

## CHAPTER 12

### LAND DIVISIONS

#### 12.01 PURPOSE.

The purpose of this chapter is to promote the public health, safety and general welfare of the community; to lessen congestion in the streets and highways; to further the orderly layout and use of land; to secure safety from fire, panic and other dangers; to provide adequate light and air; to prevent the overcrowding of land; to avoid undue concentration of population; to facilitate adequate provision for transportation, water, sewage, schools, parks, playgrounds and other public requirements; and to facilitate the further re-subdivision of larger tracts into smaller parcels of land; all with due consideration of the character of the Village of Allouez with a view to conserving the value of the buildings placed upon the land, providing the best possible environment for human habitation and encouraging the most appropriate use of land throughout the village.

#### 12.02 SURVEY MAP REQUIRED.

Before any building permit shall be issued to any land divider of property situated in the Village of Allouez which does not qualify as a "subdivision" as defined in Section 236.02 (8), Wisconsin Statutes, there shall first be recorded in the office of the Register of Deeds for Brown County a certified survey map prepared in accordance with the requirements of Section 236.34, Wisconsin Statutes, and which shall have been approved by the Village Board as hereinafter set forth.

#### 12.03 SURVEY MAP APPROVAL.

The land divider shall submit to the Village Board two copies of the certified survey map for approval. Approval shall be based upon the requirements set forth in Section 12.01 and other applicable ordinances and statutes. The Village Board shall approve, approve conditionally, or reject such map. The land divider shall be notified in writing of the approval, of any condition of the approval, or of the reason for rejection. Upon approval, one copy of the map shall be returned to the land divider for appropriate filing in the office of the Register of Deeds.

#### 12.04 ONE RESIDENCE PER LOT.

Where land has been divided under this chapter, not more than one residential building may be constructed on any lot created by such land division.

#### 12.05 RIGHT-OF-WAY.

The term "right-of-way" for land platting and certified survey purposes shall mean every way and/or thoroughfare open to the use of the public for the purpose of pedestrian or vehicular travel. Every right-of-way,

other than a street, shall be established and shown on a final plat and on a certified survey map as being separate and distinct from the lots or parcels adjoining it, and shall be clearly marked "Dedicated to the Public." A "right-of-way" shall not be deemed to include a "utility easement".

12.06 UTILITY EASEMENT.

The term "utility easement" for land platting and certified survey purposes shall mean every area available to the Village or any other municipal corporation, or to a public or private utility company, for the purpose of construction, maintenance and repair, and/or use for water mains, sanitary sewers, storm sewers or drains, power conduits and/or the services, systems and equipment provided by such municipalities or companies, or appurtenant thereto. Every utility easement shall be established and shown on a final plat and a certified survey map as a distinct area of the lot or parcel of which it is a part and shall be clearly marked as a "Utility Easement".