

**VILLAGE OF WALDO
SHEBOYGAN COUNTY, WISCONSIN
ORDINANCE NO. 2025-14**

**AN ORDINANCE TO AMEND CHAPTER 189, SUBDIVISION OF LAND, OF THE
MUNICIPAL CODE OF THE VILLAGE OF WALDO**

WHEREAS, the Village Board of the Village of Waldo finds that the subdivision of land has a substantial and permanent impact upon the character and quality of the community; and

WHEREAS, the Village Board desires to protect the Village, its residents, and taxpayers by ensuring that subdivision development proceeds in an orderly, fair, and fiscally responsible manner; and

WHEREAS, the Village Board further finds it necessary to clarify and expand the Village's authority regarding developer agreements, stormwater management, parkland dedication, warranty periods, right-of-way work, and enforcement remedies; and

WHEREAS, pursuant to Wis. Stat. §§ 61.34 and 236.45, the Village has the authority to adopt and amend ordinances governing the subdivision of land;

NOW, THEREFORE, the Village Board of the Village of Waldo, Sheboygan County, Wisconsin, DOES HEREBY ORDAIN AS FOLLOWS:

SECTION 1. Amendment to Chapter 189.

The following sections of Chapter 189 of the Village of Waldo Code of Ordinances are hereby created or amended:

§ 189-1 General requirements.

Add new subsection F:

F. Developer's Agreement. As a condition of plat approval, the subdivider shall enter into a written developer's agreement with the Village, approved by the Village Board, which shall set forth the obligations of the subdivider regarding construction of required improvements, the timing of such improvements, remedies for default, financial guarantees, and other provisions deemed necessary by the Village. The form and content of the Developer's Agreement shall be subject to approval by the Village Attorney.

Add new subsection G:

G. Professional Service Charges. Subdivision review and related services shall be subject to the cost recovery provisions of Chapter 174, Development Services, of this Code and shall be limited to the actual, reasonable, and necessary costs incurred by the Village.

H. Right-of-Way Work. Any work performed within public streets, sidewalks, drainage ditches, or other public rights-of-way as part of subdivision improvements shall comply with the permit, inspection, and restoration requirements of Chapter 172, Work in Public Right-of-Way. No excavation, construction, or obstruction of a public right-of-way shall occur without obtaining a permit pursuant to Chapter 172. All restoration and pavement replacement shall be completed to Village standards.

§ 189-5 Design standards.

Add new subsection D:

D. Stormwater Management. All subdivisions shall comply with applicable Village, County, and State stormwater management and erosion control requirements, including NR 151, Wis. Adm. Code, and any adopted Village stormwater management ordinances or standards. Subdividers shall provide long-term maintenance agreements for stormwater facilities, subject to Village approval.

E. Public Works Construction Standards. All public improvements constructed within the Village, including but not limited to water mains, sanitary sewer, stormwater facilities, roadways, and related appurtenances, shall comply with the "Village of Waldo Public Works Construction Standards," as adopted by the Village Board and set forth in the Appendix to this Code.

§ 189-9 Enforcement; land use permits.

Add new subsection B:

B. Warranty Period. As a condition of acceptance of subdivision improvements, the subdivider shall provide the Village with a financial guarantee ensuring the maintenance and repair of said improvements for a period two (2) years following acceptance by the Village Board.

The Village may withhold acceptance of improvements or building permits until violations are remedied.

§ 189-10 Violations and penalties.

Amend to read as follows:

Any person, firm, or corporation that violates this chapter shall be subject to a forfeiture of not less than \$200 and not more than \$1,000 per offense, together with the costs of prosecution. Each day a violation exists shall constitute a separate offense. In addition, the Village may seek injunctive relief, revocation of permits, or other remedies available at law or in equity to enforce compliance.

SECTION 2. Severability

If any section, clause, or portion of this ordinance is adjudged unconstitutional or invalid by a court of competent jurisdiction, the remainder shall not be affected thereby.

SECTION 3. Effective Date

This ordinance shall take effect upon adoption and publication or posting as required by law.

Passed and adopted by the Village Board of the Village of Waldo, Sheboygan County, Wisconsin, this 10th day of November 2025.

By: 
Travis Thomas – Village President

Attest: 
Lisa Gillette – Village Clerk/Treasurer