

Ordinance No.3

An Ordinance to Regulate and Control Land Division in the Town of Dewey

Section 1 – Title and Purpose

This ordinance is entitled an Ordinance to Regulate and Control Land Division in the Town of Dewey. The purpose of this ordinance is to regulate and control the division of land within the limits of the Town of Dewey, Portage County, Wisconsin, in order to accomplish all of the following:

- (A) Promoting the public health, safety, and general welfare of the Town of Dewey.
- (B) Supplementing County, State, and Federal land division controls to implement the Town Comprehensive Plan or other land use plans.
- (C) Promoting the planned and orderly layout and use of the land in the Town of Dewey.
- (D) Encouraging the most appropriate use of the land throughout the Town of Dewey.
- (E) Minimizing the public impact resulting from the division of large tracts into smaller parcels of land in the Town of Dewey.
- (F) Facilitating the adequate provision of transportation, water, sewage, health, education, recreation, and other public requirements in the Town of Dewey.
- (G) Providing the best possible environment for human habitation in the Town of Dewey.
- (H) Providing for the protection of the groundwater through proper siting of wells and septic systems.
- (I) Enforcing the goals and policies set forth in the Town Comprehensive Plan or other land use plans.
- (J) Ensuring that the design of the street system will not have a negative long-term effect on neighborhood quality, traffic flow, and safety in the Town of Dewey.
- (K) Realizing goals, objectives, policies, and development standards set forth in plans, codes, and ordinances adopted by the Town of Dewey.
- (L) Securing safety from fire, flooding, and other dangers in the Town of Dewey.
- (M) Avoiding the inefficient and uneconomical extension of government services in the Town of Dewey.
- (N) Conserving the value of prime agricultural soils in the Town of Dewey.
- (O) Providing for the conservation of the agriculturally important lands in the Town of Dewey by minimizing conflicting land uses.
- (P) Promoting the rural and agricultural character, scenic vistas, and natural beauty of the Town of Dewey.
- (Q) Regulate the development of condominium projects.
- (R) Insure accurate legal descriptions
- (S) Providing for administration and enforcement of this Ordinance by the Town Board.

Section 2 – Statutory Authority

This Ordinance was adopted under the statutory authority granted pursuant to the Village Powers of the Town of Dewey, ss. 60.10 (2) (c), ss. 60.22 (3), ss. 61.34 (1), s. 236.03, and s. 236.45, Wis. Stats. This Ordinance was adopted by the Town Board after receipt of a formal written recommendation of this Ordinance dated April 21, 2025 from the Town Planning Agency under s. 61.35, s. 62.23 and ss. 236.45 (2), Wis. Stats., which for the Town of Dewey is the Town of Dewey Plan Commission.

Section 3 – Adoption of Ordinance

The Town Board, by this Ordinance, adopted on proper notice with a quorum and roll call vote by a majority of the Town Board present and voting, provides the authority for the Town Board to regulate and approve certain land divisions and certified surveys in the Town of Dewey. Pursuant to ss. 236.45 (4), Wis. Stats., a Public Hearing was held before the adoption of this Ordinance and notice of the hearing was given by publication of a Class 2 Notice, under Ch.985, Wis. Stats.

Section 4 – Definitions

In this Ordinance, the following definitions shall apply:

- (A) Agricultural Use – as provided in ss. 91.01 (2), Wis. Stats., means beekeeping, commercial feed lots, dairying, egg production, floriculture, fish or fur farming, forest and game management, grazing, livestock raising, orchards, plant greenhouses and nurseries, poultry, raising, raising of grain, grass, mint, and seed crops, raising of fruits, nuts, and berries, and sod farming.
- (B) Certified Survey or Certified Survey Map – means a certified survey with the map of a minor land division of less than 35 acres prepared in accordance with s. 236.34, Wis. Stats., and in full compliance with the applicable provisions of this Ordinance. A Certified Survey Map has the same legal force and effect as a land division plat. All minor land divisions of less than 35 acres requires a Certified Survey Map by a registered land survey.
- (C) Condominium – means a building or a group of buildings in which units are owned individually and the building common areas and facilities are owned by all owners on a proportional undivided basis. A condominium is a legal form of ownership and not a specific building type or style. All proposed condominium developments must meet all the requirements found in Ch. 703, Wis. Stats.
- (D) Conservation Easement – as provided in s. 700.40, Wis. Stats., means a holder's nonpossessory interest in real property imposing any limitation or affirmative obligation the purpose of which includes retaining or protecting natural, scenic or open space values of real property assuring the availability of real property for agricultural, forest, recreational or open space use, protecting natural resources, maintaining or enhancing air or water quality, preserving a burial site, as defined in ss. 157.70 (1)(b), Wis. Stats., or preserving the historical, architectural, archaeological or cultural aspects of real property.

- (E) Correction Instrument- means an instrument drafted by a professional land surveyor that complies with the requirements of s.236.295, Wis. Stats., and that, upon recording, corrects a subdivision plat or a certified survey map.
- (F) Deed Restriction – means a restriction on the use of a property set forth in a deed or other instrument of conveyance, including, but not limited to, a restrictive covenant, conservation easement, transfer of development rights, or any restriction placed on undeveloped land as a condition for the division or development of the undeveloped land.
- (G) Developer’s Agreement – means an agreement by which the local municipality and/or County and the sub-divider agree in reasonable detail to all of those matters which the provisions of these regulations permit to be covered by the developers’ agreement. The developer’s agreement shall not take effect unless and until an irrevocable Letter of Credit or other appropriate surety has been issued to the local municipality and/or the County.
- (H) Extraterritorial – means existing or taking place outside the territorial limits of a jurisdiction
- (I) Final Plat – means a map prepared in accordance with requirements of Ch. 236 of the Wisconsin State Statutes and this Ordinance for the purpose of precisely dividing larger parcels into lots and used in conveying these lots.
- (J) Land Divider – means any person, partnership, corporation, or other legal entity that has an ownership or other legal interest in the subject land that the land is being divided or is proposed to be divided, resulting in a land division.
- (K) Land Division – means the division of a lot, outlot, parcel, or tract of land by the owner of the land, or the owner’s agent, for the purpose of sale or for development when the act of division creates two or more parcels or building sites, inclusive of the original remnant parcels, any of which is 35 acres or less in area, by a division or by successive divisions of any part of the original property within a period of five (5) years, including any land division by or for a Statutory Subdivision, a Minor Land Division, a Condominium, Condominium Plat, Replat, and Certified Survey Map, and any other land division. Any residual parcel resulting from any division of land shall be included in the land division if said parcel is less than 35 acres in size.
- (L) Lot – means a parcel of not less than 2 acres which is created by a land division, with the designated parcel, tract, or area of land established by land division plat, Certified Survey Map, or as otherwise permitted by law to be conveyed used, developed, or built upon as a unit.
- (M) Minor Land Division – means any division of land other than a statutory subdivision as defined herein of less than 35 acres in size. Any residual parcel resulting from any division of land shall be included in the minor land division if said parcel is less than 35 acres in size. The minimum land division under this Ordinance shall comply with the Certified Survey requirements in Section 11 and the standard design and improvement requirements in Section 12.
- (N) Natural Resource – means air, land, water, groundwater, drinking water supplies, wildlife, fish, biota, and other such resources, belonging to, managed by, appertaining to, or otherwise controlled by the United States, State of Wisconsin, or the town.
- (O) Navigable Waters – means any body of water, which is navigable under the laws of the State.

- (P) Outlot – means a parcel of land other than a lot or block so designated on a land division plat or Certified Survey Map. Outlots may only be created to provide access to public right-of-way, for public land dedications, for utility or stormwater treatment purposes, or as a way to convey lands to adjacent property owners for eventual combination of those lands as lots. Outlots are not intended for development purposes.
- (Q) Parcel – means contiguous lands under the control of a land divider not separated by streets, highways, navigable rivers, or railroad right-of-way.
- (R) Plat – a detailed map or plan showing the division of a piece of land into individual lots.
- (S) Replat – means the process of changing the map or plat which changes the boundaries of a recorded Statutory Subdivision Plat, Minor Land Division, Certified Survey Map, or other land division or part thereof. The division of a large block, lot, or outlot within a recorded subdivision plat or certified survey which changes the exterior boundaries of said lot, block, or outlot is a replat.
- (T) Sketch Plan – means a conceptual layout of a proposed development which is submitted for formal review.
- (U) Statutory Subdivision – means the division of a lot, as defined by ss. 236.02(12) Wis. Stats., therein, by the owner, sub-divider, or his/her successor in title, for the purpose of transfer of ownership or building development where the division creates more than four (4) lots less than 1.5 acres (Town of Dewey is 2 acres min.) in five (5) years or where the land division creates more than five (5) parcels or building sites of any size within five (5) years.
- (V) Town – means the Town of Dewey, Portage County, Wisconsin.
- (W) Town Board – means the Board of Supervisors for the Town of Dewey, Portage County, Wisconsin and includes designees of the board authorized to act for the board.
- (X) Town Clerk – means the clerk of the Town of Dewey, Portage County, Wisconsin
- (Y) Town Comprehensive Plan – means a Comprehensive Plan adopted by the Town Board of the Town of Dewey under s. 66.1001, Wis. Stats.
- (Z) Town Plan Commission – means the Town of Dewey Plan Commission appointed by the Town Chair of the Town of Dewey, Portage County, Wisconsin.
- (AA) Wetland – means an area where water is at, near, or above the land surface long enough to be capable of supporting aquatic or hydrophilic vegetation and that has soils indicative of wet conditions.
- (BB) Wis. Stats. – means the Wisconsin Statutes, including successor provisions to cited statutes.

Section 5 – Exemptions

- (A) The provisions of this Ordinance, as it applies to land divisions of tracts of land in the Town of Dewey into less than five (5) parcels, shall not apply to any of the following:
 1. Transfers in interest in land by will or pursuant to court order.
 2. Leases for a term of not more than ten (10) years, mortgages, or easements.
 3. The sale or exchange of land between owners of adjoining property if additional lots are not thereby created and if the lots resulting are not reduced below the minimum sizes required by this ordinance or other applicable laws or ordinances.

(B) All of the following specific uses and activities are exempt from this ordinance:

1. Cemetery plats made under s. 157.07, Wis. Stats.
2. Assessor's plats made under s. 70.27, Wis. Stats.

Section 6 – Coverage/Compliance

(A) This Ordinance applies to all lands in the Town of Dewey. The Town Board shall be responsible to administer this Ordinance unless it designates by resolution such other authority.

(B) No person, unless exempt under this Ordinance, shall divide or create a land division of any land in the Town of Dewey subject to the requirements of this Ordinance and no land division including a Statutory Subdivision, a Certified Survey Map, Condominium Plat, Replat or Minor Land Division, shall be entitled to be recorded in the Office of the Register of Deeds for Portage County unless the final land division, plat, or map as approved by the Town Board or its designee is in full compliance and consistent with all of the following:

1. All requirements of this Ordinance; when provisions of this Ordinance impose greater restrictions than paragraphs 2 through 9 below, it is intended that the provisions Ordinance shall apply.
2. Ch. 236, Wis. Stats.
 - (a) Recordation improperly made carries penalties as provided in s. 236.30, Wis. Stats.
 - (b) Conveyance of lots, outlots, and parcels in unrecorded plats carries penalties as provided in s. 236.31, Wis. Stats.
 - (c) Monuments disturbed or not placed carries penalties as provided in s. 236.32, Wis. Stats.
3. The Town of Dewey Comprehensive Plan adopted under s. 66.1001, Wis. Stats., or other Town Land Use Plan or any component thereof.
4. The applicable Town of Dewey, County of Portage zoning regulations, building codes, sanitary code, erosion control regulations, and other land division regulations.
5. State Department of Natural Resources administrative rules on wetlands, shorelands, sewers, septic systems, and pollution abatement.
6. All applicable State and local sanitary codes.
7. All of the following applicable Town of Dewey Ordinances:
 - (a) Ordinance No.5 – an Ordinance to Manage Solid Waste and Recyclable Waste Disposal in the Town of Dewey
 - (b) Ordinance No.6 – an Ordinance to Establish Rules Pertaining to Town Roads
 - (c) Ordinance No.9 – an Ordinance Requiring a Town Building Information Form Prior to New Construction
8. All State Department of Transportation and County of Portage Highway Department Administrative rules relating to safety of access and the preservation of the public Interest and investment in the highway system, if the land owned and controlled by the land divider abuts on a state or county trunk highway or connecting road or street.

9. All applicable extraterritorial or comprehensive plans, extraterritorial zoning or plat review ordinances, or official maps adopted pursuant to s. 62.23, Wis. Stats., and any other applicable Town of Dewey, County, or extraterritorial authority ordinances and regulations.
- (C) Permit fees shall be established annually in January or thereafter by Resolution of the Town Board prior to any new land division plat approvals and Certified Survey Map approvals and prior to any person commencing any form of construction or installation of any building in the Town of Dewey.
- (D) No land shall be divided or any land division occur if any parcel or lot created by the land division is smaller than 2 acres.
- (E) Any parcel in the Town of Dewey, which shall be divided and cause a land division regardless of the lot, outlot, or parcel size or number of lots, outlots, or parcels created, shall comply with s. 59.692, s. 281.31, s. 236.45 of Wis. Stats., Ch. 703 Wis. Stats., and any appropriate State Administrative Code provisions.
- (F) All visible structures, encroachments, fences, navigable waters, public streets and public roads shall be shown to scale on any Certified Survey Map from any land division to be recorded.
- (G) Any outlots created on a Certified Survey Map shall be accompanied with a statement of purpose or use of the outlot.
- (H) No person shall construct upon, convey, record, or place survey monuments, conduct surveys, layout parcels, lots, or outlots, or create plats or maps on any land in the Town of Dewey in violation of this Ordinance or the Wisconsin Statutes.
- (I) No person shall request, nor be issued by the Town Board, a driveway permit, or any other permit or license authorizing any construction, installation, or improvement on any land within the Town of Dewey, except land subject to a land division that was of record as of the effective date of this Ordinance, until the provisions and requirements of this Ordinance have been fully met by the land divider. The Town Board may institute the appropriate action or proceedings to enjoin violations of this Ordinance.
- (J) All land division approvals required by the State Department of Administration or its successor Department for specific land divisions, including any Statutory Subdivisions, Minor Land Divisions, or Certified Surveys shall be obtained prior to final approval of the Town Board or its designee.
- (K) All land divisions, plats, or Certified Survey Maps, upon receipt of final approval by the Town Board or its designees, shall be recorded in the Office of the Register of Deeds at the cost of the land divider. Final plat approval shall comply for recording with s. 236.21 and s. 236.25 Wis. Stats.
- (L) No persons shall make, record, or replat of any land division, except as provided under ss. 70.27(1) Wis. Stats., if it alters acres dedicated to the public without proper Court action to vacate such plat, map, or part thereof.
- (M) A condominium plat prepared by a land surveyor registered in Wisconsin is required for all condominium plats, or any amendments or expansions thereof. The land divider shall comply in all respects with the requirements of s. 703.11 Wis. Stats., and the following:
1. Density: Adequate open space should be provided so that the average density and Intensity of land use shall be no greater than that permitted for the Town of Dewey

and/or County zoning district in which it is located.

2. Submittal: The land divider shall submit the proposed site plan, use, and location, existing and proposed structures, neighboring land and water uses, parking areas, driveway locations, highway access, traffic generation according to the Institute of Traffic Engineers standards, traffic circulation, drainage, waste disposal, water supply systems, and the effects the proposed uses, structures, improvements, and operation have upon the area, including flood damage protection, water quality, shoreland cover, natural beauty, and wildlife habitat.
 3. Review and Approval: The Town of Dewey shall approve the plat provided the proposed uses and structures are in accordance with the purpose and intent of this Ordinance and are found not to be hazardous, harmful, offensive, or otherwise adverse to the environmental corridor, wetlands, floodplain, shoreland cover, drainage, street and highway system, or park and open space element of the Town of Dewey Comprehensive Plan.
- (N) Where other governing authorities, including the State, the County, or any extraterritorial municipal body has the statutory or ordinance authority to approve or to object to any proposed land Division and the requirements are conflicting, the land divider and the land division shall comply with the most restrictive requirements.

Section 7 – Specific Compliance Provisions

- (A) All parcels, lots, or outlots that will be proposed to be divided for land division purposes under this Ordinance that are bisected or divided by a public road, public street, public trail, or a navigable water shall be divided along these natural or constructed features. All parcels, lots, or outlots shall have side lot lines that are as perpendicular to the front and rear lot lines as possible. Triangle lots and excessive jogs should be avoided.
- (B) No land shall be issued a land division approval if the Town Board of the Town of Dewey determines that any proposed land division plat, or Certified Survey Map will materially interfere with existing agricultural uses or will conflict with other goals, objectives, and policies as set forth in the Town Comprehensive Plan or other land use plan. In addition, the land division approval must be determined to be, by the Town Board, consistent with the Town Comprehensive Plan, if any, and if any other land division plat approval or Certified Survey Map approval to the land applies, the most restrictive requirements to the land apply. The land division minimum lot size requirements in this Ordinance apply rather than any other applicable zoning regulations related to minimum lot sizes.
- (C) No land shall be issued a land division approval for a purpose that poses a significant threat to the quality or quantity of groundwater in the Town of Dewey.
- (D) No land shall be issued a land division approval if it is held unsuitable by the Town Board for its proposed use for reason of flooding, inadequate drainage, dangerous or hazardous land conditions, adverse soil or rock formation, severe erosion potential, unfavorable topography, inadequate water supply or sewage disposal or maintenance capabilities, impairment of wildlife and scenic vistas, improper utilization of prime farm soils, undue cost and inefficiencies in the provision of Town of Dewey governmental services, or any

other feature likely to be harmful to the health, safety, or welfare of current or future residents of the Town of Dewey, or likely to cause a public nuisance in the Town of Dewey. The Town of Dewey shall require 20,000 square feet of continuous non-wetland/floodplain suitable for development. The Town of Dewey Plan Commission may require any proposed land divider to furnish maps, data, and other information as may be necessary to determine this requirement is met.

- (E) No person shall be issued any land division approval by the Town Board until the appropriate application fees have been paid to the Town of Dewey.
- (F) No person shall be issued any land division approval by the Town of Dewey who has failed to properly and fully complete and submit to the Town Board the application form developed and provided by the Town of Dewey.
- (G) Each lot shall have an approved access that fronts a public road or outlot. Only two lots shall share a common access point to a public road unless approved by the Town Board.
- (H) No person shall be issued a final land division approval by the Town Board until the land divider makes or installs all public improvements deemed necessary by the Town Board or until the land divider executes a surety bond or other security acceptable to the Town Board to insure that the land divider will make these public improvements within a time established by the Town Board.
- (I) No person shall be issued a final land division approval by the Town Board until the land divider submits and obtains approval of the proposed land division plat or proposed Certified Survey Map to the following approving authorities:
 - 1. State of Wisconsin (if required)
 - 2. Portage County Planning & Zoning Department
- (J) No person shall be issued a final land division plat approval by the Town Board until the land divider agrees in writing that the land divider will be responsible for the cost of any necessary alteration of any existing utilities that are affected by virtue of a land division within the public right-of-way.
- (K) No person shall be issued a final land division plat approval by the Town Board unless all public improvements to be constructed or installed as required by the Town Board within the land division plat area or Certified Survey Map area to meet the requirements established in writing by the Town Board.
- (L) The Town of Dewey shall not be responsible with respect to any final land division for any public improvements and shall not be responsible to accept any dedicated streets or other public areas and other public improvements until the Town Board, by resolution, accepts or approves such dedicated public improvements with or without conditions.
- (M) No person shall be issued a final land division approval by the Town Board unless any proposed Town of Dewey roads have been specifically accepted for dedication approved by the Town Board. The applicant shall finish all shoulders and road ditches, if any, install all necessary culverts and, if required by the Town Board, surface ditch inverts to prevent erosion and sedimentation in accordance with plans and standard specifications approved by the Town of Dewey Plan Commission, as recommended by an Engineer hired by the Town of Dewey.
- (N) No person shall be issued a final land division approval by the Town Board unless any natural gas, electrical power, fiber optic, and telephone facilities are installed in such

manner as to make adequate service available to each parcel, lot or outlot in the proposed land division. No such electricity, fiber optic, or telephone service shall be located on overhead poles. In addition, plans indicating the proposed location of any new or replacement natural gas, electric, fiber optic, and telephone facilities required to serve the land division shall be noticed to and approved by the Town Board.

- (O) No person, unless specifically waived in writing by the Town Board, shall be issued a final land division approval by the Town Board unless formal dedication of parks, open spaces, or sites for other public uses have been made, as required by the Town Board at no cost to the Town of Dewey, or such fees are, in lieu of such dedication, as established by the Town Board, shall have been paid by the land divider to the Town Treasurer of the Town of Dewey.

Section 8 – Application and Sketch Map Submittal

- (A) Any land divider who divides or proposes to divide for land division purposes land located in the Town of Dewey that will create a land division, including a Statutory Subdivision, Certified Survey Map, Condominium Plat, Minor Land Division, Replat, or revision of an existing land division shall, prior to any submittal of any Preliminary Plat or map information, submit to the Town Clerk a Land Division Application, which may be obtained from the Town Clerk, with the appropriate fee and with all of the following required information included:
1. The name and address of the owner of the property and the land divider.
 2. The location and size of the property and the type of land division that is to be requested.
 3. The names and addresses of all adjacent landowners.
 4. A statement of intended use.
 5. The name and address of the surveyor who will be doing the survey work.
 6. The present use of the land.
 7. The number and size of projected parcels, lots, or outlots upon a final land division.
 8. Existing zoning and other land use controls on and adjacent to the proposed land division.
 9. The estimated timetable for the final development and requested timeline by the land divider for final approvals from the Town of Dewey.

This provision does not apply to a correction instrument, except if the affidavit in the correction instrument would change the areas dedicated to the public or restricted for the public benefit, then the Town Board must approve such change.

- (B) With any initial Land Division Application the land divider shall submit to the Town Clerk a sketch map at a scale of 1 inch = 200 feet or other appropriate scale. More than one attached sheet may be used but no sheet may be larger than 8 ½ x 14 inches. Each submission shall include all contiguously owned land except the sketch map need not show more than 20 times the area of the intended certified survey. The sketch map shall show all of the following:
1. A north arrow, the date, the scale, and a reference to a section corner.
 2. The approximate dimensions and areas of the parcels, lots, outlots, and easements.

3. The location and type of existing and proposed buildings and structures and uses.
 4. The location of drainage ditches, water wells, sewerage systems, and other features pertinent to the land division.
 5. The location of existing and proposed roads, highways, developments, navigable rivers, trails, and driveways and distances to the nearest adjoining highways, roads, or driveways on all sides of the proposed site.
 6. The location of general land cover types, such as woodlands, wetlands, agricultural, etc.
 7. The location of any slopes of 12% or greater.
 8. The setback of building lines required by any approving agency.
 9. The uses of the land adjacent to the property and any existing roads, easements and restrictions of record, public access to navigable water, dedicated areas and utilities on/or adjacent to the land.
- (C) The Town Clerk shall review for completion the initial Land Division Application and sketch map for completeness, including payment of applicable application fees, within ten (10) working days of receipt. The Town Clerk shall thereafter notify the land divider by certified mail if the application is determined by the Town Clerk to be complete or incomplete. The Town Clerk shall provide written reasons for any alleged incompleteness of the application with the notification. The Town Clerk shall, within five (5) working days after filing, transmit the copies of any complete or incomplete Land Division Application and sketch map to the Town Board or the Town Plan Commission if so designated by the Town Board.
- (D) The Town Clerk shall send to the land divider, by certified mail, a notice and agenda of the scheduled date of the Town Board or Town Plan Commission for the appropriate meeting to review and consider the complete or incomplete Application and any preliminary approvals for land division no later than ten (10) days prior to the date of the meeting.
- (E) The land divider or the land divider's designee shall attend the meeting and present the proposed Land Division, preliminary plat or map documents, and sketch map to the Town Board or Town Plan Commission, if so designated by the Town Board, for its consideration. Failure of the land divider or designee to attend the meeting or provide a complete Application may be used as grounds for the Town Board or Town Plan Commission to recommend denial of any later requested approvals for the land division.

Section 9 – Subdivision Preliminary Approval, Conditional Approval, Rejection

- (A) Prior to the submittal of the Statutory Subdivision Preliminary Plat or other Preliminary plat document, the land divider shall have submitted the Land Division Application noted in Section 8. The Statutory Subdivision Preliminary Plat, sketch map, and other relevant document information, seven (7) copies of each, including the Land Division Application, shall be reviewed by the Town Board or Town Plan Commission for conformance and consistency with s. 236.11, Wis. Stats., s. 236.12, Wis. Stats., this Ordinance, the Town Comprehensive Plan, any applicable extraterritorial land use plan, and all other applicable Town of Dewey Ordinances, rules, regulations, and plans. The Town Plan Commission shall also review applicable County, State, and Federal laws, ordinances, rules, regulations, and plans for consistency and conformity that may affect the proposed

Statutory Subdivision.

- (B) A Statutory Subdivision Preliminary Plat shall be required for all proposed Statutory Subdivisions and shall be based upon a survey by a registered land surveyor and the plat prepared on paper of good quality at a map scale of not more than one hundred (100) feet to the inch and shall show correctly and completely on its face the following information:
1. Title or name under which the proposed statutory subdivision is to be recorded. Such title shall not be the same or similar to a previously approved and recorded plat, unless it is an addition to a previously recorded plat and is so stated on the plat;
 2. Proper location of the proposed statutory subdivision by: government lot, quarter-section township, range, County, and State;
 3. A sketch showing the general location of the statutory subdivision within the U.S. Public Land Survey section;
 4. Date, Graphic Scale, and North Arrow;
 5. Names, addresses, and telephone numbers of the owner, land divider, and land surveyor preparing the plat;
 6. The entire area is contiguous to the proposed plat owned or controlled by the land divider shall be included on the preliminary plat even though only a portion of said area is proposed for immediate development. The Town Board may waive this requirement where it is deemed unnecessary to fulfill the purposes and intent of the Ordinance and severe hardship would result from the strict application;
 7. Exact length and bearing of the exterior boundaries of the proposed Statutory Subdivision referenced to a corner established in U.S. Public Land Survey and the total acreage encompassed thereby;
 8. Existing or proposed contours at vertical intervals of not more than two (2) feet where the slope of the found surface is less than 10% and of not more than five (5) feet where the slope of the ground surface is 10% or more. Elevations shall be marked on such contours based on North American Vertical Datum of 1988 (mean sea level). Draining patterns and watershed boundaries shall be delineated to help determine peak runoff for specified storm events;
 9. Water elevations of adjoining lakes and streams at the date of the survey and approximate high and low water elevations, all referred to mean sea level (1988) datum;
 10. Floodplain limits and the contour line lying a vertical distance of two (2) feet above the elevation of the 100 year recurrence interval flood, or where such data is not available, five (5) feet above the elevation of the maximum flood of records;
 11. Location, right-of-way, width, and names of all existing roads, highways, alleys, trails, or other public ways, easements, railroad and utility right-of-way and all section and quarter-section lines within the exterior boundaries of the plat or immediately adjacent thereto;
 12. Type, width, and elevation of any existing street pavements within the exterior boundaries of the plat or immediately adjacent thereto together with any legally established centerline elevations, all to mean sea level (1988) datum;
 13. Location and names of any adjacent Statutory Subdivisions, Minor Land Divisions,

- Certified Survey lots, unplatted and unsurveyed parcels, outlots, lots, parks, and cemeteries, and owners of record of abutting unplatted and unsurveyed lands;
14. Location, size, and invert elevation of any existing culverts, and drain pipes, the location of fiber optic lines, power and telephone lines, and the location and size of any existing gas mains within the exterior boundaries of the plat or immediately adjacent thereto.
 15. Locations of all existing property boundary lines, structures, drives, lakes, streams, navigable waters, and watercourses, wetlands, rock outcrops, wooded area, railroad tracks, and other similar significant natural or man-made features within the tract being subdivided or immediately adjacent thereto;
 16. Location, width, and names of all proposed streets, roads, highways, and public rights-of-way such as alleys and easements;
 17. Approximate dimensions of all lots, outlots, and parcels together with proposed lots, outlots, parcels, and block numbers;
 18. Location and approximate dimensions and size of any sites to be reserved or dedicated for parks, neighborhood park, drainage ways, trails, or other public uses or which are to be used for group housing, shopping centers, church sites, or other public uses not requiring lotting; if these parcels are outlots on the development proposal, the ownership and purpose shall be stated on the face of the plat;
 19. Approximate radii of all curves;
 20. Existing zoning on and adjacent to the Statutory Subdivision;
 21. Any proposed lake and stream access with a small drawing clearly indicating the location for the proposed Statutory Subdivision in relation to the access;
 22. Any proposed lake and stream improvements or relocation;
 23. Soil type, slope and boundaries as shown on the detailed operational soil survey maps prepared by the U.S. Conservation Service;
 24. Location of soil boring tests, where required by ILHR Ch. 85, Subchapter IV – Soil Evaluation of the Wisconsin Administrative Code, made to a depth of at least six (6) feet, unless bedrock is at a lesser depth. The number of such tests shall be adequate to portray the character of the soil and the depths of bedrock and groundwater from the natural undisturbed surface. To accomplish this purpose, a minimum of one (1) test per three (3) acres shall be made initially. The results of such tests shall be submitted along with the preliminary plat;
 25. All environmental corridors and isolated natural areas as mapped by State, Regional, or local agencies;
 26. All Department of Natural Resources designated wetlands, and any field verified wetlands designated by a public agency;
 27. The surveyor or engineer preparing the Statutory Subdivision Preliminary Plat shall certify on the face of the plat it is a correct representation of the proposed Statutory Subdivision and physical features and that he/she has fully complied with the provisions of this Ordinance;
 28. The Town of Dewey, after determining from a review of the Preliminary Plat that the soil, slope, vegetation, and drainage characteristics of the site are such as to require substantial cutting, clearing, grading, and other earthmoving operations in the

development of the Statutory Subdivision or otherwise entail an erosion and stormwater hazard, may require the land divider to provide erosion and sediment control and stormwater management plans;

29. Easements shall be shown and shall be limited to utility easements, drainage easements, conservation easements, and service easements.

Easements shall not be used for conveyance of streets, pedestrian right-of-way, parks, or school lands, or other public lands requiring dedication. On all drainage easements it shall state on the face of the document that the Town Board shall own title and bear responsibility for maintenance of the easement. The Town Board shall have the authority to assess the costs of maintaining those easements to all benefiting landowners in the development;

30. Any wildlife habitat areas in addition to threatened or endangered species;

31. A detailed statement as to whether and how the proposed development is consistent with the Town of Dewey Comprehensive Plan;

32. A traffic impact study based upon the Institute of Traffic Engineers standards if required by the Town of Dewey. The study shall be transmitted for review and comment by the Town Plan Commission prior to action on the Statutory Subdivision preliminary plat;

33. The school district in which the development is located should be noted on the face of the preliminary plat;

34. Characteristics of vegetation;

35. Historic and cultural features;

36. Scenic vistas.

- (C) Unless the timeline is extended by agreement with the land divider, the Town Board or the Town Plan Commission, if so designated, shall, within ninety (90) days of the date of receipt by the Town Clerk of a complete proposed Preliminary Plat, deem the Statutory Subdivision Preliminary Plat complete, grant preliminary approval of, grant conditional approval of, or reject the Statutory Subdivision plat as proposed. One (1) copy of the Statutory Subdivision Preliminary Plat shall thereupon be returned to the land divider with the date and action endorsed thereon. If approved conditionally or rejected, the conditions for approval or reasons for rejection shall be stated in the minutes of the meeting and a letter setting forth the conditions of approval or the reasons for rejection shall be sent to the land divider. Reasons for conditional approval or rejection may include nonconformance or inconsistency with this Ordinance, the Town Comprehensive Plan, or other Land Use Plan, nonconformance or inconsistency with Town of Dewey Ordinances, rules, regulations, or plans. One (1) copy of the Statutory Subdivision Preliminary Plat shall be filed with the Town Clerk for the Town of Dewey records.

- (D) In the event of a rejection of the proposed Statutory Subdivision Preliminary Plat by the Town Board, the Town Board or Town Plan Commission shall recite in writing the particular facts upon which it bases its conclusion for rejection, including incompleteness of Land Division Application or that the land is not suitable for the proposed land division. The Town Plan Commission shall afford the land divider an opportunity to review any Town Board's decision of unsuitability and present evidence refuting the determination, if so desired. Thereafter, the Town Plan Commission may recommend that the Town Board affirm, modify, or withdraw its prior determination of unsuitability. The Town Board may

affirm, modify, or override the Town Plan Commission decision or recommendation. The Town Board shall recite in writing findings for any decision to modify or override the Town Plan Commission's decision or recommendation.

- (E) If either the Town Board or the Town Plan Commission denies two (2) consecutive Statutory Subdivision Preliminary Plats for the same parcel, no subsequent re-application for a Statutory Subdivision approval of that parcel will be accepted, received, or considered by the Town Board or Town Plan Commission within three (3) months of the second denial.
- (F) The Town Board may delegate by Resolution its proposed Statutory Subdivision preliminary plat approval to the Town Plan Commission for all or part of the approval.

Section 10 – Final Plat Approval

- (A) The Statutory Subdivision Final Plat shall comply fully with s. 236.11, s. 236.12, s. 236.20, s. 236.21, and s. 236.25, Wis. Stats., in its Statutory Subdivision final plat.
- (B) The Town of Dewey requires that an updated abstract of title certified to date of submission, or, at the option of the applicant, a policy of title insurance or a certificate of title from an abstract company for examination in order for the Town Board or its designees to ascertain that all parties in interest have signed the owner's certificate on any plat.
- (C) A copy of the approved Statutory Subdivision Final Plat as recorded in the Register of Deeds Office shall be filed with the Town Clerk within five (5) days of the recording.
- (D) Prior to any request for any Statutory Subdivision Final Plat approval and recording of the plat or map, the land divider shall seek and obtain from the Town Board a Resolution from the Town of Dewey specifically stating that the Town of Dewey accepts from the land divider all lands shown on the plat as dedicated to the Town of Dewey for the public, including street and road dedications.
- (E) Prior to any request for the final Statutory Subdivision approval and recording of the Statutory Subdivision plat, the land divider shall seek and obtain a Resolution from the Town of Dewey specifically stating what, if any, public benefit restrictions or conditions have been placed on the platted land by the Town of Dewey under s. 236.293, Wis. Stats., and by any Developer's Agreement and Developer's Schedule. The Town Board, by resolution, may later waive these restrictions or conditions.
- (F) The Town Board may delegate by Resolution its Final Statutory Subdivision plat approval to the Town Plan Commission.
- (G) The Town Board or its designee shall approve or reject the Statutory Subdivision Final Plat within sixty (60) days of its submission to the Town Clerk unless an extension of the time is mutually agreed in writing. Appropriate notices shall be provided as noted in ss. 236.11(2), Wis. Stats.

Section 11 – Certified Survey Map

- (A) Prior to submittal of any Preliminary map or any Certified Survey Map, the land divider shall have submitted to the Town Clerk the Land Division Application noted in Section Eight (8). A Certified Survey Map prepared by a land surveyor registered in the State of Wisconsin is required for all minor land divisions that create any parcels, lots or outlots less than thirty-five (35) acres in area and any other land divisions noted in s. 236.34, Wis. Stats. All required Certified Survey Maps shall comply in all respects with s. 236.10, Wis. Stats., s.236.34, Wis. Stats., where applicable, and State survey standards. The Town of Dewey shall comply with the ninety (90) day requirement in s. 236.34, Wis. Stats., for final approval, final approval on condition, or rejection by the Town Board or its designee, as the approving authority for the final Certified Survey Map.
- (B) The Certified Survey Map shall, at a minimum, show correctly on its face, in addition to the information required by Ch. 236, Wis. Stats., all of the following:
1. All existing buildings, fences, water courses, wetlands, lakes, navigable waters, ponds, drainage ditches, waste disposal systems, and other features pertinent to the property division, including the location of water wells, dry wells, drain fields, pipes, culverts, and existing easements, public streets, and any adjoining parks, cemeteries, public roads, streets, subdivisions, ponds, streams, lakes, flowages, wetlands, railroad right of way, and easements.
 2. The building envelope and its distance to property lines, if a building location were required and approved by the Town Board.
 3. The area of parcels, outlots, and lots in acres.
 4. The date of the map.
 5. The graphic scale of the map and north arrow.
 6. The entire area contiguous to the plat owned or controlled by the owner or land divider.
 7. Any floodplain limits.
- (C) The Certified Survey Map shall include in its certification, in addition to the information required by s. 236.34, Wis. Stats., all of the following:
1. A legal description of the parcel; the surveyor's name, address, and signature; a statement from the surveyor that the surveyor has fully complied with all the provisions of this ordinance.
 2. The owner's name, address, and signature.
 3. Signature lines and dates for approval by the Town Chairperson and Town Clerk.
- (D) The Certified Survey Map is entitled to final approval by the Town Board or the Town Plan Commission, if so designated, only if the Certified Survey Map, together with all required information, is submitted within twelve (12) months of the Land Division Application submitted to the Town Clerk and it substantially conforms and is consistent with all of the following:
1. The Land Division Application and sketch map are determined complete and the preliminary documents are submitted by the land divider.
 2. Any and all conditions of approval established by the Town Board, pursuant to this Ordinance.

3. The adopted Town Comprehensive Plan or other applicable Town or County Ordinances, including any County zoning or plat review Ordinances.
4. All appropriate requirements for Certified Survey Maps and Minor Subdivisions as noted in this Ordinance.

Section 12 – Design Standards

Any Minor Land division or Statutory Subdivision shall meet the following design standards:

(A) Street and Road Standards.

1. The land divider shall dedicate land for and to improve streets and roads in the Town of Dewey as provided herein. Streets and roads shall conform to any applicable official map ordinances in effect in the Town of Dewey. Streets and roads shall be located with due regard for topographical conditions, natural features, existing and proposed streets, utilities, land uses, and public convenience and safety.
2. All parcels, outlots, or lots shall have frontage on a public street or public road.
3. Street and road locations shall be consistent with any applicable Town of Dewey Road Plan, Ordinance No.6 – An Ordinance to Establish Rules Pertaining to Town Roads, and the Town of Dewey Comprehensive Plan officially adopted by the Town Board. Town road right-of-way widths, grades, and the design should follow the Wis DOT Facilities Development Manual for town road design and shall conform to the Town road standards in s. 82.50, Wis. Stats.
4. Public roads and public streets shall be laid out to provide for possible continuation wherever topographic and other physical conditions permit.
5. Minor public streets or roads shall so laid out so as to discourage their use by through traffic.
6. The number of intersections of minor public streets or public roads shall be reduced to the practical minimum consistent with circulation needs and safety requirements. Where a land division abuts or contains an existing or proposed arterial highway, the Town Board shall require a frontage road, non-access reservation along the rear of the property contiguous to such highway, or such other treatment as may be necessary to insure safe, efficient, traffic flow and adequate protection of residential properties.
7. Public Streets and public roads shall afford maximum visibility and safety and shall intersect at right angles, where practicable.
8. Dedication of half-width streets shall be prohibited, except where it is essential for the reasonable development of the land division in conformity with the other requirements of this ordinance. Where a half street has been dedicated adjacent to a land division, the remaining half of the street shall be dedicated by the land divider of the adjoining land.
9. Permanent dead-end streets, roads, or cul-de-sacs shall not be longer than one thousand (1,000) feet, shall have a minimum width of thirty-two (32) feet, and terminate with a turn-around having an outside roadway diameter of at least one hundred and thirty (130) feet and a street or road property line of sixty-six (66) feet. Cul-de-sacs that are back to back must allow a fifteen (15) foot utility easement between the cul-de-sacs.

10. Where possible, parcel, outlot, and lot lines shall be perpendicular to the public street or public road line, and to the tangent at the lot corner on curved public roads or public streets.
 11. No public street or public road names shall be used which will duplicate or may be confused with the names of existing streets or roads. Street or road names shall be subject to the approval of the Town Board.
- (B) Block and Lot Design and Improvements.
1. A block is a parcel of land bounded on at least one (1) side by a public street or public road and on the other side by natural or manmade barriers or unplatted land. The lengths, widths, and shapes of blocks shall be determined by the following:
 - a. Building site needs.
 - b. Town of Dewey parcel, lot size, and dimensional requirements. The minimum parcel or lot size requirements are 2 acres.
 - c. Needs for convenient access, circulation, control, and safety of street traffic.
 - d. Limitations and opportunities of topography.
 2. To provide adequate access and circulation to playgrounds, schools, shopping centers, or other community facilities, the Town Board may require for all land divisions that walkways be provided, either along public streets and public roads, or through the center of blocks.
 3. Double frontage lots for all land division plats or Certified Survey Maps shall be avoided except where essential to provide separation of residential development from traffic arterials or to overcome particular topographic and site disadvantages.
 4. Sewage and water facilities, public street and public road paving, and surface water drainage as required by the Town Board of the Town of Dewey shall be provided for each lot in accordance with specifications approved by the Town Board.

Section 13 – Minor Land Division

Any division of land less than 35 acres in size, other than a Statutory Subdivision as defined herein, shall be surveyed and a Certified Survey Map shall be prepared and recorded as provided in s. 236.34, Wis. Stats.

- (A) Prior to the preparation of the Map, the land divider shall submit the proposed Minor Land Division, seven (7) copies, to the Town Clerk, along with the information as noted in Section Eight (8) for a completeness determination by the Town Clerk. It shall be reviewed by the Town Board or the Town Plan Commission for preliminary approval to establish conformity and consistency with surrounding existing or proposed developments; adjacent or future highways; other planned public developments; analysis of soil types; topography; erosion control and storm water management; access to any abutting street or highway in conformance with this Ordinance, Ch. 236, Wis. Stats., the Town of Dewey Comprehensive Plan, Established Street and Highway Width Maps, Official Maps, and generally for the effect the Minor Land Division would have on the development of surrounding property. All lots, parcels, or outlots to be divided shall have soil borings submitted for approval in accordance with the State Department of Commerce Administrative Rules unless the Town Board waives this requirement for outlots.

- (B) After preliminary Minor Land Division and Certified Survey Map approval has been granted by the Town Board or Town Plan Commission the land divider may proceed to have drawn a Certified Survey Map in accordance with s. 236.34, Wis. Stats. The land divider shall be required to dedicate any road right-of-way the Town of Dewey or the County deems necessary and shall be required to build the highway to the appropriate Highway Standards. All other requirements established by this Ordinance, where applicable, shall be complied with by the land divider. The cash escrow or letter of credit and any Developer's Agreement requirements regarding public and private improvements, as set forth in this Ordinance, are applicable to Minor Land Divisions and Certified Survey Maps.
- (C) Four (4) copies of the final Certified Survey Map and the necessary fees shall be submitted to the Town Board or the Town Plan Commission. That if so designated, within ninety (90) days of the submission to the Town Clerk of the proposed Certified Survey Map, unless the time is extended by the land divider or his or her agent, shall approve, approve on condition or reject the incomplete proposed Certified Survey Map as required in Section 11. If the Minor Land Division and Certified Survey Map are approved, a Resolution to that effect shall be placed on the Certified Survey Map and signed by the Town Chairperson and the Town Clerk. The approved Certified Survey Map shall then be recorded in the Office of the Register of Deeds.
- (D) Prior to the request for the Final Land Division approval and as a condition of the final approval of the Certified Survey Map, the Town Board or the Town Plan Commission, the land divider shall seek to obtain a Resolution from the Town Board specifically stating what, if any, public benefit restrictions will or have been placed on the Minor Land Division and Certified Survey Map approval by the Town Board under s. 236.293 and s. 236.45 Wis. Stats., and by any Developer's Agreement and Developer's Schedule. These Restrictions may include but are not limited to the submission and approval to the Town Board or the Town Plan Commission of construction plans and a time schedule regarding any and all public and private highways and other improvements and a formal guarantee regarding any and all public and private improvements.
- (E) Any Minor Subdivision shall meet the design standards noted in Section 12.

Section 14 – Street Signs – Address Signs

- (A) All public streets and public roads shall be named and designated by appropriate markers at all street or road intersections of the proposed land division. All public street or public road names shall be approved by the Town Board and the Office of Portage County Emergency Management. Extensions of existing streets or roads shall utilize the existing street or road name unless approved by the Town Board and the Office of Portage County Emergency Management. Street or road signs shall conform to the standards set by the U.S. Department of Transportation and placement of such signs shall be approved by the Town Board. The land divider shall furnish and have installed one (1) road right-of-way marker on the corner of each lot adjacent to all public streets and public roads affected by the land division. The owner or land divider shall be responsible for cost of the street/road signs, right-of-way markers and posts.

- (B) The plotting out of addresses (fire numbers) in a land division shall be done by the Town or an addressing firm approved by the Town Board. The cost of plotting out the addresses and of the signs and posts shall be the responsibility of the owner or land divider.

Section 15 – Reservations

- (A) Within the limits of the Town of Dewey, where feasible and compatible with the development of the community and the plans of the Town Plan Commission, the land divider shall provide and dedicate to the public adequate land to provide for park and recreation needs of the land division. The amount of land to provide for such dedication shall be determined on the basis of a proportion equal to one (1) acre for each twenty (20) building sites set forth in the plat or survey. Where such dedication is not feasible or compatible with the plans of the Town Plan Commission, the land divider shall in lieu thereof pay to the Town of Dewey a fee of two hundred and fifty (250) dollars for each building site. The determination as to the feasibility of the dedication and location of the land shall be made by the Town Plan Commission and approved by the Town Board.
- (B) Where a Statutory Subdivision, Minor Land Division, or Certified Survey Map will be created along an existing Town of Dewey street, the Town of Dewey and the land divider shall enter into an agreement prior to the approval of the final plat or certified survey map for payment by the land divider to the Town of Dewey, monies to be used to upgrade that existing street. The land divider shall pay twenty (20) dollars per linear foot of street frontage with a minimum of four thousand (4,000) dollars per lot. These monies shall be deposited to the Town of Dewey prior to the final approval of the plat or certified survey map. The monies shall be used solely for the purpose of upgrading the street abutting the Statutory Subdivision, Minor Land Division, or Certified Survey Map. The Town of Dewey reserves the right to upgrade the road when they deem it appropriate. The Town Board reserves the right to waive this requirement.

Section 16 – Easements

- (A) The Town Board for any land division shall require rear or side outlot, parcel, or lot line utility easements at locations and of widths deemed adequate by the Town Board, but in no case less than ten (10) feet.
- (B) The Town Board shall require that easements or drainage ways of widths sufficient to accommodate storm water run-off be provided where a land division area includes a segment or segments of water courses, drainage ways, channels, or streams.

Section 17 – Costs of Application Review

- (A) All Land Division Applications and other appropriate approval requests shall be accompanied by an application fee. The fee shall be established by the Town Board.
- (B) All reasonable cost incurred by the Town Board or its agents to properly review each Land Division Application shall be the responsibility of the land divider who shall timely pay or reimburse the Town of Dewey for all reasonable or projected engineering, inspection, legal, and administrative costs incurred by the Town of Dewey in reviewing the proposed land division plats and maps. The Town Board may require that all or a portion of the known costs of application approval and variance review be paid in advance.

Section 18 – Variances

- (A) The Town Board may grant and the Town Plan Commission may recommend variances because of exceptional or undue hardship from the provisions of this Ordinance, after a Public Hearing with a Class 1 notice of the hearing with written notice by U.S. mail to owners of adjoining lands. The findings of the Town Plan Commission and the Town Board in recommending or permitting any variance shall be, at minimum, that the variance will not violate the purpose of this Ordinance or provisions of Ch. 236, Wis. Stats., and that because of the unique topographic or other conditions of the land involved, literal application of this Ordinance will cause an undue hardship to the land divider.
- (B) The requirement of filing and recording the land division plat shall not be waived by the Town Board.

Section 19 – Violations/Penalties

- (A) Any person, partnership, corporation, or other legal entity that fails to comply with the provisions of this Ordinance shall be subject to the forfeitures found in the Cash Deposit Schedule found in Ordinance No.2. In addition to the forfeitures found in the Cash Deposit Schedule, each violator upon conviction shall pay any mandated fees, costs, surcharges, and assessments for each violation. Violations and concomitant penalties shall include the following:
 - (1) Recordation improperly made carries penalties as provided in s. 236.30, Wis. Stats.
 - (2) Conveyance of lots, outlots, and parcels in unrecorded plats carries penalties as provided in s. 236.31, Wis. Stats.
 - (3) Monuments disturbed or not placed carries penalties as provided in s. 236.32, Wis. Stats.
- (B) No person shall sell land in the Town of Dewey in lots unless the lots, parcels, and outlots have been lawfully approved pursuant to the terms of this Ordinance or any predecessor procedure. The unlawful sale of unapproved or unauthorized parcels, outlots, or lots is deemed to be a public nuisance, which may be enjoined by a Court of record.

(C) Each day a violation exists or continues constitutes a separate offense under this ordinance

Section 20 – Severability

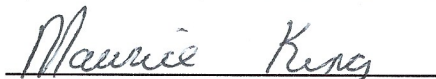
The provisions of this ordinance shall be deemed severable and it is expressly declared that the Town would have passed the other provisions of this ordinance irrespective of whether or not one (1) or more provisions may be declared invalid. If any provisions of this ordinance or the application to any person or circumstances is held invalid, the remainder of the ordinance and the application of such provisions to other persons or circumstances shall not be deemed affected.

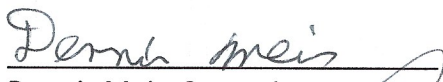
Section 21 – Effective Date

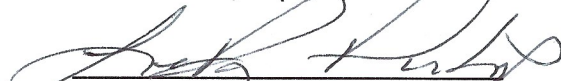
This ordinance shall become effective upon its publication and/or posting in the manner set forth in s. 60.80, Wis. Stats.

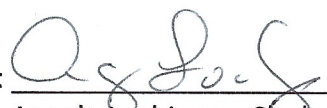
Adopted this 11th day of September, 2025

By the Town Board of the Town of Dewey, Portage County


Maurice King, Chairperson


Dennis Meis, Supervisor


Leroy Pukrop, Supervisor

Attest: 
Angela Lochinger, Clerk