

**ARTICLE VII
DEDICATIONS AND IMPROVEMENTS**

10.60 Dedication And Reservations Of Land. Whenever a tract of land to be divided embraces all or any part of a street, such public way shall be made a part of the plat and either dedicated or reserved by the applicant in the locations and dimensions indicated on such plan.

Whenever a proposed park, playground, public access, open space site or other public land, other than streets or drainageways, designated in the adopted regional and County comprehensive plan components is embraced, all or in part, in a tract of land to be divided, such proposed public lands shall be made a part of the plat and shall either be dedicated to the public or reserved for acquisition at undeveloped land costs for a period not to exceed three years between the applicant and the public agency having jurisdiction. If the reserved land is not acquired by such public agency within the above time limit, the land shall be released to the owner.

10.61 Improvements.

(1) No construction or installation of improvements shall commence in a proposed subdivision until the preliminary plat has been approved by the Town of Buffalo Plan Commission and Town Board.

(2) Following approval of a preliminary plat, the Subdivider shall install all street, utility and other improvements as required in this section. Such improvements shall be completed prior to submission for approval of any final plat or final certified survey map and, further, must be made to the satisfaction of the Town Engineer and within 12 months from the date of preliminary approval or such approval will be considered null and void. If for some reason the required improvements cannot or should not be made within the prescribed 12-month period, the Town Board may extend the period and require a cash bond or irrevocable letter of credit in an amount equal to 120 percent of the cost of completing such improvements as estimated by the Town Engineer as a guarantee that the required improvements will be made within a reasonable period prescribed by and satisfactory to the Town Board. Any such cash bond or irrevocable letter of credit shall remain in the custody of the Town, and the Town will not be obligated to pay interest thereon. In no event shall the provision of a cash bond or irrevocable letter of credit for completion of required improvements remove the burden of such completion from the Subdivider.

(3) Given that public sanitary sewer service is not available in the Town of Buffalo, private systems shall be constructed pursuant to applicable regulations of Marquette County and the State of Wisconsin, including COMM 83.

(4) When it is proposed to establish a private water supply and distribution system (or common sanitary system) to serve (2) or more parcels or dwelling units, the applicant shall construct the facilities in such a manner as to make adequate water service (and sewer) available to each parcel within the subdivision or Certified Survey Map. Private water supply systems shall conform to all applicable regulations of the State of Wisconsin.

10.62 Plans. The following plans and accompanying construction specifications may be required by the Town Board before authorization of construction or installation of improvements:

- (1) Street plans and profiles showing existing and proposed grades, elevations and cross sections of required improvements.
- (2) Installation of street signs meeting the approval of Marquette County at all intersections.
- (3) Sanitary system plans and profiles showing the locations, grade, sizes, elevations and materials of required facilities in accordance with County and State Requirements. Each parcel shall indicate a location of a septic field and a viable alternative location on the site should the system fail.
- (4) Surface water drainage facilities, which may include curb and gutters, catch-basins and inlets, road ditches and open channels, as may be required to provide adequate surface drainage for the subdivision.
- (5) Erosion control plans in accordance with State and County Standards.

10.63 Inspection and Guarantee. The applicant, prior to commencement of any work within the land division, shall make arrangements with the Town Board to provide for adequate inspection. The Town Board shall inspect and approve all completed work prior to approval of the final plat or release of the sureties. All public improvements shall be guaranteed against physical defect and repaired by the developer for a period of one year following initial acceptance of such improvements by the Town Board.