

lands shall be made a part of the plat and shall be dedicated to the public by the subdivider as specified in section 448.09 of this ordinance.

(4) Improvements.

(a) The subdivider shall, before the recording of the plat or certified survey map, enter into a contract with the City agreeing to install the required improvements and shall file with said contract a bond or letter of credit meeting the approval of the City Council or a certified check in an amount equal to the estimated cost of the improvements plus 25 % to cover inflation and other factors, said estimate to be approved by the City council after review and recommendation by the City Administrator or his designee, as a guarantee that such improvements will be completed by the subdivider or his subcontractors. not later than two years from the date of recording of the plat and as further guarantee that all obligations to subcontractors for work on the development are satisfied. In addition:

1. Contractors and subcontractors who are to be engaged in the construction of street and utility improvements on dedicated street right-of-ways shall be subject to the approval of the City Administrator and the Building Inspector.
2. Governmental units to which these bonds and contract provisions apply may file, in lieu of said contract and bond, a letter of credit from officers authorized to act on their behalf agreeing to comply with the provisions of this section.
3. Survey monuments. Before final approval of any plat within the City, the subdivider shall install survey monuments placed in accordance with the requirements of chapter 236 of the Wisconsin Statutes and as may be required by the City Council.

(b) Subdivisions and Land Division Outside the Corporate Limits. Before final approval by the City of any plat or certified survey map for land located outside the corporate limits of the City, but within the plat approval jurisdiction of the City, the subdivider shall give evidence that he has complied with all street and utility improvement requirements of the town in which the land being platted is located as well as meeting the requirements of this Chapter.

(5) Waivers and Modifications. Where, in the judgment of the City Council, it would be inappropriate to apply literally the provisions of section 448.07, 448.08, or 448.09 of this ordinance, the City Council upon a review and recommendation from the Plan Commission may waive or modify any requirement to the extent deemed just and proper and shall provide reasons for justification. Such relief shall be granted without detriment to the public good, without impairing the intent and purpose of this ordinance or the desirable general development of the community in accordance with the master plan of the City. A simple majority of the entire membership of the City Council shall be required to grant any modification of this ordinance.

(6) Land Suitability. No land shall be divided for residential use which is held unsuitable for such use by the City Council for reason of flooding, inadequate drainage, inadequate water supply, adverse soil or rock formation, unfavorable topography or any other feature likely to be harmful to the health, safety, or welfare of the future residents of the proposed subdivision or of the community. Limitations and additional requirements will be placed on development on slopes greater than 20 %. The City Council, in applying the provisions of this section, shall in writing recite the particular facts upon which it bases its conclusion that the land is not suitable for residential use and afford the subdivider an opportunity to present evidence regarding such unsuitability if he/she so desires. Thereafter the Council