

Certified Survey Map Check Sheets

Certified Survey Maps must comply with s. 236.34 Wis. Stats.

Additional Required Map Information. The Certified Survey Map shall show correctly on its face, in

addition to the information required by Section 236.34, Wis. Stats., the following:

- _____ All existing buildings, water courses, drainage ditches and other features pertinent to proper division.
- _____ Setbacks or building lines if different than that required by the Town ordinances and the Green County Zoning Code.
- _____ All lands reserved for future public acquisition.
- _____ Graphic Scale.
- _____ Name and address of the owner, land divider, and Surveyor.
- _____ Signed Owner's Certificate as per s. 236.21 (2) (a), Wis.Stats.
- _____ Identification of all land permanently preserved for open space.
- _____ Identification of land that has a slope of twenty (20%) percent or more.
- _____ Public utility easements needed to adequately serve the land division. Utilities having the right to serve the area should be consulted.
- _____ Any existing or proposed easements affecting the property.

Supplemental Data. In addition to information on the face of the Certified Survey Map, land dividers shall

provide the Town with the following:

- _____ Three (3) copies of a draft of the legal instruments and rules for proposed property owners associates and proposed deed restrictions or restrictive covenants, shall be submitted at the time of filing the certified survey with the Town Clerk. (Note: Deed restrictions and restrictive covenants may be private contractual agreements not enforceable by the Town.)
- _____ Documentation proving that the proposed land division is in conformance with Sections 1.07 and 2.01 of this Ordinance.
- _____ If access to any parcel is by private road, lane or drive, or ingress/egress easement, said accesses shall have a minimum cleared -right-of-way of sixty-six (66') feet and shall be contiguous to a public street or acceptable private street. Private streets shall be constructed in accordance with the Town of Albany Ordinance for Minimum Design Standards, adopted July 25, 1995, as amended from time to time. Further, upon approval thereof, the land divider shall place an affidavit on the face of the certified survey map stating:

"The land divider and future assignees who acquire ownership of this (these) parcel(s) are responsible for the upkeep and maintenance of private ways and easements, and hold the Town of Albany harmless for problems of access to and from the public road."

Certificates. All certified survey maps shall provide all the certificates required by s. 236.34 and s. 236.21 (2) (a) Wis. Stats.; and in addition, the surveyor shall certify on the face of the survey map that he has fully complied with all of the provisions of this Ordinance. The Board shall certify its approval on the face of the map.

Open Space Preservation. The Town shall require that suitable sites, as determined by the Town, totaling at least fifty percent (50%) of the total area of the certified survey map, be permanently preserved for open space by "preservation easement" and the use of the open space restricted. Land so preserved shall be shown on the map along with the following restriction:

"The construction of buildings, structures or private septic systems of any type are prohibited within preservation easements."

(1) To the extent practicable, the Town may require that the open space connect with open space on adjoining subdivision or certified survey maps.

(2) The applicant shall provide the Town with a copy of the deed restrictions or protective/restrictive covenants at the time the certified survey map is submitted.

(3) Such preservation easements, deed restrictions or protective/restrictive covenants which permanently preserve the open space shall be considered restrictions of public benefit and shall name the Town Board as having the right of enforcement.