

5.03 Definitions

For the purpose of these regulations, the following terms are defined. Words used in the present tense include the future, the singular number includes the plural number and the plural number includes the singular number. The word "shall" is mandatory.

- (1) **Alley.** A special public way affording only secondary access to abutting properties.
- (2) **Arterial Street.** A street used, or intended to be used, primarily for through traffic. Arterial streets shall include freeways and expressways as well as standard arterial streets, highways and parkways.
- (3) **Block.** A parcel of land existing within well defined boundaries usually being an area surrounded by streets or other physical barriers.
- (4) **Building Line.** A line parallel to a lot line and at a distance from the lot line to comply with the applicable zoning ordinance's yard requirements.
- (5) **Building Site.** A parcel of land occupied, or intended to be occupied, by a structure as permitted under applicable zoning regulations.
- (6) **Certified Survey Map.** A map of a land split prepared in accordance with this ordinance and Chapter 236, of the Wisconsin Statutes.
- (7) **Collector Street.** A street used, or intended to be used, to carry traffic from minor streets to the major system of arterial streets, and may include the principal entrance streets to residential developments.

- (8) **Comprehensive Plan.** An extensively developed plan that may be in the form of a Master Plan; adopted by the Town Board pursuant to Section 62.23 of the Wisconsin Statutes. Includes proposals for future land use, transportation, urban redevelopment and public facilities. Devices for the implementation of these plans, such as zoning, official map, land division, and building line ordinances and capital improvement programs shall also be considered a part of the comprehensive plan.
- (9) **Condominium Development.** A real estate development in which the condominium form of ownership pursuant to Wis. Stats. Chap. 703 is utilized.
- (10) **Conservation Subdivision.** A subdivision where not less than 50 percent of the total area of the plat is set aside and restricted as common open space by conservation easement or other suitable instrument as set forth in Section 5.06.
- (11) **Cul-de-Sac Street.** A minor street closed at one end with a turn-around provided for vehicles.
- (12) **Easement.** An area of land set aside, over or through which a liberty, use privilege or advantage in land, distinct from ownership of the land, is granted to the public or some particular person or part of the public.
- (13) **Extraterritorial Plat Approval Jurisdiction.** The unincorporated area within one and one-half (1½) miles of a fourth class city or a village and within three (3) miles of all other cities.
- (14) **Final Plat.** The final map, drawing or chart on which the subdivider's plan of subdivision is presented for approval and which, if approved, will be submitted to the County Register of Deeds.

- (15) **Frontage Street.** A minor street auxiliary to and located on the side of an arterial street for control of access and for service to the abutting development.
- (16) **Land Divider.** Any person, firm or corporation, or any agent thereof, dividing or proposing to divide land resulting in a Certified Survey Map.
- (17) **Land Division.** The division of land resulting in the creation of up to four lots or parcels, or the division of a block, lot or outlot in a recorded plat into not more than four lots or parcels without changing the exterior boundaries of said block, lot or outlot.
- (18) **Lot.** A parcel of land having frontage on a public street or other officially approved means of access, occupied by a principal structure or use and sufficient in size to meet the lot width, lot frontage, lot area, yard, parking area and other open space provisions of this Ordinance and the Zoning Ordinance.
- (19) **Minor Street.** A street used, or intended to be used primarily for access to abutting properties.
- (20) **Municipality.** A village, city or town.
- (21) **Official Map.** Is that map adopted pursuant to Section 62.23 of the Wisconsin Statutes that shows existing and proposed streets, highways, parkways, parks and playgrounds, and school sites.
- (22) **Outlot.** A parcel of land, other than a lot or block, so designated on a plat or certified survey, on which building is prohibited.
- (23) **Public Way.** Any public road, street, highway, walkway, drainageway, or part thereof.

- (24) **Replat.** The changing of the boundaries of a recorded subdivision plat. The legal dividing of a large block, lot or outlot within a recorded subdivision plat without changing exterior boundaries of said block, lot or outlot is not a replat.
- (25) **Restrictive Covenants.** Contracts entered into between private parties or between private parties and public bodies pursuant to Wis. Stats. 236.293, which constitute a restriction on the use of all platted property within a subdivision for the benefit of the public or property owners and to provide mutual protection against undesirable aspects of development which would tend to impair stability of values.
- (26) **Subdivider.** Any person, firm or corporation, or any agent thereof, dividing or proposing to divide land resulting in a subdivision, or replat of a subdivision.
- (27) **Subdivision Drainage Plan.** A topographic map of proposed drainage of each lot and block bounded by street right-of-way. Elevations to the nearest tenth of one foot shall be shown for future drainage. All elevations shall be at established Town datum.
- (28) **Subdivision.** The division of a lot, parcel or tract of land by the owners thereof, or their agents, for the purpose of transfer of ownership or building development where the act of division creates five (5) or more parcels or building sites within a period of five (5) years.