

AN ORDINANCE AMENDING SECTION 3.03(3)
OF THE MUNICIPAL CODE OF THE
TOWN OF SHEBOYGAN, SHEBOYGAN COUNTY, WISCONSIN,
REQUIRING "AS-BUILT" SURVEYS TO CONFIRM
COMPLIANCE WITH MASTER SITE GRADING PLANS

WHEREAS, the Town of Sheboygan has experienced significant residential growth and development; and

WHEREAS, the Town Board of the Town of Sheboygan has determined that it is in the public health, safety, and general welfare of all Town residents and property owners to mandate that all new construction comply with Master Site Grading Plans approved for all Town subdivisions and/or land developments;

NOW, THEREFORE, the Town Board of the Town of Sheboygan does hereby ordain as follows:

Section 1. Amending Code. Section 3.03(3) of the Municipal Code of the Town of Sheboygan is hereby amended to read as follows: (Only those sections or portions of sections affected appear. Additions indicated by underscoring; deletions by strikeouts.)

"(c) The owner, builder, or developer responsible for home construction within a subdivision having a Master Site Grading Plan shall prepare at their expense and provide to the Town at or before the issuance of an Occupancy Permit an "as-built" survey of the building foundation elevation, lot corner finish grades, and final grade elevations and grade of the drainage ways shall be provided along the front, rear, and side yard lot lines. The lot shall have an established grade identified at each lot corner and at any change in grade or slope along the front, rear and side yard lot lines, as well as house top of foundation and the elevations of culvert inlets and outlets. The "as-built" survey must be completed by a Wisconsin registered land surveyor. In the event winter weather conditions in the opinion of the Town Building Inspector prohibit final lot grading at the time that an Occupancy Permit is requested, the Town Building Inspector may authorize a reasonable extension of time not to exceed six (6) months within which the owner, builder, or developer shall complete the final lot grading and provide the "as-built" survey as required above.

(d) The subdivider shall grade the full width of the right-of-way of all subdivision streets in accordance with the Master Site Grading Plan. Unless waived in writing by the Town of

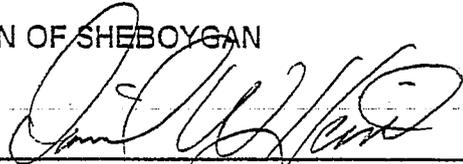
Sheboygan Department of Public Works Superintendent, the subdivider shall complete the stormwater drainage facilities (ditches) by laying two rolls of sod (side by side) not less than thirty-six (36") inches wide at the drainage flow line of each drainage ditch and hydro seed the balance of the right-of-way or drainage easement area. Upon completion and final pavement of all subdivision streets and upon completion of all stormwater drainage facility grading and construction, the grades and construction shall be checked and certified by the Town Engineer to confirm that the completed grading and construction is in compliance with the Master Site Grading Plan and Town street specifications. The cost of all required grading work, supervision, certification, inspection, and engineering fees shall be paid for by the subdivider."

Section 2. Effective Date. This Ordinance shall take effect upon enactment and publication.

Enacted this 21 day of May, 2002.

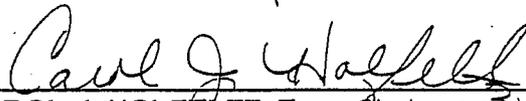
TOWN OF SHEBOYGAN

By


DANIEL W. HEIN, Chairperson

CERTIFICATE OF ENACTMENT

I hereby certify that the foregoing Ordinance was duly enacted by the Town Board of the Town of Sheboygan on the 21 day of April, 2002.


CAROL J. HOLFELTZ, Town Clerk