

Resolution No. 2026-5
Amending Town Land and Subdivision/Plat Ordinance (2017-2)

The Town Board of the Town of Red Cedar, Dunn County, Wisconsin does ordain as follows:

SECTION I. PURPOSE

The purpose of this Resolution is to amend the Town's Land and Subdivision/Plat Ordinance No. 2017-2.

SECTION II. AMENDMENTS

SECTION 1 – TITLE/PURPOSE

The text has been amended as follows: The Title of this Ordinance is the Town of Red Cedar Land and Subdivision/Plat Ordinance ("Ordinance"). The purpose of this Ordinance is to regulate and control the division / development of land within the limits of the Town of Red Cedar, Dunn County, Wisconsin, and to ensure that land is developed in a manner that supports healthy, livable communities; to foster the development of a range of housing types; to advance complete streets that prioritize safety, comfort, and accessibility for pedestrians, cyclists, transit riders, and motorists alike; to provide for adequate light and air; to facilitate adequate provision for water, sewerage; and other public requirements; to encourage development patterns that provide safe and convenient transportation choices for a variety of users; to provide for proper ingress and egress; and to promote proper monumenting of land subdivided and conveyancing by accurate legal description in order to accomplish all of the following . . .

SECTION 7 – SPECIFIC COMPLIANCE PROVISIONS

Paragraph I was deleted, and paragraphs were re-lettered.

Paragraph J text was added as follows: Upon such substantial completion of public improvements, any outstanding local building permits for home sites on the plat that meet the requirements of applicable building codes, zoning ordinances, and other municipal regulations shall be relased and may not be withheld solely because of the status of public improvements.

SECTION 9 – PRE- APPLICATION AND SKETCH MAP SUBMITTAL

The title has been renamed as follows: PRE-SUBMISSION NCONCEPTUAL REVIEW, APPLICATION AND SKETCH MAP SUBMITTAL.

Paragraph A text has been amended as follows: Prior to submitting any preliminary development plan, plat or certified survey map to the Town, the applicant shall have the opportunity to meet informally with representatives of the town before submission of the preliminary plat for approval, or a final plat if the subdivider does not intend to submit a preliminary plat for approval, to obtain the representatives' conceptual review of the subdivider's proposed subdivision and opinions regarding whether the subdivision complies with the town's requirements and conditions for approving plats. Conceptual reviews and opinions provided under this section are not binding on the town or the subdivider.

SECTION 10 – MAJOR LAND DIVISION (SUBDIVISION/PLAT) PRELIMINARY APPROVAL, CONDITIONAL APPROVAL, REJECTION

Paragraphs have been re-lettered.

Paragraph H text has been added as follows: A subdivider that submits a preliminary plat for approval under 236.11(1(a) may submit preliminary, rather than final, plans and reports regarding sewer, water, road cross-sections, grading, stormwater, soil testing, landscaping and street lighting. The approving authority, or its agent authorized to approve preliminary plats, may not reject the preliminary

plat on the basis that the plans and reports are not final, but the approving authority or its agent may approve conditionally the preliminary plat on that basis and state in writing the conditions of approval as allowed under par. (a), including conditions that the final plans and reports are submitted.

SECTION 11 – FINAL PLAT APPROVAL

Paragraph C text has been amended as follows: The subdivider shall have the final plat recorded in the Office of the Register of Deeds of Dunn County. A final plat that has the approvals required under s. 236.10, or that is deemed approved under s. 236.11, is entitled to be recorded. The approving authority for the plat shall make a certificate to that effect on the face of the plat no later than 10 days after the subdivider submits the plat with the certificates and affidavits required under 236.11 sub. (2) (c) and (d). The Project Representative shall provide a copy of the approved Major Subdivision Final Plat as recorded in the Register of Deeds Office to the Town Clerk within five (5) days of the recording.

SECTION III. SEVERABILITY

If any provision of the underlying Ordinance or any application of the Ordinance to any person or circumstance is found to be invalid or unconstitutional, such a finding shall not affect the other provisions or applications of the Ordinance which can be given effect without the invalid or unconstitutional provisions or applications.

SECTION III. EFFECTIVE DATE

This Resolution shall take effect upon passage and posting/publication as provided by law.

The foregoing Resolution 2026-5 Amending Town land and Subdivision/Plat Ordinance 2017-2 was adopted by a majority vote of the Town Board of the Town of Red Cedar on the **8th day of June, 2026.**

Town Board Chairperson

Supervisor 1

Supervisor 2

Supervisor 3

Supervisor 4

Attest:

Town Clerk