

SEC. 17.6.81 LAND DEDICATION.

(a) Dedication Calculation. All subdividers shall be required to dedicate developable land to the Village for park, school or other public uses, other than streets or drainageways, at a rate of four-hundredths (.04) acres (1,742 square feet) per dwelling unit. Whenever a proposed playground, park, or other public area, other than streets or drainageways, designated in the Master Plan or Master Plan component of the Village of Biron is embraced, all or in part, in the tract of land to be subdivided, these lands shall be made part of the required land dedication. The Village Board shall have sole authority to determine the suitability and adequacy of park lands proposed for dedication. Drainageways, wetlands or areas reserved for streets shall not be considered as satisfying land dedication requirements.

(b) Shoreland.

(1) Lake and Stream Shore Plats. All subdivisions abutting on a navigable lake or stream shall provide public access at least sixty (60) feet wide providing access to the low watermark so that there will be public access, which is connected to existing public roads, at not more than one-half (1/2) mile intervals as measured along the lake or stream shore except where greater intervals and wider access is agreed upon by the Wisconsin Department of Natural Resources and the Wisconsin Department of Development, and excluding shore areas where public parks or open-space streets or roads on either side of a stream are provided. No public access established under this Chapter may be vacated except by Circuit Court action. This Subsection does not require the Village to Improve land provided for public access.

(2) Lake and Stream Shore Plats. The lands lying between the meander line, established in accordance with Section 236.2U(2)(g), Wis. Stats., and the water's edge, and any otherwise unplattable lands which lie between a proposed subdivision and the water's edge shall be included as part of lots, outlots or public dedications in any plat abutting a lake or stream. This Subsection applies not only to lands proposed to be subdivided but also to all lands under option to the subdivider or in which the subdivider holds any interest and which are contiguous to the lands proposed to be subdivided and which abut a lake or stream.

(c) Unknown Number of Dwelling Units. Where the plat does not specify the number of dwelling units to be constructed, the land dedication shall be based upon the maximum number of units permitted by applicable Zoning Ordinances and this Chapter.

(d) Deeded to the Village. Land dedicated for public purposes shall be deeded to the Village at the time the Final Plat is approved.

(e) Access to Dedicated Land. All dedicated land shall have frontage on a public street and shall have unrestricted public access.

(t) Utility Extensions. The subdivider shall install or provide for installation of water and sanitary sewer lines to the property line of all dedicated land, where such services are to be provided to the adjacent properties.