

CHAPTER XXXII
LAND DIVISION ORDINANCE
VILLAGE OF SLINGER, WASHINGTON COUNTY, WISCONSIN

SECTION 9.00 CONSTRUCTION

9.01 COMMENCEMENT

No construction or installation of improvements shall commence in a proposed land division or condominium development until a development agreement has been executed, the Village Engineer has given written authorization to proceed, and a preconstruction meeting of concerned parties, such as the utilities and contractors concerned, has been called by the Village Engineer.

9.02 PHASING

The Village Board may permit the construction and installation of public improvements in phases corresponding to the development phases of a final plat.

9.03 BUILDING PERMITS

No building permits shall be issued for a structure on any lot not of record on the date of adoption of this Ordinance until all the requirements of this Ordinance have been met.

9.04 PLANS

Each of the following plans and accompanying construction specifications shall, except for the landscaping plan, be approved by the Village Engineer and any other agency having relevant approving authority before commencement of the installation of the relevant improvement.

- A. Street Plans and Profiles showing existing and proposed grades, elevations, cross-sections, materials, and other details of required improvements.
- B. Sanitary Sewer Plans and profiles showing the locations, grades, sizes, elevations, materials, and other details of required facilities.
- C. Plans for Stormwater Management Facilities showing the locations, grades, sizes, elevations, materials, and other details of required facilities, together with the path of drainage to the receiving storm sewer, drainage channel, or watercourse.

- D. Water Supply and Distribution Plans and profiles showing the locations, sizes, elevations, materials, and other details of required facilities.
- E. Grading Plans showing existing and proposed topographic contours, mass and finished grading plans, proposed top of building foundation and finished yard grade elevations, and such supplemental information as required by the Village Engineer.
- F. Erosion and Sedimentation Control Plans showing those structures necessary to retard the rate of runoff water and those measures and practices that will minimize erosion and sedimentation, in accordance with Section 8.15.
- G. Landscaping Plans showing and describing in detail the location, size, and species of any proposed new trees, shrubs, and other vegetation; existing trees, shrubs, and other vegetation proposed to be retained; nonliving durable material such as rocks, sand, gravel, or mulch; and structures such as walls, fences, and entrance signs.
- H. Additional Special Plans or information required by the Village staff, Plan Commission, or Village Board.

9.05 EARTH MOVING

Earth moving, such as grading, topsoil removal, mineral extraction, stream course changing, road cutting, waterway construction or enlargement, removal of stream or lake bed materials, excavation, channeling, clearing, ditching, drain tile laying, dredging, and lagooning, shall be so conducted as to minimize erosion and sedimentation and disturbance of the natural fauna, flora, watercourse, water regimen, and topography.

9.06 PRESERVATION OF EXISTING VEGETATION

The subdivider shall make every effort to protect and retain all existing desirable trees, shrubs, grasses, and groundcover not actually lying in public roadways, drainageways, building foundation sites, private driveways, soil absorption waste disposal areas, and bicycle and pedestrian ways. Trees shall be protected and preserved during construction in accordance with the approved landscaping plan and with sound conservation practices, including the preservation of trees by well islands or retaining walls, whenever abutting grades are altered.

9.07 INSPECTION

The subdivider, prior to commencing any work within the land division or condominium, shall make arrangements with the Village Engineer to provide for

inspection. The Village Engineer shall inspect and approve all completed work prior to approval of the final plat or release of the sureties.

9.08 COMPLETION OF IMPROVEMENTS

All of the improvements required under this Ordinance shall be completed prior to the final approval of a subdivision or condominium plat by the Village Board, except that in lieu of completion of construction, a certified check, surety bond, or letter of credit approved by the Village Attorney may be furnished as provided in Section 2.07.

9.09 AS-BUILT PLANS

Within 30 days following completion and acceptance by the Village Engineer of all improvements, the subdivider shall provide reproducible copies of plans and profiles that accurately show the location, extent, and horizontal and vertical location and alignment of all improvements as actually constructed. Horizontal locations shall be expressed in terms of Wisconsin State Plane Coordinates, North American Datum of 1927 and vertical locations shall be referenced to the National Geodetic Vertical Datum of 1929.