

AN ORDINANCE CREATING SECTION 29 OF THE HUMBOLDT CODE OF
ORDINANCES ON SUBDIVISION AND PLATTING REGULATIONS.

The Town Board of the Town of Humboldt, upon recommendation of the Planning Commission of the Town of Humboldt and having provided a Class 2 notice and having heard interested parties as required by state law, ordains as follows:

SECTION 1: SECTION 29 SUBDIVISION AND PLATTING REGULATIONS of the HUMBOLDT CODE OF ORDINANCES is hereby created to read as follows:

**SECTION 29
SUBDIVISION AND PLATTING REGULATIONS**

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29.01 AUTHORITY

These regulations are adopted under the authority granted by ss. 60.22(3), 61.35 and 236.45 (2), of the Wisconsin Statutes.

29.02 TITLE

The ordinance shall be known as, referred to, or cited as the Town of Humboldt Subdivision and Platting Regulations.

29.03 JURISDICTION

Jurisdiction of these regulations shall include all land and waters within the Town of Humboldt, Brown County, Wisconsin subject to the pre-emptive authority of the State and County as proscribed by law.

29.04 APPLICABILITY

These regulations shall apply to the following:

1. Any land division that creates at least one parcel located within the Brown County Sewer Service Area that is 40 acres or less in size (not including any land within public right-of-ways), or
2. Any land division that creates at least one parcel not located within the Brown County Sewer Service Area that is 10 acres or less in size (not including any land within public right-of-ways).
3. Subdivision: Any land division which results in a subdivision as defined herein

shall require a plat thereof be prepared and submitted for review, approval, and recording as required by this ordinance, Chapter 21 of the Brown County Code of Ordinances and Chapter 236 of the Wisconsin Statutes.

4. Replating: When a replat of a recorded subdivision or part thereof is proposed, the subdivision plat shall be vacated or altered according to the provisions of this ordinance, Chapter 21 of the Brown County Code of Ordinances and Chapter 236, Wisconsin Statutes.
5. Certified Survey Map: Any division of land by a certified survey map prepared, approved and recorded as required by this ordinance, Chapter 21 Brown County Code and Chapter 236, Wisconsin Statutes that creates not more than four parcels.
6. Lot Reduction
 - a. Lots less than 10 acres in size, existing as the date of the adoption of this ordinance shall not be further reduced in size, shape, frontage, etc. without review and approval under the requirements of this ordinance, as either a subdivision plat or certified survey map.
 - b. Lots of 10 acres in size or greater shall not be reduced below 10 acres in size. As a result of the sale or exchange of land, between owners of adjoining or abutting lots and/or parcels, without review and approval, as either a subdivision plat or certified survey map, as prescribed by this ordinance.
7. Exceptions: The provisions of this section shall not apply to:
 - a. Transfers of interest in land by will or pursuant to court order.
 - b. Leases for a term not to exceed 10 years, mortgages or easements.
 - c. The sale or exchange of land between owners of adjoining property if additional lots and/or parcels are not thereby created and the lots and/or parcels resulting are not reduced below the minimum requirements of this ordinance.
 - d. A division of land resulting in parcels more than ten acres in area.
 - e. Cemetery plats made under Section 157.07 of the Wisconsin Statutes.
 - f. Assessors' plats made under Section 70.27 of the Wisconsin Statutes.
 - g. Development, which does not create a new road, or extend an existing road within the Town of Humboldt, will not be subject to the provisions of this ordinance, but shall be subject to all existing Town of Humboldt Zoning Ordinances, Chapter 21 of the Brown County Ordinances, and

29.05 PURPOSE

These regulations are adopted for the following purposes:

1. To protect and provide for the public health, safety, and general welfare of the Town.
2. To guide the future growth and development of the Town, in accordance with adopted Master Plans or Comprehensive Plans.
3. To provide for adequate light, air and privacy, to secure safety from fire, flood, and other danger, and to prevent overcrowding of the land and undue congestion of population.
4. To protect the character and the social and economic stability of all parts of the town and to encourage the orderly and beneficial development of all parts of the town.
5. To protect and conserve the value of land throughout the town and the value of buildings and improvements upon the land, and to minimize the conflicts among the uses of land and buildings.
6. To guide public and private policy and action in order to provide adequate and efficient public requirements and facilities.
7. To provide the most beneficial relationship between the uses of land and buildings and circulation of traffic throughout the town. Having particular regard to avoidance of congestion in the streets and highways and pedestrian traffic movements appropriate to various uses of land and buildings, and to provide for proper location and width of street and building lines.
8. To establish reasonable standards of design and procedures for subdivisions and re-subdivisions in order to further the orderly layout and use of land and to insure proper legal descriptions and monumenting of subdivided land.
9. To insure that public facilities are available and will have a sufficient capacity to serve the proposed subdivision.
10. To prevent and control erosion, sedimentation, and other pollution of air, streams, and ponds; to insure the adequacy of draining facilities; to safeguard potable water suppliers; and to encourage the wise use and management of natural resources throughout the town in order to preserve the integrity, stability, and beauty of the community and value of the land.

11. To preserve the natural beauty and topography of the town and to insure appropriate development with regard to these natural features.
12. To prevent destruction of unique environmental areas.
13. To obtain the wise use, conservation, protection, and proper development of the town's soil, water, wetland, woodland, and wildlife resources and attain a proper adjustment of land use and development to supporting and sustaining natural resource base.

29.06 ABROGATION AND GREATER RESTRICTIONS

It is not intended that this ordinance to repeal, abrogate, annul, impair, or interfere with any existing easements, covenants, deed restrictions, agreements, rules, regulations, ordinances, or permits previously adopted or issued pursuant to law. However, where this ordinance imposes greater restrictions, the provisions of this ordinance shall govern.

29.07 INTERPRETATION

In their interpretation and application, the provisions of this ordinance shall be held to be minimum requirements and shall be liberally construed in favor of the Town and shall not be deemed a limitation or repeal of any other power granted by the Wisconsin Statutes.

29.08 SEVERABILITY AND NON-LIABILITY

1. If any sections, provisions, or portion of this ordinance is adjudged unconstitutional or invalid by a court of competent jurisdiction, the remainder of this ordinance shall not be affected thereby.
2. The town does not guarantee, warrant, or represent that only those areas designated as flood lands, will be subject to periodic inundation, and that those soils listed as being unsuited for specific uses, are the only unsuited soils within the town, and that the groundwater will be of sufficient quantity or quality for use, and thereby asserts that there is no liability on the part of the Town Board, the Town Planning Commission, or employees for sanitation problems, water quality or quantity problems, or structural damages that may occur as a result of reliance upon, and conformance with, this ordinance.

29.09 AMENDMENTS

For the purpose of promoting the public health, safety, and general welfare, the Town Board may, from time to time, amend the regulations imposed by this ordinance after referral and

recommendation by the Planning Committee. The Town Board shall hold a public hearing on all proposed amendments preceded by publication of a Class 2 notice preceding the hearing.

29.10 DEFINITIONS

Terms used in the ordinance mean as follows:

1. Act or Action: In the context of the Town Board or Town Planning Commission's review of a preliminary or final subdivision, act or action shall mean approval, conditional approval, denial, or a request for a modification, or for additional study, field inspections or documentation.
2. Alley: An unnamed public or private right-of-way that provides access to abutting properties.
3. Assessor's Plat: A subdivision used to reconcile parcel boundaries between two or more separate owners when boundaries cannot be accurately described or retraced due to lost, destroyed or missing monuments, errors in measurements or locations or ambiguous land descriptions.
4. Blocks: A parcel, lot, or group of lots existing within well-defined and fixed boundaries, usually being an area surrounded by streets or other physical barriers, and having an assigned number, letter, or other name through which it may be identified.
5. Brown County Sewer Service Area: Those areas within Brown County that are presently served or anticipated to be served by a sewage collection system, as identified within the approved Brown County Sewage Plan and subsequent amendments thereto.
6. Buildable Area: The area of a lot remaining after the building setback requirements have been met and excluding the Unbuildable areas as determined by this ordinance and the Town Planning Commission.
7. Building Setback Line: The distance from the boundaries of a lot within which building(s) shall not be erected.
8. Certified Survey Map: A map of not more than four parcels prepared in accordance with Chapter 236, Wisconsin Statutes, and the terms of this ordinance. A certified survey map has the same legal force and effect as a subdivision plat. A certified survey map may be referred to as a CSM.
9. Combination Certified Survey Map: The act of creating a single lot description and tax parcel out of two or more separately described parcels.
10. Comprehensive Plan: The official guide for the physical, social, and economic growth of the town, properly enacted or adopted according to statute, which is now or may hereafter be in effect.

11. Conditional Approval: Approval of a plat by the Town Planning Commission or Town Board subject to the plat meeting certain specified requirements as determined by the Town Board or Town Planning Commission.
12. County Plat: A map of a division of land prepared in the same manner as required in Chapter 236 of the Wisconsin Statutes, except that all reviews are completed at the local level, in accordance with the terms of this ordinance and where:
 - a. The act of division creates 5 or more lots, of which no more than 4 lots are 1.5 acres or less in area; or
 - b. Five or more lots of which no more than 4 lots are 1.5 acres or less in area are created by successive division within a period of 5 years.
13. Contiguous: Next to, abutting, or touching and having a portion that is coterminous.
14. Cul-de-Sac: A short minor street having one end open to motor traffic and the other end terminated by a vehicular turnaround.
15. Days: Shall refer to calendar days.
16. Dead-End Street: A street having only an outlet for vehicular traffic and no vehicular turnaround.
17. Development: The act of constructing buildings or installing site improvements, such as grading, clearing, ditching installing utilities or any other activity necessary prior to construction.
18. Double Frontage Lots: A lot other than a corner lot, which has frontage on town roads, substantially parallel streets.
19. Drainage Easement: Land required for the installation of storm water sewers or drainage ditches and/or required for the preservation or maintenance of a natural stream or watercourse or other drainage facility.
20. Easement: The portion of land set aside or over which a liberty, privilege, or advantage in land without profit, existing distinct from the ownership of the land, is granted to another for limited right of use.
21. Existing Parcel: A parcel, lot, or tract of land which the enclosing boundaries are separately described and are either of record in the Office of the Register of Deeds or defined by an existing tax parcel. An existing parcel completely severed by a public right-of-way shall be construed to comprise two parcels.
22. Final Plat: The map or drawing of a subdivision prepared in compliance with the provisions of Chapter 236, Wisconsin Statutes, Chapter 21 Brown County Code and the terms of this ordinance.

23. Flood: A temporary rise in stream flow or stage that results in water overtopping its banks and inundating areas adjacent to the channel.
24. Flood fringe: That area of land used to carry floodwater between the floodway and the regional flood limits.
25. Floodplain: The land adjacent to a body of water, which has been or may be hereafter covered by floodwater including, but not limited to, the regional flood.
26. Floodway: The channel of a stream and those portions of the floodplain adjoining the channel that are required to carry and discharge the flood waters or flood flows of any river or stream, including, but not limited to, flood flows associated with the regional flood.
27. Flood Profile: A graph of a longitudinal profile showing the relationship to the water surface elevation of a flood event to location along a stream or river.
28. Frontage: A length of the front property line of the lot, lots, or tract of land abutting a public street, road, highway, or rural right-of-way.
29. Gradient: The slope of land, road, street, or other public way specified in percent (%).
30. Hardship: A restriction on property so unreasonable that it results in an arbitrary and capricious interference with basic property rights. Hardship relates to the physical characteristics of property, not the personal circumstances of the owner or user, and the property is rendered unusable without the granting of a variance.
31. High Water Elevation: The recorded average of all the high water elevations during the period of record for a flowage or the body of water.
32. Improvement, Public: Any sanitary sewer, storm sewer, drainage ditch, water main, roadway, parkway, sidewalk, pedestrian way, planting strip, off-street parking area or other facility for which the local municipality may ultimately assume the responsibility for maintenance and operation.
33. Land Division: The act of creating two or more separately described parcels, at least one of which is ten acres or less in size, from a single parcel of land by the owner thereof or his agent.
34. Land Division Document: For the purposes of this ordinance a land division document shall include a preliminary, final or recorded subdivision plat, certified survey map, or retracement certified survey map.
35. Limited Access Expressway or Freeway: A divided arterial street or highway for through traffic with full or partial control of access, either with or without grade-separated intersections.

36. Local Unit: A local unit in this ordinance includes the town as well as the county, villages, and cities.
37. Lot: A designated part of a subdivision or certified survey map having an assigned number through which it may be identified and meeting the requirements of this ordinance for a building site. For the purposes of this ordinance, a lot may also include the terms parcel, tract, or building site in determining the applicability of this ordinance to land divisions.
38. Lot Area: The area contained within the property lines of the individual parcels of land as shown on a plat, excluding any area within a street right-of-way but including the area of any easement.
39. Neighborhood Unit: A residential living environment where the internal street system discourages through traffic and where major thoroughfares preferably bound the neighborhood; centrally located community buildings, schools, and playgrounds provide maximum pedestrian accessibility. Local shops to meet daily household needs and grouped together at accessible points providing a harmony of design and development.
40. Official Map: The map of the city, village, town, or county by law showing thereon streets, highways, parkways, parks, schools, and other public facilities as provided by Sections 62.23 (6), 60.74 or 80.64, Wisconsin Statutes.
41. Open Space: Land within a subdivision or development retained for use as recreation areas, agriculture, or for natural resource protection in an essentially undeveloped state.
42. Outlot: A parcel of land so designated on a plat or certified survey map and which is any of the following:
 - a. A parcel of land left over at the time of platting and which is intended to be divided further in the future.
 - b. A platted parcel which does not meet the requirements of a lot at the time of platting.
 - c. A platted parcel which is intended for open space or other use and held in common ownership or which is transferred to a public agency or utility.
43. Parcel: A continuous acreage of land described in a single description in a deed or one of a number of lots or outlots on a plat, separately owned or capable of being separately conveyed.
44. Plat: A map of a subdivision.
45. Preliminary Plat: A map showing the salient features of a proposed subdivision submitted to the Town Planning Commission for purposes of preliminary

consideration.

46. Principal Structure: A structure housing the land use activity that is primary or predominant on the site. A structure that includes or is a residential house, apartment or condominium unit as a principal structure for a residential use.
47. Public Utility: Every corporation, company, association, sanitary district, or municipality that may own, or operate any plant or equipment for the conveyance of telephone messages, or for the production, transmission, delivery, or furnishing of heat, electricity, gas, water, cable television, sewer, or any other service deemed to be in the public interest, shall be deemed a public utility.
48. Replat: The changing of the boundaries of a recorded subdivision plat or part thereof.
49. Residential Subdivision: A subdivision within a Sanitary District within the Town of Humboldt.
50. Retracement Certified Survey Map: A certified survey map that retraces, identifies and locates the boundaries of an existing parcel or parcels of land and which does not create additional parcels or alter existing boundaries.
51. Restrictive Covenant: Written stipulations on the face of the plat or certified survey map regarding restrictions on the use or development of land that are binding on the property owner and subsequent owners of the property.
52. Reviewing Agency: Means an agency, which is entitled to review and make recommendations concerning a subdivision prior to the Board action.
53. Right-of-way: A strip of land occupied or intended to be occupied for a special use, dedicated to the public by the maker of the plat on which such right-of way and provided safe and orderly points of access at fairly uniformly spaced intervals.
54. Roadway: A surfaced curb-to-curb or paved portion of a street available for vehicular traffic movement and parking.
55. Service Drive: An approved public street generally paralleling and contiguous to a main travel way, primarily designed to promote safety by eliminating ingress and egress to the right-of-way and providing safe and orderly points of access at uniformly spaced intervals.
56. Service Way (alley): A public or private way, which provides a secondary access to a lot, block, or parcel of land.
57. Sidewalk: That portions of a street or cross walkway, paved or otherwise surfaced, intended for pedestrian use only.

58. State Plat: A map of a subdivision of land prepared in accordance with Chapter 236 Wisconsin Statutes and the terms of this Ordinance where.
- a. The act of division creates five (5) or more lots each two (2) acres or less in area; or
 - b. Five (5) or more lots each two (2) acres or less in area are created by successive divisions within a period of five (5) years.
59. Street: all access ways in common use, such as streets, roads, lanes, highways, avenues, boulevards, alleys, parkways, viaducts, circles, courts, and cul-de-sacs, and includes all of the land lying between the right-of-way lines as delineated on a plat showing such streets whether improved or unimproved, and whether dedicated for public use or held in trust, under the terms of a reservation, but shall not include those access ways, such as easements and rights-of-way intended for solely limited utility purposes, such as for electric power lines, gas lines, telephones lines, water lines or drainage and sanitary sewer. For the purposes of determining the street frontage of a proposed lot, frontage on alleys, parkways, and viaducts shall not be appropriate street frontage.
60. Street, Arterial: A major high capacity street designed to carry large volumes of traffic between major activity areas of the community.
61. Street, Collector: A street which provides moderate speed movement within major activity areas and collects and distributes traffic between arterials and local streets, included would be principal entrance and traffic movement streets within a residential development.
62. Street, Half: A street bordering one (1) or more property lines of a tract of land in which the subdivided has allocated a part of the ultimate right-of-way width.
63. Street, Minor (or Local): A Street designed for low speed travel and generally low traffic volumes, which provides land access from neighborhoods and minor activities to the collector and arterial systems.
64. Structure: Anything constructed or erected on the ground (to include all types of buildings, and attachments to buildings).
65. Subdivider: Any individual, firm, association, syndicate, partnership, corporation, guardian, attorney, trust or any other legal entity commencing proceedings under the regulations of this chapter to effect a subdivision of land hereunder for himself or for another or for others.
66. Subdivision: Any division of a lot by the owner thereof, or his/her agent, for the purpose of sale, lease, or building development where:
- a. The act of division creates five (5) or more lots each two (2) acres or less in area; or

- b. Five (5) or more lots each two (2) acres or less in area are created by successive divisions within a period of five (5) years.
- 67. Surety Bond: A bond guaranteeing performance of a contract or obligation through possible forfeiture of bond if said contract or obligation is unfulfilled by the subdivider.
- 68. Surveyor: A land surveyor duly registered in the State of Wisconsin.
- 69. Tax Parcel Number: An identification number assigned to real estate in Brown County for taxation purposes.
- 70. Thoroughfare: A Street with a high degree of continuity, including collectors, major arterials, and limited access highways.
- 71. Transitional Subdivision: A subdivision with in proximity of a sewer service area of a sanitary district, as identified by the "Town Zoning Map as Transitional Zone". Where sanitary services are projected in the near future and hookup to such services, when available shall be required.
- 72. Town Board: The governing body of the Town of Humboldt.
- 73. Town Planning Commission: An officially constituted town body whose duties include administration of the town subdivision regulations.
- 74. Tract: A lot or parcel or contiguous group of lots or parcels in single ownership or under single control, usually considered a unit for purposes of subdivision or development.76.7676
- 75. Unbuildable Area: The area within a lot which is not able to be used for building purposes and not able to be calculated as a buildable area.
- 76. Undeveloped Land: Land in parcels or tracts sufficiently large for future subdivision, which is presently in agriculture, woodland, or other non-intensive use.
- 77. Variances: A departure from the terms of this Ordinance as applied to a specific building, structure, or parcel of land, which the Town Zoning Board of Appeals may permit, pursuant to the requirements within this Ordinance.
- 78. Wetlands: A wetland is an area where water is at, near, or above the land surface long enough to be capable of supporting aquatic or hydrophilic vegetation and which has soils indicative of wet conditions. Wetland delineation is established by, approved by the Wisconsin Department of Natural Resources and the U.S. Army Corps of Engineers.

29.11 DEDICATION AND PRESERVATION OF LAND

1. Whenever a tract to be divided includes a proposed street, highway, or parkway or proposed site for a park, playground, school, or other public use or facility, as indicated on any officially adopted map or plan, such space shall be suitably incorporated by the developer after the proper determination of its necessity by the Town Board. Existing and planned streets within the tract to be divided, the subdivider shall dedicate the right-of-way in accordance with the standards provided in this ordinance.
2. If areas potential public access or acquisition is included within a proposed plat or certified survey map, the Town Board may refer the matter to the Planning Commission for review and input and shall allow thirty (30) days for reply. If the Planning Commission does not replay in 30 days, the Town Board shall assume the Planning Commission approves of the public access. The Board shall determine the necessity upon receiving the Planning Commission input and shall determine the boundaries and areas of the parcel to be acquired and if the property is to be acquired.
 - a. If the Town Board determines to acquire or accept the property, the Town Board or its designee shall notify the property owner and shall designate on the subdivision plat or certified survey map that area proposed to be acquired by the public body.
 - b. On subdivision plats or certified survey maps in which land is designated for acquisition by a governmental unit, or subdivision thereof, within one (1) year of notifications, in writing, from the owner of said property to the appropriate governmental unit, or subdivision thereof, that he/she intends to develop the property. Such notice of intent shall be accomplished by a sketch plan of the proposed development and a tentative schedule of construction. Failure to execute such a binding and enforceable agreement within the prescribed one (1) year shall result in the loss of the "Designated for acquisition" category of the property involved, and the owner shall then be free to develop said property. Nothing herein shall prevent property on a plat or map as being designated as dedicated, nor shall it prevent the exercise of Eminent Domain powers as authorized by law.
 - c. Whenever a proposed subdivision plat or certified survey map includes a proposed dedication of land to public use and the Town Board or finds that such land is not required or not suitable for public use, the Town Board may refuse to approve such dedication.
 - d. When a final subdivision plat or certified survey map has been approved by the "public bodies" and all other required approvals are obtained and the plat or map is recorded, that approval shall constitute acceptance for

the purpose designated on the plat or map of all lands shown on the plat or map as dedicated to the public, including street right-of-ways.

29.12 LAND SUITABILITY

1. No land shall be divided or subdivided for a use which is held unsuitable by the Town Board for reason of flooding or potential flooding, adverse soil or rock formations, sever erosion potential, unfavorable topography, drainage, inadequate water or sewage disposal capabilities, or any other condition likely to be harmful to the health, safety, or welfare of the future residents of the proposed subdivision plat or certified survey map or of the community.
2. Except as proved herein, the Town Board shall determine such unsuitability at the time the subdivision plat or certified survey map is considered for approval.
3. When a proposed subdivision plat or certified survey map is located in an area where flooding or potential flooding may be a hazard, the Town Board may require that this subdivider determine the floodplain boundaries for the proposed plat or map. Floodplain boundaries, as determined by the subdivider shall be reviewed and approved by the Wisconsin Department of Natural Resources.
4. When a proposed subdivision or certified survey map is located wholly or partly in an area where flooding or potential flooding is a hazard, the Town Board shall apply the following standards in addition to all other requirements in the approval of plats and certified survey maps.
 - a. The development shall be in accordance with the floodplain management standards of the Floodplain-Shoreland Management Section, Wisconsin Department of Natural Resources, and the Brown County Shoreland Floodplain Ordinance.
 - b. Floodplain lines and where calculated floodway lines, shall be shown on all final plats and maps.
5. Unless otherwise provided by law, subdivisions in areas not served by public sewer shall comply with the requirements of Chapters COMM 83 and 83of the Wisconsin Administrative Code. as may hereafter be amended.
6. All new land divisions not served by public sewer created by certified survey map or county plat shall have a state acceptable soil test done for each proposed lot. No more than four (7) lots shall be allowed in any County Plat to be developed with holding tanks as the on-site waste disposal system
7. The Town Board, in applying the provisions of this section, shall, in writing, recite the particular facts upon which it bases its conclusion that the land is not

suitable for the proposed use and afford the subdivider an opportunity to present evidence that the means of overcoming such suitability, if he/she so desires, at a meeting of the Board. Thereafter, the Board may affirm, modify, or withdraw its determination of unsuitability.

8. The subdivider may, as a part of the preliminary plat or certified survey map procedure, require a determination of land suitability providing that the subdivider shall provide all necessary maps, data, and information for such a determination to be made.
9. Each proposed subdivision plat or certified survey map shall be in compliance with the Town of Humboldt Comprehensive Plan.
10. No floodplain may be filled, to provide for a buildable area on any lot.

29.13 EROSION PREVENTIONS REQUIREMENTS

1. The Town Board may require a proposed subdivision or certified survey map to include a detailed erosion and sediment control plan. The plan shall detail all proposed grading techniques, land division design, landscaping, vegetative cover, berms, sediment basins, and other storm drainage and surface water runoff measures to reduce erosion and sedimentation caused by surface water runoff. Erosion and sediment control plans shall be submitted to the Town Planning Commission.
2. The Town Board may require side and/or rear building setback limits when a severe slope or unstable soil type exists on the proposed land-divisions.

29.14 ENVIRONMENTALLY SENSITIVE AREAS

1. Environmentally sensitive areas include water related features as identified in the most current approved Brown County Sewage Plan, or the following, as defined at Section 21.33 of the Brown County Code, if more restrictive:
 - a. Navigable waterways.
 - b. Land within 75-feet from the ordinary high water mark (OHWM) of navigable waterways with no flood study
 - c. Floodway plus land within 35-feet from the floodway line, or 75-feet from the ordinary high water mark (OHWM), whichever is greater
 - d. Non-navigable waterways.

- e. Land within 35-feet from the top of bank of non-navigable waterways.
 - f. Wetlands.
 - g. Land within 35-feet of wetlands that are larger than 2 acres in size
 - h. Land within 20-feet from the top and bottom of steep slopes that are 20% or greater that are located within and extend beyond any of the aforementioned natural resource features. The steep slope is also considered part of the ESA.
2. Environmentally Sensitive areas shall be shown on Certified Survey Maps and Final Plats to the extent required by State Law and shall be regulated as provided at Section 21.33 of the Brown County Code.

29.15 STREETS AND HIGHWAYS

- 1. Street Location
 - a. The arrangement, character, extent, width, and location of all streets shall conform to all applicable plans officially adopted by the Town of Humboldt, and shall be related to existing and planned streets, topographic conditions, existing natural features, public convenience and safety, and proposed uses of land to be served by such streets.
 - b. All town roads must comply with the minimum design standards of provided by Trans Section 204 Wis. Ad. Code as may hereafter be amended.
- 2. Arrangement of Streets
 - a. Major arterial streets shall be properly integrated with the existing and proposed system of major streets, highways, and thoroughfares.
 - b. Collector streets shall be properly related to special traffic generation facilities, such as schools, churches, and shopping centers, to population densities, and to the arterial streets into which they feed.
 - c. Local streets shall be laid out to conform as much as possible to topography, to permit efficient drainage and sewer systems, to require the minimum amount of street necessary to provide convenient, safe access to property.
- 3. When a subdivision abuts or contains an existing or proposed arterial street, the Town Board may require service drives, reverse frontage lots with screen plantings contained in a non-access reservation along the rear of the property line, deep lots with rear service alleys or such other treatment as may be necessary for

adequate protection of residential properties and to afford separation of through traffic and local traffic.

4. Where a subdivision or certified survey map borders on or contains a railroad right-of-way or limited access such right-of-way at a distance suitable for the appropriate use of the intervening land. Such distance shall be determined with regard for the requirements of approach grades and future grade separations.
5. Street jogs with centerline offsets of less than two hundred feet (200) shall be avoided.
6. Property lines at street intersections may be rounded with a radius of twelve (12) feet. Cut offs or courts may be permitted in place of rounded corners
7. Cul du sacs and dead end streets shall only be permitted if authorized by the Town Board or when said street appears on the town's official street map and cannot be otherwise laid out because of a natural or manmade abutment.
8. Arc distances when appropriate for lot frontage on curved right of ways shall be provided for municipal assessment purposes.
9. Streets shall be laid out so as to intersect as nearly as possible at right angles and no street shall intersect any other street at less than 60 degrees, and more than two streets intersecting at one point shall be discouraged.
10. Reserve strips or median strips controlling access to streets shall be prohibited, except where approved by the Town Board.
11. The minimum right-of-way and roadway of all streets shall be equal to or greater than the width specified below, unless a lesser width is approved by the Town Board.
 - a. Arterial Streets - 100 feet.
 - b. Collector Streets - 80 feet.
 - c. Local Streets - 70 feet.
 - d. Service drives - 50 feet in addition to the major traffic street it adjoins.
 - e. Exceptions - Where a major residential street including any proposed extensions thereof does not exceed one thousand (1,000) feet in length, a street seventy (70) feet in width may be permitted or when a minor residential street would necessitate lots with depths less than one hundred ten (110) feet, a street seventy (70) feet in width may be permitted.

12. Minimum sight distance shall comply with county and state design standards.
13. The minimum radii or curvature on the centerline shall be as specified below:

Street Type	Minimum Radius in Feet
Arterial	300
Collector	200
Local	100

14. Cul-du-sacs: Any street designed to have one (1) end permanently or temporarily closed shall not exceed one thousand (1,000) feet in length and shall provide a turnaround with a minimum right-of-way radius of eighty (80) feet.
15. Temporary turn-around: Use of property contained within a temporary turn-around (cul-du-sac) not dedicated as public road property shall revert to the abutting property owner when the road is extended beyond the temporary turn around.
16. Half streets (streets with less than full right-of-way width).
 - a. Where a half street has previously been dedicated adjacent to the subdivision, the remaining half of the street shall be dedicated to the subdivider.
 - b. Where no half street adjacent to the subdivision exists, the dedications of the half streets will not be approved, unless the remaining portion shall appear as a mapped street on the official map.
17. The Town Board may require that the subdivider prepare and submit street plans showing street locations beyond the boundary of the proposed subdivision. The street plans shall include an area determined by the Town Board or Town Planning Commission and be in conformance with the town's official street map.
18. Street Names.
 - a. Any street, which is the reasonable continuation of an existing street, shall bear the same name. If the topography or other feature of a permanent nature are such as to render the continuation of the actual roadway impossible and where some nomenclature is apt to produce confusion, the street shall not carry the same name as the street to which it may be geometrically aligned.

- b. The Town Board or Town Planning Commission may disapprove the name of any street shown in the plat, which has already been used elsewhere in the county, which, because of similarity, may cause confusion.
 - c. The term boulevard shall be reserved for such streets, which because of their breadth or monumental character, are to be especially designated.
19. Lots shall have a minimum building setback line from the right-of-way line equal to the requirements as set forth in the Town Zoning Ordinance of the zone in which the lot is located.

29.16 LOTS

- 1. The lot size, width, frontage, depth, shape and orientation, and the minimum building setback lines shall conform to the requirements of this Ordinance and shall also meet the minimum requirements as set forth in the Town of Humboldt Zoning Ordinance for the zone in which the proposed lot is located in.
- 2. Residential lot area shall not include land designated for right-of-way
- 3. The subdivider shall identify within each proposed lot the map or plat, all the any unbuildable areas.
- 4. Where possible, lot lines shall be perpendicular to the street line and to the tangent at the lot corner on curved streets.
- 5. Lots shall not cross municipal boundary lines.
- 6. Lot dimensions shall conform to the requirements of the local zoning ordinance, as well as existing county and state requirements, however:
 - a. Residential lots not served by public sewerage disposal facilities shall comply with the rules and regulations of the Department of Commerce of the Wisconsin Administrative Code where applicable, the Brown County Sanitary Ordinances and other state and local requirements.
 - b. The minimum lot width or frontage may be measured at the narrowest width within the first Twenty-Five (25) feet of lot depth immediately in back of the front yard setback line if the proposed lot is located on the outer radius of a curved street or a cul-de-sac.
- 7. Lot Drainage. Lots shall be laid out so as to provide positive drainage away from all buildings and individual lot drainage shall be coordinated with the general storm drainage pattern for the area. Drainage shall be designated so as to avoid concentration of storm drainage water from each lot to adjacent lots.

8. Every lot shall abut on a public street.
9. Side lot lines shall be substantially at right angles or radial to street lines.
10. Double frontage or reverse frontage lots shall be avoided, except where essential to provide separation of residential development from traffic arterials or to overcome specific disadvantages of topography and orientation. A planting screen easement of at least ten (10) feet may be required along the line of residential lots abutting such a traffic arterial.
11. When residential lots within the proposed subdivision back upon the right-of-way of an existing or proposed limited access highway or railroad, or when the Town Board or Town Planning Commission deems it necessary, the following restriction shall be lettered on the face of the plat: "Direct vehicular access to (name of road) from lots abutting said road is prohibited".
12. The use of outlots shall be avoided whenever possible. Outlots may be approved at the discretion of the Town Board where circumstances and conditions warrant. The Town Board may approve outlots where the following conditions exist.
 - a. The proposed outlot(s) is a sufficient size to be developed independent of the proposed and division.
 - b. The proposed outlot is dedicated for the public such as utilities, open space, etc.
13. Zero lot line lots shall conform to all requirements of the local municipality zoning ordinance. Zero lot line developments shall only be allowed in municipalities that have adopted a zero lot line zoning ordinance, planned unit development, or variance.

29.17 EASEMENTS

The Town may require easements for electric power and communications facilities, storm and sanitary sewers, streets, trees, floodwater, gas, water, cable television lines, or other utility lines. Where such easements are specifically located within the area being subdivided, they shall be placed so as not to interfere unreasonably with the use and enjoyment of the property for residential or other purposes.

29.18 STORM WATER DRAINAGE

1. Stormwater easements shall be provided for where required by the Town Board or Town Planning Commission to accommodate present and future storm water runoff. Storm water facilities shall be designed to permit the unimpaired flow of surface water, insure the drainage of all points along the line of streets, and provide positive consideration shall be given to protection against soil erosion and siltation of surface waters and preventing excess run off on adjacent property. Grading or construction adequate for the purpose may be required. Where necessary, storm water drainage shall be maintained by landscaped open channels of adequate size and grade to hydraulically accommodate maximum potential volumes of flow, subject to review and approval by the Town Board and Town Planning Commission.
2. Stormwater management plans shall be submitted by the subdivider to the Planning Commission for review and comment for all land divisions containing 5 or more parcels and other land divisions as determined by the Planning Commission or Town Board. The stormwater management plan shall include all the information required by Section 21.66 of the Brown County Code unless otherwise specified by the Town Board or Planning Commission.

29.19 PLANNED UNITS DEVELOPMENT

1. The requirements and standards of this ordinance may be waived by the Town Board for planned developments providing such proposed developments shall be planned as a unit, be appropriate to the site and location, shall be of sufficient size to permit the unified development of the area, shall meet the requirements for such use as set forth in the Town of Humboldt Zoning Ordinance, and is approved by the Town Board. In addition, continued provisions, maintenance, and use of open space, recreation areas, services, and amenities shall be assured in a manner acceptable to the Town Board.
2. It is the intent of this section to permit other types of planned development, cluster subdivisions and planned unit developments with owner-occupied row housing and with private owned common property comprising a major element of the development.
3. Nothing in this section is intended to lessen or eliminate the duty of the developer to provide subdivision documents and all other information required by this ordinance or other reasonable request by the Town Board or Planning

Commission.

29.20 PRELIMINARY CONSULTATION

It is recommended that prior to the filing of an application for the approval of a preliminary plat or certified survey map, the subdivider consult with the Town Planning Commission for advice and assistance. The Consultation is neither formal nor mandatory, but is intended to inform the subdivider in the planning of his/her development. In doing so, both the subdivider and the Planning Commission may reach mutual conclusions regarding the proposed area to be developed.

29.21 PRELIMINARY PLAT REVIEW

1. A preliminary plat shall be required for all subdivisions and shall be based upon a survey by a registered land surveyor and the plat prepared on tracing cloth or paper of good quality at a scale of not more than one hundred (100) feet to the inch and shall show correctly on its face the following information:
 - a. Plat with plat name prepared by a registered land surveyor.
 - b. Plat pages numbered.
 - c. Date.
 - d. Scale.
 - e. North point.
 - f. Surveyor name and contact information.
 - g. Surveyor signature, date, and seal (on hard copies).
 - h. Location of the plat by private claim or by government lot, quarter, quarter section, section, township, range, and county.
 - i. A small scale drawing of the section or region in which the plat lies with the location of the plat clearly identified.
 - j. Boundary lines and platting status.
 - k. Lots numbered sequentially. Outlots numbered sequentially.

- l. Dimensions of and area of lots, outlots, rights-of-way, and the encompassing area of the map listed as square footage.
- m. Layout, locations, widths, and names of existing or dedicated streets, alleys, or other public walkways.
- n. Street access restrictions.
- o. Radii of all curves.
- p. Layout, locations, widths, types, and names of existing public and private easements, drainage easements, railroads, utility rights-of-way, public stormwater management facilities and private waste water treatment system locations.
- q. Existing permanent buildings and structures.
- r. Parks and cemeteries.
- s. Location and dimensions of any site to be reserved or dedicated for parks, playgrounds, or other public use or to be reserved by deed or covenants for use of all property owners in the plat with the conditions, if any, of such dedication or reservation.
- t. Environmentally sensitive areas, including: waterways, wetlands, floodways, steep slopes, and associated setbacks.
- u. Floodplains, drainage ways and associated setbacks.
- v. Airport zoning districts.
- w. The Planning Commission or Town Board may require information to be shown beyond the plat boundary, if needed, for review of the preliminary plat.
- x. Surveyor's Certificate, Owner's Certificate, Municipality Certificate(s), Brown County Planning Commission Certificate, Brown County Treasurer's Certificate.
- y. Additional certificates identified in Section 236.21 of the Wisconsin Statutes.
- z. Required notes and restrictive covenants.
- aa. Title under which the proposed subdivision is to be recorded.
- bb. The entire area continuous to the proposed plat owned or controlled by the subdivider shall be included on the preliminary plat even though only a portion of the area is proposed for immediate development. The Town

Planning Commission may waive this requirement where it is unnecessary to fulfill the purpose and intent of this Ordinance and undue hardship would result from the strict application thereof.

2. Review procedure. The subdivider shall submit eleven (11) copies of the preliminary plat to the Town Clerk no less than ten days prior to the regularly scheduled Town Planning Commission Meeting. The Town Board and Town Planning Commission shall review the plat for compliance with this ordinance and all other town ordinances.
 - a. The Town Planning Commission shall review the proposed preliminary plat at a meeting scheduled for that purpose. The Planning Commission, at its discretion, may use the initial meeting as an opportunity to listen to the subdivider present the proposal and to become familiar with the proposed plat and may make a recommendation to the Town Board at this meeting. If the Planning Commission does make a recommendation at this meeting, it should forward its recommendation concerning the proposed plat to the Town Board.
 - b. If the Planning Commission did not make a recommendation concerning the proposed plat at the initial review meeting it shall schedule another meeting within 30 days. The Planning Commission shall make a recommendation to the Town Board regarding the proposed preliminary plat at that meeting and shall forward its recommendation concerning the proposed plat to the Town Board.
 - c. The Town Board shall take action on the proposed preliminary plat at its next regularly scheduled Town Board meeting. The Town Board shall express its approval, in writing, to the surveyor and/or subdivider and state the conditions of such approval and, if disapproved, shall express its disapproval and state its reasons for rejection. The proposed plat should not proceed to the next level (final plat approval) unless approved or approved conditionally by the Town Board.

29.22 FINAL PLAT REVIEW

1. The subdivider shall submit eleven (11) copies of the final plat to the Town Clerk no less than ten days prior to the Town Planning Commission Meeting and shall be submitted within six (6) months of the approval of the preliminary plat. Failure to submit the final plat within the six (6) month period may require re-submittal as a preliminary plat upon determination of the Town Planning Commission.
2. In addition to the information required by Chapter 236 of the Wisconsin Statutes and Section 21.43(3) the subdivider for final plat submission the subdivider shall

provide the following:

- a. Necessary utility easements and location of facilities with easements.
 - b. Railroad rights-of-way within and abutting the plat.
 - c. Floodway and floodplain boundaries where applicable.
 - d. All lands reserved for future public acquisition or reserved for the common use of property owners within the plat.
 - e. Special restrictions or notes required by the Board and any other approving or objecting agency, such as relating to floodplains, airport noise cones, or access control along public ways.
 - f. Erosions and sediment control measures, where applicable.
 - g. Locations and dimensions of all preplanned on-site waste disposal systems.
 - h. Unbuildable areas
3. Upon receipt thereof, the Town Board and Town Planning Commission shall examine the final plat and all necessary certificates as to its conformance with the approved preliminary plat, this ordinance and all town ordinances.
 4. The Planning Commission shall at its next meeting, make a recommendation to the Town Board concerning the final plat submittal.
 5. At its next regularly scheduled meeting, the Town Board may approve or deny the proposed plat, within Ninety (90) days. If disapproved or conditionally approved, the reasons or condition shall be stated on the record of the Town Board and forwarded to the surveyor and/or subdivider.
 6. The final plat shall be recorded by the subdivider in the office of the Register of Deeds of Brown County, Wisconsin as per chapter 236, Wisconsin Statutes.

29.23 PROCEDURE FOR CERTIFIED SURVEY MAP REVIEW

1. Certified survey maps may be used when a proposed land division generates less than five land divisions from a parent parcel (a certified survey creating up to four new lots with the remaining portion being the parent parcel will create no more than five buildable parcels) within a five year period, when any of the following apply: The land division is made by the same land owner a relative of the property owner, or a person who purchased the property with the intent of land division. Any attempt to further divide the subject property will trigger full

- subdivision platting requirements.
2. The certified survey map shall meet all the surveying requirements as set forth in Wisconsin Statutes 236 and Chapter 21 of the Brown County Ordinances for certified survey maps and shall include the following where applicable:
 - a. Floodplain, floodway, and drainage easement boundaries.
 - b. Approval signature of municipality in which the map is located.
 - c. Extra-territorial plat jurisdiction signature.
 - d. Building setback lines.
 - e. Necessary utility easements and location of facilities within the easements.
 - f. All existing visible structures at time of survey.
 - g. Location of necessary erosion and sediment control measures.
 - h. Locations and dimensions of all preplanned on-site waste disposal systems.
 - i. The requirements for soil information for proposed certified survey maps which have been prepared for uses other than for a proposed habitable building site may be waived at the discretion of the Town Planning Commission, provided that the following restrictive covenant be placed on the map: "The construction of structures which may rely upon on-site sewerage disposal systems for sanitary waste disposal shall be prohibited.
 - j. Topographic information in the form of five (5) foot contours with two (2) foot supplemental contours portrayed for areas adjacent to watercourses to a height of ten (10) feet above the estimated high water mark may be required by the Town Planning Commission. This information need not be shown on the final map.
 3. (3) The subdivider shall submit eleven (11) copies of the Certified Survey Map to the Town Zoning Clerk no less than ten days prior to the regularly scheduled Town Planning Commission Meeting. The Town Planning commission shall review the proposed certified survey map for compliance with this ordinance, and all other town ordinances at its regularly scheduled Planning Commission meeting.
 4. The Planning Commission, at its discretion, may use the initial meeting as an opportunity to become familiar with the proposed map and may not make a recommendation to the Town Board at this meeting. If the Planning Commission does make a recommendation at this meeting, it should forward its recommendation concerning the proposed map to the Town Board. If the

Planning Commission did not make a recommendation concerning the proposed map at the initial review meeting it shall make a recommendation to the Town Board at the next scheduled Planning Commission Meeting. The Planning Commission shall forward its recommendation concerning the proposed map to the Town Board. The Town Board shall take action on the proposed map at its next regularly scheduled Town Board meeting after receiving the recommendation of the Planning Commission. The Town Board shall state the conditions of approval, if any, and if disapproved, shall express its disapproval and state its reasons for rejection.

5. The certified survey map shall be filed for recording with the Register of Deeds of Brown County within 60 days of the last approval of the map.

29.24 COMBINING PARCELS

1. Contiguous parcels under identical ownership may be combined certified survey map shall be required for the combining of two or more existing tax parcels or existing parcels of record into fewer parcels, including the reduction of an existing parcel when the various parts are attached to an adjoining parcel unless such combining is required by the local assessor or Brown County Property Listing and is necessary for valuation purposes under Section 70.23(2) of the Wisconsin Statutes, or is the result of clear adverse possession claim between abutting landowners.
2. The document requirements and procedures for the review of certified survey maps shall be followed.

29.25 RETRACEMENT CERTIFIED SURVEY MAPS

A certified survey map may be used to identify and locate existing parcels of record. The retracement certified survey map must meet the following requirements.

1. The map shall be prepared in accordance with Section 236.34 and Chapter 21 of the Brown County Ordinances.

29.26 RECORDATION

All final land division documents shall be recorded by the subdivider in the office of the register of Deeds of Brown County, Wisconsin, within 30 days of the date of the last approval of the plat and in accordance with Chapter 236 Wisconsin Statutes.

29.27 DEVELOPMENT AGREEMENTS.

Whenever a tract of land is divided as provided by this Chapter, the Town Board may require and enter into a signed and recordable developer's agreement, even if no rezoning is necessary. The items the developer's agreement should include, without limitation, the following topics:

1. A thorough description of the proposed development, together with relevant phases of the development and a timeline for the completion (a project plan).
2. The proposed zoning necessary to develop the property consistent with the project plan.
3. Demolition and site clearance, if relevant.
4. A complete list of the improvements including, without limitation:
 - a. streets
 - b. sanitary sewer
 - c. water distribution
 - d. storm sewer
 - e. curb and gutter
 - f. sidewalks
 - g. topsoil and seeding
 - h. erosion control
 - i. landscaping
 - j. lighting plan, including the street lighting
 - k. signage
 - l. pipe culvert standards/materials/sizing
5. Right of inspection during construction
6. Completion date for all improvements.
7. Financial assurance for the completion of those improvements that have been accepted by the Town, this includes surety bonds or escrows.
8. Protocol for approval and transfer of those improvements that will be dedicated to

the Town. including inspection, review of as-builts, and dedication.

9. Description of building permits and occupancy permits needed for the project.
10. Delineation of applicable fees.
11. Indemnification and hold harmless of the Town.
12. Preparation and approval of proposed restrictive covenants applicable to the project and provision of the enforcement of those covenants that benefit the Town.
13. Non-discrimination clause.

29.28 VARIANCES

1. When the Town Zoning Board of Appeals finds that "Extraordinary hardship: or "practical difficulties" may result from strict compliance with these regulation and/or the purposes of these regulation may be served to a greater extent by an alternative proposal, it may approve variances to these subdivision regulations so that substantial justice may be done and the public interest secured, provided that such variances shall not have the effect of nullifying the intent and purpose of these regulations; and further proved the Town Zoning Board of Appeals shall not approve variances unless it shall make findings based upon the evidence presented to it in each specific cast that:
 - a. The granting of the variance will not be detrimental to the public safety, health, or welfare, or injurious to other properties.
 - b. The conditions upon which the request is based are unique to the property for which the variance is sought and are not applicable generally to other property.
 - c. Because of the particular physical surroundings, shape or topographical conditions of the specific property involved, a particular hardship to the owner would result, as distinguished from a mere inconvenience, the strict letter of these regulations are carried out.
 - d. The variance will not in any manner vary the provisions of the other town ordinances, or the Official Map.
2. When approving variances, the Town Zoning Board of Appeals may require such conditions as will, in its judgment, secure substantially the objectives of the standards or requirements of these regulations.

3. A petition for any such variance shall be submitted, in writing, by the subdivider at the time when the preliminary plat or certified survey map is filed for consideration of the Town Planning Commission. The petition shall state fully the grounds for the application and all of the facts relied upon by the petitioner.

29.30 ACCESSOR'S PLAT.

When a subdivision is created in violation of this Ordinance, the town may order an assessor's plat be made under Section 70.27 Wisconsin Statutes, at the expense of the subdivider or his/her agent.

29.31 FEES

The subdivider shall pay the Town of Humboldt all fees as herein after required and at the times specified and all fees required for road signage by the town.

1. **PRELIMINARY PLAT REVIEW FEE.** The subdivider shall pay a fee amounting to Two Hundred (\$200.00) Dollars for plats containing 4 lots or less. For larger plats Thirty (\$30.00) Dollars will be added for each lot in excess of 4. The fee shall be paid at the time of application for approval of any preliminary state or county subdivision plat and shall be submitted to the Town of Humboldt Clerk.
2. **CERTIFIED SURVEY MAP REVIEW.** There shall be no fee for the review of a certified survey map.
3. **VARIANCE REQUEST FEE.** The subdivider shall pay a fee amount of Two Hundred (\$200.00) Dollars to the Town of Humboldt at the time of application for each variance requires from the Subdivision and Platting Regulations. The fee shall be submitted to the Town of Humboldt Clerk.

29.32 NON COMPLIANCE, PUBLIC NUISANCE AND FORFEITURE.

1. Any violation of any provision of this Ordinance by any person, firm, association, corporation or his/her/their agent, employee, or officer, shall be unlawful. A violator shall, upon a finding that a violation exists, forfeit to the town not less than One Hundred (\$100.00) Dollars nor more than Five Hundred (\$500.00) Dollars, together with the taxable cost in such action. Each day during which such violation exists shall constitute a separate offense.
2. No building permit shall issue for any lot within a subdivision until there has been approval of the subdivision as required by this chapter and, where applicable, an executed developer's agreement as required by Section 29.27 of this code.

3. Every violation of this Ordinance is a public nuisance, and the creation thereof may be enjoined and maintenance thereof may be abated by action at suit of the Town, County, State or any citizen whose interests are adversely affected.
4. Each day during which such violation exists shall constitute a separate offense.

SECTION 2: Ordinances or parts of ordinances conflicting with or contravening the provisions of this Ordinance are hereby repealed.

SECTION 3: This Ordinance shall take effect upon passage by majority vote of the membership of the Town Board and publishing as provided by law.

PASSED AND ADOPTED by the Town Board of the Town of Humboldt, Wisconsin this 2 day of July, 2018.

Sam DeL...

CHAIRMAN

Wesley J. Ormer

Supervisor

John Zimonich

Supervisor

attested by:
7/2/18

Judy Bared, clerk