

**WAUSHARA COUNTY PRELIMINARY
PLAT CHECKLIST**

<u>YES</u>	<u>NO</u>	<u>N/A</u>	
()	()	()	1. Complies with Section 236 of the Wisconsin Statutes, and includes the date, a graphic scale, and a north arrow.
()	()	()	2. Complies with COMM 83-85, Wisconsin Administrative Code, if not served by public sewer, including documentation of soil conditions in format and quantity acceptable to the Zoning Administrator. Note that creating new lots, which can only be served by holding tanks, is prohibited.
()	()	()	3. Complies with requirements of Wisconsin DOT if abutting a state highway or connecting street.
()	()	()	4. Name of the proposed subdivision.
()	()	()	5. Name, address and telephone number of the person to be contacted regarding the plat.
()	()	()	6. Location of the proposed subdivision by government lot, quarter section, township, range and county.
()	()	()	7. A scaled drawing to the exterior boundaries of the proposed subdivision referenced to a corner established in the U.S. Public Land Survey, and the total acreage encompassed thereby.
()	()	()	8. Location and names of adjacent subdivisions, parks, and cemeteries.
()	()	()	9. Location, right-of-way width and names of any existing or proposed streets, alleys or other public ways; easements, and railroad and utility rights-of-way included within or adjacent to the proposed subdivision. A statement of acceptance from the appropriate municipality is required when lands are being dedicated, and names of public roads shall be in accordance with the uniform address code rules.
()	()	()	10. Location of existing property lines, buildings, drives, streams and water courses, lakes, marshes, rock outcrops, wooded areas, and other similar significant features within the parcel being subdivided.
()	()	()	11. Water elevations of adjoining lakes or streams at the date of the survey and approximate high and low water elevations are noted.
()	()	()	12. Floodplain and shoreland boundaries and the contour lines lying at a vertical distance of 2 feet above the elevations of the regional flood elevation as established by the DNR.
()	()	()	13. Contours at vertical intervals of not more than 4 vertical feet.
()	()	()	14. Existing and proposed land use and zoning included within or adjacent to the proposed subdivision.
()	()	()	15. Approximate dimensions of all lots, and proposed lot and block numbers.
()	()	()	16. If applicable, a draft of any protective covenants or deed restrictions.

- 17. Is the proposal advantageous/conducive to development of adjoining lands?
- 18. Public street names proposed conform to County Road Naming Ordinance.
- 19. Preliminary uniform property address numbers (based on the center of each lot) must be shown on preliminary plat.
- 20. Public street and proposed driveways meet spacing requirements.
- 21. Public street jogs are not less than 150 feet.
- 22. Tangent of at least 100 feet between reverse curves of public streets.
- 23. Streets intersect at an angle of at least 75 degrees.
- 24. Public street minimum right-of-way width is at least 66 feet.
- 25. Public street minimum roadway width (town) is 26 feet.
- 26. Public street minimum surface width (town) is 20 feet.
- 27. Public street minimum radius of curvature (centerline) is 150 feet.
- 28. Public street maximum grade is 10%.
- 29. Cul de sacs do not exceed 1000 feet in length and have a minimum 60 foot total Radius ROW, with a traveled way width minimum 45 foot radius at the end.
- 30. Subdivision does not cause pyramiding.
- 31. All applicable water, wetland, and highway setbacks indicated (narrative preferred because locating OHWM's and wetland boundaries can be difficult).
- 32. Lots meet minimum area and width requirements, and have adequate road frontage.
- 33. Property is properly zoned for proposed uses, or a zone change has been applied for.
- 34. All applicable reviewal fees have been paid.

