

TOWN OF TROY
Certified Survey Maps Checklist

Applicant: _____ Date Submitted: _____

Location: _____

1. All requirements under Chapter 236.34 Wis. State Statute, and Chapter 18 St. Croix Co. Land Use Regulations.
2. Density ratio not exceeding one dwelling unit per 3 acres of area in CSM. No lot of less than 2.5 acres in size except as allowed under clustering or single lot split exceptions of Town Subdivision Ordinance (Sections 7.B.2 and 7.C.)
3. Minimum front lot width at right-of-way: 150' if no cul-de-sac; 120' width on cul-de-sac.
4. Minimum lot width at front building setback: 150'.
5. Legal description with Surveyor=s Certification.
6. Property lines with bearings and distances, graphic scale, north arrow, and bearing reference.
7. The location, right-of-way widths, and names of any existing roads or other public ways, easements, trail, railroad or utility rights-of-way, and any existing access controls.
8. Location and names of adjacent plats, certified survey maps, parks, and cemeteries, underscored with a dotted or dashed line, and existing zoning of parcel.
9. Any storm water management detention areas, drainage easements, etc., as determined by engineering analysis.
10. Soil borings and or percolation test.
11. The location of existing property lines, buildings, drives, streams and watercourses, ponds, lakes, wetlands, and other significant features including monumentation within the proposed certified survey map.
12. The elevation of the ordinary high water mark with set benchmark. The L.B.O. (Lowest Building Opening) elevation shall be minimum of 2' higher than the ordinary high water mark.
13. 75-foot setback from ordinary high water mark for navigable waters as determined by the DNR.
14. Location of existing and proposed driveways.

15. Utility easement locations.
16. Lot size and numbers of all lots. (When assigning lot numbers, lot numbers shall not be repeated in any quarter-quarter section or government lot.) Size shall be indicated with inclusion and exclusion of rights-of-way and areas below the ordinary high water mark of navigable waters.
17. Town setback lines.
18. Shared driveways shall provide a shared driveway maintenance agreement and be paved within 2 years of occupancy.
19. Minimum driveway separation of 42' on class E roads and 200' on all other Town Roads.
20. Depth to width ratio of a lot shall not exceed 3:1.
21. Comments from St. Croix County Zoning Office on concept review.
22. Stamped unsealed notification letters to adjacent landowners.