## Chapter Comm 85

APPENDIX

The material contained in this appendix is for clarification purposes only. The notes, illustrations, etc. are numbered to correspond to the number of the rule as it appears in the text of the chapter.
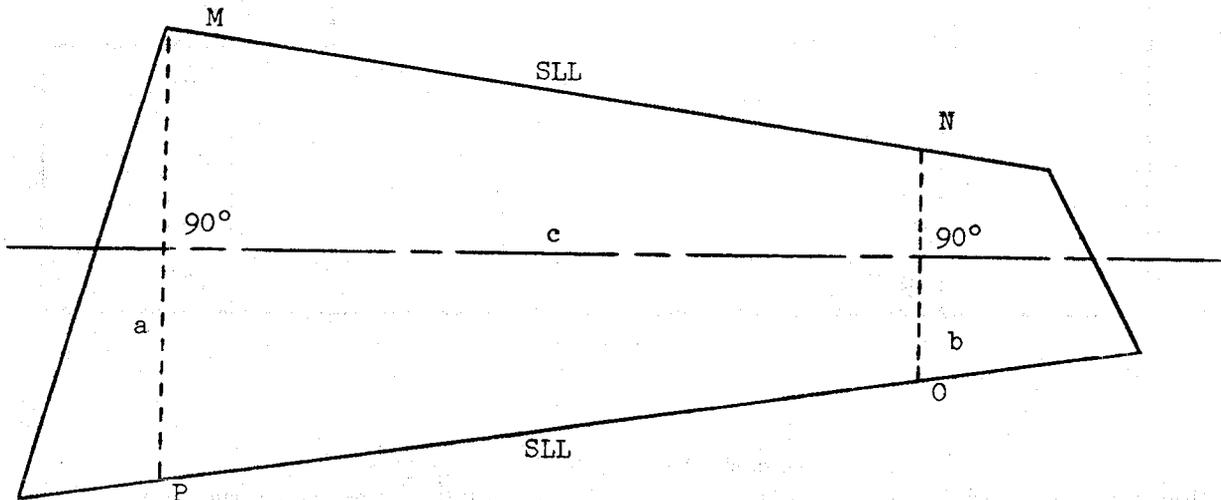
A 85.01 **(1)** AVERAGE LOT WIDTH. The following illustrations and formulas are provided to explain the methods of average lot width determination.
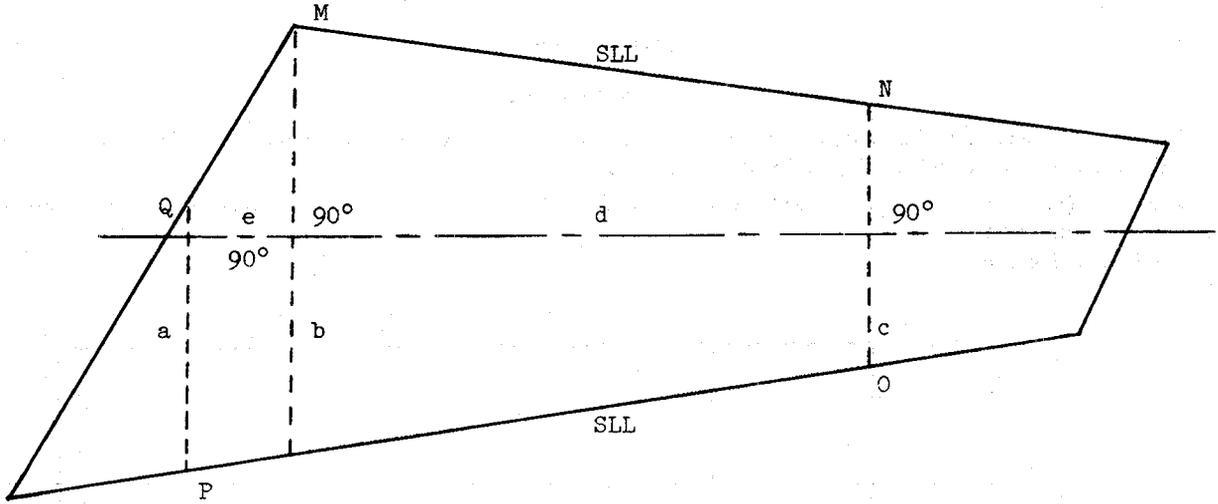
(a) *Parallel Lot Lines.*

SLL

90°

a

90°
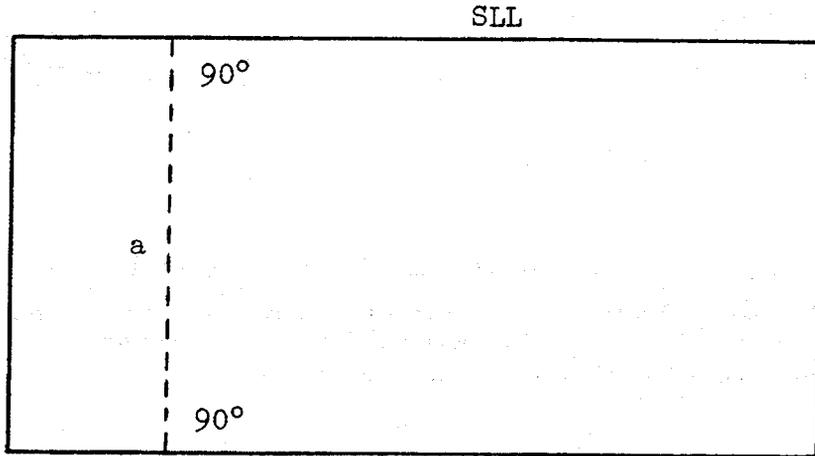
Average Lot Width is the perpendicular distance between Side Lot Lines (SLL)

(b) *Nonparallel Lot Lines.*

M

SLL

N

90°

c

90°

a

b

O

SLL

P

Average Lot Width is $\dfrac{a + b}{2}$, area of MINOP equals Minimum Lot area and line c bisects angle formed by lines MN and OP extended.

(c) *Nonparallel Lot Lines, Alternate 1*

Average Lot Width is $\dfrac{a+b}{2} \times \dfrac{e}{e+d} + \dfrac{b+c}{2} \times \dfrac{d}{e+d}$

Area of MNOPQ equals Minimum Lot Area and line d bisects angle formed by lines MN and OP extended. d is the perpendicular distance between lines b and c. e is the perpendicular distance between lines a and b.

(d) *Parallel Side Lot Lines, Alternate.*

Average lot Width is $a \times \dfrac{m}{m+n} + b \times \dfrac{n}{m+n}$

Use only that part of length n that, when added to area of m portion of lot, satisfies minimum area requirements.

(e) *Nonparallel Lot Lines, Alternate 2.*

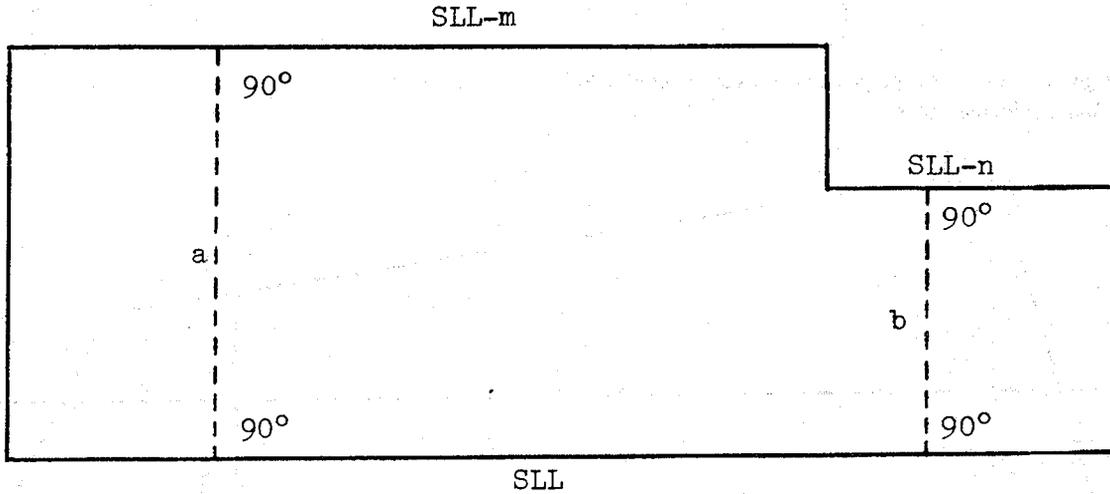Average Lot Width is $\dfrac{a + b}{2}$, area of MINOP equals Minimum Lot area and line c bisects angle formed by lines MN and OP extended. c is the perpendicular distance between lines a and b.

(f) *Nonparallel Lot Lines, Alternate 3.*

Average Lot Width is $\dfrac{a + b}{2}$ x $\dfrac{e}{e + d}$ + $\dfrac{b + c}{2}$ x $\dfrac{d}{e + d}$

Area of MNOPQR equals Minimum Lot Area and line d bisects angle formed by lines MN and OP extended. d is the perpendicular distance between b and c. e is the perpendicular distance between lines a and b.
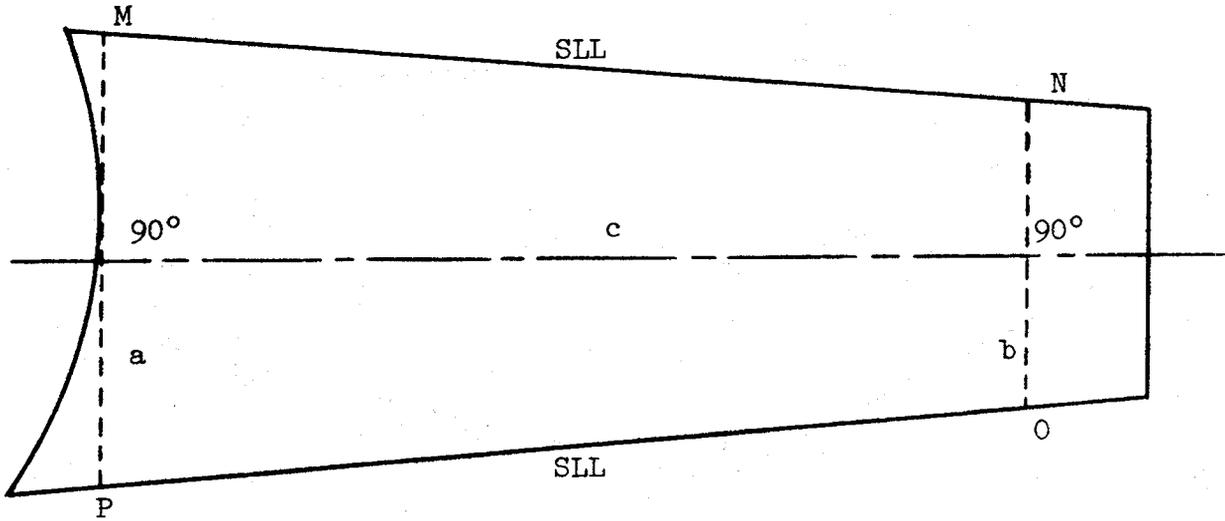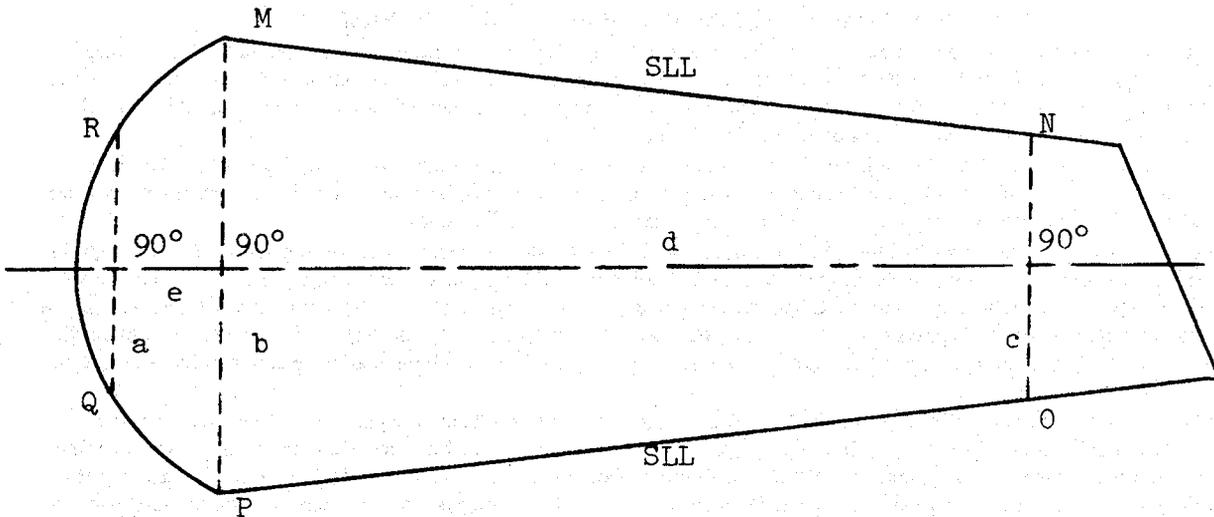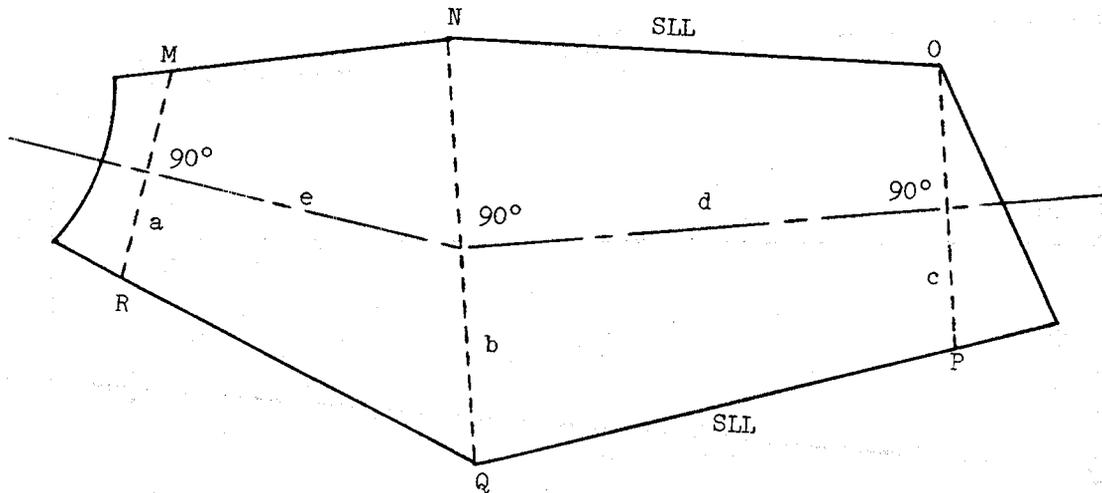
(g) *Nonparallel Lot Lines, Alternate 4.*

Average Lot Width is $\dfrac{a + b}{2} \times \dfrac{e}{e + d} + \dfrac{b + c}{2} \times \dfrac{d}{e + d}$

Area of MNOPQR equals Minimum Lot Area, line e bisects angle formed by MN and QR extended and line d bisects angle formed by NO and PQ extended. d is the perpendicular distance between b and c. e is the perpendicular distance between a and b.

DEPARTMENT OF COMMERCE PLATTING PROGRAM

Formal action on subdivision plats can be taken by the department only if the copies of the plat are submitted in accordance with statutory requirements. In other words, the department is obliged to conduct a formal review and take formal action on copies of plats received only from the department of development. The department will comment informally on plats for other land divisions received from other sources, provided appropriate fees are received.

Chapter Comm 85, Wis. Adm. Code, indicates in the first subchapter the conditions under which provision for public sewer service facilities can be considered as having been made. If such facilities are not provided, the regulations then establish minimum lot area and elevation requirements which are primarily based on soil and site characteristics.

The results of soil percolation tests conducted in accordance with the indicated procedure establish minimum lot area except in instances where detailed soil survey maps clearly show favorable soil permeability factors or where sandy soil conditions prevail. Soil percolation tests need not be conducted if the department waives the need for the tests and bases minimum lot area on detailed soil map information. If sandy soils prevail and lot layout is otherwise acceptable, percolation tests are not required. Minimum lot areas can be reduced by providing an approved community water supply or by use of lot combinations pending public sewer service.

The lot elevation requirements of ch. Comm 85, Wis. Adm. Code, are related to the area requirements. Elevation standards are established for flooding, land slopes and depth to high groundwater, bedrock or soil with unacceptable percolation rates. The first subsection under the elevation requirements establishes the minimum area of each lot which must be free of all elevation limitations. These minimum continuous areas can be reduced if locations of soil absorption systems, and setbacks from buildings and wells are preplanned on the plat. Flooding is evaluated on the basis of the regional flood elevation (100 year flood). Groundwater is usually evaluated on the basis of estimated high groundwater levels using soil mottling. If groundwater, bedrock or permeability conditions are not clearly defined, a field investigation may be conducted to obtain necessary information.

One of the most important sections of ch. Comm 85, Wis. Adm. Code, deals with obtaining soil boring and soil percolation test data. This section requires that a certified soil tester conduct the tests, indicates how the data is to be submitted, how many tests are required and how the tests are to be conducted.

A note is included in this chapter to signal that results of soil tests submitted in support of proposed subdivisions usually are not adequate in number for use in designing soil absorption systems on individual lots and that an adequate number of tests properly located must be conducted on each individual lot to obtain design information for soil absorption systems for septic tank effluent disposal.

A 85.02   (6) FEES. The following are the plat review fees from s. Comm 2.63, Wis. Adm. Code.

Comm 2.63   Plat review and investigations for subdivisions without public sewers. (1) APPLICATION. The fees for department plat review and investigations of subdivisions not served by public sewers, conducted in accordance with ch. 236, Stats., and ch. Comm 85, shall be determined as follows:

(a) *Plat reviews.* The fee for an initial plat submission shall be computed on the basis of $35.00 per lot.

(b) *Resubmitted plats.* The fee for a resubmitted plat shall be $80.00 per plat.

(c) *Field investigations.* The fee for any field investigation requested by the subdivider shall be $450.00 per day or fraction thereof per subdivision.

(d) *Groundwater monitoring review.* The fee for department review of groundwater monitoring data shall be $200.00 per subdivision.

(2) COLLECTION OF FEES. All fees shall be remitted to the department at the time that the plats are submitted for review or when field investigations are requested or conducted. No plat certifications shall be made until the fees are received by the department.