

**ARTICLE IV
MINOR LAND DIVISIONS BY CERTIFIED SURVEY MAP**

10.28 When Required. When it is proposed to divide land into at least one (1) but not more than four (4) parcels or building sites, any of which is forty (40) acres or less in size, or when it is proposed to create by land division not more than four (4) parcels or building sites within a recorded Subdivision Plat without changing the exterior boundaries of the block or parcel, the Subdivider shall subdivide by use of a Certified Survey Map. The minimum allowed parcel acreage size is 5 (five) acres.

A maximum of one (1) CSM may be created for each 40 acres of land in the Town. Once a CSM is created from a parent parcel (e.g. original parcel in existence on the date this ordinance is adopted), any additional CSM's created cannot exceed one CSM for each 40 acres of the original parent parcel.

10.29 Submittal of a Certified Survey Map. Creation of a minor land division shall be by Certified Survey Map and shall be submitted to the Town of Buffalo Plan Commission. The Certified Survey Map shall be prepared according to Wisconsin Statutes, Section 236.34 and shall show clearly on its face those items listed in this section. In addition, the names of all landowners within 1 mile of any property line of proposed area shall be listed on a separate sheet submitted with the Certified Survey Map.

10.30 Required Information. The Certified Survey Map shall show clearly on its face the following:

- (1) All existing buildings, existing setbacks for all buildings, setbacks to structures on adjacent property, water courses, drainage ditches, navigable water bodies, and other features deemed pertinent to the division of property.
- (2) Location of access to public road.
- (3) Date of the map with a graphic scale.
- (4) Name and address of the person for whom the survey was made.
- (5) An owner's certificate and approval signature of the Town of Buffalo Chairperson and Clerk after approval by the Town Plan Commission in accordance with Chapter 236.21(3) Wisconsin Statutes, shall be the only approvals required for recording unless additional approvals are necessary for dedication purposes.
- (6) The most recent deed and document number shall be shown
- (7) Compliance with applicable design standards outlined in this Subdivision and Land Division Ordinance.

10.31 Testing. The Town of Buffalo may require that borings and soundings be made in designated areas to ascertain subsurface soil, rock and water conditions including the depth to bedrock and the depth to groundwater table. All developments shall comply with the provisions of the Wisconsin Administrative Code, Chapter COMM 85 and 83 relative to sanitary systems. All appropriate data shall be submitted with the Certified Survey Map.

10.32 Review and Approval. The Town shall, within ninety (90) days of the date of submission of the CSM application, unless mutually extended by both parties, review the application and map against the applicable standards of this ordinance, and approve, approve conditionally, or reject the application and map based upon a determination of conformity or non-conformity with the standards.

10.33 Development Agreement. When deemed necessary by the Town Board, the Subdivider shall enter into a Development agreement with the Town of Buffalo, as approved by the Town Attorney, that sets forth the mutual obligations of the Town and the Subdivider with respect to the actions requested to be taken in connection with the Certified Survey Map.