

**Chapter 16.16  
Improvements**

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- 16.16.010 Requirements to be met before approval of final plat.**

Before a final plat of a subdivision located within the corporate limits will be approved, the subdivider shall file with the plat a surety bond or irrevocable letter of credit insuring that facilities such as street lighting and mini storm sewer will be installed within the time required by the village board. Plans for all required improvements shall be submitted to the director for approval at least twenty (20) days previous to the commencement of the construction of such improvements. (Ord. dated 3/9/94 § 8.26 (part))

**16.16.020 Feasibility studies.**

The village will be responsible for any feasibility studies required to determine the nature and cost of public improvements required to accommodate the development of adjacent land areas. Any developer wishing to have an area studied should notify the village of that intention by August 1st of the year prior to wishing to begin development. Requests to conduct feasibility studies will be evaluated based upon available funding, sound planning principles, required public improvements, and other considerations. The village reserves the right to deny a developer's request for a feasibility study; such denial will be construed the same as denial of a preliminary plat submittal. Under no circumstances shall the requirement for prior study be waived if, in the opinion of the director, the proposed development may have a negative impact on existing or future development.

Exception. In situations where a developer may want to proceed with a project, but the village is unwilling to finance the needed studies, the developer may offer to reimburse the village for the cost of the studies. The village will then request an estimated study cost from the engineer and the developer shall pay the village that estimated cost prior to start of the study. The acceptance of the study financing from the developer in no way obligates the village to approve any present or future development requests that may be submitted by the developer or to refund any of the cost, even if the study recommendations are unfavorable to the developer. (Ord. dated 3/9/94 § 8.26(1))

**16.16.030 Streets.**

The developer shall be responsible for all engineering required for street and utilities construction, and shall have all plans and specifications approved by the director of public works prior to start of construction. The developer shall construct the street base at his expense and shall be responsible for

the application of dust control if determined by the director to be necessary. The developer shall be responsible for all street base maintenance until acceptance by the village, at which time the village shall assume maintenance responsibilities. At the time of preliminary plat approval, the village shall set the date for completion of street construction. Paving shall take place no later than one year after the acceptance of the preliminary plat. The paving cost will be assessed to the owner of the abutting property at the time the improvement is made. Assessments will be levied in accordance with the guidelines of the existing street assessment policy.

Appropriate street name signs shall be installed by the village. (Ord. dated 3/9/94 § 8.26[2])

#### **16.16.040 Alleys.**

When alleys are constructed, they shall meet the standards of street construction as established by the director. (Ord. dated 3/9/94 § 8.26[3])

#### **16.16.050 Sidewalks.**

Each residence must have a sidewalk installed within one year of the issuance of the certificate of occupancy.

#### **16.16.060 Driveway aprons.**

Any improved lot will, as part of the street construction, have a concrete apron installed for each driveway. Vacant lots will have the apron installed at the time of the home construction. No residential apron shall exceed twenty-four (24) feet in width at the curb. The apron cost will be specially assessed to the owner of the abutting property in conjunction with the levying of assessments for street improvements. (Ord. dated 3/9/94 § 8.26[5])

#### **16.16.070 Storm water drainage and storm sewers.**

A. Adequate concrete curb and gutter and adequate subsurface drainage ways for the removal of storm water shall be provided by the

developer. The extent to which area storm drainage facilities shall be required will be based upon an analysis of need prepared for the developer by the village, and shall be so designed that it may be incorporated into a comprehensive drainage system. The analysis shall be based upon the Rational Method of computing storm water runoff using the Madison Design Curve. Times of concentration, soil infiltration, soil infiltration rates, and other variable factors to be used in the analysis shall be discussed with, and approved by, the director prior to construction.

B. The storm water sewer system shall be separate and independent of the sanitary sewer system. Surface inlets shall be provided by the developer where evidence indicates such a system is necessary.

C. Storm sewers shall be constructed at the developer's expense for adequate size and depth installations. Any additional cost due to pipe over-sizing, greater depth or lift stations at the request of the village shall be at the village's expense. In situations where a development requires an improvement of great cost, the village will attempt to program the improvement into its five-year capital improvements program; eventual approval of the development may therefore depend upon the availability of funding.

D. Ministorm sewers shall be installed at the developer's expense and shall be constructed to accommodate stormwater from yard drainage and sump pumps within the subdivision. Ministorm sewers may be laterals run from the storm sewer in the street or may be tile lines run down the rear lot lines with occasional catchbasins. A ministorm sewer plan must be approved by the director prior to construction. (Ord. dated 3/9/94 § 8.26(6))

**16.16.080 Sanitary sewer.**

The developer shall provide the subdivision with a means of sanitary sewage disposal. This may be done in one of the following ways:

A. Public Collection System. In all cases where such public collection system is located within one thousand (1,000) feet of the subdivision, the developer shall, at his expense, construct a sanitary sewer system which shall connect to the sewerage system of the village and provide a connection to each lot.

B. Private Disposal System. Where subsection A of this section is not feasible, the developer may be permitted to install on each lot an individual sewage disposal system consisting of a septic tank and tile absorption field or any other disposal system which is approved by the state of Wisconsin and the director.

C. Subdivision collection system. The developer shall install sewer mains of sufficient size to serve his development. If, in the opinion of the director, additional size is required to serve potential or existing developments beyond that proposed, the village shall pay for such additional costs. All plans and specifications for the sanitary sewer system shall be prepared for the developer by a registered engineer, and shall be approved by the state of Wisconsin Department of Natural Resources and the director. (Ord. dated 3/9/94 § 8.26(7))

**16.16.090 Water system.**

A. The developer shall provide the subdivision with an approved source of water. The developer shall be required to extend such service to the proposed subdivision at his expense and to use that as the water supply source for the subdivision.

B. The developer shall install water mains of sufficient size to serve the needs of the proposed development. If, in the opinion of the director, additional size is required to serve potential or existing developments beyond the proposed subdivision, the village shall pay for additional costs. All plans and specification for the water supply system shall be prepared by a

registered engineer, and shall be approved by the state of Wisconsin and the director. (Ord. dated 3/9/94 § 8.26(8))

**16.16.100 Public utilities.**

A. All public utilities shall be installed at developer's expense.

B. A system of utility easements shall be provided for the entire subdivision. Gas mains shall be located within easements or public rights-of-way so as not to conflict with other utilities.

C. Telephone and/or electric service lines shall be placed underground throughout the subdivision. The conduit or cables shall be located within easements or public rights-of-way in a manner which will not conflict with other underground services. All transformers and terminal boxes shall be located so as not to be unsightly or hazardous to the public.

D. When presenting a final plat for approval of the plan commission and the village board, the developer shall present a plan showing where all public street lighting will be installed. All street lighting poles, fixtures location and installation shall be approved by the director. All final plats shall designate the street lighting by correct engineering symbols on the final plat plan. The installation of public street lighting shall be done at the developer's expense. (Ord. dated 3/9/94 § 8.26(9))

**16.16.110 Landscape development.**

A. All unpaved or otherwise unimproved areas within the public rights-of-way or public use areas shall be graded and seeded in an approved manner.

B. Within the areas designated for screen planting, the subdivider shall provide a continuous planting of evergreen or deciduous shrubs and, for each one hundred (100) feet of such planting screen, he shall provide one deciduous tree and two flowering trees arranged in accordance with an approved landscape development plan.

C. All trees shall be from a commercial nursery and guaranteed healthy for a period of one

year after planting and shall be approved by director.

D. All dirt piles, whether generated from street or sidewalk excavations or from the excavation of basements, shall be removed from the subdivision by November 15th of each year. A time extension may be granted if in the opinion of the director weather conditions do not allow the contractor to remove dirt piles or to grade topsoil.

E. Adequate erosion control measures complying with state regulations shall be provided. (Ord. dated 3/9/94 § 8.26(10))

#### **16.16.120 Inspection of improvement.**

The village shall provide for inspection of required improvements during construction and insure their satisfactory completion. The applicant shall pay to the local government an inspection fee of seventy-five dollars (\$75.00) per lot, and the subdivision plat shall not be signed by the plan commission unless such fee has been paid at the time of application. These fees shall be due and payable upon demand of the local government and no building permits or certificates of occupancy shall be issued until all fees are paid. If the local government engineer finds upon inspection that any of the required improvements have not been constructed in accordance with the local government's construction standards and specifications, the subdivider shall be responsible for the necessary corrections. Wherever the cost of improvements is covered by a performance bond, the subdivider and the bonding company shall be severally and jointly liable for completing the improvements according to specifications. (Ord. dated 3/9/94 § 8.26(11))

#### **16.16.130 Maintenance of improvements.**

A. The developer shall be responsible for a period of one year after construction for the maintenance of all utilities installed to accommodate the new subdivision. Maintenance shall include, but not be limited to, settling trenches, dirt or gravel deposits in catchbasins and manholes and any other maintenance deemed necessary by the director.

B. If the developer fails to complete the necessary maintenance within a specified period of time the director shall have the work done and charge the

developer for all costs incurred.

C. The developer will be responsible for clearly marking all manholes, catchbasins and water boxes with stakes, fence posts or barricades to protect them against damage from construction equipment. (Ord. dated 3/9/94 § 8.26(12))

#### **16.16.140 Acceptance of improvements.**

The village will not accept the required improvements nor release nor reduce a performance bond until the director has submitted a certificate stating that all required improvements have been satisfactorily completed and until the applicant's engineer or surveyor has certified to the director, through submission of detailed as-constructed drawings indicating location, dimensions, materials, and other information required by the director, that the layout of the line and grade of all public improvements is in accordance with the construction plans approved for the subdivision. (Ord. dated 3/9/94 § 8.26(13))

#### **16.16.150 As-constructed drawings.**

Upon completion of the sanitary sewer mains and laterals, water mains and laterals and storm sewer mains and laterals, the subdivider shall provide the village as-constructed drawings of said improvements. Such drawings shall show the actual field location of all the above improvements, including lateral locations, and the actual manhole and catch-basin rim and invert elevations for the sanitary and storm sewers. Such drawings shall be prepared on reproducible vellum and may be duplicate tracings of the construction drawings with the as-constructed information added. (Ord. dated 3/9/94 § 8.26(14))

#### **16.16.160 Payment for improvements.**

A. Notwithstanding any other provision of this section to the contrary, the developer shall be responsible for paying the cost of planning, engineering, constructing and dedicating the public street infrastructure and public utility facilities including, but not limited to, street grading and base, street surface and paving, drainage and storm water management facilities, potable water

distribution facilities, sanitary sewer and wastewater collection facilities, curb, gutter, sidewalks, driveway approaches, street lighting, terrace and green space landscaping and other improvements which benefit the subdivision or may be required for integrating the development into existing village systems.

B. The village board in its discretion may require that the village, the developer or both perform all or part of the public street infrastructure and public utility facilities work. The village board may require that all or part of the public street infrastructure and public utility facilities work be paid from public funds, in which case such payments from public funds including debt and assessment administration expenses and interest shall be specially assessed against the lands within the subdivision.

C. The village board requires a satisfactory performance bond be provided by the developer at the developer's expense to assure that all improvements in the approved final plat are properly and timely completed. (Ord. 2001-16)