

Ordinance Amendment
Town of Oconto Falls
Oconto County, Wisconsin

Ordinance No. 37

Amending Town of Oconto Falls Chapter 18: Land Division & Subdivision Regulations Ordinance

The Town Board of the Town of Oconto Falls pursuant to its authority under Sections, 60.10 (2)(c), 60.22(3), 61.34 (1), and 236.03, and 236.45 Wis. Stats. does hereby amend the Town of Oconto Falls, Chapter 18: Land Division and Subdivision Regulations Ordinance and does ordain as follows:

1. Article II: General Provision, Section 18.10 (3) is hereby repealed and recreated as follows:

Section 18.10 (3): No land shall be divided or any land division occur if any parcel created by the land division is smaller than the minimum acreage allowed within the zoning district.

2. Article III: Sketch Map and Concept Plan is hereby repealed and recreated as follows:
ARTICLE III: Concept Plat

18.20 Application. (1) Any Subdivider who divides or proposes to divide land located in the Town of Oconto Falls involving a Conservation Design Subdivision shall submit to the Town Clerk a completed Application for Concept Plat (for subdivision plats) with the appropriate fee.

18.21 Concept Plat (1) For a conservation subdivision, the Subdivider shall submit to the Town Clerk a Concept Plat no larger than 11x17 inches. The Concept Plat shall show all of the following:

- (a) A north arrow, date, and tax parcel number.
- (b) The general location and type of existing and proposed structures and uses.
- (c) The general location of drainage ditches, private wells, sewerage systems, and other features pertinent to the land division.
- (d) The general location of existing roads, highways, developments, and driveways and estimated distance to the nearest adjoining highways, roads, or driveways on all sides of the proposed site.
- (e) The uses of the land adjacent to the property.
- (f) The location of any proposed streets, roads, road access, and culverts.
- (g) The general location of primary conservation areas including rivers, streams, creeks, lakes, ponds, wetland, floodplains, and any estimated to be of 12% or greater.
- (h) The location of secondary conservation areas as identified in Section 19.41 of this Chapter.

(2) The Town Clerk shall review the initial Application for Concept Plat for completeness within ten (10) working days of receipt. The Town Clerk shall thereafter notify the Subdivider if the application is determined by the Town Clerk to be complete or incomplete. The Town Clerk shall, within five (5) working days after filing, transmit the copies of any complete or incomplete Land Division Application and concept plat to the Town Plan Commission.

(3) The Town Clerk shall send to the Subdivider an agenda of the scheduled date of the Town Plan Commission meeting to review and consider the land division no later than ten (10) days prior to the date of the meeting.