

TOWN OF MOSEL
SHEBOYGAN COUNTY, WISCONSIN

**CHAPTER TEN OF THE
MOSEL MUNICIPAL CODE**

LAND DIVISION ORDINANCE

Revised April 20, 2016,
BY OFFICIAL ACT OF THE TOWN BOARD OF MOSEL
Dirk, Zylman, Chair
David Wagner, Supervisor
Aaron Anger, Supervisor

CHAPTER 10 : LAND DIVISION

TABLE OF CONTENTS

| | | |
|--------------|--|-------|
| 10.01 | INTRODUCTION | 10-1 |
| | A. Title | 10-1 |
| | B. Authority | 10-1 |
| | C. Purpose And Intent | 10-1 |
| | D. Abrogation And Greater Restrictions | 10-2 |
| | E. Interpretation | 10-2 |
| | F. Severability | 10-2 |
| | G. Repeal | 10-2 |
| | H. Disclaimer of Liability | 10-2 |
| 10.02 | DEFINITIONS | 10-2 |
| | A. General Provisions | 10-2 |
| | B. Specific Words & Phrases | 10-2 |
| 10.03 | GENERAL PROVISIONS | 10-12 |
| | A. Jurisdiction | 10-12 |
| | B. Regulation of Condominiums | 10-12 |
| | C. Compliance | 10-13 |
| | D. Land Suitability | 10-13 |
| | E. Dedication and Reservation of Lands | 10-14 |
| | F. Improvements | 10-16 |
| | G. Development Agreement | 10-16 |
| | H. Financial Sureties | 10-16 |
| | I. Modification of Regulations | 10-17 |
| | J. Violations | 10-18 |
| | K. Penalties | 10-18 |
| | L. Appeals | 10-18 |
| 10.04 | PROCEDURES | 10-19 |
| | A. Preliminary Consultation | 10-19 |
| | B. Public Hearings Required | 10-19 |
| | C. Preliminary Plat Review | 10-19 |
| | D. Approval of Preliminary Plat | 10-20 |
| | E. Final Plat Review | 10-21 |
| | F. Approval of Final Plat | 10-22 |
| | G. Minor Land Division | 10-23 |

| | | |
|--------------|--|--------------|
| | H. Replats | 10-24 |
| | I. Condominium Plats | 10-25 |
| 10.05 | PRELIMINARY PLAT REQUIREMENTS | 10-25 |
| | A. General Requirements | 10-25 |
| | B. Site Analysis Information | 10-26 |
| | C. Plat Data | 10-26 |
| | D. Street Plans and Profiles | 10-27 |
| | E. Soil Borings and Tests | 10-27 |
| | F. Covenants and Condominium or Homeowners Association Documents ... | 10-27 |
| | G. Surveyor's Certificate | 10-28 |
| 10.06 | FINAL PLAT REQUIREMENTS | 10-28 |
| | A. General Requirements | 10-28 |
| | B. Plat Data | 10-28 |
| | C. Deed Restrictions | 10-29 |
| | D. Survey Accuracy | 10-29 |
| | E. Surveying and Monumenting | 10-30 |
| | F. Certificates | 10-30 |
| | G. Filing and Recording | 10-30 |
| 10.07 | CERTIFIED SURVEY MAP REQUIREMENTS | 10-30 |
| | A. General Requirements | 10-30 |
| | B. Additional Information | 10-31 |
| | C. Certificates | 10-31 |
| | D. Filing and Recording | 10-31 |
| 10.08 | DESIGN STANDARDS | 10-31 |
| | A. Street Arrangement | 10-31 |
| | B. Street, Bicycle and Pedestrian Way Design Standards | 10-33 |
| | C. Limited Access Highway and Railroad Right-of-Way Treatment | 10-34 |
| | D. Blocks | 10-35 |
| | E. Lots | 10-35 |
| | F. Building Setback Lines | 10-36 |
| | G. Easements | 10-36 |
| | H. Park, Open Space and Other Public Sites | 10-37 |
| 10.09 | REQUIRED IMPROVEMENTS | 10-37 |
| | A. General Requirements | 10-37 |
| | B. Survey Monuments | 10-37 |
| | C. Public Sanitary Sewer and Private Sewage Disposal Systems | 10-37 |
| | D. Surface Water Drainage | 10-38 |

| | | |
|--------------|--|-------|
| | E. Water Supply Facilities | 10-40 |
| | F. Other Utilities | 10-40 |
| | G. Street Signs | 10-40 |
| | H. Street Trees | 10-40 |
| | I. Erosion and Sedimentation Control | 10-40 |
| | J. Landscaping | 10-41 |
| 10.10 | CONSTRUCTION | 10-41 |
| | A. Commencement | 10-41 |
| | B. Phasing | 10-42 |
| | C. Building Permits | 10-42 |
| | D. Plans | 10-42 |
| | E. Earth Moving | 10-42 |
| | F. Preservation of Existing Vegetation | 10-42 |
| | G. Inspection | 10-42 |
| | H. Completion of Improvements | 10-43 |
| | I. As-Built Plans | 10-43 |
| 10.11 | FEES | 10-43 |
| | A. General | 10-43 |
| | B. Preliminary Consultation Meeting | 10-43 |
| | C. Preliminary Plat or Certified Survey Map Review Fee | 10-43 |
| | D. Final Plat Review Fee | 10-43 |
| | E. Parkland Fee..... | 10-43 |
| | F. Other Charges for Development Services..... | 10-44 |
| | G. Appeal of Fees | 10-44 |