

# WISCONSIN PRELIMINARY SUBDIVISION PLAT CHECKLIST

(This form is NOT the statute. It is a guide to the statute)

## s. 236.16 LAYOUT REQUIREMENTS

### (1) MINIMUM LOT WIDTH AND AREA

- In counties of **40,000 or more**, lots shall have a minimum average width of 50' and a minimum area of 6,000 sq. ft.
- In counties of **less than 40,000** lots shall have a minimum average width of 60' and a minimum area of 7,200 sq. ft.
- Lot width and area may be reduced by subdivision control ordinance under [s.236.45](#) if lots are served by public sewers.

### (2) MINIMUM STREET WIDTH

- If the width is specified on Master Plan or Official Map, the streets must be the width specified in the map or plan.
- If there is no Official Map or Master Plan, the streets must be at least as great as existing streets but no less than 60' wide unless permitted by local ordinance.
- Town road widths shall comply with minimum standards prescribed by [s. 82.50](#).
- Frontage and service roads not less than 49.5' in width.

### (3) LAKE OR STREAM SHORE PLATS.

- A 60' wide public access is required at 1/2 mile intervals, as measured along shore, for navigable lakes and streams. The public access must be to the low water mark and connected to a public road.
- All subdivisions abutting a navigable lake or stream must provide public access except, where such access already exists or where greater intervals and wider access is agreed upon by the DNR and Plat Review.
- Public access can only be vacated by circuit court action and DNR approval. (see [NR 1.92](#)).

### (4) LAKE OR STREAM SHORE PLATS.

- If the subdivider has any interest in the land between the meander line and the water's edge or in other unplattable lands between the subdivision and the water's edge, they must be included in the plat.

## GENERAL REQUIREMENTS

### s. 236.20 (2) MAP AND ENGINEERING INFORMATION

The following information must be shown:

- (d) Blocks, if designated, must be consecutively numbered or lettered in alphabetical order.
- (e) Lots and outlots in each block must be consecutively numbered.
- (f) The Exact width of all easements, streets, alleys.

### s. 236.20 (3) SUBDIVISION NAME IN PROMINENT LETTERS, NOT A DUPLICATE WITHIN COUNTY OR MUNICIPALITY

- (a) Immediately under the plat name, show government lot, recorded private claim, 1/4 - 1/4 section, section, township, range and county.

### s. 236.20 (4) ROADS AND PUBLIC SPACES

- (b) All lands dedicated to public marked "Dedicated to Public" (including roads & streets).
- (d) Each lot must have access to a public street, unless otherwise provided by local ordinance.

### s. 236.20 (5) SITE CONDITIONS AND TOPOGRAPHY

- (a) All existing buildings must be shown.
- (b) Show all watercourses, drainage ditches, other pertinent features.
- (c) Water elevations of adjoining lakes or streams at date of survey, and approximate high water elevation must be shown and referenced to an established datum plane or benchmark.

### DRAWING SIGNED, SEALED & DATED