

**ARTICLE VI:  
GENERAL DESIGN STANDARDS**

**XX.46 Street Arrangement and Design.** The applicant shall dedicate land for and improve streets in accordance with Outagamie County requirements.

**XX.47 Ingress and Egress On Limited Access Highways.** Where a tract or parcel of land abuts a County controlled limited access highway or State Highway access shall only be provided after obtaining required Outagamie County Highway Department and [as applicable] Wisconsin Department of Transportation Permits.

**XX.48 Blocks.** The widths, lengths and shapes of blocks shall be suited to the planned use of the land, applicable zoning requirements, need for convenient access, control and safety of street traffic and the limitations and opportunities of the topography in accordance with Outagamie County requirements.

**XX.49 Driveway Standards.** The location and size of all proposed driveways shall comply with all Outagamie County requirements.

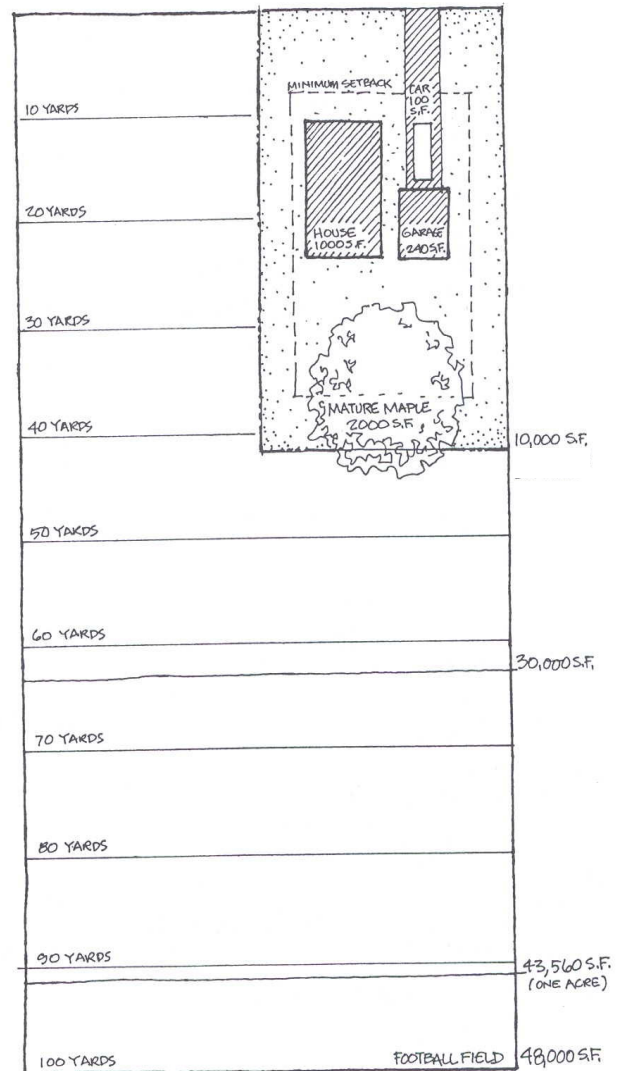
**XX.50 Parcels.** The size, shape and orientation of parcels shall be appropriate for the location of the subdivision and for the type of development and use contemplated. The parcels should be designed to provide an aesthetically pleasing building site and a proper architectural setting for the building contemplated in accordance with Outagamie County requirements. For the benefit of visual understanding of parcel sizes an illustration is provided at right.

**XX.51 Building Setback Lines & Siting Suggestions.**

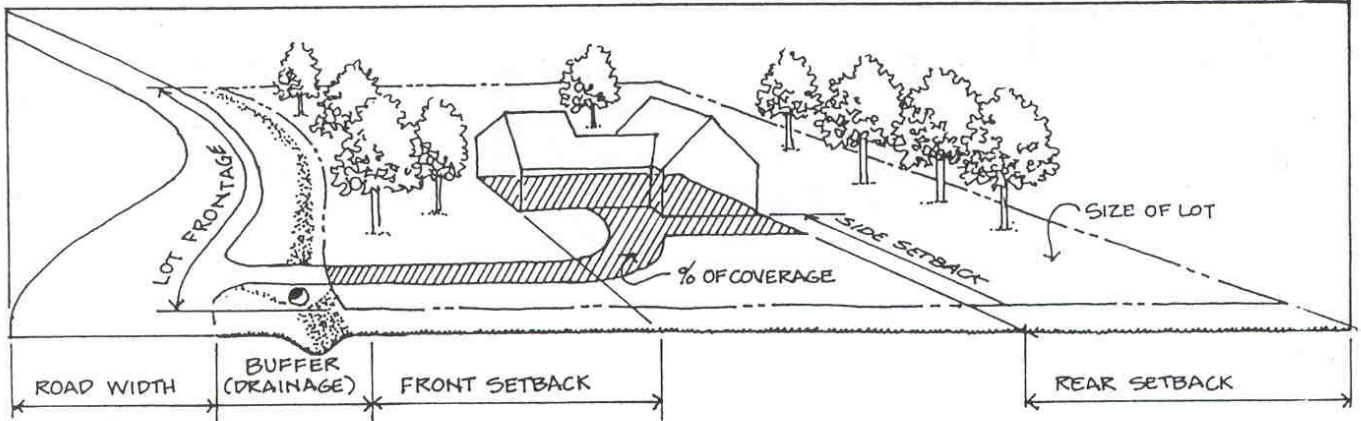
(1) Building setback lines, shall conform to the following minimum standards:

- (A) Front setback shall be a minimum of 65 feet from a Town Road Centerline, 75 feet from a County Road Centerline, 110 feet from a State Road Centerline, or

**PARCEL SIZE DIAGRAM  
FOR ILLUSTRATION PURPOSES ONLY**



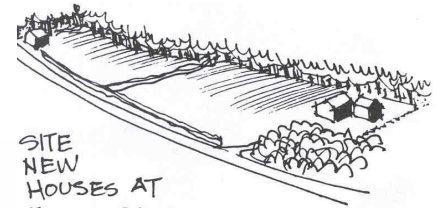
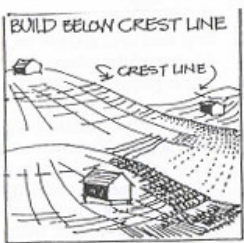
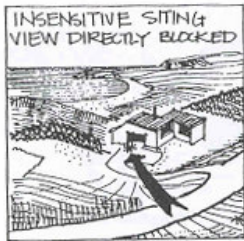
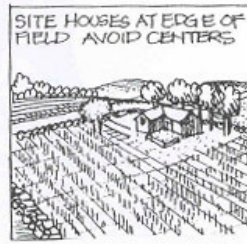
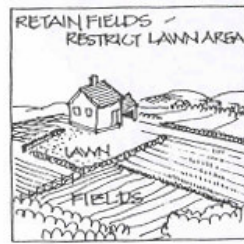
- (B) Side setback shall be a minimum of 12 feet
- (C) Rear setback shall be a minimum of 35 feet
- (D) Setbacks from wetland areas and wastewater treatment systems shall comply with Outagamie County Shoreland/Wetland Zoning Ordinance Requirements.



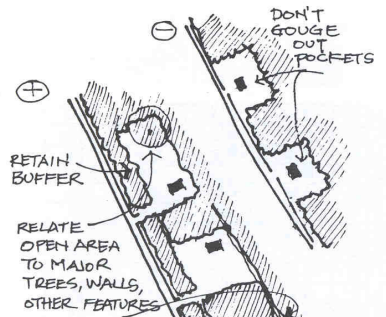
THE CIVIC REALM - RURAL AREAS

(2) The diagrams provided at right illustrate siting suggestions designed to retain the rural character of the Town of Black Creek. Subdividers are strongly encouraged to consider these techniques when seeking to create Certified Survey Maps or Subdivisions.

SITING SUGGESTIONS



SITE NEW HOUSES AT EDGES OF FIELDS



⊕

RETAIN BUFFER

⊖

DON'T GOUGE OUT POCKETS

RELATE OPEN AREA TO MAJOR TREES, WALLS, OTHER FEATURES

HOUSES IN THE WOODS

**XX.52 Impervious Surface Coverage Requirements.**

The maximum permitted impervious coverage (e.g. house, detached garage, accessory buildings, driveways, sidewalks, and patios) shall be in accordance with applicable Outagamie County and State of Wisconsin requirements.

**XX.53 Stormwater.** Any Certified Survey Map or Subdivision Plat submitted to the Town is required to meet all applicable Outagamie County and State of Wisconsin Stormwater Management standards.

**XX.54 Phasing Requirements.** An approved preliminary plat may be final platted in phases with each phase encompassing at least 25 percent of the area of the approved preliminary plat. If the Subdivider elects to final plat in phases as approved by the Plan Commission, the Town Board shall require a timetable of completion of development of the entire property included in the preliminary plat at/or prior to the time of submittal of the first phase of the final plat as part of the developer's agreement.

If a development includes more than 40 lots (e.g. new parcels), phases must be provided on the preliminary and final plat such that no more than 50 percent of the total number of parcels are included in a single phase. The Town has the authority to required phased final plat approval in which each new phase may only be initiated once 80 percent of the parcels in the previous phase have been sold.

**XX.55 Building Requirements.** Any temporary structure (e.g. modular home, storage building, etc.) must be removed within 1 year of occupancy of a principal residence.

**XX.56 Groundwater Monitoring.** The installation of one groundwater test and observation wells (approximate cost \$2,000) to measure transivity (how fast water moves - how much can be pumped) and storivity (How much water can be stored) is required for each new subdivision development and for commercial and industrial development. The information from this well shall be made available to the Town and residents living within that development.

**XX.57 Surface Water Drainage Restrictions.** To the extent practical, no drainageway contained within a drainage easement shall be disturbed, except in accordance with Outagamie County and applicable State requirements.

**XX.58 Street Address Numbering Required.** Any residence or place of business intended for human occupancy shall be identified by a street address number assigned in accordance with Outagamie County requirements and standards.

**XX.59 Private Roads.** Private roads developed to serve a CSM or Subdivision in the Town of Black Creek shall be required to adhere to all applicable Outagamie County requirements for public road construction, such that, the developed roadway will be indistinguishable from a public road.