

CHAPTER 5

Subdivisions Regulations

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SEC. 10-5-1 INTRODUCTION AND PURPOSE.

(a) In accordance with the authority granted by Section 236.45 of the Wisconsin Statutes and for the purposes listed in Section 236.01 and 236.45 of the Wisconsin Statutes, the Village Board of the Village of Plainfield does hereby ordain as follows:

(1) The provisions of this Chapter shall be held to be minimum requirements adopted to promote the health, safety, morals, comfort, prosperity and general welfare of the Village.

(2) This Chapter shall not repeal, impair or modify private covenants or public ordinances, except that it shall apply whenever it imposes stricter restrictions on land use.

SEC. 10-5-2 DEFINITIONS.

(a) **ALLEY.** A public right-of-way usually not less than thirty (30) feet in width which normally affords a secondary means of vehicular access to abutting property.

(b) **ARTERIAL STREET.** A street which provides for the movement of relatively heavy traffic to, from or within the Village. It has a secondary function of providing access to abutting land. An arterial street system is designated on the Village's master plan.

(c) **COLLECTOR STREET.** A street which collects and distributes internal traffic within an urban area such as a residential neighborhood, between arterial and local streets. It provides access to abutting property.

(d) **CUL-DE-SAC.** A short street having but one end open to traffic and the other end being permanently terminated in a vehicular turnaround.

(e) **LOCAL STREET.** A street of little or no continuity designed to provide access to abutting property and leading into collector streets.

(f) **LOT.** A piece, parcel or plot of land intended for building development or as a unit for transfer of ownership.

(g) **PLAT.** The map, drawing or chart on which the sub-divider's plan of subdivision is presented to the Finance, Personnel, Budget and Planning Committee for its recommendation to the Village Board for approval.

(h) **SUBDIVISION.** A division of a lot, parcel or tract of land by the owner thereof or his agent for the purpose of sale or building development, where:

(1) The act of division creates two (2) or more parcels or building sites of two (2) acres each or less in area; or

(2) Two (2) or more parcels or building sites of two (2) acres each or less in area are created by successive divisions within a period of five (5) years.

(i) **MINOR SUBDIVISION.** The division of land by the owner or his agent resulting in the creation of two (2) parcels or building sites, anyone of which is five (5) acres in size or less, or the division of a block, lot or out lot within a recorded subdivision plat into not more than four (4) parcels or building sites without changing the exterior boundaries of said block, lot or out lot.

SEC. 10-5-3 GENERAL PROVISIONS.

(a) No division of land within the Village or within its extra-territorial plat approval jurisdiction shall be permitted if it results in a subdivision unless a plat of the subdivision is permitted and approved in accordance with this Chapter and Chapter 236 of the Wisconsin Statutes.

(b) In addition to the provisions of this Chapter and Chapter 236 of the Wisconsin Statutes, all subdivisions shall conform to the Zoning requirements, the official map for the Village of Plainfield and its extra-territorial planning area, or any future such zoning requirements or Master Plan when adopted by the Village Board.

(c) Provided, however, that this Chapter shall not apply to:

(1) Transfers of interests in land by will or pursuant to court order;

(2) Leases for a term not to exceed ten (10) years, mortgages or easements;

(3) The sale or exchange of parcels of land between owners of adjoining property if additional lots are not thereby created and the lots resulting are not reduced below the minimum sizes required by this Chapter or other applicable laws or ordinances.

SEC. 10-5-4 PROCEDURE FOR SUBMITTING SUBDIVISIONS

(a) SUBDIVISIONS.

(1) Preliminary Meetings. Before filing a preliminary plat, the sub-divider is encouraged to consult with the Finance, Personnel, Budget and Planning Committee and/or its consulting staff for advice regarding general subdivision drawn on a topographic survey map should be submitted. The sub-divider shall also submit a location map showing the relationship of the proposed subdivision to traffic arteries and existing community facilities.

(2) Preliminary Plat.

a. The sub-divider shall submit to the Village Board and to those agencies having the authority to object to plats under provisions in Chapter 236 of the Wisconsin Statutes, a preliminary plat based upon an accurate exterior boundary survey by a registered land surveyor which shall show clearly the proposed subdivision at a scale of not more than one (1) inch per one hundred (100) feet having two (2) foot contour intervals, shall identify the improvements (grading, tree planting, paving, installation of facilities and dedications of land), easements which the sub-divider proposes to make and shall indicate by accompanying letter when the improvements will be provided. Any proposed restrictive covenants for the land involved shall be submitted.

b. The Finance, Personnel, Budget and Planning Committee and Village Board may submit a copy of the preliminary plat to the Village Engineer and/or Land Planning Consultant for review and written report of their reaction to the proposed plat.

c. After review of the preliminary plat and negotiations with the sub-divider on changes being advisable and the kind and extent of public improvements which will be required, the Finance, Personnel, Budget and Planning Committee shall reject or approve conditionally the preliminary plat within forty (40) days, as provided by statute. The sub-divider shall be informed of any conditions of approval or the reasons for rejection. Failure of the Finance, Personnel, Budget and Planning Committee to act within forty (40) days shall constitute approval of the preliminary plat unless another authorized agency object to the plat.

d. Approval of the preliminary plat shall entitle the sub-divider to final approval of the layout shown by such plat, provided the final plat conforms substantially to such layout and conditions of approval have been met.

(3) Final Plat.

a. Final Plats shall be submitted to the Finance, Personnel, Budget and Planning Committee and Village Board within six (6) months of preliminary plat acceptance unless this requirement is waived in writing by the Finance, Personnel, Budget and Planning Committee.

b. The final plat shall conform to the preliminary plat as approved and to the requirements of all applicable ordinances and state laws and shall be submitted for certification of those agencies having the authority to object to the plat as provided by Section 236.12(2), Wisconsin Statutes.

c. The final plat shall be accompanied by detailed construction plans of all improvements.

d. The final plat shall be presented to the Finance, Personnel, Budget and Planning Committee at least ten (10) work days prior to the meeting at which it is to be considered and shall be accepted or rejected by the Finance, Personnel, Budget and Planning Committee and the Village Board within sixty (60) days of its submission, unless the time is extended by an agreement with the sub-divider. Reasons for rejection shall be stated in the minutes of the Village Board meeting and a copy thereof or a written statement of such reasons supplied to the sub-divider. If the Finance, Personnel, Budget and Planning Committee and Village Board fails to act within sixty (60) days and the time has not been extended by agreement and if no unsatisfied objections have been filed within that period, the plat shall be deemed to be approved. Following the approval of the plat as certified by all necessary officials, the plat shall be recorded in accordance with the requirements of the Wisconsin Statutes. The plat shall be recorded prior to the time that lots are offered for sale, reference is made to the map for sales purposes, or use is made of lot and block numbers on the plat.

e. If the original of the final plat has been filed with another approving authority, the sub-divider may file a true copy of such plat in lieu of the original. However, before approval of the Finance, Personnel, Budget and Planning Committee and Village Board will be inscribed on the original of the final plat, the surveyor or sub-divider shall certify the respects in which the original of the final plat differs from the true copy and all modifications must first be approved.

(b) MINOR SUBDIVISIONS.

(1) Certified Survey Required. When it is proposed to divide land into two (2) parcels or building sites, any one of which is less than five (5) acres, or when it is proposed to divide a block, lot or out lot into not more than four (4) parcels or building sites within a recorded subdivision plat without changing the exterior boundaries of the block, lot or out lot, the sub-divider shall subdivide by use of a certified survey map, prepared in accordance with Section 236.34, Wis. Stats.

(2) Procedure.

a. The sub-divider shall first consult with the Finance, Personnel, Budget and Planning Committee regarding the requirements for minor sub-divisional certified surveys before submission of the final map. Following consultation, a copy of the final map in the form of a certified survey map shall be submitted to the Village Board at least ten (10) days prior to the regular meeting of the Village Board.

b. The Village Board shall, within forty (40) days of the filing, approve conditionally or reject the map and shall notify the sub-divider of its decision.

c. The sub-divider shall record the map with the applicable county register of deeds within thirty (30) days of its approval by the Village Board and any other approving agencies. Failure to do so shall necessitate reapproval of the map by the Village Board.

(3) Requirements. To the extent reasonably practicable, the certified survey/minor subdivision plat shall comply with the provisions of this Chapter relating to general requirements, design standards and required improvements.

SEC. 10-5-5 DESIGN STANDARDS -STREETS AND LOTS.

(a) In laying out a subdivision, the owner shall conform to the provisions of Chapter 236, Wis. Stats., and all applicable code sections. In all cases where the requirements of the code section are different from the requirements of Chapter 236, the more restrictive provision shall apply.

(b) The sub-divider shall dedicate land and improve streets as provided herein. Streets shall be located with due regard for topographical conditions, natural features, existing and proposed streets, utilities and land uses and public convenience and safety. Streets shall conform to the official map of the Village.

(c) All lots shall have sufficient frontage on a public street to allow access by emergency and service motor vehicles.

(d) Street locations shall be consistent with any street plans officially adopted by the Village. All street right-of-way widths, radii of curvature and grades shall conform to the following requirements:

Street Type	Right-of-Way Maximum	Grade Minimum Width	Minimum Radius of Curvature
Arterial or Highway	120 feet	6%	300 feet
Collector (carries traffic from minor streets to arterials or highways)	80 feet	7%	200 feet
Minor (provides access to individual lots)	66 feet	10%	100 feet

Streets located in the extraterritorial plat jurisdiction of the Village of Plainfield must also comply with the minimum town road standards of Section 86.26, Wis. Stats.

(e) Streets shall be laid out to provide for possible continuation wherever topographic and other physical conditions permit.

(f) Minor streets shall be so laid out so as to discourage their use by through traffic.

(g) The number of intersections of minor streets with major streets shall be reduced to the practical minimum consistent with circulation needs and safety requirements.

(h) Where a subdivision abuts or contains an existing or proposed arterial highway, the Finance, Personnel, Budget and Planning Committee or Village Board may require a frontage road, nonaccess reservation along the rear of the property contiguous to such highway, or such other treatment as may be necessary to ensure safe, efficient traffic flow and adequate protection of residential properties.

(i) Reserve strips controlling access to streets shall be prohibited.

(j) A tangent at least one hundred (100) feet long shall be required between reverse curves on arterial and collector streets

(k) Streets shall afford maximum visibility and safety and shall intersect at right angles, where practicable.

(l) Where, on the date of enactment of this Chapter, an existing dedicated or platted half-street is adjacent to the tract being subdivided, the other half of the street shall be dedicated by the sub-divider. The platting of new half-streets is prohibited.

(m) Permanent dead-end streets or cul-de-sacs shall not be longer than six hundred (600) feet, shall have a minimum width of fifty (50) feet and terminate with a turnaround having minimum radii of sixty (60) feet for roadway and eighty (80) feet for a street line.

(n) Where possible, lot lines shall be perpendicular to straight street lines and radial to curved street lines.

(o) Lots shall follow, rather than cross, municipal boundary lines whenever practicable.

(p) No street names shall be used which will duplicate or may be confused with the names of existing streets. Street names shall be subject to the approval of the Village Board and Finance, Personnel, Budget and Planning Committee.

(q) Subdivision lots in the Village of Plainfield shall be in conformance with the area and width requirements of the Village's zoning ordinances and Division of Health, Department of Health and Social Services, Chapter H 65, Wisconsin Administrative Code.

(r) All streets may be provided with curb and gutter in accordance with the standard specifications of the Village.

(s) The street arrangements shall not be such as to cause hardship to owners of adjoining property in platting their own land and providing convenient access to it.

(t) Alleys shall be prohibited in residential areas unless special permission is granted by the Village Board for their provision. Alley intersections and sharp changes in alignment shall be avoided, but where necessary, corners shall be cut off sufficiently to permit safe vehicular movement. Dead-end alleys shall be avoided, but if unavoidable, shall be provided with adequate turnaround facilities at the dead end.

(u) Streets included in approved subdivisions, except designated State, Federal or County roads, shall be maintained by the Municipality in which said streets are located unless other written arrangements are made prior to final Plat approval.

(v) Lot remnants which are below the minimum lot size must be added to adjacent or surrounding lots rather than be allowed to remain as an unusual out lot or parcel unless the owner can show plans for the future use of such remnant.

SEC. 10-5-6 DESIGN STANDARDS; BLOCK DESIGN.

- (a) The lengths, widths and shapes of blocks shall be appropriate for the topography and the type of development contemplated.
- (b) Wherever possible, right angle street intersections should be encouraged.
- (c) To provide adequate access and circulation to community facilities, the Finance, Personnel, Budget and Planning Committee or Village Board may require that sidewalks be provided, either along streets or through the center of blocks. Center crosswalks shall not be less than ten (10) feet wide.
- (d) The Finance, Personnel, Budget and Planning Committee or Village Board may require that certain species of trees be planted on both sides of all streets.

SEC. 10-5-7 IMPROVEMENTS.

- (a) **REQUIRED IMPROVEMENTS.** The improvements in this Section shall be provided by the sub-divider in accordance with the following specifications, unless other specifications are provided by the Village Engineer. The specifications for all improvements shall be approved by the Village Engineer. Prior to either acceptance of the improvement by the Village Board or release of the sub-divider's bond, all improvements shall be inspected and found to have been installed according to the specifications.
- (b) **GRADING.** After the installation of temporary block corner monuments by the sub-divider and establishment of street grades by the Village Board, the sub-divider shall grade the full width of the right-of-way of all streets proposed to be dedicated in accordance with plans and standard specifications approved by the Village Board. The sub-divider shall grade the roadbeds in the street right-of-way to subgrade.
- (c) **SURFACING.** After the installation of all utility improvements, the sub-divider shall surface all roadways in streets proposed to be dedicated to the widths prescribed by these regulations of the Village. Said surfacing shall be done in accordance with plans and standard specifications approved by the Village Board. The cost of surfacing may be borne by the Village, if it is felt to be in the best interest of the public.
- (d) **CURB AND GUTTER.** After the installation of all utility improvements, the Village Board may require the sub-divider to construct concrete curbs and gutters in accordance with plans and standard specifications approved by the Village Board.

(e) SIDEWALKS.

(1) The Village Board may require the sub-divider to construct a concrete sidewalk on one side of all frontage streets and both sides of all other streets within the subdivision. The Village Board may permit the construction of a concrete side-walk on only one side of minor streets that serve lots having an average width of one hundred (100) feet or more fronting on said street and may waive the construction of sidewalks on collector and minor streets that serve lots having an average width of one hundred fifty (150) feet or more fronting on said street. The construction of all sidewalks shall be in accordance with plans and standard specifications approved by the Village Board.

(2) Wider than standard sidewalks may be required by the Village Board in the vicinity of schools, commercial areas and other places of public assemblage; and the Village Board may require the construction of sidewalks in locations other than required under the preceding provisions of this Chapter if such walks are necessary, in their opinion, for safe and adequate pedestrian circulation.

(f) PUBLIC SANITARY SEWERAGE AND PRIVATE SEWAGE DISPOSAL SYSTEMS.

(1) The sub-divider shall construct sanitary sewers in such a manner as to make adequate sanitary sewerage service available to each lot within the sub-division. If public sewer facilities are not available, the sub-divider shall make provisions for adequate private sewage disposal systems. The Village Board may require the installation of sewer laterals to the street lot line. If, at the time of final platting, sanitary sewer facilities are not available to the plat but will become available within a period of five (5) years from the date of plat recording, the sub-divider shall install or cause to be installed sanitary sewers and sewer laterals to the street lot line in accordance with this section and shall cap all laterals as may be specified by the Village Board. The size, type and installation of all sanitary sewers proposed to be constructed shall be in accordance with plans and standard specifications approved by the Village Board.

(2) Sub-divider shall assume the cost of installing all sanitary sewers eight (8) inches in diameter or less in size. If greater than eight (8) inch diameter sewers are required to handle the contemplated sewage flows, the cost of such larger sewers shall be prorated in proportion to the ratio, which the total area of the proposed plat is to the total drainage area to be served by such larger sewer and the excess cost either borne by the Village or assessed against the total tributary drainage area.

(g) PUBLIC WATER SUPPLY FACILITIES.

(1) The Sub-divider shall construct water mains in such a manner as to make adequate water service available to each lot within the subdivision. If municipal water service is not available, the sub-divider shall make provision for adequate private water systems as specified by the Village and other applicable State and County regulations. The Village Board may require the installation of water laterals to the street lot line. The size, type and installation of all public water mains proposed to be constructed shall be in accordance with plans and standard specifications approved by the Village Engineer.

(2) The sub-divider shall assume the cost of installing all water mains six (6) inches in diameter or less in size. If greater than six (6) inch diameter water mains are required, the excess cost of such mains over and above the cost of a six (6) inch main shall be borne by the Village.

(h) OTHER UTILITIES.

(1) The sub-divider shall cause gas, electrical power and telephone facilities to be installed in such a manner as to make adequate service available to each lot in the subdivision. No such electrical or telephone service shall be located on overhead poles along the front lot lines unless otherwise allowed due to exceptional topography or other physical barrier.

(2) Plans indicating the proposed location of all gas, electrical power and telephone distribution and transmission lines required to serve the plat shall be approved by the Village Engineer.

(j) STREET LAMPS. The Village Board may require the sub-divider to install street lamps along all streets proposed to be dedicated of a design comparable with the neighborhood and type of development proposed. Such lamps should be placed at each street intersection and at such interior block spacing as may be required by the Village Board.

(k) STREET SIGNS. The sub-divider shall install at the intersection of all streets proposed to be dedicated, a street sign of a design specified by the Village Engineer.

(l) STREET TREES. The Village Board may require the sub-divider to plant at least one (1) tree of a species acceptable to the Village Board and of at least six (6) feet in height for each fifty (50) feet of frontage on all streets proposed to be dedicated. The required trees shall be planted between the curb or edge of shoulder and right-of-way line.

(m) SPECIFICATIONS. Unless otherwise stated, all of the required improvements shall conform to engineering standards and specifications as required by the Village Board. Such improvements shall be made in sequence as determined by the Village Engineer.

(n) FINANCING. Before a Final Plat is approved by the Village Board, the sub-divider shall submit an agreement and performance bond or cash escrow agreement to assure the following:

(1) The sub-divider shall pay for the cost of all improvements required in the subdivision by the Village Board.

(2) Guaranteed completion of the required improvements within a two (2) year period.

(3) Payment by the sub-divider for all costs incurred by the Village for review and inspection. This would include preparation and review of plans and specifications by the Engineer, Planner and Attorney, as well as other costs of a similar nature.

(4) The Village may elect to install any of the required improvements under the terms of a cash escrow agreement.

(5) The performance bond or cash escrow agreement shall be equal to one and one-quarter (1-1/4) times the Engineer's estimated cost of the required improvements.

(6) If the required improvements are not complete within the two (2) year period, all amounts held under the escrow agreement or performance bond shall be turned over and delivered to the Village and applied to the cost of the required improvements. Any balance remaining after such improvements have been made shall be returned to the owner or sub-divider. The Village Board at its option, may extend the bond period for an additional period not to exceed two (2) years.

SEC. 10-5-8 EASEMENTS.

(a) The Village Board, on the recommendation of the Finance, Personnel, Budget and Planning Committee may require easement for poles, wires, conduits, storm and sanitary sewers, gas, water and head mains or other utility lines. It is the interest of this Chapter to protect all established easements so as to assure proper grade, assure maintenance of the established grade, prohibit construction of permanent fences or retaining walls over underground installation and prevent the planting of trees in the easement area.

(b) The Finance, Personnel, Budget and Planning Committee may require that easement or drainage ways be provided where a subdivision includes a segment or segments of watercourses, drainage ways, channels or streams.

(c) Such easements shall be at least ten (10) feet wide and may run across lots or alongside of rear lot lines. Such easements should preferably be located along rear lot lines.

SEC. 10-5-9 PUBLIC SITES AND OPEN SPACES.

(a) DEDICATION AND RESERVATION OF LANDS. Whenever a tract of land to be subdivided embraces all or any part of a street, drainage way or other public way which has been designated in the master plan, comprehensive plan component or on the official map of the Village, said public way shall be made part of the plat and dedicated or reserved by the sub-divider in the locations and dimensions indicated on said plan or maps and in accordance with this Section.

(b) DETERMINATION. Whenever a proposed school site, park, playground, greenway, open space or other public land, other than streets or drainage ways, designated in the master plan, comprehensive plan component or on the official map of the Village is embraced, all or in part, in a tract of land to be subdivided, these proposed public lands shall be made a part of the plat and shall be dedicated to the public at the rate of one (1) acre for each twenty-five (25) proposed dwelling units; and said proposed public lands, other than streets or drainage ways, in excess of the rate established herein shall be reserved for a period not to exceed one (1) year from the date of final plat approval unless extended by mutual agreement for purchase by the public agency having jurisdiction, or unless extended by a mutual agreement for acquisition by the Village. The purchase price shall be the present fair market value of said lands in an undeveloped state as indicated by impartial appraisal. Costs for said appraisal are to be shared equally between developer and Village.

(c) PROPORTIONATE PAYMENTS IN LIEU OF DEDICATION.

(1) a. If the amount of land required to be dedicated, other than for streets and drainage ways as indicated on the master plan, comprehensive plan component or official map of the Village totals less than the ratio of one (1) acre for each twenty-five (25) proposed dwelling units, the sub-divider shall pay to the Village a fee equivalent to the fair market value of the amount of land representing the difference between the amount of land required to be dedicated, other than the streets and drainage ways, as indicated on said plans or maps and the rate of dedication established herein.

b. Said fees required in lieu of dedication shall be paid to the Village Clerk-Treasurer at the time of first application for approval of a final plat of said subdivision.

(2) Special Fund. All funds so collected by the Village shall be deposited as "Special Fund for the Acquisition and Development of Public Sites, Recreation Areas, Open Spaces and Greenways" and that said funds so levied and collected shall be used for such purposes at such places and in such manner as shall be approved, ordered and directed by the Village upon recommendation by the Finance, Personnel, Budget and Planning Committee. Any and all interest accumulated upon such funds shall be

added to the Special Fund and be used only for acquisition and developments for said purposes.

(d) DEVELOPMENT OF DEDICATED AREA. It shall be the duty of the Village to properly develop and maintain the dedicated areas and the owner who dedicated said land shall in no way be responsible for its development, maintenance or liability thereon except that said owner shall not develop the surrounding area in a manner which would unduly depreciate the purpose, use or value of the dedicated property and except if such owner shall reside on one of the subdivided parcels, in which case he shall be responsible for the maintenance of adjacent public property as may be required in other laws of the Village.

SEC. 10-5-10 VARIATIONS AND EXCEPTIONS.

(a) Where the Village Board finds that extraordinary hardships or particular difficulties may result from strict compliance with these regulations, it may recommend to the Village Board variations or exceptions to the regulations so that substantial justice may be done, and the public interest secured, provided that such variation or exception shall not have the effect of nullifying the intent and purpose of this Chapter.

(b) The Village Board shall not recommend variations or exceptions to the regulations of this Chapter unless it shall make findings based upon the evidence presented to it in each specific case that:

(1) The granting of the variation will not be detrimental to the public safety, health, or welfare or injurious to other property or improvements in the neighborhood in which the property is located;

(2) The conditions upon which the request for a variation is based are unique to the property for which the variation is sought and are not applicable, generally to other property;

(3) 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, if the strict letter of the regulations were carried out.

SEC. 10-5-11 ENFORCEMENT, PENALTIES AND REMEDIES.

(a) The Village Building Inspector shall have primary responsibility for enforcing this Chapter. No building permit shall be issued for construction on any lot until the final plat for the subdivision has been duly recorded, or a certified survey map is recorded.

(b) Any person, firm or corporation who fails to comply with the provisions of this Chapter shall, upon conviction thereof, forfeit no less than Twenty-five (\$25.00) Dollars nor more than Five Hundred (\$500.00) Dollars and the costs of prosecution for each violation and in default of payment of such forfeiture costs shall be imprisoned in the County Jail until payment thereof, but not exceeding thirty (30) days. Each day a violation exists or continues shall constitute a separate offense. In addition, the remedies provided by Sections 236.30 and 236.31 of the Wisconsin Statutes shall be available to the Village.

ARTICLE H

Enforcement and Penalties

SEC. 10-6-80 ENFORCEMENT AND PENALTIES.

(a) The Village Board shall designate that the Building Inspector enforce this Chapter by means of land use permits the cost of which shall be established by the Village Board.

(b) The Inspector shall not issue a permit for a structure or a use that is not allowed by this Chapter. No structure shall be built, moved or altered, and no land use shall be substantially altered, until a land use permit has been issued, except that no permit shall be required for farm structures that are not intended to shelter humans.

(c) Applications for any land use permit shall be accompanied by a plan showing the location, size and shape of the lot(s) involved, and of any proposed structures, and the existing and proposed use of each structure and lot, and in the case of residential development, the number of family expected to be accommodated.

(d) In any district where public sewerage service is not available, the width and area of all lots shall be sufficient to permit the use of an on-site sewage disposal system designed in accordance with Section H65 of the Wisconsin Administrative Code.

(e) Under rules established by the Village Board, the Inspector may issue temporary permits of up to one year's duration.

(f) The penalty for violation of any provision of this chapter shall be the general penalty provided in Title 1 of this Municipal Code.

SEC. 10-6-81 AMENDMENTS.

The Village Board may amend this Chapter following the procedures prescribed by Section 62.23, Wis. Stats.

SEC. 10-6-82 ANNEXATION.

All territory annexed by the Village shall become part of the A District until definite boundaries and regulations are recommended by the Finance, Personnel, Budget and Planning Committee and adopted by the Village Board, such adoption to be completed within ninety (90) days of the annexation.

ARTICLE I

Official Map of Plainfield

SEC. 10-6-90 PURPOSE OF OFFICIAL MAP.

The purpose of the official map is to provide orderly, safe, and economical expansion of the build-up area of the community by designating the location and extent of existing and proposed streets, highways and parks on an official map. also, to ensure proper legal descriptions and documenting of land; to facilitate adequate provision for transportation, parks, playgrounds and storm water drainage; and to facilitate further subdivision of larger tracts into smaller parcels of land.

SEC. 10-6-1 EFFECT OF OFFICIAL MAP.

The official map is intended to be final and conclusive with respect to the location and extent of streets, highways and parks shown on the map. The Village Board may change or add to the map if it is determined to be in the public interest. Changes and additions shall be made in accordance with procedures in Section 62.23 of the Wisconsin Statutes. The placing of proposed streets, highways or parks upon the official map shall not constitute or be deemed to constitute the opening or establishment of such streets, highways or parks, or the taking or acceptance of any land for such purposes.

SEC. 10-6-92 OFFICIAL MAP AND SUBDIVISION PLATS AND PERMITS.

The Village Board shall require that all subdivision plats conform to the official map. All streets within recorded subdivision approved by the Village Board shall become a part of the official map. No building permit shall be issued for any structure in the bed of any street or highway 'shown on the official map, and no permit for the erection of any structure shall be issued unless a street or highway giving access to the structure has been duly placed on such map, except as provided in Section 66.23 of the Wisconsin Statutes. The Building Inspector shall require each applicant to submit a plot plan (unless the site is a lot in a recorded subdivision or certified survey plat), certified by a registered surveyor, showing accurately the location of any proposed building with reference to adjacent streets, highways or parks shown on the official map.