

The Town of Cedarburg, Wisconsin

IN THE NAME AND BY THE AUTHORITY OF THE TOWN OF CEDARBURG,
WISCONSIN

RESOLUTION #2020-14

“Resolution Approving a Major Land Division, Meadow View Estates, and accepting a cistern as a public improvement”

WHEREAS, the Developer (Cedar-Birdd Land Development, LLC) is the owner of approximately 39.61 acres of land in the Town of Cedarburg located in the NE ¼ of Section 30 and desires to subdivide, improve and develop those certain lands into 9 lots known as the Meadow View Estates Subdivision, and for that purpose causes the installation of a cistern for fire protection services; and

WHEREAS, Section 279-6 of the Town of Cedarburg Municipal Code allows for the provision of a private shared driveway that may serve up to a maximum of 7 parcels, and being no less than twelve 12 feet wide, and is required to have a turnout at least every 250 feet for vehicle access and passage. The private shared driveway for Meadow View Estates has a 24 foot wide gravel surface that may be paved in the future at the expense of the Developer, and is wide enough to allow for two-way traffic and turning around without the provision of additional turnouts. The Town is not responsible for paving or maintenance of the private shared driveway. All officially approved private shared driveway agreements shall run with the land and shall be recorded in the Ozaukee County Register of Deeds; and

WHEREAS, Section 236.13 of the Wisconsin State Statutes (2020 Version) and Section 184-11 of the Town of Cedarburg Municipal Code provides that as a condition of approval, the governing body of a municipality may require that the Developer make and install any public improvements reasonably necessary or that the Developer provide security to ensure that the Developer will make those improvements within a reasonable time. Further, Town of Cedarburg Municipal Code Section 184-11 states the Developer shall seek and obtain from the Town Board a resolution from the Town of Cedarburg specifically stating that the Town of Cedarburg accepts from the land divider all lands shown on the plat as dedicated to the Town of Cedarburg for the public; and

WHEREAS, the only lands dedicated to the Town of Cedarburg are the lands on which the cistern is located off of Granville Road directly across from Ridgefield Court. The Developer has installed the cistern, which was inspected and tested by the Cedarburg Fire Department, as well as inspected by the Town Engineer raSmith; and

WHEREAS, all other lands within the development are private, and will be wholly maintained by the Developer or lot owners, including improvements related to stormwater, private shared driveway, ditches and culverts, entrance, and mailbox/refuse/recycling cart storage area; and

WHEREAS, the Developer has submitted to the Town Board a preliminary plat for approval; and

WHEREAS, the Town believes that the orderly planned development of Town lands will best promote the health, safety and general welfare of the community; and

WHEREAS, a copy of the approved major subdivision final plat shall be recorded with the Register of Deeds office per State Statute following approval by the Town Board. All final plats shall be accompanied by a copy in electronic form acceptable to the Town and the County Register of Deeds; and

NOW, THEREFORE, in consideration of the approval by the Town Board of a final plat of the lands described in Attachment "A" and the development thereof, the Developer does hereby agree to subdivide and develop said land in accordance with the Town Code of Ordinances and all other laws and regulations governing subdivisions and development, without exception; and

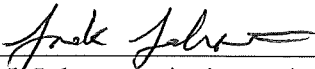
NOW THEREFORE, BE IT RESOLVED that the Town Board of Supervisors in Cedarburg, Wisconsin, does hereby approve this Resolution approving a Major Land Division, Meadow View Estates, and accepting a cistern as a public improvement.

Passed and adopted this 16th day of December, 2020.



David M. Salvaggio, Town Chairman

Attest:



Jack Johnston, Assistant Administrator/Clerk