- (D) The preliminary plat or map shall be checked and reviewed as to its conformity with the master plan, the official map and the principal standards and requirements set forth in this chapter. The City Engineer shall examine the plat or map for technical details and shall certify in writing to the Plan Commission his objection or non-objection to the plat or map. Copies shall be referred by the owner for review and recommendations to the State, County or Town agencies as required by Sec. 236.12(2), Wis. Stats. (*Revised 07-22-13*)
 - (E) After review of the preliminary plat or map, including by the Reedsburg Area Development Council, if in the extraterritorial area, consideration of comments received from reviewing agencies and individuals, and conferences with the owner on any changes deemed advisable and the kind and extent of public improvements which will be required, the Plan Commission shall approve, conditionally approve, or reject the plat or map with a written statement setting forth the reasons for rejection.
 - (F) If the Plan Commission rejects the plat or map, it shall return it to the owner. If it approves, or conditionally approves, the plat or map, it shall notify the Council.
 - (G) The Common Council shall act on the plat or map, and the recommendations of the Plan Commission as to the kind and extent of public improvements which will be required within forty (40) days of the filing of said plat or map with the City Clerk, and thereafter instruct the City Clerk of its approval or rejection, who shall notify the owner of the action taken by the Council.
- (4) FINAL PLAT OR FINAL CERTIFIED SURVEY MAP.
- (A) Final plats or final certified survey maps shall be submitted for approval within six (6) months of the filing or, if within six (6) months after the approval of the preliminary plat, whichever time is greater, unless otherwise extended. The Plan Commission and Council shall act within sixty (60) days of submission of a completed and proper final plat unless extended by mutual agreement.
 - (B) Simultaneously with the filing of the final plat or map, the owner shall file with the City Clerk four (4) copies of such plat or map and evidence of compliance with Section 18.05 of this chapter.
 - (C) The City Clerk shall forward the plat or map to the Plan Commission and to the Reedsburg Area Development Council if in the extraterritorial area. The Reedsburg Area Development Council shall advise the Plan Commission of any action it shall take on the final plat or map.
 - (D) The Plan Commission shall refer the final plat or map to the City Engineer for review. The City Engineer shall examine the plat or map for technical details, and shall certify in writing to the Plan Commission his objection or acquiescence to the plat or map.
 - (E) If the plat or map is satisfactory to the Plan Commission, it shall so certify in writing to the Council; if it is not satisfactory to the Commission, it shall be rejected and returned to the owner with a written statement setting forth the reasons for rejection.
 - (F) When the Council receives the approved plat or map and the owner has complied with Sec. 18.05 of this chapter, it shall signify its action by motion or resolution. If they are rejected, the Clerk shall so advise the owner in writing; if approved, the Clerk shall endorse the plat or map as required by Chapter 236, Wis. Stats., and return it to the owner for recording.
 - (G) The approval of the final plat or map by the Council shall constitute acceptance of the dedication of any public street, open space, or other public area within the corporate limits of the City.
 - (H) A final plat or final certified survey map shall comply with all applicable regulations of Chapter 236, Wis. Stats.

18.05 CONSTRUCTION OF PUBLIC IMPROVEMENTS

- (1) CONSTRUCTION BY OWNER. All of the public improvements required by the Council to be constructed by owner shall be constructed in accordance with the provisions of this ordinance prior to the filing of the final plat with the City Clerk for approval by the Common Council. The owner shall provide a surety bond running to the City for a period of one (1) year after completion of construction in the amount of twenty (20%) percent of the cost of the improvements to guarantee workmanship and materials of construction and to save the City harmless from any cost to repair or replace the improvements, unless said improvements are constructed by the City.
- (2) PERFORMANCE. Construction of all required improvements shall be completed within two (2) years of the approval of the final plat by the Common Council unless good cause can be shown for granting an extension of time by the Council.
- (3) PLANS, SPECIFICATIONS, AND INSPECTION. Construction plans and specifications for improvements required to be installed shall be furnished in accordance with the City Master Plans, standards and specifications established by the officials having jurisdiction and shall receive approval of these officials before improvements are installed. The following plans shall be required where applicable:
 - (A) Street plans and profiles showing existing and proposed grades, including extension for a reasonable distance beyond the subdivision. Plans and profiles for curb, gutter and sidewalk installation or if in a rural area, typical cross sections showing shoulders, ditches and side banks.
 - (B) Sanitary sewer plans and profiles showing the locations, grades, sizes, elevations and materials.
 - (C) Storm sewer plans and profiles showing the locations, grades, sizes, elevations and materials or methods of storm water disposal in lieu of sewers.
 - (D) Water main plans and profiles showing locations, sizes, elevations and materials.
 - (E) Such additional plans and specifications as required. The owner shall be responsible for obtaining any state or county agency approval that may be required. The City Engineer or other designated representative shall inspect the construction of all required improvements at owner's expense.
- (4) OWNERSHIP OR IMPROVEMENTS. All public improvements required to be constructed herein, such as streets, curb, gutter, sidewalk, sanitary and storm sewer, water mains, etc., shall become the property of the City or the township, if an extraterritorial area.
- (5) Where it shall appear to the satisfaction of the Common Council that the whole of the plat and its subdivision cannot immediately be fully improved with respect to the installation of all storm and sanitary sewers and related facilities and street improvements by reason of unavoidable delay in the acquisition of land necessary for such improvements or by reason of an unavoidable delay in obtaining necessary engineering data and information or for any other good reason or cause, the Common Council may authorize the owner to proceed with the installation of improvements required under this chapter on a portion or part of such subdivision and, in such event, the requirements of this chapter shall apply to that portion or part thereof authorized for immediate improvement.

Only that portion of the approved preliminary plat for which a final plat is being prepared need comply with this section.
- (6) UNDEVELOPED PARCELS. Whenever street improvements or utilities transverse an undeveloped parcel of land, the costs of installing said improvements, utilities, public services, streets, curb and sidewalk will be borne by the subdivider requiring installation of such improvements or utilities. If the undeveloped parcel is developed within ten (10) years of the installation of said street improvements or utility installation and if the development utilizes the street improvements and utilities previously installed, then the developer of said previously

18.05 Construction of Public Improvements

undeveloped parcel shall be assessed the proportionate share of the actual cost incurred during the original installation and said amount shall be reimbursed to the original owner and subdivider who was required to construct and finance said improvements. There shall be no consideration for interest or inflation.

- (7) **CONSTRUCTION BY THE CITY.** In lieu of the owner constructing all of the required improvements (Paragraph 18.05 (1), the owner may contract with the City, if the City agrees, or with the Township, if in extraterritorial area, for the installation of all of the required public improvements. The owner shall post with the City, cash, negotiable securities, or a surety bond satisfactory to the City, running to the City or the Township, if in extraterritorial area, in value sufficient to cover the full estimated cost, as determined by the City engineers, of the design, inspection and construction of the required improvements or the cost established by ordinance or contract. If any owner requests that any construction be performed by the City or the Township, if in the extraterritorial area, before approval of the final plat, an easement shall be given the owner to the City for the privilege of construction on proposed streets.
- (8) **REQUIRED IMPROVEMENTS.** The following improvements shall be required within the corporate City limits and may be required to the extent applicable in the extraterritorial area:
 - (A) **STREET IMPROVEMENTS.** The owner shall be responsible for the total improvement of the street, the culverts, and bridges, including clearing and grading of the entire right-of-way, sub-base, base, and surface, and any other related expenses.
 - (B) **CURB, GUTTER AND SIDEWALK.** The owner shall be responsible for the installation of curb and gutter and sidewalk in all areas required by the City or Township. If in extraterritorial area, or for the construction of shoulders, ditches, driveway culverts, etc. If in areas where curb and gutter are not required.
 - (C) **SANITARY SEWER.** The owner shall be responsible for the installation of a sanitary sewer system with design standards and sizings acceptable to the City Engineer including any oversizing that may be necessary inclusive of all lateral connections to each lot and lift stations where required.
 - (D) **WATER MAIN.** The owner shall be responsible for the installation of a water distribution system with design standards and sizings acceptable to the City Engineer including any oversizing that may be necessary inclusive of all lateral connections to each lot and booster pumps where required.
 - (E) **STORM SEWER.** The owner shall be responsible for the installation of a storm sewer system with design standards and sizings acceptable to the City Engineer including any oversizing that may be necessary inclusive of curb inlets, catch basins, detention areas (where required) and other appurtenant structures as called for by the City Engineer.
 - (F) **ELECTRIC/TELEPHONE/GAS/CABLE TV.** The owner shall be responsible for the installation of electrical, telephone, gas and Cable TV (if desired) systems adequate to serve the subdivision and for conformance to the rules and regulations of the entities thereof. The owner shall be responsible for the coordination of the installation of these facilities with the installation of the other improvements. If the installation of any of these facilities is deferred, the owner and subdivider shall make suitable provisions to minimize disruption or damage to existing utilities or streets.
 - (G) **STREET SIGNS.** Developer shall pay for the initial street name and regulator traffic control signs. *(Created 03-26-07)*
- (9) **RESERVED FOR FUTURE USE.**

18.06 DESIGN OF SUBDIVISIONS

In laying out a subdivision, the owner shall conform to the provisions of Chapter 236, Wis. Stats., the Master Plan and Official Map of the City, and all applicable ordinances of the City. In all cases where the requirements of the ordinance are different from the requirements of Chapter 236, the more restrictive provisions shall apply.

18.07 RESERVED FOR FUTURE USE *(Repealed 04-14-03)*

18.08 STREETS

- (1) Streets shall be provided for convenient access to all parcels of land to be created by the subdivision. The subdivision layout shall be such as to provide each lot, by means of a public street, satisfactory access to an existing public street. All streets shall be dedicated to the public, unless in areas outside the corporate limits where the town board may permit private streets. The design of private streets shall be in full conformity with this ordinance.
- (2) The layout of the streets shall conform to the official map.
- (3) In areas not covered by the official map, the layout of the streets shall conform to the plan for the most advantageous development of adjoining areas of the neighborhood. The streets shall be designed and located in relation to existing and officially planned streets, topography and natural terrain, efficient provision for drainage, sanitary sewer, water and other utilities, streams and lake and existing tree growth, public convenience and safety, and in their appropriate relation to the proposed use of the land to be served by such streets. Minor streets shall be designed to discourage use by through traffic.
- (4) **STREET CLASSIFICATION.**
 - (A) Major streets are those streets that have the greatest importance to the development of the City and its environs. Major streets shall have a width of right-of-way not less than one hundred (100') feet.
 - (B) Collector streets are streets of somewhat less importance than major streets. Collector streets shall have a right-of-way of not less than sixty-six (66') feet.
 - (C) Minor streets are streets designed primarily for access to abutting property and shall have a right-of-way of not less than sixty-six (66') feet. Temporary dead end streets shall not be more than one thousand (1000') feet long and must be provided with a turn-around at the dead end of not less than one hundred-twenty (120') feet in diameter. Appropriate provision shall be made for those parts of the temporary turn-around to revert to the property owners when the street is extended.
 - (D) Marginal access streets may not be less than sixty (60') feet wide.
 - (E) Cul-de-sacs and dead end streets are prohibited unless approved under section 18.13.
(Revised 07-22-13)
- (5) Provision shall be made so that all proposed streets shall have a direct connection with or be continuous and in line with existing, planned or platted streets with which they are to connect.
- (6) Proposed streets shall be extended to the boundary lines of the tract to be subdivided unless prevented by topography or other physical conditions or unless in the opinion of the Plan Commission, such extension is not necessary or desirable for the coordination of the layout or the most advantageous future development of adjacent tracts.
- (7) **GRADES.** The grade of major and collector streets shall not exceed six (6%) percent unless necessitated by exceptional topography and approved by the Plan Commission. The grade of minor streets shall not exceed ten (10%) percent. The minimum grade of all streets shall be 0.50% unless specifically authorized by Council.

18.08 Streets

- (8) HORIZONTAL CURVES. When a continuous street centerline deflects at any one point by more than ten (10) degrees, a circular curve shall be introduced having a radius of curvature on said centerline of not less than three hundred (300') feet for major streets, two hundred-fifty (250') feet on collector streets and one hundred-fifty (150') feet for minor streets.
- (9) SIGHT DISTANCE. A minimum sight distance with clear visibility measured along the center line shall be provided with at least three hundred (300') feet on major streets, two hundred (200') feet on collector streets and one hundred twenty (120') feet on all other streets.
- (10) VERTICAL CURVES. All changes in street grades shall be connected by vertical curves of a minimum length equivalent to thirty (30) times the algebraic difference in the rate of the grade for major streets and equivalent to twenty (20) times this difference for all other streets.
- (11) TANGENTS. A tangent of at least one hundred (100') feet shall be introduced between reverse curves on major and collecting streets.
- (12) STREET NAMES. *(Rev. 03-12-07)*
 - (A) East-West collector and arterial streets shall use the numeric street system that runs across Reedsburg, north of Main Street (i.e. 22nd Street).
 - (B) North-South streets are divided by Main Street. East-West streets are divided by the Baraboo River and Hay Creek (extended).
 - (C) The end of each street name shall be street, court, avenue or drive.
 - (D) Streets in the Reedsburg Business Center and Industrial Park shall have business related names recommended by the Industrial Development Commission.
 - (E) Street names shall continue even if interrupted by several blocks (i.e. Willow).
 - (F) Developers have the opportunity to suggest street names for subdivisions that must be reviewed by the Plan Commission as part of plat approval.
 - (G) Names that sound alike or are duplicative of existing roads in the extraterritorial of the City are not allowed. There shall not be Michael Court and Michael Avenue for example.
 - (H) The City maintains a list of names of war veterans that are suitable for street naming purposes. The names are alternated between wars.
 - (I) The subdivision code gives the responsibility for street names to the Plan Commission if they are established as part of the platting process.
 - (J) The use of first names as street names is prohibited, except for war veterans as referenced above, as the signs are too attractive to thieves.
- (13) RESERVE STRIPS. Reserve strips controlling access to streets shall be encouraged where their control is definitely placed with the City under conditions approved by the Plan Commission.
- (14) HALF STREETS. Where a half street is adjacent to the subdivision, the other half of the street shall be dedicated by the subdivider.
- (15) INTERSECTION.
 - (A) Property lines at street intersections (street row line) shall be rounded where the Plan Commission considers it necessary.
 - (B) Street jogs with centerline offsets of less than one hundred twenty-five (125') feet shall be avoided. Where streets intersect major streets, their alignment shall be continuous.
 - (C) Streets shall intersect each other at as nearly right angles as topography and other limiting factors of good design permit.
 - (D) The number of streets converging at one (1) intersection shall be reduced to a minimum. Wherever practicable, the distance between intersections shall be not less than one thousand two hundred (1200') feet.

18.09 ALLEYS

- (1) Alleys shall be permitted in commercial, industrial and residential districts except where topography and other circumstances make alleys impractical to service the property.
(Rev. 1-12-04)
- (2) No alley shall be less than twenty-four (24') feet wide. *(Rev. 1-12-04)*
- (3) No alley shall have a dead end. *(Rev. 1-12-04)*

18.10 BLOCK AND LOT LAYOUTS

- (1) The lengths, widths and shapes of blocks shall be such as are appropriate for the locality and type of development contemplated, but block length in residential areas shall generally be at least four hundred (400') feet in length and shall not exceed one thousand two hundred (1200') feet nor have less than sufficient width to provide for two (2) tiers of lots of appropriate depth between street lines, except where otherwise designed to separate residential development from major streets.
- (2) Pedestrian crosswalks, not less than ten (10') feet wide, may be required by the Plan Commission through the center of blocks more than nine hundred (900') feet long where deemed essential or provide circulation or access to schools, playgrounds, shopping centers, transportation and other community facilities.

18.11 LOTS: GENERAL CONSIDERATIONS

- (1) Size, shape and orientation of lots shall be appropriate for the location of the subdivision and for the type of development and use contemplated, provided no lot shall contain less than the area required by the applicable zoning code.
- (2) Lot dimensions shall conform to the requirements of the Zoning Ordinance.
- (3) Depth and width of properties reserved or laid out for commercial and industrial purposes shall be adequate to provide for the off-street service and parking facilities required by the type of use and development contemplated as required by the Zoning Ordinance.
- (4) Residential lots fronting on major streets and highways should be platted with extra depth or designed with reverse frontage with screen planting contained in a non-access reservation along the rear property line or a marginal access street shall be provided to alleviate the effect of major street traffic on residential occupancy.
- (5) Corner lots for residential use shall have extra width to permit full building setback from both streets as required by the Zoning Ordinance.
- (6) Every lot in the corporate area of the City shall abut or face a public street. Lots outside the corporate limits may abut or face a private street if permitted by the Town Board.
- (7) Side lot lines shall be substantially at right angles or radial to abutting street lines.
- (8) In case a tract is divided into larger lots, consideration shall be given to designing such lots to permit redividing into parcels in accordance with this chapter and the Zoning Ordinance.
- (9) Lots shall not be divided by municipal or town boundary lines.
- (10) Double frontage and reversed frontage lots shall be avoided except where necessary to provide separation of residential development from traffic arteries or to overcome specific disadvantages of topography and orientation.

18.12 EASEMENTS

- (1) Utility easements shall be provided at the rear of all residential lots and along the side lot lines where required. Such utility easement shall be at least ten (10') feet wide and normally centered upon the rear of side lot line. Evidence shall be furnished the Plan Commission prior to approval of the final plat or final certified survey map that easements and any easement provisions to be incorporated on the plat or in deeds have been reviewed by the individual utility companies or the organizations responsible for furnishing the service involved.
- (2) Where a subdivision is traversed by a watercourse, drainage way, channel or stream:
 - (A) There shall be provided a storm water easement or drainage right-of-way conforming substantially to the liens of such 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; or
 - (B) The watercourse, drainage way, channel or stream may be relocated in such a manner that maintenance of adequate drainage right-of-way conforming to the lines of the relocated watercourse and such further width or construction or both will be adequate for the purpose and may be necessary to comply with this section; or
 - (C) The Plan Commission may require area to be set aside for storm water detention if necessary to provide for an efficient provision for storm water drainage.

18.13 VARIANCES

- (1) The Plan Commission may authorize a variance from the requirements of this chapter when, in its judgment, strict application of this chapter would result in unnecessary hardship or practical difficulty. The Commission may, in conjunction with the granting of a variance, impose conditions, if those conditions bear a real and substantial relation to the public health, safety, or general welfare, and comply with applicable laws.
- (2)
 - (A) All applications for variance shall be submitted in writing by the subdivider at the time when the preliminary survey is filed for consideration by the Commission. The application shall state fully and clearly the specific ordinance provision from which the variance is sought, the details of the variance sought, a description of the land for which the variance is sought, the grounds for the application, and all facts relied on by the applicant. The application may be accompanied by maps, plans, or other additional material that may aid the Commission in making its determination.
 - (B) The Commission shall not act on an application for variance unless proper notice has been given. Proper notice shall include notice of the meeting at which the Commission intends to act on the application, published once in a newspaper meeting the requirements of Wis. Stats., Sec. 985.06, at least one week prior to the proposed hearing date; as well as a written notice mailed to the applicant or his or her agent and to adjoining property owners or their agents at least ten (10) days prior to the proposed hearing date.
 - (C) In making its determination with respect to unnecessary hardship or practical difficulty the Commission shall take into account the nature of the proposed use of the land, the nature of existing land use in the vicinity, and the considerations set forth in Section 18.01 of the Municipal Code of Reedsburg. No variance shall be granted unless the Commission finds:
 - (1) That there are special circumstances uniquely affecting the property such that strict application of the requirements of this chapter would deprive the applicant of the reasonable use of his or her land.
 - (2) That the variance is necessary to preserve a substantial property right of the applicant.

18.13 Variances

- (3) That the granting of the variance will not be detrimental to the public welfare or injurious to other property in the area.
- (D) Every decision of the Commission shall be filed in the office of the City Clerk together with all documents pertaining to it.