

AN ORDINANCE SETTING STANDARDS FOR THE
APPROVAL AND ACCEPTANCE OF
PLATS, CERTIFIED SURVEYS AND ROADS

WHEREAS, it is the purpose of this ordinance to promote the public health, safety and general welfare, and to provide for adequate provisions for the orderly layout and use of lands within the Town of Eden, and to set standards for the approval and acceptance of plats, certified surveys and roads;

NOW, THEREFORE, the Town Board of the Town of Eden, Fond du Lac County, Wisconsin, does ordain as follows:

1. That all plats and certified surveys and all roads dedicated to the Town shall, prior to the approval and acceptance by the Town of such plats, certified surveys or roads, meet the following standards and criteria:

A. Must comply with the provisions of the Fond du Lac County Subdivision Ordinance as the same now is or may hereafter be amended.

B. All cul de sacs must have a minimum Eighty (80) foot radius.

C. The lot width along all roads shall be measured at the building line (setback line) and shall have a minimum of Fifty (50) feet frontage on a public highway.

D. The Town Plan Commission or the Town Board may require that a topographic, contour-type map be submitted along with the preliminary plat or the survey to allow the Town Board

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to determine the proper location of culverts, ditches or easements to provide for adequate drainage.

E. All roadways shall be at least Twenty-four (24) feet wide, shoulders must be seeded and sod placed on new-cut slopes where erosion may occur.

F. All roadbeds shall be constructed to provide that over the existing or compacted fill there shall be a layer of six to eight inches (6" - 8") of compacted three to four inch (3" - 4") crushed rock; that on top of such layer shall be four to six inches (4" - 6") of three-fourths to one inch ($3/4$ " - 1") gravel; that on top of such layer shall be two inches (2") of asphalt, properly rolled and finished, all in accordance with the specifications prepared by the Fond du Lac County Planning Department dated 11/74, a copy of which is attached and made a part of this ordinance.

G. No person shall may any excavation or fill, or install any culverts or make any alterations in any Town highway, or install any concrete driveway culvert abutments, without the express permission of the Town Board; and that any such installation shall be in accordance with the Town road standards.

H. All of such conditions and improvements shall be completed prior to the Town Board approving and accepting any

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plat, certified survey or road. That in lieu thereof, the Town Board may approve a plat, certified survey or road before completion of such improvements and require of the owner, subdivider or developer a performance bond or certificate of deposit in the dollar amount equal to the cost of the improvements necessary for streets, sewers, storm drainage, water or other public improvements as determined by the Town Board. That the performance bond or the certificate of deposit shall provide that if the improvements are not completed within Two (2) years of the date of such deposit or bond, the amount of such deposit or bond shall be paid to the Town and the Town shall proceed to complete the necessary improvements. That all such certificates of deposit or performance bonds shall be for a period of not less than Two (2) years and shall be filed in the office of the Fond du Lac County Clerk after the form and conditions of such performance bonds or certificates of deposit are approved by the Town Board.

2. That the Town Board may enforce the provisions of this ordinance by injunction or other provisional remedy.

3. Should any section or provision of this ordinance be declared by the Courts to be invalid, the same shall not affect the validity of the ordinance as a whole or any part thereof, other than the part so declared to be invalid. All other ordinances of the Town of Eden, except the Town of Eden Zoning Ordinance, which may be in conflict with this ordinance are hereby

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repealed.

4. This ordinance shall be in force from and after its
passage, adoption and posting.

Passed and adopted this 11th day of September, 1978.

George E. Guell
George E. Guell, Town Chairman

Anthony Albert
Anthony Albert, Sr., Town Supervisor

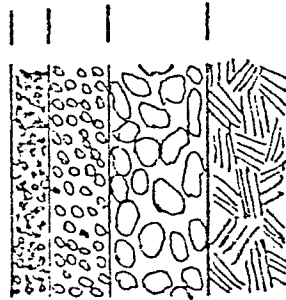
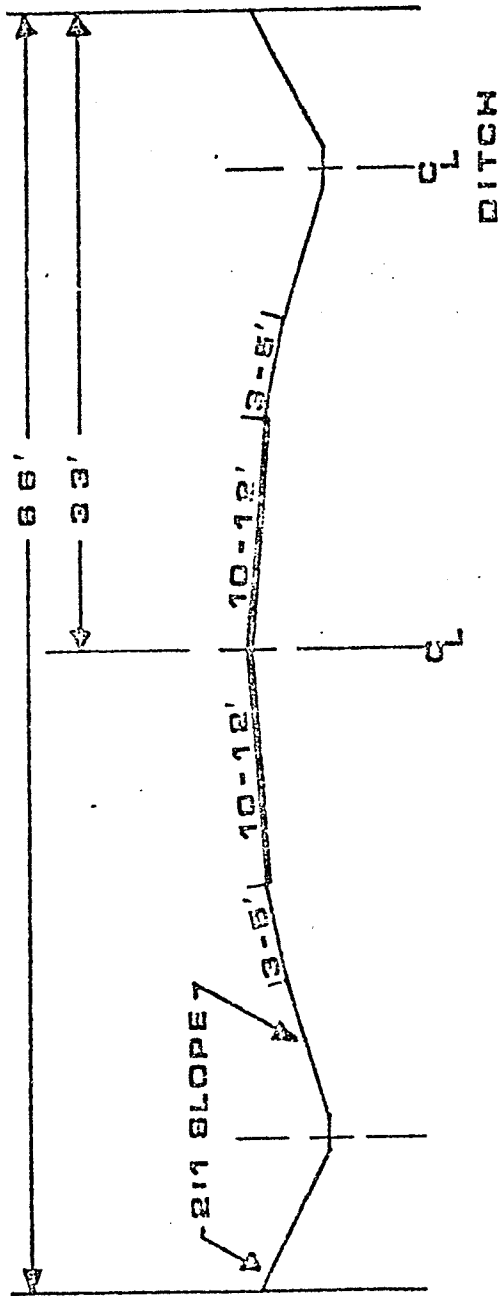
Oliver Grahl
Oliver Grahl, Town Supervisor

Attest:

Betty Bebow
Betty Bebow, Town Clerk

Published: September 19, 1978

SKETCH OF MINIMUM STREET CONSTRUCTION FOR
 SUBDIVISION AND CERTIFIED SURVEY LAND DIVISION



2" ASPHALT

4-6" 3/4-1" GRAVEL

6-8" 3-4" CRUSHED ROCK

EXISTING SOIL OR COMPACTED FILL

NOTE: CONSTRUCTION WILL DEPEND UPON SOIL CONDITIONS AND TYPE OF ROAD USE.
 ALSO CHECK WITH UNIT OF GOVERNMENT THAT WILL MAINTAIN THE ROAD AND
 SUBMIT CONSTRUCTION SPECIFICATIONS AND COST ESTIMATES FOR REVIEW.

PREPARED BY: F.O.L. CO. PLANNING DEPT.

RLK. 11-74