

**AMENDMENT #1 TO ORDINANCE # 1-2008
TOWN OF HOLLAND LAND DIVISION
AND SUBDIVISION ORDINANCE**

AN ORDINANCE TO REGULATE AND CONTROL THE DIVISION OF LAND WITHIN THE TOWN OF HOLLAND.

The Town Board of the Town of Holland, La Crosse County, Wisconsin, acting under the provisions of a Village Board, does ordain that sections 1.05, 3.03(F), 7.03(F) and 9.14 of Ordinance 1-2008 be replaced in whole as follows:

1.05 Abrogation and Greater Restrictions

It is not intended by this Ordinance to repeal, abrogate, annul, impair or interfere with any existing easements, covenants, deed restrictions, agreements, ordinances, rules, regulations, or permits previously adopted or issued pursuant to law. However, where this Ordinance imposes greater restrictions, the provisions of this Ordinance shall prevail, except that lots and subdivisions that have already received final approval by the Town Board shall be required only to conform to the terms set out in that approval. Plats that have received preliminary approval but have not completed the installation of infrastructure within three years of that approval shall be subject to this ordinance.

To the extent that this Ordinance contains time limits, deadlines, notice requirements, or other provisions that are more restrictive than time limits, deadlines, notice requirements, or other provisions that provide protections for a subdivider contained in Chapter 236 of the Wisconsin Statutes, the time limits, deadlines, notice requirements, or other provisions that provide protection for the subdivider contained in Chapter 236 shall apply.

3.03 Preliminary Plat Approval

(F) Plats that have received preliminary approval but have not completed the installation of infrastructure within thirty-six (36) months of that preliminary approval shall be required to resubmit a new preliminary plat and fees.

7.03 Street Design Standards

(F) Cul-de-sac streets. Cul-de-sac streets are discouraged and shall be granted only if the use of a cul-de-sac street is necessary to overcome limitations imposed by the physical characteristics of the land. If cul-de-sac streets are used:

1. They shall be designed to not normally exceed 750 feet in length.
2. They shall have a ditch slope not to exceed 3:1, flat ditch bottom at least 3' wide and ditch bottom elevation at least 2' lower than nearest pavement elevation.
3. Preference shall be given to alternative turnaround designs such as T-shaped turnarounds or loop roads. T-shaped turnarounds shall not be located on streets longer than 350 feet in length.

4. No parking shall be allowed on turnarounds.
5. A 30 foot wide by 25 foot deep easement shall be provided at the top end of the cul-de-sac.
6. Mailboxes shall be clustered at the end of the exiting radius of the cul-de-sacs.
7. An alternative allowable cul-de-sac design may incorporate recessed landscape areas to reduce their impervious cover and provide for stormwater and snow melt storage. (See Appendix C). Such streets shall terminate in a circular turn-around having a minimum right-of-way diameter of 100 feet and a minimum road-way diameter of 70 feet. A reversed curve shall be introduced on the right-of-way at a minimum distance of 25 feet preceding the circular curve. A 30 foot wide by 25 foot deep easement shall be provided at the top end of the cul-de-sac and mailboxes shall be clustered at the end of the exiting radius of the cul-de-sacs.

9.14 Contract Requirements for Installation of Improvements

Prior to final approval of a Plat, the Town may require the subdivider to enter into a contract with the Town agreeing to install all required improvements. The subdivider shall file with said contract a bond, certificate of deposit, irrevocable letter of credit, certified check or other security in an amount equal to the estimate or the cost determined by the Town Board as a guarantee that such improvements will be completed by the subdivider not later than twenty (24) months from the date of recording of the Plat. Governmental units to which these bond and guarantee provisions apply may file in lieu of said contract, a letter from officers authorized to act on its behalf, agreeing to comply with the provisions of this section (see Residential Developer's Agreement, Appendix D).

Following passage by the Town Board, Amendment #1 to this ordinance shall take effect the day after the date of publication or posting as provided by sec. 60.80, Wis. Stats.

Adopted by the Holland Town Board of the Township of Holland, La Crosse County, Wisconsin, this 12th day of October, 2011.

David Carlson, Town Chairman

Attest:
Marilyn Pedretti, Town Clerk
Date Published: 10/13/11