

**TOWN OF MT. PLEASANT
RESOLUTION #9-19-06**

GUIDELINES FOR REVIEWING LAND DIVISIONS

The following guidelines for reviewing land divisions are nonbinding advisory guidelines and review criteria that the Plan Commission and Town Board may apply in reviewing land divisions. Nothing in this Resolution shall prevent the Plan Commission or Town Board from developing and applying such additional guidelines and review criteria that the Plan Commission or Town Board, in its sole discretion, determines appropriate.

- (a)** Land divisions should be consistent with the goals, objectives and development standards set forth in the Town of Mt. Pleasant Comprehensive Plan.
- (b)** Land divisions should be compatible with the character, size, and quality of development on nearby and adjoining properties.
- (c)** Land divisions should be planned and designed to maintain the “rural character” of the Town of Mt. Pleasant.
- (d)** Land divisions should be planned and designed to protect environmentally sensitive sites.
- (e)** Land divisions should be planned and designed to minimize the disruption of groves of existing mature vegetation, particularly native canopy trees.
- (f)** Land divisions should be planned and designed to be sensitive to historic and archeological sites on both the parcel being divided and on adjoining and nearby properties.
- (g)** Land divisions should be planned and designed to minimize the disruption of distant vistas.
- (h)** The preferred locations for building envelopes are woodland fringes, at the edges of open fields and within new tree plantations where the esthetic and visual impact of new structures will be minimized.
- (i)** Building envelopes shall be located in such a manner as to make such structures as inconspicuous as possible. Such building envelopes shall be located to minimize the esthetic and visual impact of new structures.
- (j)** Building envelopes shall consider set back requirements, if any, including but not limited to public road rights-of-way recreational trail easements and dedicated recreational trails.

(k) Where feasible in the judgment of the Town, utility lines serving land divisions shall be placed underground in order to maintain the rural character of the area and preserve views and vistas. Where placement of underground utility lines is not feasible, easements for overhead utilities shall be located within land divisions in such a manner as to minimize their visual impact.

(l) Public facilities and public services for a proposed land division should be found to be adequate when the following conditions exist:

1. The Town Board or its designee and the appropriate committee(s) certify to the Town Board that adequate funds, either public or private, are available to insure the installation of all necessary storm water management facilities.
2. The future residents of the proposed subdivision can be assured park, recreation and open space facilities and services.
3. The appropriate Sheriff's Department, Emergency Medical Service and Fire District verify that timely and adequate service can be provided to the residents of the proposed subdivision.
4. The appropriate school district be provided an opportunity to review and comment regarding the impact of the proposed subdivision on school facilities and programs.
5. The proposed land division is accessible by existing all weather roads, whether publicly or privately maintained, adequate to accommodate both existing traffic and that traffic to be generated by the proposed land division, or necessary additional roads and road improvements are budgeted in the current adopted budget for construction with public or private financing.
6. Where the Town Board determines that one (1) or more public facilities or services are not adequate for the proposed development, but that a portion of the area could be served adequately, or that careful phasing of the development could result in all public facilities and public services being adequate, conditional approval may include only such portions or may specify phasing of the development.

(m) Land divisions should be planned and designed in such a manner to make sure private roads are not created as outlots or as separate lots but include the road as part of each lot created in the subdivision.

Approved 9/18/06 date

Dean Havens

Town Chairman

Supervisor

Supervisor

Attested by: Dan Karlen
Town Clerk

PROPOSED AMENDMENT
TO TOWN OF MOUNT PLEASANT RESOLUTION #9-19-06

GUIDELINES FOR REVIEWING LAND DIVISIONS

New sections (n), (o) and (p) are added to the Guidelines, as follows:

- (n) If an Owner of an Existing Parcel transfers ownership of such entire parcel, and does not notify the Town Clerk that the Land Divisions associated with such Existing Parcel have been retained by the Owner, and no third party other than the transferee of the Existing Parcel notifies the Town Clerk of the transfer of such Land Divisions separately by the Owner, the Plan Commission will presume that such Land Divisions have been transferred with the Existing Parcel to the transferee from the Owner. In this situation the transferee of the Existing Parcel from the Owner will not be considered a third party purchaser required to report the purchase of the Land Divisions to the Town Clerk under Section 1-8-1(b)(4) of the Land Division and Subdivision Code.
- (o) If an Owner of land within the Town transfers ownership of a portion of such land, the transfer of such land should be reported by such transferee to the Town Clerk pursuant to Section 1.8.1(b)(4) of the Land Division and Subdivision Code. Upon becoming aware of such a transfer, the Chairman of the Plan Commission should query the transferor and transferee to determine the treatment of the Land Divisions of such Owner, so that the Town's data base of Land Divisions may be kept accurate.
- (p) If an Owner of land within the Town transfers part of his or her land in such a way that a subdivision, plat or certified survey map is created, or an original parcel is made substandard, then one Land Division of such Owner would be used in making such transfer.

*- approved
7/16/07*