

AN ORDINANCE PERTAINING TO SUBDIVISIONS AND OTHER DIVISIONS  
OF LAND BY OWNER OR OWNERS

Any division of land within the Town of Grant, by the owner or subdivider, for the purpose of selling lots shall be subject to the following requirements concerning dedication of park area or collections of fees for park land acquisition or improvement and maintenance of Town parks.

1. All subdivision layouts shall be developed in proper relation to existing and proposed streets, the topography, surface water, vegetative cover, other natural features, and the most advantageous development of adjoining areas. The Town Board shall, pursuant to the following procedures determine whether suitable sites at the rate of one acre for each fifteen (15) proposed dwelling units of the subdivision be dedicated or reserved for future public use such as parks, playgrounds, public access and open spaces as needed by the subdivision or a fee of \$100.00 for each dwelling unit within the subdivision plat be paid by the subdivider to the Town Park Fund.

2. The subdivider shall consult at least 45 days prior to the submission of a preliminary plat with the Town Board, and present a reasonable sketch of the proposed plat for review. Said sketch shall indicate the following in sufficient scale and reasonable accuracy:

- (a) The boundaries of the property being considered for sale;
- (b) Uses of land adjacent to the proposed subdivision, proposed roads, easements, public access to navigable waters, dedications, community facilities and utilities;
- (c) General lot layout showing proposed lot widths and depths;
- (d) General soil conditions, seasonally wet areas, rock outcrops and areas with slopes greater than 12 percent;
- (e) Proposed filling, grading, lagooning, dredging;
- (f) Delineation of any areas periodically flooded, shorelines and high water lines; and
- (g) Description of all property owned or controlled by the subdivider contiguous to the proposed plat even though only a part of the area is proposed for immediate development. At the review or within forty-five (45) days thereafter, the subdivider will be informed of any additions, changes or corrections to the proposed plat necessary to expedite the preliminary plat and final plat procedures.

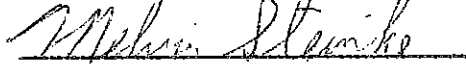
3. After thorough review of the preliminary sketch, the Town Board shall notify the County Planning and Zoning Committee, and the subdivider within forty-five (45) days of submission of the sketch whether the Town wishes to accept dedicated land for park land or park fees in lieu thereof.

4. If the Town selects park fees in lieu of land dedication for park use, the payment thereof shall be required for all lots in the proposed subdivision at the time of approval of the final plat by the Town Board.

5. All fees earmarked for the Town Park Fund pursuant to this ordinance shall be deposited in a separate account from the general town treasury, and shall be designated as to individual amounts and source, and eventual disposition of said funds.

This Ordinance is in continuance or in addition to any other such Ordinance the Town of Grant may have; and shall be in effect after November 2, 1978, its passage and posting.

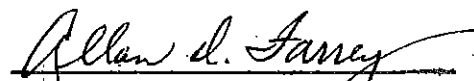
APPROVED: TOWN OF GRANT BOARD



Melvin Steinke, Chairman

Dated: November 2, 1978

ATTEST:

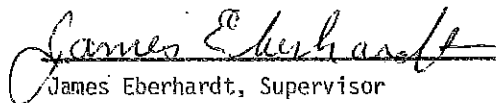


Allan D. Farrey, Clerk



Bennie P. Petrusky, Supervisor

Passed: November 2, 1978



Posted: November 2, 1978

James Eberhardt, Supervisor