

CHAPTER 18 – SUBDIVISION AND PLATTING

18.01 (PURPOSE)

The purpose of this Chapter is to promote the public health, safety, convenience and general welfare. The regulations are designed to lessen congestion in the streets; to foster the orderly layout and use of land; to insure safety from fire, panic and other dangers; to discourage any platting of land subject to flooding; to provide optimum light and air; to discourage overcrowding of the land; to lessen concentration 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 of, 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 (AUTHORITY)

This Chapter is adopted pursuant to Sec. 236.45, Wis. Stats., which permits the adoption of regulations more restrictive than those contained in Chapter 236, Wis. Stats.

18.03 (DEFINITIONS)

- (1) BUTT LOT. The lot the rear line of which abuts the side lot line of another lot or lots in the same block but not separated by an open space.
- (2) CERTIFIED SURVEY MAP. A map intending to create not more than four (4) parcels of land as provided in Sec. 236.34, Wis. Stats. Certified survey maps shall, in addition to the provisions of Sec. 236.34, bear a certificate of approval of the City Council, certified by the City Clerk.
- (3) DIVISION OF LAND. Any splitting up of a recorded tract of land, except as provided in Sec. 18.04(4).
- (4) FINAL PLAT. A map of a subdivision with all necessary text, certificates, and affidavits to qualify it for recording in the office of the Register of Deeds.
- (5) LOT WIDTH. The width of a lot measured at the setback line.
- (6) OWNER. Includes the plural as well as the singular and may mean a natural person, firm, association, partnership, private corporation, public or quasi-public corporation, or combination of these.
- (7) PLAN COMMISSION. The City Plan Commission established in conformity with Sec. 62.23, Wis. Stats.
- (8) PRELIMINARY PLAT. A map or sketch of a proposed subdivision or division of land.
- (9) STREET. A public right-of-way for rubber-tired vehicular traffic.
 - (a) Major Thoroughfare. A thorough street with few stops except for signalized intersections and designed to handle large volumes of relatively high-speed traffic.
 - (b) Collector-Distributor Street. A street which carries traffic from local streets to the system of major thoroughfares. These streets handle somewhat smaller amounts of traffic, moving at slower speeds.
 - (c) Local Street. A street which is used primarily for access to abutting properties.
 - (d) Marginal Access Street. A street which is parallel to and adjacent to major thoroughfares and which provides access to abutting properties and protection from traffic on the major street.
 - (e) Alley. A public right-of-way which provides secondary access to abutting properties.
 - (f) Pedestrian Pathway. A public right-of-way 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 the land, is granted to the public or some particular person or part of the public.

(10) SUBDIVISION. As defined in Sec. 236.02(8), Wis. Stats.

(11) TENTATIVE APPROVAL. An approval with or without recommended alterations given to the preliminary plat by the Plan Commission. It shall constitute the necessary authority to proceed with the preparation and presentation of the final plat or certified survey map for the consideration of the City Council.

18.04 (JURISDICTION AND APPROVAL)

(1) No land within the corporate limits of the City or within the extraterritorial plat approval jurisdiction shall, after the adoption of this Chapter, be divided by a subdivision plat or certified survey map, nor may such document be entitled to be recorded in the office of the Register of Deeds, nor may any street 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 the City Council and certified thereto by the City Clerk.

(2) Any division of land, other than a subdivision as defined in Sec. 236.02(8), Wis. Stats., shall be surveyed and a certified survey map prepared as provided in Sec. 236.34, Wis. Stats.

(3) No building permit shall be issued by the city authorizing the building on or improvement of any parcel of land not on record as of the effective date of this Chapter until the provisions and requirements of this Chapter have been met.

(4) The provisions of this Chapter shall not apply to:

(a) Transfer of interest in land by will or pursuant to court order.

(b) Leases for a term of not exceeding ten (10) years, mortgages, or easements.

(c) Sale or exchange of parcels of land between owners of adjoining property, if additional lots are not created thereby and if the resulting lots are not reduced below the minimum sizes required by Chapter 236, Wis. Stats., or any other ordinance of the City.

18.05 (PROCEDURE)

Any owner of land (or his agent) who wishes to divide such land shall comply with the general principles of design and minimum layout requirements as set forth in Sec. 18.08 and the procedure shall in every case be as follows:

(1) PRE-APPLICATION CONFERENCE. The owner of the land which is located within the city (or his agent) shall first submit to the Plan Commission or its representative such information as may be required by the Plan Commission to describe or outline the existing conditions of the site and the proposed development thereof.

(2) PRELIMINARY PLAT OR CERTIFIED SURVEY MAP.

(a) Before submitting the final plat or certified survey map for approval, the owner shall prepare a preliminary plat or map which shall conform to the provisions set forth in Sec. 18.08 and 18.09, and shall file with the City Clerk an application in writing for the tentative approval of said plat or map, accompanied by such copies as shall be required by the City Clerk to comply with Chapter 236, Wis. Stats. A review charge of \$100.00 for premises lying within the boundaries of the City of Prairie du Chien and \$25.00 for premises within the extra-territorial jurisdiction of the City of Prairie du Chien, shall be charged for review of plats or certified survey maps required hereunder. **(HISTORY: Amended by Ordinance 2004-10, approved on June 1st 2004.)**

(b) The preliminary plat or map shall be checked and reviewed as to its conformity to the Official Map and the principal standards and requirements set forth in this Chapter, and copies of plats shall be referred for review and recommendations to the Director of the planning function in the Department of Resource Development, as required by Sec. 236.12, Wis. Stats.

(c) After review of the preliminary plat or map 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, within twenty (20) days of submission, approve, conditionally approve or reject the plat or map.

(d) 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 so notify the City Council.

(e) If the Plan Commission approves the preliminary plat, the City Council shall, within forty (40) days of the date the plat was filed with the City Clerk, approve conditionally or reject such plat and shall state in writing any conditions of approval or reasons for rejection, unless the time is extended by agreement by the subdivider. Failure of the City Council to act within forty (40) days or extension thereof shall constitute an approval of the preliminary plat. The Clerk shall communicate to the owner the action of the Council. If the plat or map is approved, the Clerk shall endorse it for the Council.

(f) Upon filing the preliminary plat or map with the city, the owner shall pay a fee of One Dollar (\$1.00).

(3) PUBLIC IMPROVEMENTS, PLANS AND SPECIFICATIONS. Simultaneously with the filing of the preliminary plat or map, the owner shall file with the City Clerk five (5) complete sets of preliminary plans and specifications for the construction of any public improvements required by Sec. 18.09.

(4) FINAL PLAT OR CERTIFIED SURVEY MAP.

(a) Simultaneously with the filing of the final plat or map, the owner shall file with the City Clerk four (4) copies of the final plans and specifications for public-improvements required by Sec. 18.09. If the plat has not been certified by the State agencies under Sec. 236.12(6), Wis. Stats., then copies as required by Sec. 236.12(2), Wis. Stats., shall also be provided.

(b) The City Clerk shall forward the plat or map and plans and specifications of public improvements to the Plan Commission. He shall forward copies of the plat to the Director of the planning function in the Department of Resource Development, as provided by Sec. 236.12(2), Wis. Stats.

(c) The Plan Commission shall refer the final plat or map and final plans and specifications for public improvements to the City Engineer for review.

(d) The City Engineer shall examine the plat or map and final plans and specifications of public improvements for technical details and , if he finds them satisfactory, shall so certify in writing to the Plan Commission.

(e) If the plat or map or the plans and specifications are not satisfactory, the City Engineer shall return them to the owner and so advise the Plan Commission.

(f) If the plat or map and the plans and specifications of public improvements are satisfactory to the Plan Commission, it shall so certify in writing to the City Council; if they are not satisfactory to the Commission, they shall be rejected in writing and returned to the owner.

(g) When the City Council receives the approved plat or map and plans and specifications from the Plan Commission, it shall signify its action by motion or resolution; if rejected, the Clerk shall so notify 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.

(h) The approval of the final plat or map by the City Council shall constitute acceptance of the dedication of any public street, open space or other public areas shown thereon.

(i) If the final plat conforms substantially to the layout shown in the preliminary plat as approved, including any conditions of that approval, it shall be approved by the City Council. If the final plat is not submitted within six (6) months of the last required approval of the preliminary plat, any approving authority may refuse to approve the final plat. If recommended by the Plan Commission, and if permitted by the City Council, the final plat may constitute

only that portion of the approved preliminary plat which the owner proposes to record at that time.

18.06 (CONSTRUCTION OF PUBLIC IMPROVEMENTS)

(1) Upon notification by the City Clerk that the preliminary plat or certified survey map has been approved by the City Council, the owner shall construct and install the required public improvements at his expense without cost to the City.

(2) In lieu of (1) above, the owner may post, with the City, cash, negotiable securities or a surety bond running to the City, in value sufficient to cover the full estimated cost as certified to by the City Engineer to assure the satisfactory installation of said improvements within two (2) years, as outlined in Sec. 18.09 of this Chapter and contained in the plans and specifications. Said survey bond shall be approved by the Mayor and City Council.

18.07 (TECHNICAL DETAILS)

(1) A preliminary plat (or certified survey map) shall be a legible print made from a drawing that shows correctly the following:

(a) Date, scale and North point.

(b) Proposed name of the subdivision, if a plat.

(c) Name and post office address of owner or his agent.

(d) Small drawing showing the location of the land to be divided.

(e) Location and names of adjoining subdivisions and the owners of undivided lands.

(f) Present zoning of land to be divided and adjoining lands.

(g) 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, water courses, drainage ditches, permanent buildings, bridges and other pertinent data as required by the Plan Commission, within three hundred (300) feet of the proposed division of land or of property owned or controlled by the owner.

(h) 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 City datum.

(i) Layout, width and approximate grades of all streets and rights-of-way such as alleys, highways, easements for sewers, water mains and other public utilities.

(j) Direction and distance to nearest water mains and sewer mains.

(k) Approximate dimensions of and areas of all lots and parcels.

(l) Proposed building setback lines, if different from those required by the City Zoning Code.

(m) Contour lines at an interval of not more than 2 1/2 feet, with reference to City datum.

(2) CONSTRUCTION PLANS. As required by Secs. 18.08 and 18.09, the owner shall furnish with the preliminary plat or map necessary construction plans of public improvements. If the owner so chooses, he may obtain approval of a preliminary plat as to layout only. If only a portion of the preliminary plat is to be improved and submitted for final approval, construction plans and specifications need be prepared for only such portion. However, the design of public improvements shall be based on the needs of the whole area and such additional area as in the judgment of the Plan Commission is necessary.

(3) FINAL PLAT. A final plat of a subdivision shall comply in all respects with the requirements of Chapter 236, Wis. Stats.

(4) FINAL CERTIFIED SURVEY MAP. A final certified survey map of a division of land not requiring a plat shall comply in all respects to the requirements of Sec. 236.34, Wis. Stats.

18.08 (DESIGN OF SUBDIVISIONS)

(1) GENERAL. In laying out a subdivision, the owner shall conform to the provisions of Chapter 236,

Wis. Stats., and all applicable ordinances of the city. In all cases where the requirements of this Chapter are different from the requirements of Chapter 236, the more restrictive provision shall apply.

(2) PUBLIC PARKS AND SITES FOR OTHER PUBLIC AREAS.

(a) Suitable sites for public areas such as, but not limited to, parks, recreational areas, parkways, public building areas or other public uses, but excluding schools, shall be provided in one or more of the following manners.

(1) Dedication of eight percent (8%) of the total area of the subdivision.

(2) Transfer of ownership by deed to the City of the areas of land equivalent to the requirements of paragraph 1 above.

(3) Where the dedication of land under paragraphs 1 or 2 above would result in lands which would not be useful to the City, the Plan Commission may stipulate to the owner some other equitable means for making a dedication or a cash payment to the city in lieu thereof.

(b) When public parks and sites for other public areas, as shown on the Official Map, lie within the area proposed for development and are greater in area than required by (a) (1) above, the owner shall reserve for acquisition by the city through agreement, purchase or condemnation the remaining greater public area for a period of one (1) year.

(3) STREETS.

(a) Streets shall be provided for convenient access to all parcels of land to be created by the subdivision. All streets shall be dedicated to the public unless in areas outside the corporate limits the town board will permit private streets. Design of private streets shall be in full conformity with this Chapter.

(b) The layout of streets shall conform to the Official Map.

(c) In areas not covered by the Official Map, the layout of streets shall conform to the plan for the most advantageous development of adjoining areas of the neighborhood. Streets shall be designed and located in relation to existing and officially planned streets, topography and natural terrain, streams and lakes, 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.

(d) Street Classification. Streets shall be classified as indicated below. Physical dimensions of streets shall conform to the established "Street Standards" which are appended to this Chapter.

(1) Major Thoroughfares. Streets which have the greatest importance to the development of the City and which are shown on the Official Map or as designated in Sec. 18.08. In lieu of building pavements to standards required for this class of street, the owner shall pay the City a sum of money equal to the cost of improving the street to standards established in paragraph 3 for Local Streets.

(2) Collector-Distributor Streets. Shall have a right-of-way width as established on the Official Map, or have a right-of-way width as established on the Official Map, or as designated in Sec. 18.08. In lieu of building pavements to standards required for this class of street, the owner shall pay to the city a sum of money equal to the cost of improving the street to standards established in paragraph 3 for Local Streets.

(3) Local Streets. Shall have a right-of-way width of not less than sixty (60) feet, except for short dead-end streets which may be fifty (50) feet wide. They shall be provided with one (1) thirty-six (36) foot wide pavement. The pavement shall consist of seven (7) inch waterbound crushed stone or gravel base course with a two and one-half (2 ½) inch high hot-mix bituminous wearing surface or a six and one-quarter (6 ¼) inch Portland cement concrete pavement. **(HISTORY: Revised in May 1978.)**

(4) Marginal Access Streets. (As defined in Sec. 18.03) may not be less than fifty (50) feet wide.

(e) 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.

(f) 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 of the subdivision with existing layout or the most advantageous future development of adjacent tracts. Deadend streets not over five hundred (500) feet in length will be approved when necessitated by the topography.

(g) Grades. The grade of major thoroughfares and collector distributor streets shall not exceed six percent (6%) unless necessitated by exceptional topography and approved by the Plan Commission. Grades of local streets shall not exceed ten percent (10%). The minimum grade of all streets shall be 0.3%.

(h) Horizontal Curves. A minimum sight distance with clear visibility measured along the centerline, shall be provided of at least five hundred (500) feet on major thoroughfares, two hundred (200) feet on collector distributor streets, and one hundred twenty (120) feet on all other streets.

(i) 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 grade for major thoroughfares, and twenty (20) times this algebraic difference for all other streets.

(j) Tangents. A tangent of at least one hundred (100) feet long shall be introduced between reverse curves and between curves and a street intersection on major thoroughfares and collector distributor streets.

(k) Street Names. New street names shall not duplicate the names of existing streets, but streets that are continuations of others already in existence and named shall bear the names of the existing streets.

(l) Reserve Strips. Reserve strips controlling access to streets shall be encouraged where their control is definitely placed in the city under conditions approved by the Plan Commission.

(m) Half Streets. Where a half street is adjacent to the subdivision, the other half street shall be dedicated by the subdivider.

(n) Intersections.

(1) Property lines at street intersections of major thoroughfares shall be rounded with a radius of twenty-five (25) feet or of a greater radius where the Plan Commission considers it necessary.

(2) 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.

(o) Alleys.

(1) Alleys shall be provided in all commercial and industrial districts, except that the Plan Commission may waive this requirement where other definite and assured provisions are made for service access, such as off street loading and parking, consistent with and adequate for the uses proposed. No alley shall connect with a major thoroughfare.

(2) Width of alleys shall be not less than twenty (20) feet.

(3) Deadend alleys are prohibited.

(4) Block and Lot Layout.

a. The length, width and shape of blocks shall be such as are appropriate to the locality and the type of development contemplated, but block length in

residential areas shall not exceed fifteen hundred (1500) feet nor have less than sufficient width to provide for two tiers of appropriate depth between street lines. As a general rule, blocks shall not be less than six hundred (600) feet in length.

b. Pedestrian crosswalks not less than ten (10) feet wide may be required by the Plan Commission through the center of a block more than nine hundred (900) feet long, where deemed essential to provide circulation or access to schools, playgrounds, shopping centers, transportation and other community facilities.

c. Lots, General Conditions.

1. The size, shape and orientation of lots shall be appropriate for the location of the subdivision and for the type of development contemplated, provided that no residential lot shall be smaller in area than the minimum lot size for the appropriate zone as established by the city's Zoning Code and Map.

2. Lot dimensions shall conform to the requirements of the Zoning Code, but in no case shall have a frontage of less than sixty (60) feet at the building line, or a depth of less than one hundred (100) feet.

3. Depth and width of properties reserved or laid out for commercial or 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 Code.

4. Residential lots, fronting on major streets and highways, shall be platted with extra depth or designed to alleviate the effect of major street traffic on residential occupancy.

d. Corner lots for residential use shall have extra width to permit full building setback from both streets, as required by the Zoning Code.

f. Every lot 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.

g. Butt lots will be permitted by the Plan Commission only in exceptional cases.

h. Side lot lines shall be substantially at right angles to or radial to abutting street lines.

i. In case a tract is divided into parcels of more than one and one-half (1 1/2) acres in area, such parcels shall be so arranged to permit redividing into parcels in accordance with this Chapter and the Zoning code.

j. 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.

(5) Easements.

a. Utility easements shall be provided at the rear of all residential lots and along the side lot lines where required. Such utility easements shall be at least twelve (12) feet wide and normally centered upon the rear or side lot line. Evidence shall be furnished the Plan Commission that easements and any easement provisions to be incorporated in the plat or in deeds have been reviewed by the individual utility companies or the organization responsible for furnishing the services involved.

b. Where a subdivision is traversed by a watercourse, drainage way, channel or stream:

1. There shall be provided a storm water easement or drainage right-of-way conforming substantially to the lines of such water course and such

- further width or construction or both as will be adequate for the purpose and as may be necessary to comply with this section; or
2. The water course, drainage way, channel or stream may be relocated in such a manner that the maintenance of adequate drainage will be assured and the same provided with a storm water easement or drainage right-of-way conforming to the lines of the relocated water course, and such further width or construction or both as will be adequate for the purpose and may be necessary to comply with this section.
 3. Wherever piping is not possible, it is desirable that the drainage be maintained by an open channel with landscaped banks and adequate width for maximum potential volume of flow. In all cases, such water course shall be of a minimum width established at the high water mark, or in the absence of such specification, not less than thirty (30) feet.

18.09 (DESIGN STANDARDS FOR PUBLIC IMPROVEMENTS)

- (1) **IMPROVEMENTS COMPLETED.** All improvements required under this Chapter shall be constructed by the subdivider at his expense in accordance with its provisions prior to filing the final plat with the City Clerk for approval by the City Council in lieu of construction of the public improvements, the owner may furnish a surety bond as provided in Sec. 18.06.
- (2) **GUARANTEE OF MATERIALS AND WORKMANSHIP.** 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 percent (20%) of the cost of the improvements to guarantee workmanship and materials of construction and to save the city harmless from the cost to repair or replace the improvements.
- (3) **PROCEDURE.**
 - (a) Simultaneously with the filing of the preliminary plat with the City Clerk, or as soon thereafter as practicable, four (4) copies of the construction plans and specifications shall be furnished for the following public improvements.
 - (1) Street grading and surfacing.
 - (2) Sanitary sewerage, including house laterals.
 - (3) Water mains and house laterals.
 - (4) Curb, gutters and sidewalks.
 - (5) Storm water drainage system.
 - (b) Action by the City Engineer. The City Engineer shall review or cause to be reviewed the plans and specifications for conformance with the requirements of this Chapter. If he rejects the plans and specifications, he shall notify the owner, who shall modify the plans or specifications or both accordingly. When the plans and specifications are corrected, the City Engineer shall approve them in writing and so notify the Plan Commission so that it may approve the plans and specifications for transmittal to the City Council. The City Council shall approve the plans and specifications before the improvements are installed.
 - (c) Construction and Inspection.
 - (1) Prior to starting any of the work covered by the plans approved as above, written authorization to start the work shall be obtained from the City Engineer upon receipt of all necessary permits and in accordance with the construction methods described in paragraph (6) of this section.
 - (2) Construction of all improvements required by this Chapter shall be completed within two (2) years from the date of approval of the final plat by the Plan Commission, unless good cause can be shown for granting an extension of time by the Mayor and City Council.
 - (3) During the course of construction, the City Engineer shall make such inspections as he deems necessary to insure compliance with the plans and specifications as approved.

The owner shall pay the actual cost to the City of inspectors, engineers and other parties necessary to insure satisfactory work.

(d) As-Built Plans. After completion of all public improvements and prior to final acceptance of said improvements, the subdivider shall make or cause to be made a map showing the actual location of all valves, manholes, stubs, sewers and water mains, and such other facilities as the City Engineer shall require. This map shall be in black ink on tracing cloth and shall bear the signature and seal of a professional engineer registered in Wisconsin. The presentation of the map shall be a condition of final acceptance of the improvements and release of the surety bond assuring their completion.

(4) DESIGN STANDARDS.

(a) Streets.

(1) Major Thoroughfares. Shall have a right-of-way width as established on the Official Map or as designated in Sec. 18.08. In lieu of building pavements to standards required for this class of street, the owner shall pay the City a sum of money equal to the cost of improving the street to standards established in paragraph 3 for Local Streets.

(2) Collector-Distributor Streets. Shall have a right-of-way width as established on the Official Map, or as designated in Sec. 18.08. In lieu of building pavements to standards required for this class of street, the owner shall pay to the city a sum of money equal to the cost of improving the street to standards established in paragraph 3 for Local Streets.

(3) Local Streets. Shall have a right-of-way width of not less than sixty (60) feet, except for short deadend streets which may be fifty (50) feet wide. They shall be provided with one (1) thirty-six (36) foot wide pavement. The pavement shall consist of a seven (7) inch waterbound crushed stone or gravel base course with a two and one-half (2 1/2) inch hot-mix bituminous wearing surface or a six and one-quarter (6 1/4) inch Portland cement concrete pavement.

(4) Streets in the Flood Plain. The construction of new streets or the elevation of existing streets in the floodway or flood plain shall be consistent with flood plain management standards, Wisconsin Administrative Code, DNR 116.

(5) Turn-Arounds. At the end of deadend streets, shall be paved as provided for local streets with a thirty-six (36) foot wide pavement, with an outside diameter of the turn-around of eighty-four (84) feet and an inside diameter of twenty-six (26) feet, and be connected by smooth curves to the pavement of the main portion of the street.

(b) Alleys. Alleys provided to serve business, commercial or industrial areas shall be provided with a pavement of not less than sixteen (16) feet in width. The pavement shall consist of an eight (8) inch Portland cement concrete pavement; or an eight (8) inch waterbound macadam base with a three (3) inch plant mix bituminous concrete wearing surface.

(c) Curb and Gutter. All major thoroughfares, collector distributor or local streets shall be provided with curb and gutter in accordance with the standard specifications of the City.

(d) Sanitary Sewerage System. There shall be provided a sanitary sewerage system in conformity with the Master Plan of sewers as approved by the City Council. Systems to be extended or connections to existing systems in the Flood Plain District shall be floodproofed in accordance with Section 17.14 (7) (d).

(e) Water Supply System. There provided a water supply system in conformity with the Master Plan of the water system as approved by the City Council. The cost of providing and installing water pipe of sizes larger than required to serve the area shall be borne by the City as agreed upon prior to the approval of the final plat or certified survey map. Hydrants and valves will be furnished by the City at no cost to the owner. Systems to be extended or connections to existing systems in the Flood Plain District shall be floodproofed in accordance with Section 17.14 (7) (d). **(HISTORY: Revised in February 1971.)**

(f) Sidewalks. Shall be provided to serve the following areas:

1. Commercial Property. Shall be provided with concrete sidewalks at least eight (8) feet wide and four (4) inches thick.

2. Residential Property. When required by the Plan Commission shall be provided along each side of the street with a concrete sidewalk five (5) feet wide and four (4) inches thick.

(5) FINAL CONSTRUCTION PLANS. Shall be legible prints of a size acceptable to the City Engineer and shall include the following:

(a) Map of plat or subdivision of lands, including title of plat or map.

(b) Layout of Streets.

(c) Layout of sanitary sewers.

(d) Layout of water supply system.

(e) Plans and profiles of streets and sewers at scale of not more than forty (40) feet per inch horizontal and four (4) feet per inch vertical.

(f) All necessary details.

(6) MATERIAL STANDARDS. All improvements constructed under this Chapter shall be of the standards, where applicable, established by the Wisconsin State Highway Commission "Standard Specifications for Roads and Bridges". Where the Highway Commission's specifications do not apply, the standards shall be as approved by the City Engineer.

18.10 (EXCEPTIONS)

In exceptional cases, where topography or other physical conditions would cause unnecessary hardship to the owner, and not provide the City substantial benefit, the Plan Commission may recommend to the City Council special provisions to relieve such hardship, provided that such provisions to not violate state law or regulations. **(HISTORY: Revised in February 1971.)**

18.11 (VIOLATIONS AND PENALTIES)

Any person who violates any provisions of this Chapter shall be subject to the penalty as provided in sec. 25.04 of this Municipal Code.