

DEDICATIONS AND IMPROVEMENTS

1.65 DEDICATION AND RESERVATIONS OF LAND.

(1) Whenever a tract of land to be divided embraces all or any part of a street, the adopted Town, regional and County comprehensive plans or adopted plan components, such public way shall be made a part of the plat and either dedicated or reserved by the applicant in the locations and dimensions indicated on such plan.

(2) Whenever a proposed park, playground, public access, open space site or other public land, other than streets or drainageways, designated in the adopted Town, regional and County comprehensive plan components is embraced, all or in part, in a tract of land to be divided, such proposed public lands shall be made a part of the plat and shall either be dedicated to the public or reserved for acquisition at undeveloped land costs for a period not to exceed three years between the applicant and the public agency having jurisdiction. If the reserved land is not acquired by such public agency within the above time limit, the land shall be released to the owner.

1.66 IMPROVEMENTS.

(1) No construction or installation of improvements shall commence in a proposed subdivision until the preliminary plat has been approved by the Board based on Committee recommendation.

(2) Before recording the final plat with the County Register of Deeds, the applicant shall enter into a contract or other arrangement agreeable with the Town agreeing to install all required public improvements and shall file with such contract a surety bond or other satisfactory security meeting the approval of the Town Board as a guarantee that such improvements will be completed by the subdivider or his subcontractors within the time limit established by the Town Board.

1.67 PLANS. The following plans and accompanying construction specifications shall be required by the Town Board before authorization of construction or installation of improvements:

(1) Street plans and profiles showing existing and proposed grades, elevations and cross sections of required improvements.

(2) Installation of street signs meeting the approval of the Town Board at all intersections.

(3) Sanitary sewer plans, if within an area of sewer availability, and profiles showing the locations, grade, sizes, elevations and materials or required facilities.

