Example Plats
Preliminary Plat of YOKUM COVE

These example plat sections outline procedures and provide examples related to many common platting elements.

Features included within this section and discussed with this plat: *when and how a preliminary plat is submitted, minimum lot width, minimum street width, access to public streets, public access to navigable lakes and streams, subdivision names, block and lot numbering, site conditions and topography.*

A preliminary plat must be submitted to Plat Review when mandated by local ordinance.
When a local ordinance does not mandate a preliminary plat, the subdivider has the option of submitting one. Our experience shows that there are several circumstances when preliminary plat review is especially beneficial:

s. 236.11 (1) (a), Wis. Stats.

- If the proposed subdivision will require waiving minimum
- standards for lots, streets or roads based upon provisions of local ordinances.
- If the proposed subdivision abuts a navigable lake or stream.
- If the proposed subdivision abuts a state trunk or interstate highway.
- If the proposed subdivision is a "numbered addition" within an extensive development.

Using a preliminary plat will identify potential problems early in the development process. Resolving problems at the earliest stage should save everyone time and money.

Preliminary plats can be submitted on multiple sheets. For cluttered drawings, show the subdivision layout on one sheet and additional information on a second sheet.

We do not review for site conditions (contours, slope delineation, flood plains, soil types, etc.), grading, drainage, road, or sewer plans, etc.; please do not include this data with the plat.

Example Plats
Preliminary Plat of YOKUM COVE

MINIMUM LAYOUT REQUIREMENTS

A preliminary plat must be in sufficient detail to determine whether the final plat will meet minimum layout requirements.

Details that should be shown on a preliminary plat include:

- Approximate lot widths and areas
- Proposed street widths
- Proposed easements
- Connection to the public road system
- Existing and proposed entrances to state trunk highways
- Existing and proposed public access to navigable streams and lakes
- Watercourses, drainage ditches, wetlands
- Abutting property data (platted status, CSM or other land division data)
- Location of the plat by 1/4-1/4 section
- Existing buildings

s. 236.16 (1), Wis. Stats.

In counties with a population of 40,000 or more, lots must have an average width of 50 feet or more and contain 6,000 square feet or more of area.

In counties with a population of less than 40,000, lots must have an average width of 60 feet or more and contain 7,200 square feet or more of area.

Minimum lot width and area requirements may be reduced by local subdivision control ordinances when lots are served by public sewer. Please include or make reference to the ordinance with the plat submittal.

Example Plats
Preliminary Plat of YOKUM COVE

s. 236.16 (2), Wis. Stats.

MINIMUM LAYOUT REQUIREMENTS

Streets
In a city or village:

- Proposed streets must be at least 60 feet wide unless a local ordinance allows less width.

- If the city or village has a local subdivision control ordinance or "Official Map", proposed street widths must comply with the ordinance or map.

- If there is no subdivision control ordinance or "Official Map", proposed streets must be at least as wide as existing streets, but no less than 60 feet in width.

If allowed by local ordinance, partial street dedications are acceptable on the final plat. On the plat drawing, the part included within the exterior boundary of the plat must be designated as "Future (street width) Public Street."

In a town:

- Right-of-way widths of town roads must comply with the Minimum Design Standards prescribed in s. 82.50 Wis. Stats.

  In general, based upon Average Daily Traffic (ADT) projections, the minimum width requirement is:
  - 66 feet when 10 or more lots access the road
  - 60 feet when 9 or fewer lots access the road

Example Plats
Preliminary Plat of YOKUM COVE

MINIMUM LAYOUT REQUIREMENTS

Town Roads

s. 82.50 (2), Wis. Stats.

WisDOT can grant a deviation from minimum town road standards when it is not contrary to the public interest and safety.

To obtain a deviation from town road standards:

- The town board passes a resolution authorizing the town clerk to request that WisDOT grant a variance.

- The town clerk submits the written request to the WisDOT district. (See examples in this section.)

Before Plat Review can certify the final plat, we must receive a copy of the WisDOT deviation from town road standard which has been granted.

s. 236.20 (4) (d), Wis. Stats.

Each lot must have direct access a public street or town road except where otherwise allowed by local ordinance.

When lot access is via a private road or ingress/egress easement, Plat Review must receive verification from the local approval authority that such access complies with local ordinance. (See this section for sample letter.)

On the plat:
-A private road must be designated "PRIVATE ROAD" and also as a numbered outlot.

- When right-of-way islands are shown as separate parcels, they must be designated as consecutively numbered outlots or marked "Dedicated to the Public."

Example Plats
Preliminary Plat of YOKUM COVE

MINIMUM LAYOUT REQUIREMENTS

s. 236.35, Wis. Stats.

Notification of private access
Owners selling parcels of land that abut private ways must inform the purchaser, in writing, that the private way is not a public road and is not required to be maintained by the local unit of government when:

- The parcel of land is located outside the corporate limits of a municipality; and,
- The parcel of land is 1 acre or less in area.

s. 236.16 (3), Wis. Stats.

Public access to lakes and streams
Subdivisions abutting a navigable lake or stream must provide a 60 foot wide public access, at half mile intervals as measured along the shoreline, unless there is an existing public access at least 60 feet wide, within 1/2 mile of the subdivision. This public access must extend to the low watermark and be connected to public roads.

The half mile interval for public access is measured along the shoreline from the farthest point of the plat. (No point along the shore within the subdivision may be more than 1/2 mile from public access.)

To verify compliance with this section, the shoreline distance between the plat and the nearest existing public access must be shown on the plat drawing. (See SECOND ADDITION TO YOKUM COVE.)

Existing public access can be accepted when wider access at greater shoreline intervals exists that is sufficient for that part of the navigable lake or stream.

In general, Plat Review may accept existing access when it meets the ratio of 60' of access per 1/2 mile of shoreline.

Example: An existing public access 110' in width is located 3900' +/- along the shore from the furthest point of the subdivision. The minimum required width is 60' ÷ 2640' x 3900' = 89'. Plat Review may grant a waiver, based on the existing access meeting the 60' per 1/2 mile ratio.

s. 236.16 (4), Wis. Stats.

Lands adjacent to water
If the subdivider has any interest in lands lying between the plat and the water's edge of an adjacent navigable lake or stream and if that land is unplattable, it must be included in the subdivision plat.

TECHNICAL MAPPING REQUIREMENTS

s. 236.11 (1), s. 236.20 (3), Wis. Stats.

Subdivision Name
A preliminary plat must be clearly labeled "PRELIMINARY PLAT OF ...".

- The name of the subdivision must be in prominent letters.
- The subdivision name cannot duplicate any other subdivision name within the same county or municipality.

> *Plat Review has a record of every subdivision reviewed by the State since 1934. Please contact the Plat Review staff to verify whether your proposed subdivision name will be a duplicate in the county or municipality.*

s. 236.20 (3)(a), Wis. Stats.

On the plat sheet under the subdivision name, the description of the subdivision plat must be shown, including:

- Government Lot, Recorded Private Claim, or 1/4-1/4 Section
- 1/4 Section
- Section
- Town and Range County

> *In the description under the subdivision name we recommend designating the city, village, or town where the plat is located.*

If the subdivision is "replatting" or "redividing" part of a recorded subdivision or certified survey map, the description should include a reference to the recorded parcel information. (Refer to the THIRD ADDITION TO YOKUM COVE which replats outlot 1 and town road from a previous addition.)

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**

Example Plats
Preliminary Plat of YOKUM COVE

Blank Page

Owners:
Abner E. Yokum &
Pansy B. Yokum
1962 Rim Road
Dogpatch, WI 55555

N

100 50 0 100
SCALE: 1"=100'

Surveyed By:
Jane Doe, R.L.S. S-9999

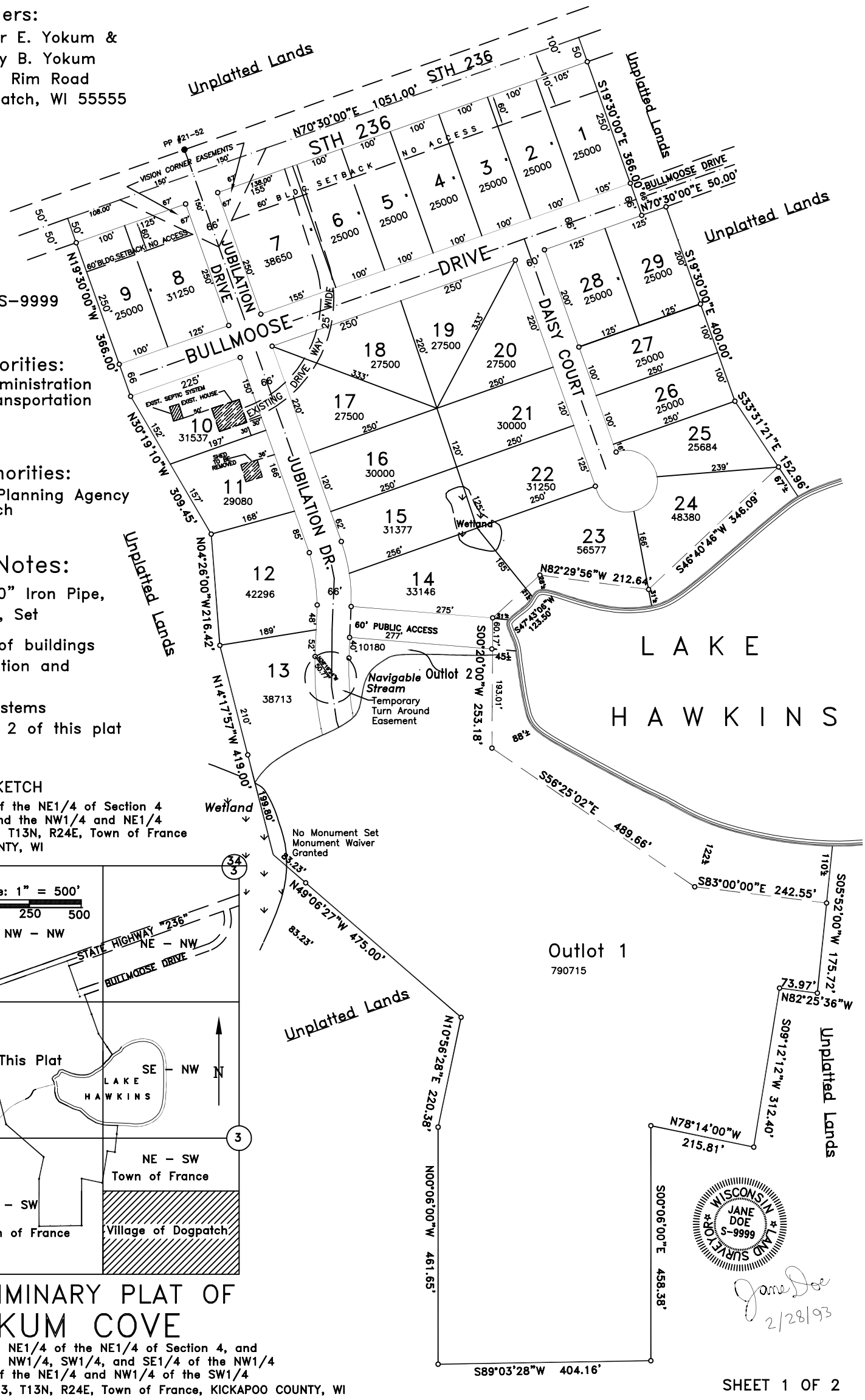
Objecting Authorities:
Department of Administration
Department of Transportation

Approving Authorities:
Kickapoo County Planning Agency
Village of Dogpatch
Town of France

Legend & Notes:

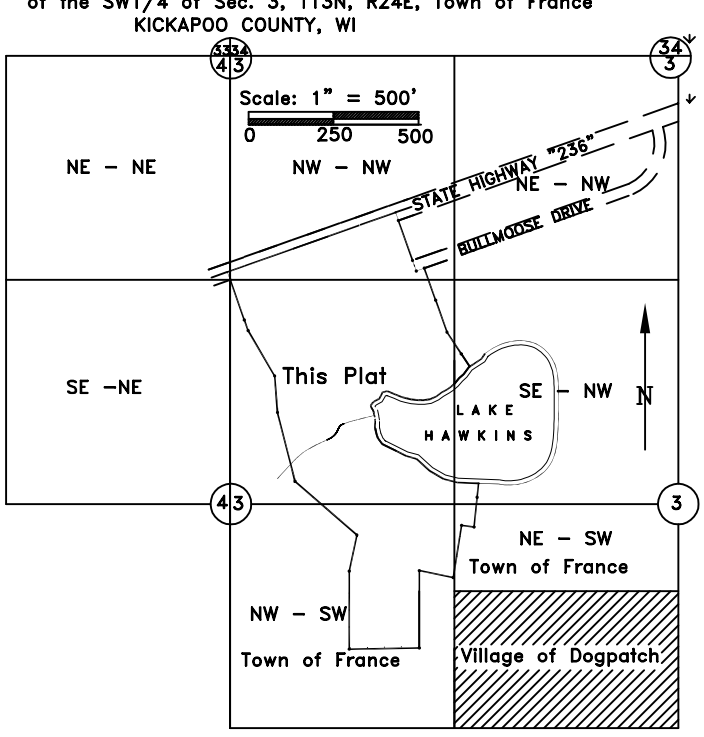
∘ 2.375" OD x 30" Iron Pipe, 3.65 Lbs./Lin. Ft., Set

The construction of buildings for human habitation and the installation of soil absorption systems on Outlots 1 and 2 of this plat is prohibited.



LOCATION SKETCH

The NE1/4 and SE1/4 of the NE1/4 of Section 4 and all of the NW1/4 and the NW1/4 and NE1/4 of the SW1/4 of Sec. 3, T13N, R24E, Town of France
KICKAPOO COUNTY, WI



PRELIMINARY PLAT OF YOKUM COVE

Part of the NE1/4 of the NE1/4 of Section 4, and part of the NW1/4, SW1/4, and SE1/4 of the NW1/4 and part of the NE1/4 and NW1/4 of the SW1/4 of Section 3, T13N, R24E, Town of France, KICKAPOO COUNTY, WI

WISCONSIN LAND SURVEYOR JANE DOE S-9999

Jane Doe 2/28/93

SHEET 1 OF 2

This halfsize reproduction may not meet the legibility standards outlined in this text. Actual scale: 1" = 225'
The fullsize drawing (at a scale of 1" = 100') meets legibility and drafting standards in this text.

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Example Plats
Final Plat of YOKUM COVE

These example plat sections outline procedures and provide examples related to many common platting elements.

Features included and discussed with this plat: *submittal procedures, monumentation, minimum lot width, accuracy of survey, block and lot numbering, easement delineation, NORTH point reference and tie, square foot areas, location sketch, adjoining streets and land, S.T.H. building setback with vision corner and access restriction, and certificates on the plat.*

s. 236.02 (12), Wis. Stats

SUBDIVISION PLAT REQUIREMENT

A subdivision plat is required any time a landowner or landowner's agent divides a lot, parcel, or tract of land for the purpose of sale or building development, where:

- The division creates five or more parcels or building sites of 1 1/2 acres each or less, or
- Successive divisions within a five year period create five or more parcels or building sites of 1 1/2 acres each or less.

Local ordinances can have a more restrictive definition of what triggers a "subdivision." Example of local ordinance subdivision definition "the division creates 3 or more building sites 5 acres each or less within a five year period." Always check with the local units of government.

Any division can be made on a subdivision plat, regardless of the parcel sizes. Divisions containing more than 4 parcels (even though they are larger than 1 1/2 acres) must be done on a state plat or by successive CSM, unless the local ordinance sets up the process and requirements for another mechanism (frequently referred to as a "County Plat").

Example Plats
Final Plat of YOKUM COVE

SUBMITTAL PROCESS

s. 236.12 (2), Wis. Stats

The subdivider or their agent (usually the surveyor) must submit a legibly reproduceable hard copy or digital drawing of the final subdivision plat to Plat Review. Plat Review will transmit copies of the final plat to other objecting agencies as required.

After Plat Review examines the plat for compliance with ss. 236.15, 236.16, 236.20, and 236.21 (1) & (2), we will provide our review comments to the Surveyor. The Surveyor may then grant an extension of the statutory review time limits, in order to allow for any required revisions to be made to the plat and the subsequent review. This process allows for flexibility to resolve problems without Plat Review or other objecting agencies returning the plat to the surveyor with objections. If no time extension is granted, Plat Review or other objecting agencies may have to object to the plat, necessitating a formal resubmittal of the plat to Plat Review.

Example Plats
Final Plat of YOKUM COVE

LAND SURVEYOR REQUIREMENTS

s. 236.15 (2), Wis. Stats

The survey must be performed by a Wisconsin Professional Land Surveyor (as defined in Chapter A-E 2 Wisconsin Administrative Code, see Statutes, Rules & Opinions section).

Each sheet of a plat must be signed, sealed and dated by the professional land surveyor responsible for the survey and plat. Computer generated seals are not acceptable.

Ch. A-E2, Wis. Adm. Code, provides that:
-The overall diameter of registration seals shall be not less than 1 5/8 inches or more than 2 inches;
-Seals or stamps affixed to drawings to be filed as public documents shall be original registration seals (this must be read with s. 236.25, Stats., which specifies that seals and signatures photographically reproduced with silver haloid image have the force and effect of original seals and signatures);
-No stickers or electronically scanned registration seals are allowed; and,
-Seals and stamps on drawings shall be signed and dated by the professional land surveyor.

ACCURACY OF SURVEY

s. 236.15 (2), Wis. Stats

The ratio of error in the latitude and departure closure of the survey of the subdivision or any part of the survey must be within 1'/3000'.

Plat Review computes the latitude and departure closure of the exterior boundary; all blocks; every lot, outlot, and areas dedicated to the public within each block; and the metes and bounds description of the subdivision. The computations are performed using the boundary data exactly as annotated on the plat.

Common errors include:

- Missing Data.
- Reversed bearings.
- Transposed numbers.
- Transcription errors between the CADD file and the plat drawing.

Whenever feasible, Plat Review will include possible solutions to lot misclosures with our review comments.

Example Plats
Final Plat of YOKUM COVE

SURVEY REQUIREMENTS

Monuments

s. 236.15(1), Wis. Stats

Monuments must be set at all exterior boundary, block, lot and outlot corners, curve PCs and PTs, meander corners, and at angle points in a parcel boundary line.

Exterior boundary and block corner monuments:

Minimums: Length: 18" Weight: 3.65 lbs./lin.ft.

- 2" x 18" iron pipe, 3.65 lbs/lin ft.
- 1 1/4" x 18" iron bar (or rebar), 4.17 (4.30) lbs/lin ft.
- Other equivalent types of iron or steel stakes.

Lot, outlot, park, and meander corner monuments:

Minimums: Length: 18" Weight: 1.13 lbs./lin.ft.

- 1" x 18" iron pipe, 1.13 lbs/lin ft.
- 3/4" x 18" iron bar (or rebar), 1.50 lbs/lin ft.
- Other equivalent types of iron or steel stakes.

See tables in Monumentation section for listing of permitted equivalent monuments with weights meeting minimum requirements

Meander corner monuments must be set 20 feet or more back from the ordinary high water mark of lakes or from the bank of a stream.

On the plat drawing, the distance required to be shown per s. 236.20 (2) (g), Wis. Stats., is the shortest length between the meander corner monument and the ordinary high water mark. A common mistake is showing this distance as "20'±" The monument must be set and the plat dimension shown as at least " 20' " or "20'+"

Monuments must be placed flush with the ground if possible.

s. 236.15(1)(ac), Wis. Stats

When an exterior boundary corner falls within a street, the monument is set along the right-of-way line.

Example Plats
Final Plat of YOKUM COVE

SURVEY REQUIREMENTS

Monuments

Existing monuments that are archival and accepted as correct should not be removed and reset even if they do not comply with the standards of s.236.15 (1), Wis. Stats. They are noted as "existing" or "found" and described by type, diameter, and shape.

Monument Waivers

s. 236.15 (1) (h), Wis. Stats

The local unit of government may grant a **temporary waiver for placing interior monuments.** The subdivider provides a surety bond to ensure that the monuments will be set within the time designated.

s. 236.15 (1) (g), Wis. Stats.

When strict compliance with the monumentation requirements is unduly difficult, **Plat Review may make other reasonable requirements**. The alternative must be sufficient for the exact retracement of the boundaries affected.

With the final plat, the surveyor's written request for a monumentation waiver must note the specific corners involved and what has been used in lieu of the standard monument (see example Monumentation Waiver Request in Monumentation section).

Example Plats
Final Plat of YOKUM COVE

LAYOUT REQUIREMENTS

Lot Width and Area

s. 236.16 (1), Wis. Stats

In counties with a population of 40,000 or more: Lots must have an average width of 50 feet or more and contain an area of 6,000 square feet or more.

In counties with a population of less than 40,000: Lots must have an average width of 60 feet or more and contain an area of 7,200 square feet or more.

Lot width and area may be reduced by local subdivision control ordinance for lots served by public sewer. Please include or make reference to the ordinance with the plat submittal.

Street Widths

s. 236.16 (2), Wis. Stats

In a city or village:

- Streets must be at least 60 feet wide unless a local ordinance allows less width.
- When street widths are less than 60 feet, Plat Review must be provided with verification that such widths comply with local ordinance.
- If the city or village has a local subdivision control ordinance or "Official Map," street widths must comply with the ordinance or map.
- If there is no subdivision control ordinance or "Official Map," streets must be at least as wide as existing streets, but no less than 60 feet in width.

Partial street dedications are acceptable (example: subdivider only owns to center of existing street included in the subdivision). On the plat drawing, the part included within the exterior boundary of the subdivision must be labeled "Future (street width) Public Street."

Example Plats
Final Plat of YOKUM COVE

LAYOUT REQUIREMENTS

s. 236.16 (2), Wis. Stats

Street Widths
In a town:

- Right-of-way widths of town roads must comply with the Minimum Design Standards prescribed in s. 82.50, Wis. Stats. (See Statutes, Rules & Opinions section.)
- In general, based upon Average Daily Traffic (ADT) projections, the minimum width requirement is:
  - 66 feet with 100 to 250 ADT
  - 49.5 feet when under 100 ADT

s. 82.50 (2), Wis. Stats.

WisDOT can grant a deviation from minimum town road standards when it is not contrary to the public interest and safety. To obtain a deviation from town road standards:

- The town board passes a resolution authorizing the town clerk to request that WisDOT grant a variance.
- The town clerk submits the written request to the WisDOT District. (See examples in Streets section.)

Before Plat Review can certify the final plat, we must receive a copy of the WisDOT deviation from town road standard which has been granted

s. 236.20 (4)(d), Wis. Stats

Street Access
Each lot must have direct access to a public street or town road except when otherwise allowed by local ordinance.

When lot access is via a private road or ingress/egress easement, Plat Review must receive verification from the local review authority that such access complies with local ordinance. (See Lots and Outlots section for samples.)

Example Plats
Final Plat of YOKUM COVE

LAYOUT REQUIREMENTS

s. 236.20 (4), Wis. Stats.

Street Labeling

- The name of each street/road, or "PUBLIC STREET"/"TOWN ROAD", must be lettered or arrowed into the right-of-way included within the plat.
- Streets and roads that are not dedicated to the public must be marked "PRIVATE ROAD" or "PRIVATE STREET" and must also be designated as a consecutively numbered outlot.
- All lands, including streets and roads, that are being dedicated to the public with the plat must be marked "Dedicated to Public" on the drawing.

When right-of-way islands are shown as separate parcels, they must be designated as consecutively numbered outlots or marked "Dedicated to the Public."

MAPPING REQUIREMENTS

Scale

s. 236.20 (1) (a), Wis. Stats.

Plats must be drawn at a scale of not more than 100 feet to one inch. Each sheet of the plat that shows layout features must include a graphic scale.

s. 236.20 (2) (L), Wis. Stats

Plat Review can grant a scale waiver when parcel sizes throughout the development are large, all mapping information can be legibly shown using the smaller scale, and the reduced scale benefits depicting the overall subdivision on the plat drawing.

To request a scale waiver prior to drafting the final plat:

- The surveyor submits a written request for the scale waiver noting the reasons for the waiver, along with a sketch of the plat (See Mapping Requirements for a sample request.).
- Plat Review staff will review the request and, if granted, reserves the right to require details for areas on the plat that are cluttered or illegible.

Example Plats
Final Plat of YOKUM COVE

MAPPING REQUIREMENTS

Plat Sheet Requirements

Standard requirements for all sheets of the subdivision plat:

s. 236.20 (1) (a), Wis. Stats.

- **The recordable sheets of the plat** are 22 inches wide by 30 inches long durable white media prepared with non-fading black image and with a 1" margin on all sides. (See Recording section for specific recordable document requirements.)

s. 236.20 (1) (b)&(c), Wis. Stats

> *With the prescribed margins, the useable drawing area is 20 inches wide by 28 inches long. All data and graphics on the plat must fit within this area.*

- A 2 1/2" x 4 1/2" blank space for the Plat Review certification stamp must be left on each sheet.

> *A digital version of our certification stamp to place on your drawing (.dwg format) is available on our website.*
> *(http://doa.wi.gov/dir* scroll down)

- When there is more than one sheet, each sheet must be numbered consecutively and marked "Sheet__of __".
- The subdivision name and county name must be shown on each sheet.
- A location description by 1/4-1/4 section, section, town, and range must be shown on Sheet 1, and should be shown on all sheets.
- The Professional Land Surveyor must sign, seal, and date each sheet. (ref: A-E 2.02 (4).)

s 236.25 (2) (a), Wis. Stats

- The plat should be oriented so that the drawing, text and plat name are readable when the short (binding margin) side of the sheet is on the left or top, with NORTH pointing toward the top.

Example Plats
Final Plat of YOKUM COVE

s. 236.20 (2) (a), Wis. Stats.

MAPPING REQUIREMENTS

Exterior Boundaries
Draw exterior boundaries as heavy solid lines.
Where an exterior boundary falls within a street right-of-way, it may be drawn as a heavy dashed line.

s. 236.20 (2) (c), Wis. Stats.

Lengths and bearings
The lengths and bearings are required for the boundary lines of every exterior, block, lot, outlot, street, and alley shown.

-Lot and outlot incremental lengths must sum to the block length.

-Block and street incremental lengths must sum to the exterior boundary length.

Note that rounding often introduces an error when summing incremental lengths.

-The metes and bounds description in the Surveyor's Certificate must agree with boundary data on the plat drawing.

s. 236.20 (2) (c), Wis. Stats.

Easements
Easements can be shown completely on the plat drawing, in a typical easement in the LEGEND, as a typical separate easement detail, or a combination thereof. Provide the following information:

- The purpose of the easement (utility, drainage, public sewer,
- ingress/egress, etc.)
- For easements that are parallel to adjacent boundary lines, the
- width of the easement.
- For easements that are not parallel to adjacent boundary lines, either:
  - the easement boundary lengths and bearings and a "tie" to an adjacent lot corner monument, or;
  - the easement centerline lengths and bearings and a "tie" to an adjacent lot corner monument.

Example Plats
Final Plat of YOKUM COVE

s. 236.20 (2) (b), Wis. Stats.

MAPPING REQUIREMENTS

Description of Monuments
In the LEGEND on the plat drawing, include the following information to describe the monuments set or found:

- Monument symbol
- Material, type/shape
- Diameter (outside diameter of pipes)
- Length (when set)
- Weight per lineal foot (when set) (see Monumentation section)

Existing monuments that are archival and accepted as correct should not be removed and reset even if they do not comply with the standards of s. 236.15 (1), Wis. Stats. They are noted as "existing" or "found" and described by material, diameter, and shape.

The monumentation symbols used on the plat drawing and described in the LEGEND must be the same size.

Typical LEGEND with commonly used monument symbols and descriptions.

Note: Must specify outside diameter for pipes.

LEGEND:

▲ 1" O.D. Iron Pipe Found

● 2.375" O.D Iron Pipe Found

○ 2.375" O.D. x 18" Iron Pipe, 3.65 lbs/ft, set

■ 6" x 6" concrete monument found

All Other Lot, Outlot and Meander Corners are 1.315" O.D. x 18" Iron Pipe 1.68 lbs/lin ft Set.

Example Plats
Final Plat of YOKUM COVE

MAPPING REQUIREMENTS

Block Designations
Block designations are optional. If designated, the blocks must be numbered consecutively or lettered alphabetically throughout the subdivision.

s. 236.20 (2) (d), Wis. Stats.

> A block is generally defined as a group of lots/outlots or a single lot/outlot that is bounded by: a public street or other public dedication or an exterior subdivision boundary.

Lot and Outlot Designations
Lots and outlots must be consecutively numbered within each block and throughout the subdivision plat.

s. 236.20 (2) (e), Wis. Stats.

In numbered additions to a subdivision, lots and outlots must also be numbered consecutively throughout the additions, and sub sequential to the numbering in the initial plat. The block, lot and outlot numbering system must follow the pattern laid out on the initial plat. (See example in Lots and Outlots section.)

Lot and Outlot Areas
The square foot area of lots and outlots must be shown, either within the parcels on the plat drawing or in a separate table. It is permissible to show parcel acreage in addition to the square foot area.

s. 236.20 (2) (j), Wis. Stats.

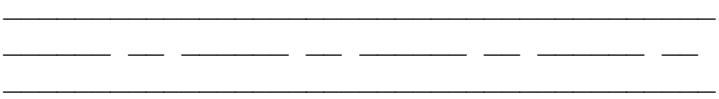
> *Use an area table only when the scale of the plat or additional features shown within the parcels cause them to be too cluttered to note the area within the parcel.*
>
> *With the required 1/3000 accuracy of survey for subdivision plats, the allowable difference in computed square foot area is 1 sq. ft. per 1,000 sq. ft. (Example, for a lot shown as 20,000 sq. ft., the computed area can differ by +/- 20 sq. ft.)*

Example Plats
Final Plat of YOKUM COVE

MAPPING REQUIREMENTS

s. 236.20 (2) (h), Wis. Stats.

Centerline of Streets
Within the subdivision plat, draw street center lines using the standard broken line type. See example below.



s. 236.20 (2) (i), Wis. Stats

Bearing Reference
Each sheet of the plat showing layout features needs a NORTH point. The NORTH point must be related to a boundary of the 1/4 section or recorded private claim* that the subdivision is located in.

The NORTH point is referenced as: True, Magnetic, Grid, Assumed, Recorded, etc.

If you use "grid north" as your identifiable direction, you should show coordinates on the section corners, and you must identify the source of the coordinates (State Plane, County Coord. etc.)

Bearings based on the State Plane Coordinate System must use a system allowed by s. 236.18 (2) and must cite the zone and horizontal datum (NAD 1927, NAD 1983 (1991) etc).

s. 236.20 (3) (b), Wis. Stats

Section Corner Tie
The subdivision boundary must be "tied" by length and bearing to the boundary of a 1/4 section or recorded private claim* that the subdivision is located in.

Monuments at both ends of the referenced 1/4 section or recorded private claim boundary must be described by material, size, etc.

The bearing and distance between those monuments must be shown.

*Private claims are land grants of record that predate the U.S. Public Lands System. They are not recorded subdivision plats, Certified Survey Maps, or other instruments of conveyance.

Example Plats
Final Plat of YOKUM COVE

s. 236.20 (3), Wis. Stats

MAPPING REQUIREMENTS

Subdivision Name
The name of the subdivision must be in prominent letters.

The subdivision name cannot be a duplicate of any other subdivision name within the same county or municipality.

Developments platted in phases must have consecutive or unique names.

ACCEPTABLE:
Woodcreek, Woodcreek 1st Addition, Woodcreek 2nd Addition.
Woodcreek, Woodcreek II, Woodcreek III.
Woodcreek Phase 1, Woodcreek Phase 2, Woodcreek Phase 3.
Woodcreek, Woodcreek North, Woodcreek Valley Addition.

NOT ACCEPTABLE:
Woodcreek, Woodcreek Phase I, Woodcreek Phase II.
Woodcreek, Woodcreek 2nd Addition, Woodcreek 3rd Addition.
Woodcreek, Woodcreek North, Woodcreek 2nd Addition.

Plat Review has a record of every subdivision reviewed by the State since 1934. Please contact the Plat Review staff to verify whether your subdivision name will be a duplicate in the county or municipality.

Subdivision Location
On the plat under the subdivision name, a location description of the subdivision plat must be shown, referenced to:

- 1/4-1/4 Section
  OR
- Government Lot or Recorded Private Claim;
- Section, Township and Range;
- County

We recommend including the name of the city, village, or town in the location description under the plat name.

When the plat contains more than one sheet, the subdivision name and county must be shown on each sheet.

Example Plats
Final Plat of YOKUM COVE

MAPPING REQUIREMENTS

Subdivision Name
If the subdivision is redividing any part of a recorded subdivision or certified survey map, the blocks and/or lots and subdivision name or CSM number of the redivided land should be referred to in the description under the subdivision name. (See the THIRD ADDITION TO YOKUM COVE which includes an outlot and a town road from a previous addition.)

Location Sketch or Map
A location sketch or map, oriented the same as the main drawing, must be shown on the plat.

s. 236.20 (3) (c), Wis. Stats

- The sketch or map must delineate the full 1/4 section(s), or government lot(s) or recorded private claim(s) in which the subdivision is located.
- The sketch need not be to scale.
- The sketch may include other features, such as:
  - -Section corner monuments, with bearing/distance between;
  - -Access to public waters.
  - -Nearby highways, lakes/streams, parks, etc.

In lieu of showing the government division in which the subdivision is located, the LOCATION SKETCH may show an accurate and detailed relationship of the subdivision to surrounding streets.

Adjoining Features
The platted status of the lands adjoining the subdivision must be shown and underscored in dashed or dotted lines.

s. 236.20 (3) (d & e), Wis. Stats.

The boundaries of adjoining lands, land divisions, streets and highways must be drawn with dashed or dotted lines in their proper location.

Adjoining street and highway names must be shown, and underscored with dashed or dotted lines; adjoining street and highway right-of-way widths must be indicated.

Example Plats
Final Plat of YOKUM COVE

MAPPING REQUIREMENTS

Ch. Trans 233
Wis. Admin. Code

Department of Transportation Review
WisDOT reviews subdivision plats when the subdivision adjoins a state trunk or interstate highway.

In general, the following information relating to the highway is shown on the plat:

- Highway setback lines
- Highway setback restriction clause
- Vision corner easements or restrictions
- Access restriction, graphically depicted on the plat drawing
- Access restriction clause
- Noise notation

s. 236.21 (1-3),
Wis. Stats.

Certificates
The following certificates must appear on all final plats:

- Surveyor's Certificate.
- Owner's Certificate.
- County Treasurer's Certificates.
- Town, Village, or City Approval Certificate.

If the subdivision is in a Town, also include:

- County Approval Certificate.
- Village or City Extraterritorial Approval Certificate, if applicable.

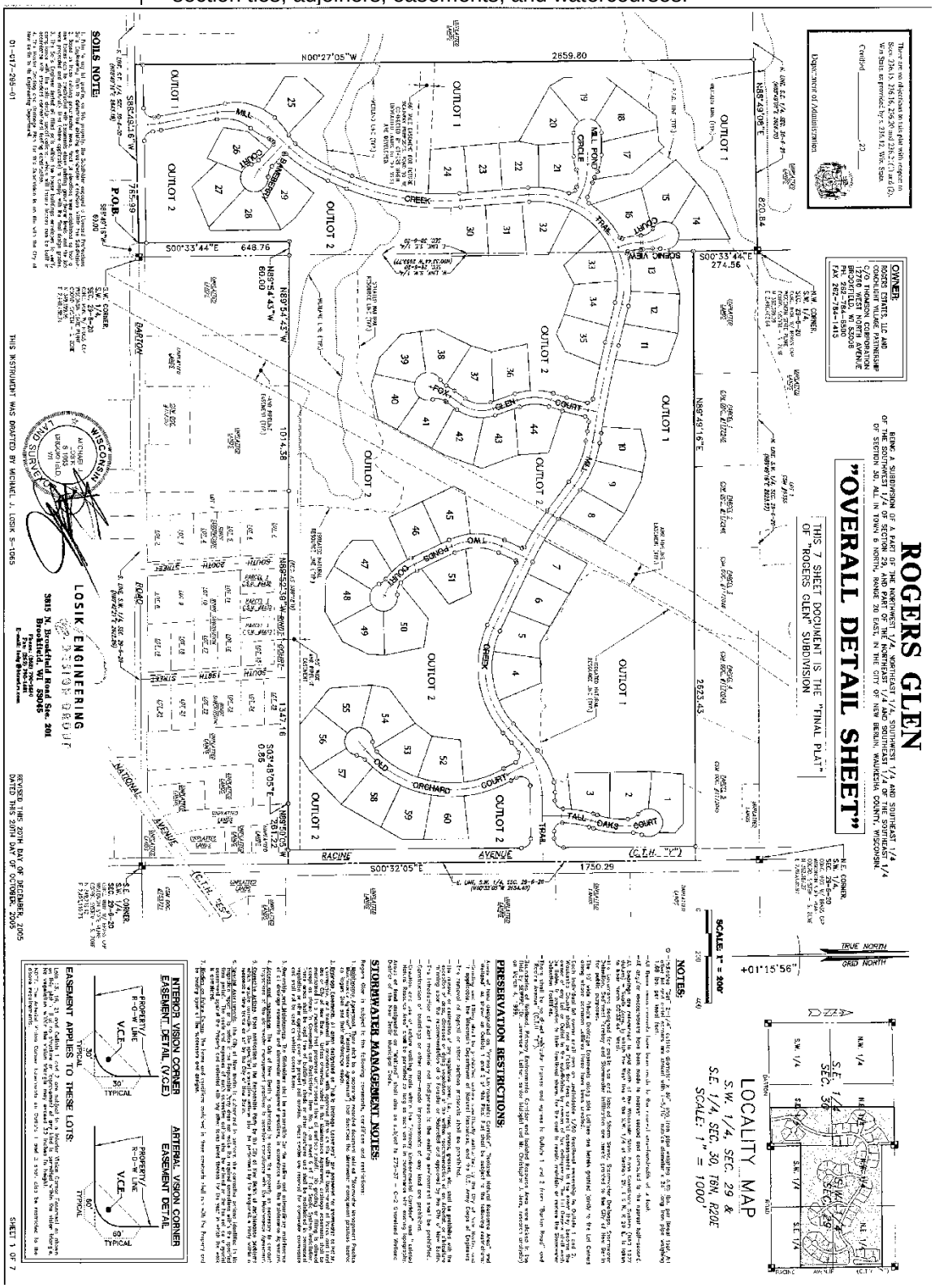
If the plat is submitted by the approving authority clerk (per s. 236.12 (2), Wis. Stats.), also include:

- Clerk's Transmittal Certificate

Example Plats
Final Plat of YOKUM COVE

SAMPLE OVERALL PLAT LAYOUT SHEET

A plat drawing such as this is useful for user orientation when dealing with large subdivisions platted on multiple sheets. The layout sheet may be drawn to any convenient scale, and may also legibly show features such as section ties, adjoiners, easements, and watercourses.



Example Plats
Final Plat of YOKUM COVE

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Owner's Certificate of Dedication

As Owner, I hereby certify that I caused the land on this plat to be surveyed, divided, mapped, and dedicated as represented on this plat. I further certify that this plat is required by s. 236.10 or s. 236.12 to be submitted to the following for approval or objection:

The Department of Administration
The Department of Transportation
Kickapoo County Planning Agency
Town of France
Village of Dogpatch

ACCESS RESTRICTION CLAUSE:

TRANS 233.05

As Owner, I hereby restrict all lots and blocks, in that no owner, possessor, user, nor licensee, nor other person shall have any right of direct vehicular ingress or egress with S.T.H. 236, as shown on the plat, it being expressly intended that this restriction shall constitute a restriction for the benefit of the public according to s. 236.293, Wis. Stats., and shall be enforceable by the Department of Transportation.

Witness the hand and seal of said Owner this __ day of _____, 199_
In the presence of

Owner _____ _____

Witness_____ _____

Personally came before me the above named Owner, to me known to be the person who executed the foregoing instrument and acknowledged the same.

Notary Public _____
Kickapoo County, Wisconsin My Commission Expires _____

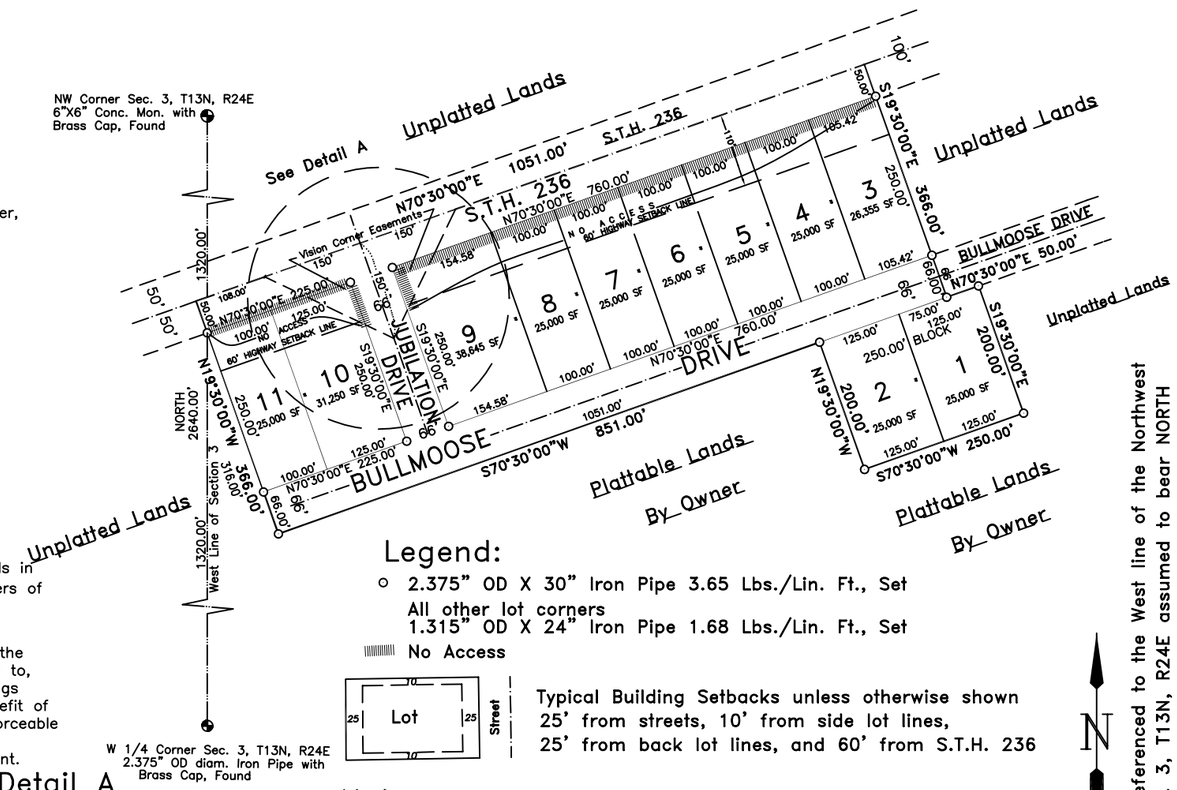
Kickapoo County, Wisconsin

TRANS 233.105

The lots of this land division may experience noise at levels exceeding the levels in s. TRANS 405.04, table 1. These levels are based on federal standards. Owners of these lots are responsible for abating noise sufficient to protect these lots.

TRANS 233.08

No improvements or structures are allowed between the right-of-way line and the highway setback line. Improvements and structures include, but are not limited to, signs, parking areas, driveways, wells, septic systems, drainage facitlities, buildings and retaining walls. it is expressly intended that this restriction is for the benefit of the public as provided in section 236.293 Wisconsin Statutes, and shall be enforceable by the Wisconsin Department of Transportation. For more information the telephone number may be obtained by contacting the County Highway Department.



Legend:

- ○ 2.375" OD X 30" Iron Pipe 3.65 Lbs./Lin. Ft., Set
  All other lot corners
  1.315" OD X 24" Iron Pipe 1.68 Lbs./Lin. Ft., Set
- No Access

Typical Building Setbacks unless otherwise shown 25' from streets, 10' from side lot lines, 25' from back lot lines, and 60' from S.T.H. 236

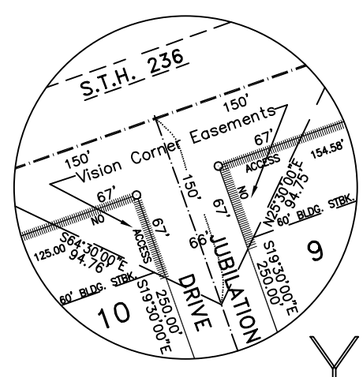
Bearings are referenced to the West line of the Northwest Quarter of Sec. 3, T13N, R24E assumed to bear NORTH

Scale: 1" = 100'

Notes:

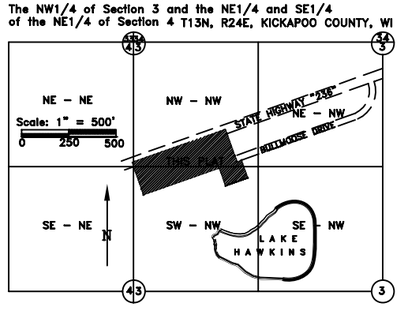
1. All dimensions measured and shown to the nearest hundredth of a foot; all angles measured to the nearest five seconds and computed to the nearest second.
2. Vision corner easement restriction:
   Anything grown or constructed within the vision corner easements shall not exceed 30 inches in height. Said easements shall also be kept free of any and all vehicles, signs or other items exceeding 30 inches in height. This restriction is for the benefit of the public and shall be enforceable by the Wisconsin Department of Transportation.
3. Entire plat falls within limits of Kickapoo County Shoreland Jurisdiction.

Detail A



2" x 4 1/2" for Plat Review stamp

LOCATION SKETCH
The NW1/4 of Section 3 and the NE1/4 and SE1/4 of the NE1/4 of Section 4 T13N, R24E, KICKAPOO COUNTY, WI



YOKUM COVE

Located in part of the NE1/4 of the NE1/4 of Section 4, and in part of the NW1/4 and SW1/4 of the NW1/4 of Section 3
Town 13 North, Range 24 East, Town of France, KICKAPOO COUNTY, WISCONSIN

WISCONSIN JANE DOE S-9999 APPROVED

Jane Doe 1/30/94

SHEET 1 OF 2

This halfsize reproduction may not meet the legibility standards outlined in this text. Actual scale: 1" = 225'
The fullsize drawing (at a scale of 1" = 100') meets legibility and drafting standards in this text.

O:\DATA\DRAWINGS\YOKUM1-6 REVISED 1/9/02

Example Plats
FIRST ADDITION TO YOKUM COVE

In addition to the requirements listed with the final plat of YOKUM COVE, the following technical mapping requirements are illustrated on the FIRST ADDITION TO YOKUM COVE.

MAPPING REQUIREMENTS

"Recorded as" data
Lengths and/or bearings along the exterior boundary of a subdivision sometimes vary from those recorded in adjoining plats or CSMs. When this occurs, the recorded length and bearing of the adjoining plat or maps must be clearly marked on the plat drawing as "Recorded as (*length & bearing*)."

s. 236.20 (3) (c), Wis. Stats

The record data is shown to indicate that the boundaries coincide, even though the bearing and/or distances differ between the divisions

Curve Data
The curve data can be shown either on the plat drawing near the respective curve, or in a Curve Data Table.

The elements required for curves greater than 30' radius include:

s. 236.20 (3) (k), Wis. Stats

- The radius
- The central angle subtended
- The chord bearing
- The chord length
- The arc length
- The tangent bearing at the PC and PT of the main or block curve for all non-tangent curves. (Curves are assumed to be tangent to the straight lines at the P.C. / P.T. unless shown otherwise.)

On the plat drawing the chords of all main curves and block curves are drawn as dashed or dotted lines.

Curves with a radius of 30' or less that are used to round off an intersection of two straight lines must be tangent to both lines.

For this type of curve, only the radius and tangent lengths for the curve need be shown; all of the curve elements may be shown.

Example Plats
FIRST ADDITION TO YOKUM COVE

s. 236.20 (3) (k), Wis. Stats

MAPPING REQUIREMENTS

Curve Data

Sample curve table

MAIN CURVE TABLE								
CURVE	DESCRIPTION	RADIUS	CHORD BRG.	CHORD	ARC	DELTA	TAN IN	TAN OUT
1-2	MAIN CURVE	133.00'	S61°34'07.5"E	124.70'	129.79'	55°54'45"	S89°31'30"E	S33°36'45"E
	LOT 2	133.00'	S79°18'56.5"E	47.15'	47.40'	20°25'07"		
	LOT 3	133.00'	S51°21'34"E	81.08'	82.39'	35°29'38"		
3-4	MAIN CURVE	67.00'	S61°34'07.5"E	62.82'	65.38'	55°54'45"	S89°31'30"E	S33°36'45"E
5-6	MAIN CURVE	333.00'	N78°06'01.5"E	246.39'	252.39'	43°25'33"	N56°23'15"E	S80°11'12"E
	LOT 6	333.00'	N60°21'29"E	46.12'	46.15'	7°56'28"		
	LOT 7	333.00'	N75°54'55"E	133.77'	134.69'	23°10'24"		
	LOT 8	333.00'	S86°20'32.5"E	71.42'	71.55'	12°18'41"		
6-7	MAIN CURVE	60.00'	S14°06'30.5"E	66.23'	306.83'	293°00'01"	N47°36'30"E	N19°23'29"W
	LOT 8	60.00'	S84°37'24.5"E	88.85'	100.05'	95°32'11"		
	LOT 9	60.00'	S08°10'25.5"E	57.59'	60.07'	57°21'47"		
	LOT 10	60.00'	S48°28'41.5"E	56.28'	58.58'	55°56'27"		
	OUTLOT 1	60.00'	S86°02'56.6"W	20.01"	20.11'	19°12'03"		
	LOT 11	60.00'	N51°52'15.5"W	64.44'	68.02'	64°57'33"		
7-8	MAIN CURVE	267.00'	S77°34'05.5"W	192.94'	197.40'	42°21'41"	N81°15'04"W	S56°23'15"W
9-10	MAIN CURVE	267.00'	S29°06'56.6"W	244.68'	254.17'	54°32'37"	S56°23'15"W	S01°50'38"W
	LOT 14	267.00'	S40°49'54.5"W	143.21'	144.98'	31°06'41"		
	LOT 15	267.00'	S13°33'36"W	108.44'	109.19'	23°25'56"		
11-12	MAIN CURVE	70.00'	S43°55'28.5"E	100.31'	111.83'	91°32'13"	S1°50'38"W	S89°41'35"E

Outlot designations

Subdivision plats contain outlots for a variety of reasons.
Outlots may be:

- A remnant parcel to be subdivided in the future.
- Land reserved for a future public street.
- A non-buildable parcel that is conveyance restricted with an abutting lot in the plat.
- A private street or private park retained by the subdivider, homeowners association, or lot owners.
- A parcel that meets lot standards, but requires additional soils analysis or future public sewer to be buildable.
- Other parcels which have not been reviewed and certified/approved as building sites.

S. 236.13 (6), Wis. Stats., prohibits using an outlot as a building site unless it is complies with all state and local requirements imposed upon lots.

Example Plats
FIRST ADDITION TO YOKUM COVE

MAPPING REQUIREMENTS

Outlot restrictions

s. 236.293, Wis. Stats.

Frequently, review authorities will require that outlot restrictions be placed on the plat drawing. Outlot restrictions**,** like any other restrictions on the recorded plat, may be waived or released in writing by the public agency or public utility having the right to enforce the restriction

Incorporating this written release into a "correction instrument", created by a Wisconsin Professional Land Surveyor, should clarify future title questions. Under the procedures of s. 236.295, Wis. Stats., the Register of Deeds adds a note to the recorded plat referencing where the correction instrument has been filed. (See Correction Instruments & Restriction Releases section.)

Site conditions and topography

s. 236.20 (5), Wis. Stats.

In general, the following salient features must be shown and identified on the plat:

- Existing buildings, drawn with dashed or dotted lines.
- Wetlands, noted as approximate, or by boundary bearing and distance tied to a monumented corner.
- Streams and drainage ditches, labeled “intermittent”, “non-navigable” or “navigable” as appropriate.
- Quarries, ponds, towers, other pertinent features.

Plat Review uses USGS Quadrangle Maps, DNR Wetland Maps, County GIS, and other reference maps to verify watercourses and other topography and site conditions.

Water elevations

s. 236.20 (5) (c), Wis. Stats

Water elevations are required for navigable lakes and streams that are located within or adjoining the subdivision. On the plat, show:

- The approximate water elevation on the date of the survey.
- The approximate high water elevation.
- The datum plane to which the elevations are referenced (USGS, mean sea level, local datum or benchmark).

Example Plats
FIRST ADDITION TO YOKUM COVE

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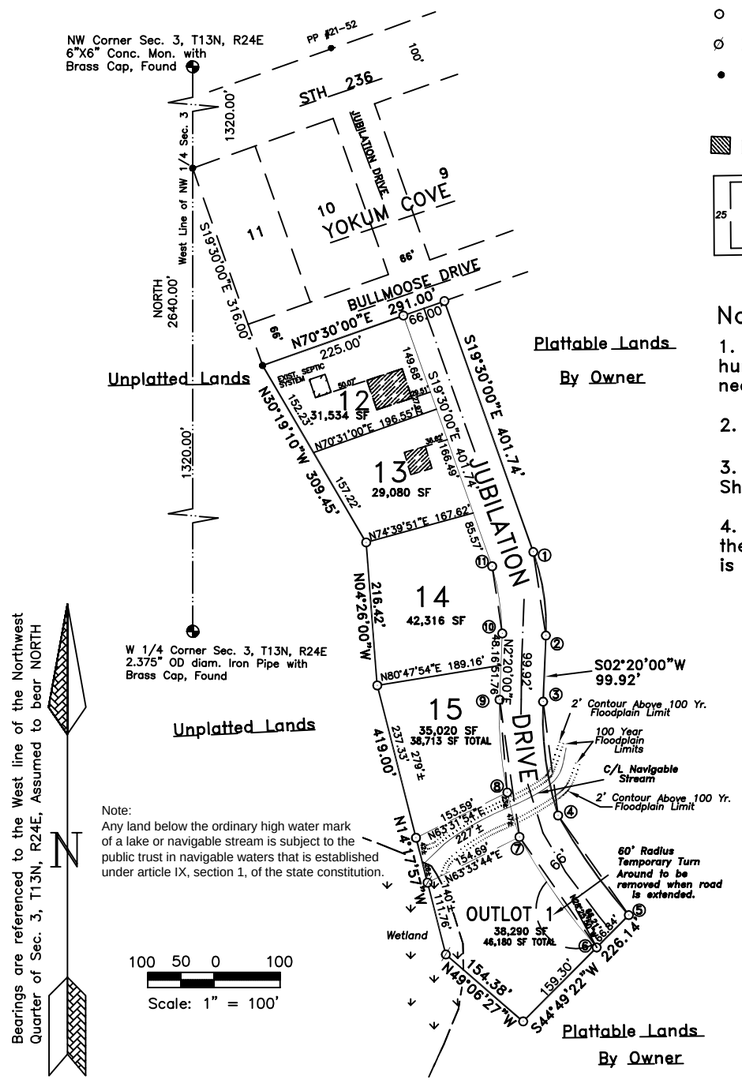
FIRST ADDITION TO YOKUM COVE

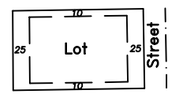
Located in the SW1/4 of the NW1/4 of Section 3, T13N, R24E, Town of France, KICKAPOO COUNTY, WISCONSIN



Note:
Any land below the ordinary high water mark of a lake or navigable stream is subject to the public trust in navigable waters that is established under article IX, section 1, of the state constitution.

Legend:

- ○ 2.375" OD X 30" Iron Pipe 3.65 Lbs./Lin. Ft., Set
- ⌀ 2.375" OD X 72" Iron Pipe 3.65 Lbs./Lin. Ft., Set
- • 2.375" OD Iron Pipe, Found
  All Other Lot Corners 1.315" OD X 24" Iron Pipe 1.68 Lbs./Lin. Ft., Set
- ▧ Existing Building



Typical Building Setback unless shown otherwise
75' Setback from Ordinary High Water Mark

2" x 4 1/2" for Plat Review stamp

Notes:

1. All dimensions measured and shown to the nearest hundredth of a foot; all angles measured to the nearest five seconds and computed to the nearest second.

2. All lots on this plat to be served by mound systems.

3. Entire plat falls within the limits of Kickapoo County Shoreland Jurisdiction.

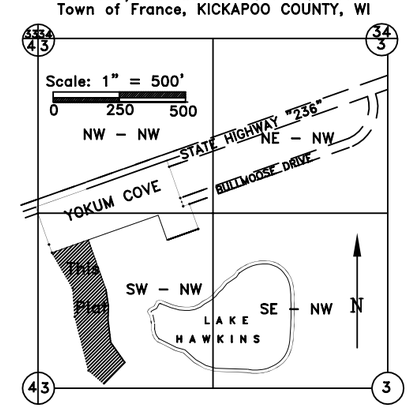
4. The construction of buildings for human habitation and the installation of soil absorption systems on Outlot 1 is prohibited.

Water Elevations:
Date of Survey 806.00'
Approximate Low Water Elevation: 804.00'
100 Year Flood Elevation: 810.00'
Elevations referenced to U.S.G.S. (NAVD 88)
5" RR Spike in Power Pole #21-52 on N. R-O-W STH 236, at intersection with Jubilation Drive, Elev.=836.00'

Curve Table:

CURVE NO.	LOT NO.	RADIUS LENGTH	CHORD BEARING	CHORD LENGTH	ARC LENGTH	CENTRAL ANGLE	TANGENT BEARING
1–2	EXT.	336.00'	S08°35'00"E	127.26'	128.04'	21°50'00"	S02°20'00"W S19°30'00"E
3–4	EXT.	507.00'	N08°11'58"W	185.36'	186.41'	21°03'56"	N02°20'00"E N18°43'56"W
4–5	EXT.	283.00'	N36°30'20"W	172.77'	175.58'	35°32'48"	N18°43'56"W N54°16'44"W
6–7	OL 1	349.00'	N35°35'24"W	203.01'	205.99'	33°49'04"	N18°40'52"W N52°29'56"W
7–9	OL 1, 15	573.00'	N08°11'58"W	209.49'	210.67'	21°03'56"	N02°20'00"E N18°43'56"W
7–8	OL 1, 15	573.00'	N15°14'39"W	69.72'	69.77'	06°58'34"	N11°45'22"W N18°43'56"W
8–9	15	573.00'	N04°42'41"W	140.55'	140.91'	14°05'22"	N02°20'00"E N11°45'22"W
10–11	14	270.00'	S08°35'00"E	102.27'	102.89'	21°50'00"	S02°20'00"W S19°30'00"E

LOCATION SKETCH
The NW1/4 of Section 3, T13N, R24E
Town of France, KICKAPOO COUNTY, WI



Jane Doe
4/20/94

WISCONSIN JANE DOE S-9999 LAND SURVEYOR

SHEET 1 OF 2

O:\DATA\DRAWINGS\YOKUM2T3 Revised 1/9/02

This halfsize reproduction may not meet the legibility standards outlined in this text. Actual scale: 1" = 225'
The fullsize drawing (at a scale of 1" = 100') meets legibility and drafting standards in this text.

Example Plats
SECOND ADDITION TO YOKUM COVE

These example plat sections outline procedures and provide examples related to many common platting elements.

In addition to the requirements listed with the Final Plats of YOKUM COVE and FIRST ADDITION TO YOKUM COVE, the following sections apply to SECOND ADDITION TO YOKUM COVE.

MAPPING REQUIREMENTS

Ordinary High Water Mark

The ordinary high water mark (OHWM) of lakes and streams that form subdivision, lot, or outlot boundaries must be established in the field so that the proper location of meander lines and meander corner monuments may be determined, and to define lands that are subject to the public trust in navigable waters.

s. 236.025, Wis. Stats.

The plat must show an established OHWM that has been determined by the Department of Natural Resources or otherwise determined pursuant to law, or an approximated OHWM as determined by a Professional Land Surveyor.

s. 236.025 (1) (a) & (b), Wis. Stats.

If the OHWM is approximated, it must be at a point on the stream bank or shoreline up to which the presence or action of the water leaves easily recognized characteristics such as erosion or a change or lack of vegetation. If the OHWM at the boundary location cannot be determined, the mark at a nearby point may be determined and used to approximate the mark at the boundary location.

s. 236.025 (2), Wis. Stats.

A plat or map that uses an approximated OHWM must state on the plat or map that the OHWM is shown for reference only.

Meander Lines

s. 236.025 (3), Wis. Stats.

Meander lines must be established along all navigable lakes and perennial navigable streams that form subdivision, lot, or outlot boundaries. In addition, meander lines may be established when other natural features such as wetlands or cliffs prevent proper monumentation of a boundary.

s. 236.15 (1) (ag & d) and s. 236.20 (2) (g), Wis. Stats.

Example Plats
SECOND ADDITION TO YOKUM COVE

MAPPING REQUIREMENTS

s. 236.15 (1) (ag & d) and s. 236.20 (2) (g), Wis. Stats.

Meander Lines

Meander lines are monumented with:

- 2.375" O.D. x 18" iron pipes (or permitted equivalents) at all angle points along the meander line.
- 1" O.D. x 18" iron pipes (or permitted equivalents) at the intersection of the lot, outlot, or public access line with the meander line when this intersection is not an angle point in the meander line.

Meander corner monuments are set back 20' or more from the ordinary high water mark, as measured at a right angle to the shoreline (shortest distance). This shortest distance is shown on the plat drawing.

Existing meander corner monuments of record that are permanent and archival but less than 20' from the ordinary high water mark are acceptable, and noted as “found” on the plat.

Meander lines must be identified, and drawn with dashed or otherwise broken lines.

On plats and CSMs, meander corner monuments are required at the intersection of the parcel line with the meander line. This establishes two monumented points along the parcel boundary extending to the water.

Meander lines established in compliance with ch. 236, Wis. Stats. may cross over water. When this occurs along the exterior boundary, the metes and bounds description in the Surveyor's Certificate must exclude these meandered lands.

s. 236.20 (6), Wis. Stats.

Public Trust Information

Subdivisions that are bounded by or include navigable waters must show the following statement of the plat:

“Any land below the ordinary high water mark of a lake or a navigable stream is subject to the public trust in navigable waters that is established under article IX, section 1, of the state constitution.”

Example Plats
SECOND ADDITION TO YOKUM COVE

MAPPING REQUIREMENTS

s. 236.16 (3), Wis. Stats.

Public Access to Lakes and Streams
Subdivisions abutting a navigable lake or stream must provide a 60 foot wide public access at half mile intervals as measured along the shoreline, unless there is an existing public access at least 60 feet wide within 1/2 mile of the subdivision.

This public access must extend to the low watermark and be connected to public roads.

If existing public access is being used to meet the requirements of this section, the width of the access and the approximate distance along the shoreline between the furthest point in the subdivision and the public access must be shown on the plat drawing.

PUBLIC ACCESS NOTES:

*The half mile interval for public access is measured along the shoreline from the **farthest** corner of the subdivision. (No point along the shore within the subdivision may be more than 1/2 mile from a public access.)*

The public access must be at least 60 feet wide at the waters edge.

*If the subdivision contains **more than a half mile** of shoreline, a public access is usually required, unless there is a substantially wider site within a reasonable distance.*

To determine the minimum width of existing public access required by this section, multiply the total length of shoreline from the furthest point in the subdivision to the existing access by 0.02273.

No public access established under ch. 236, Wis Stats. may be vacated except by circuit court action.

An existing 50 foot public access dedicated in a previous subdivision may be used to satisfy the requirements of this section. (52 O.A.G. 63)

The public access dedication does not need to be improved or maintained by the local unit of government.

Example Plats
SECOND ADDITION TO YOKUM COVE

MAPPING REQUIREMENTS

s. 236.16 (4), Wis. Stats.

Lands adjoining water
If the subdivider has any interest in lands lying between the water's edge of an adjacent navigable lake or stream and the subdivision boundary, and if that land is unplattable for any reason, the land must be included in the subdivision.

> *The purpose of this requirement is to prevent the circumvention of the public access provisions of s. 236.16 (3), Wis.Stats.*

If the subdivider has an interest in the lands lying between the subdivision and the water's edge and that land is plattable, label the adjoining land "PLATTABLE LANDS BY OWNER."

If the subdivider has no interest in the lands lying between the subdivision and the water's edge, label the adjoining land " LANDS BY OTHERS."

s. 236.20 (2) (j), Wis. Stats.

Areas of meandered parcels
Lots and outlots along navigable lakes and streams are meandered. The lot or outlot area must be shown as the total (approximate) square foot area to the water; the partial square foot area to the meander line may also be shown.

- The total area is useful for assessment, taxation, and complying with some density and minimum layout standards.
- The partial area to the meander line can be accurately computed and verified from the surveying data shown on the plat drawing.
- When possible, show both areas and label them as "total" and "to m/l (meander line)."

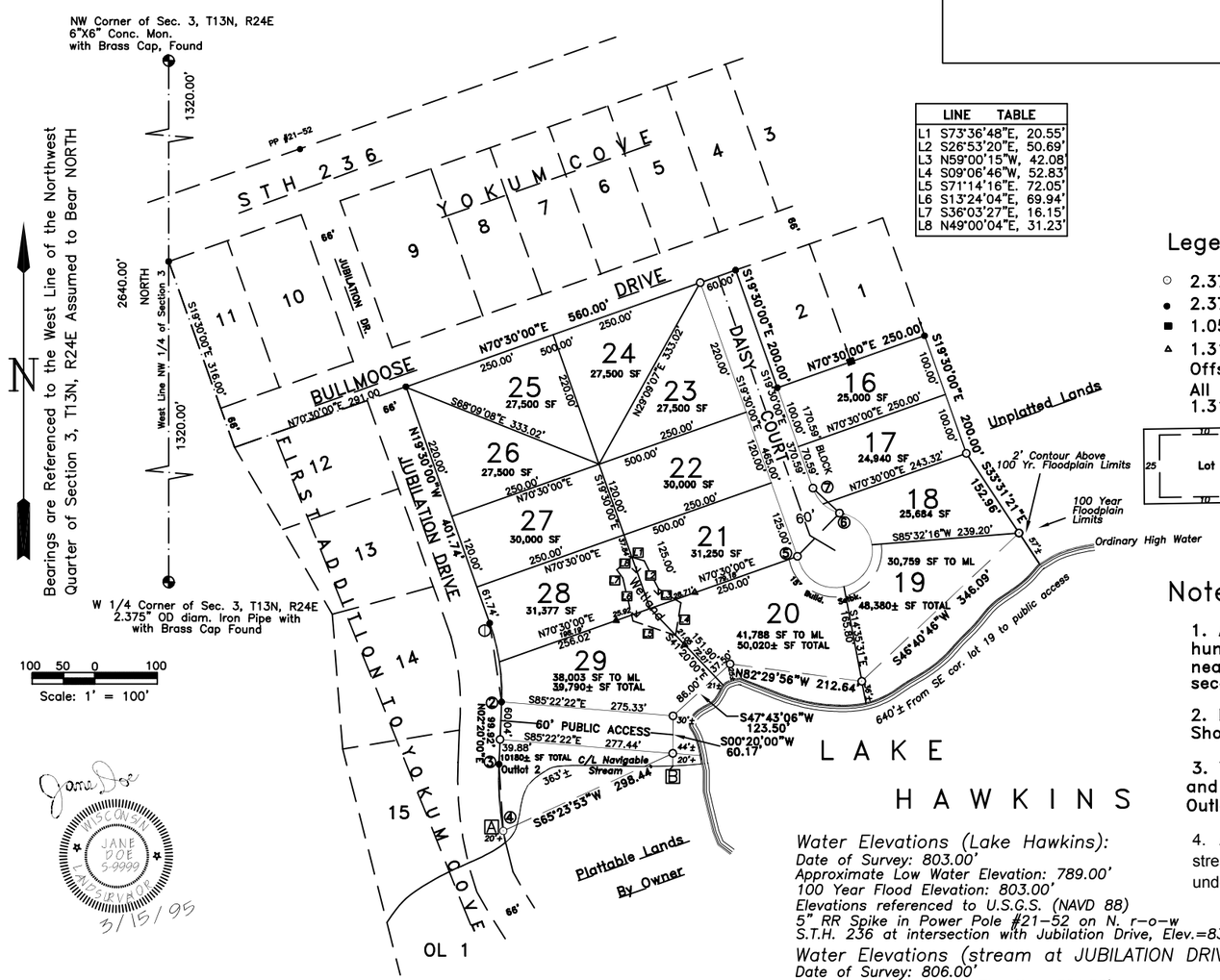
> *Use an area table if placing the areas on the lot or outlot will clutter the drawing. It is acceptable to also include acreage when showing parcel areas.*

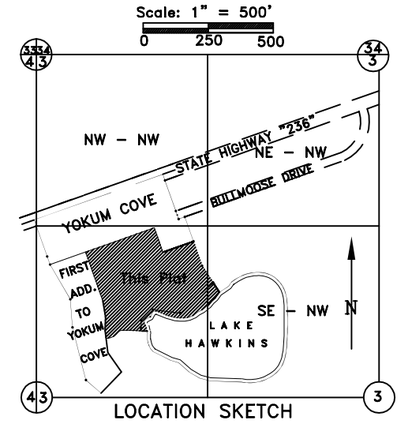
SECOND ADDITION TO YOKUM COVE

Located in the SE1/4 and SW1/4 of the NW1/4 of Section 3, T13N, R24E
Town of France, KICKAPOO COUNTY, WISCONSIN

2" x 4 1/2" for Plat Review stamp

LINE	TABLE
L1	S73°36'48"E, 20.55'
L2	S26°53'20"E, 50.69'
L3	N59°00'15"W, 42.08'
L4	S09°06'46"W, 52.83'
L5	S71°14'16"E, 72.05'
L6	S13°24'04"E, 69.94'
L7	S36°03'27"E, 16.15'
L8	N49°00'04"E, 31.23'



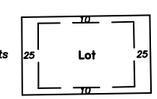


LOCATION SKETCH
Part of the SE1/4 and SW1/4 of the NW1/4 of Section 3, T13N, R24E, Kickapoo County, WI

Legend:

- ○ 2.375" OD X 30" Iron Pipe 3.65 Lbs./Lin. Ft., Set
- ● 2.375" OD Iron Pipe, Found
- ■ 1.05" OD Iron Pipe, Found
- △ 1.315" OD X 24" Iron Pipe 1.68 Lbs./Lin. Ft. Offset from Wetland Boundary

All other lot and meander corners 1.315" OD X 24" Iron Pipe 1.68 Lbs./Lin. Ft., Set



Typical Building Setbacks unless otherwise shown.
75' Setback from Ordinary High Water Mark.

Note: Ordinary High Water Mark as established by surveyor per s. 236.025 (2); shown for reference only.

Notes:

1. All dimensions measured and shown to the nearest hundredth of a foot; all angles measured to the nearest five seconds and computed to the nearest second.

2. Entire plat falls within limits of Kickapoo County Shoreland Zoning Jurisdiction

3. The construction of buildings for human habitation and the installation of soil absorption systems on Outlot 2 is prohibited.

4. Any land below the ordinary high water mark of a lake or navigable stream is subject to the public trust in navigable waters that is established under article IX, section 1, of the state constitution.

Water Elevations (Lake Hawkins):
Date of Survey: 803.00'
Approximate Low Water Elevation: 789.00'
100 Year Flood Elevation: 803.00'
Elevations referenced to U.S.G.S. (NAVD 88)
5" RR Spike in Power Pole #21-52 on N. r-o-w S.T.H. 236 at intersection with Jubilation Drive, Elev.=836.00'

Water Elevations (stream at JUBILATION DRIVE):
Date of Survey: 806.00'
Approximate Low Water Elevation: 804.00'
100 Year Flood Elevation: 810.00'

Jane Doe
WISCONSIN JANE DOE S-9999 LAND SURVEYOR
3/15/95

SHEET 1 OF 2

This halfsize reproduction may not meet the legibility standards outlined in this text. Actual scale: 1" = 225'
The fullsize drawing (at a scale of 1" = 100') meets legibility and drafting standards in this text.

O:\DATA\DRAWINGS\YOKUM3T3 Revised 1/9/02

Example Plats
THIRD ADDITION TO YOKUM COVE

These example plat sections outline procedures and provide examples related to many common platting elements.

In addition to the requirements listed with the Final Plats of YOKUM COVE, FIRST ADDITION TO YOKUM COVE, and SECOND ADDITION TO YOKUM COVE, the following sections apply to the THIRD ADDITION TO YOKUM COVE.

MAPPING REQUIREMENTS

Reduced lot sizes

Planned Unit Developments (P.U.D.s), zero lot line developments (duplex or town house) and other types of developments with reduced lot sizes are increasingly popular forms of subdivisions.

s. 236.16 (1), Wis. Stats.

The width and area of lots included in these types of subdivisions can be reduced to dimensions authorized by a local subdivision control ordinance when the lots are served by public sewers.

When submitting this type of subdivision to Plat Review for review, include the following documentation:

- The city, village or town clerk's certification that local ordinance allows the reduced lot sizes (frequently verification that local ordinance allows lesser width streets or private street access is also needed).

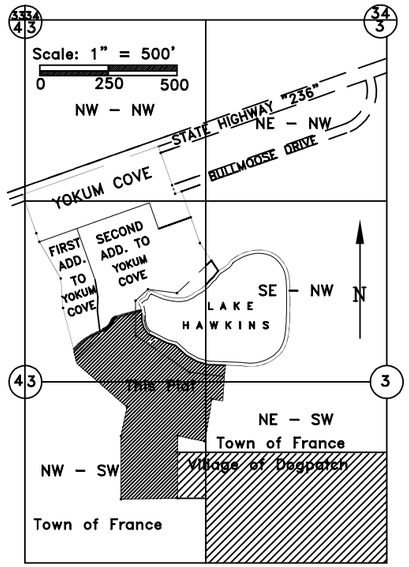
- The city, village or town clerk's certification that public sewer will be available and private septic systems are prohibited.

Example Plats
THIRD ADDITION TO YOKUM COVE

Blank Page

THIRD ADDITION TO YOKUM COVE

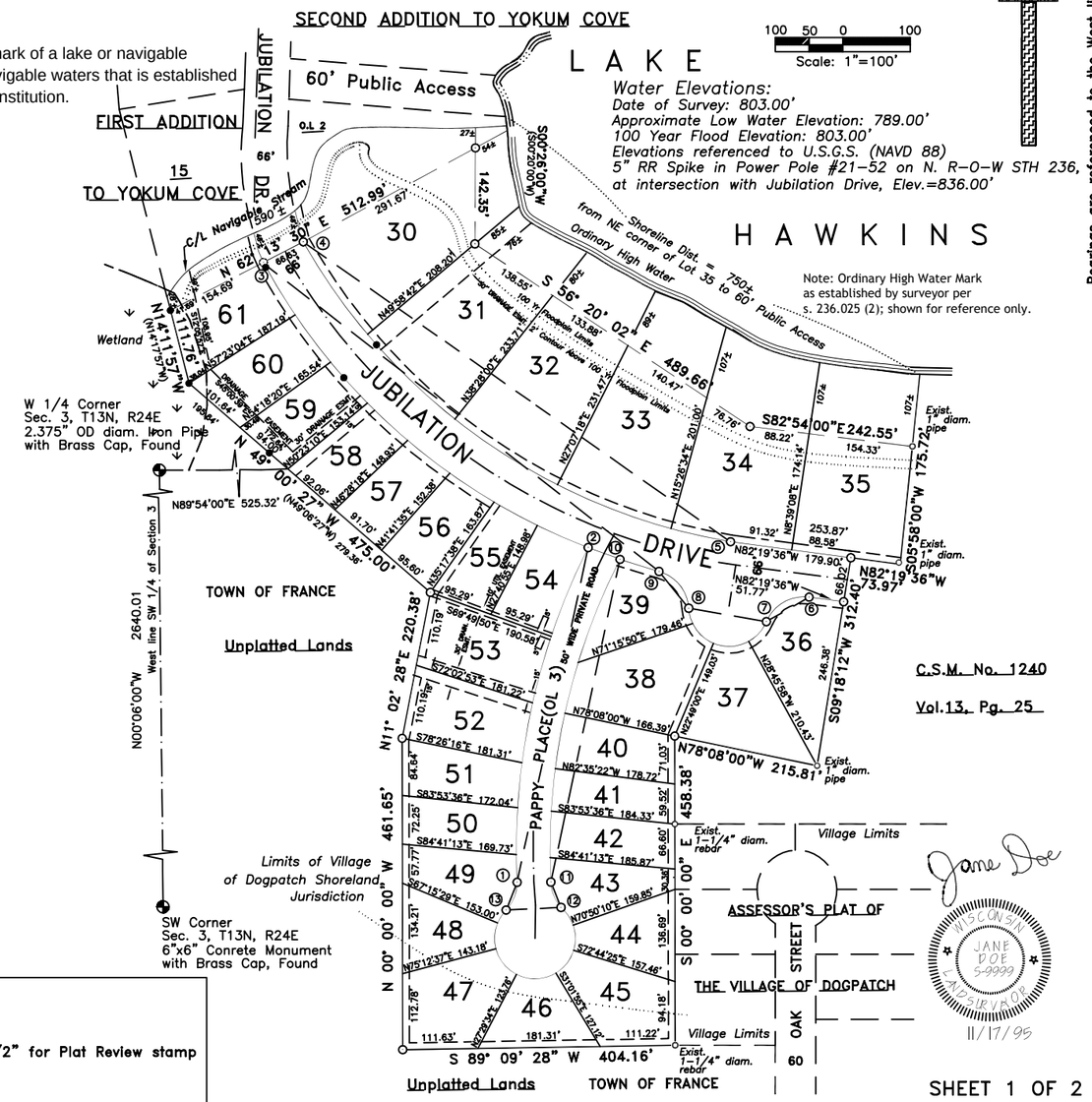
A Replat of Outlot 1 of the FIRST ADDITION TO YOKUM COVE, and a part of JUBILATION DRIVE, discontinued by Town Board Resolution on 8/09/95, Doc. No. 233457, Vol 23, Pg. 47, also being part of the SW1/4 and SE1/4 of the NW1/4 and part of the NE1/4 and NW1/4 of the SW1/4 of Section 3, Town 13 North, Range 24 East
Village of Dogpatch, KICKAPOO COUNTY, WISCONSIN



LOCATION SKETCH
The NE1/4 and NW1/4 of the SW1/4 and the NW1/4 of Section 3, T13N, R24E, KICKAPOO COUNTY, WISCONSIN

Any land below the ordinary high water mark of a lake or navigable stream is subject to the public trust in navigable waters that is established under article IX, section 1, of the state constitution.

LOT AREAS IN SQUARE FEET				
	to meanderline	total		total
30	35,801	67,435±	48	11,990
31	35,303	45,112±	49	13,585
32	36,887	46,917±	50	12,035
33	33,618	46,661±	51	13,262
34	31,178	48,540±	52	18,065
35	27,705	43,261±	53	19,604
36		18,806	54	12,885
37		20,518	55	12,953
38		22,801	56	13,690
39		13,770	57	12,835
40		13,315	58	12,996
41		11,115	59	13,810
42		12,520	60	16,380
43		12,002	61	15,561
44		13,051	22,991 to M/L	
45		17,465	OL 3	47,656
46		12,867		
47		18,595		



Legend:

- ○ 2.375" OD X 30" Iron Pipe 3.65 Lbs./Lin. Ft., Set
- • 2.375" OD Iron Pipe, Found
  All Other Lot and Meander Corners
  1.315" OD X 24" Iron Pipe 1.68 Lbs./Lin. Ft., Set

UTILITY EASEMENTS – No poles or buried cables are to be placed such that the installation would disturb any survey stake or obstruct vision along any lot line or street line. The disturbance of a survey stake by anyone is a violation of s. 236.32, Wis. Stats. Utility Easements as herein set forth are for the use of PUBLIC BODIES and PRIVATE PUBLIC UTILITIES having the right to serve the area.

Typical Building Setbacks unless otherwise shown
Building Setbacks from Ordinary High Water Mark per Village of of Dogpatch Local Ordinance

Note:

All dimensions measured and shown to the nearest hundredth of a foot; all angles measured to the nearest five seconds and computed to the nearest second.

2" x 4 1/2" for Plat Review stamp

SHEET 1 OF 2

O:\ DATA\DRAWINGS\YOKUM4T3 Revised 1/9/02

This halfsize reproduction may not meet the legibility standards outlined in this text. Actual scale: 1" = 225'
The fullsize drawing (at a scale of 1" = 100') meets legibility and drafting standards in this text.

WISCONSIN FINAL SUBDIVISION PLAT CHECKLIST

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

SURVEYING REQUIREMENTS

s. 236.15 (1) MONUMENTS [show outside diameter of pipes]

☐ (ac) Monuments required by this section are placed flush with the ground.
-Where corners fall within a street or proposed future street, the monuments are placed on the side line of the street where practical.

☐ (ag) External boundaries of the subdivision shall be monumented by 2.375"O.D x 18" iron pipes or permitted equivalents with a minimum weight of 3.65 lbs./lin. ft.
-Common permitted equivalents are: No. 10 rebar, 1-1/4" round iron bar.
-Monuments are required at all corners, the ends of curves and points where a curve changes its radius, at all angle points of the external boundary line and at all angle points along a meander line.
-Monuments set along meander lines must be set back 20' or more from the top of bank or ordinary high water mark.

☐ (b) Internal boundaries shall be monumented by 2.375" O.D. x 18" iron pipes or permitted equivalents with a minimum weight of 3.65 lbs./lin. ft.
-Common permitted equivalents are: No. 10 rebar, 1-1/4" round iron bar.
-Monuments are required at all block corners, the end of curves and points where a curve changes its radius, all angle points along public street right-of-ways and at all angle points along a meander line.
-Monuments set along meander lines must be set back 20' or more from the top of bank or ordinary high water mark.
-Blocks are defined by public street right-of-ways, external subdivision boundaries, public, and dedications.

☐ (c) All other lot, outlot, park and public dedication corners not monumented as above shall be monumented by 1" O.D. x 18" iron pipe or permitted equivalents with a minimum weight of 1.13 lbs./lin.ft.
-Common permitted equivalents are: No. 6 rebar, 3/4" round iron bar.

☐ (d) Lot, outlot, park and public dedication boundaries that intersect meander lines shall be monumented at the intersection by 1" O.D. x 18" iron pipe or permitted equivalents with a minimum weight of 1.13 lbs./lin.ft.
-Common permitted equivalents are: No. 6 rebar, 3/4" round iron bar.
-Monuments must be set back 20' or more from the top of bank or ordinary high water mark.

☐ (f) In lieu of par. (c) and (d) above, any durable metal, stone or concrete monuments may be used if they are uniform throughout the plat and have a permanent magnet embedded near top of the monument.

NOTE: Existing monuments found and accepted as archival should not be replaced to comply with the requirements of this section.

WISCONSIN FINAL SUBDIVISION PLAT CHECKLIST

s. 236.15 (1) MONUMENTS (continued)

☐ (g) Plat Review may waive strict adherence to the requirements of (a), (b), (c) and (d) above provided:
-The Surveyor submits a written waiver request that describes conditions that prevent adherence to the monumentation requirements.
-The request must outline an alternative to the monumentation requirements.
-The alternate monumentation must provide for accurate retracement.
-Plat Review commonly grants waiver requests for:
Corners occupied by trees or buildings; Corners that fall in wetlands, bedrock, concrete sidewalks and drives.
-Common alternate monumentation: Offset monuments on line, witness monuments, chiseled marks (X) in concrete or bedrock.
-Plat Review may make other reasonable monumentation requirements to accommodate unusual circumstances.

☐ (h) The primary approving authority may temporarily waive placing of interior monuments under par. (b), (c), and (d). A surety bond will be required.

A-E 7.05 (4) PARCEL LOCATION

☐ Describe all monuments used for determining the location of the parcel and show by bearing and distance their relationship to the surveyed parcel and indicate whether such monuments were found or placed. (Including monuments from adjoiners and section split.)

s. 236.15 (2) ACCURACY OF SURVEY

☐ The ratio of error in latitude and departure closure of any part of the survey shall not exceed 1'/3000'.
-The survey shall be performed by a Wisconsin Professional Land Surveyor.

A-E 7.03 RESEARCH

☐ Every property survey shall be made in accordance with the records of the register of deeds as nearly as is practicable. The surveyor shall acquire data necessary to retrace record title boundaries such as deeds, maps, certificates of title and centerline and other boundary line locations…

s. 236.16 LAYOUT REQUIREMENTS

☐ (1) MINIMUM LOT WIDTH AND AREA
-In counties of 40,000 or more, lots shall have a min. average width of 50' and a min. area of 6,000 sq. ft.
-In counties of less than 40,000 lots shall have a min. average width of 60' and a min. area of 7,200 sq. ft.
-Lot width and area may be reduced by local authority IF:
-The Municipality or Town or County has enacted a subdivision control ordinance under s. 236.45.
-The ordinance specifically allows for reduced width and area, allows developments (such as PUD's, Cluster, Conservancy Districts, etc.) that incorporate reduced lot width and area, or permits waiving the above requirements.
-The lots are served by public sewer.
-Plat review must be provided with verification that local ordinance allows for reduced lot widths and areas (copy of ordinance, or letter from approving authority that cites ordinance).

WISCONSIN FINAL SUBDIVISION PLAT CHECKLIST

s. 236.16 LAYOUT REQUIREMENTS (continued)

☐ (2) MINIMUM STREET WIDTH
-If the width is specified on a Master Plan or Official Map, the streets within the subdivision must be the width specified in the map or plan.
-If there is no Official Map or Master Plan, the streets within the subdivision must be at least as great as existing connecting streets but no less than 60' wide unless permitted by local ordinance.
-Plat review must be provided with verification that local ordinance allows for reduced street widths (copy of ordinance, or letter from approving authority that cites ordinance).
-Town road widths shall comply with minimum standards prescribed by s. 82.50.
-The Town board may request from Department of Transportation a waiver of the minimum standards; Plat review must be provided with verification that said waiver has been granted prior to our certification of any plat containing non standard town roads.
-Frontage and service roads may not be less than 49.5' in width.
-Partial street dedications along a subdivision boundary may be less than 60' wide, provided a restriction is placed within the partial streetthat specifies the width of the full dedication (e.g. "Future 60' public street").
-Partial street dedications less than 60' wide to the centerline of an existing street are permitted.

☐ **(3) LAKE OR STREAM SHORE PLATS.**
-A subdivision must provide a 60' wide public access at 1/2 mile intervals, as measured along the shore, to all navigable lakes and streams (i.e. no part of the subdivision along the shore may be more than 1/2 mile from a public access point).
-The public access must be to the low water mark and connected to a public road.
-The access must be dedicated to the public (easements, connections to private roads do not satisfy the requirements of this section).
-A subdivision may forego providing access if there is existing access that complies with the above requirements.
-A subdivision may forego providing access if there is existing access greater than 60' wide at more than a 1/2 mile interval as 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 lands between the subdivision and the water's edge, such lands must be included in the plat or must be otherwise plattable.
-Lands of the subdivider cannot be excluded from a plat to circumvent the requirements of (3), above.

s. 236.20 (1) GENERAL REQUIREMENTS

☐ (a) & (c) Plats shall be prepared with a 1" binding margin on all sides; Drawing area is 20" x 28".

☐ Plats will be drawn at a graphic scale not over 100' to 1" on each sheet showing layout features.
-A graphic scale greater than 100' to 1" may be used IF:
-The Surveyor submits a written scale waiver request.
-All data is legible and clearly presented.
-Plat Review may require detail drawings or other features to ensure the legibility of the plat.

☐ All sheets must be numbered as sheet ____ of ____ sheets if more than one sheet.
☐ The subdivision and county name must appear on each sheet.

☐ Submit Acrobat PDF created from CAD (please no scans) or paper copy of drawing on any material that is capable of legible reproduction.

☐ The recordable document shall be durable white media, 22" wide x 30" long, with a nonfading black image.

WISCONSIN FINAL SUBDIVISION PLAT CHECKLIST

s. 236.20 (2) MAP AND ENGINEERING INFORMATION

The following information must be legibly shown:

☐ (a) All exterior boundaries.

☐ (b) All monuments, corners, and other points established in the field (Lot, outlot and meander corners need not be shown).
-A description of the monuments, including the type of material, the size or diameter (outside diameter for pipe monuments); The length and weight per linear foot of set pipe or bar monuments.
-Monuments must be described as found (existing) or set (placed) per A-E 7.05 (4).
-Monument symbols shown in a LEGEND must match the corresponding symbol on the drawing (size, lineweight, etc.)

☐ (c) The exact length and bearing of all exterior boundaries, blocks, public grounds, streets, alleys, and lot lines. (Blocks are defined by public street right-of-ways, external subdivision boundaries, public dedications, and navigable waters.)
-A tier or row of lots with parallel lines or equidistant lengths may show only the outer bearings and/or lengths; The interior bearings and/or lengths may be represented by "ditto" marks.
-Incremental lengths shown along a common line must sum to the total line length shown.
-Incremental lengths shown on either side of a common line must sum the same.
-Easements must be described by boundary or center line distance and bearing and widths, or by widths when parallel to other survey lines.
-Easements that do not parallel other survey lines must be tied by bearing and distance to an adjacent monumented corner.
-Easements or restrictions created by the plat must be field retraceable as shown by the plat.
-Existing easements or restrictions affecting the subdivision must be described as above, or by reference to the record document.
-Easements or restrictions shown affecting lands beyond the subdivision boundary must be marked "existing" or "by other instrument".
-Previously recorded bearings and lengths must be shown "Recorded as _____".

☐ (d) Blocks, if designated, must be consecutively numbered or lettered in alphabetical order.
-Lot numbering may start with "1" within each *designated* block.

☐ (e) Lots and outlots must be consecutively *numbered* within each block **and** throughout the subdivision **and** throughout numbered additions to a subdivision where blocks are not designated.
-Blocks are defined by public street right-of-ways, external subdivision boundaries, and public dedications. (A block exists even if it is not designated as a block per (d), above.)
-Outlot numbering should follow the lot numbering pattern (i.e. lowest numbered outlot should be in the same block with lowest numbered lot) throughout the subdivision.

☐ (f) The Exact width of all easements, streets, alleys.

☐ (g) Lengths and bearings of all meander lines, with distances between intersections of meander lines and lot lines and ordinary high water mark or top of bank or thread of stream.
-Monuments must be set back 20' or more from the top of bank or ordinary high water mark.

☐ (h) The center line of all streets included within the plat.
-The center lines need not be dimensioned unless required by local ordinance.

WISCONSIN FINAL SUBDIVISION PLAT CHECKLIST

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

☐ (i) The North point properly oriented; Bearings referenced to an identifiable direction (assumed, recorded, coordinates, etc.) and related to a boundary line of a quarter section, government lot, private claim or federal reservation in which the subdivision lies. (e.g. "The north line of the NE 1/4 Sec. 3, T14N, R23 E, assumed N 89d 15' 23" E".)
-Bearings referenced to state plane coordinates must identify the datum on which the coordinates are based.
-Bearings referenced only to "County coordinates", "recorded subdivision plat" or similar do not meet the requirements of this section.

☐ (j) The lot and outlot area in square feet.
-Meandered parcels must show approximate total area, and may also show area to meander line.

☐ (k) **CURVES**
-Main curve chords drawn as dotted or dashed lines.
-Both tangent bearings must be shown for all non-tangent main curves, either on drawing or in curve table. (Lines into and out of a curve are assumed tangent unless shown otherwise.)
-Arc length, chord bearing and length, radius, and central angle shown for main and sub (lot) curves.
  -Data may be shown on the drawing, in a curve table, or a combination of both.
  -Tangent bearings of sub (lot) curves need not be shown.
-Curves with a radius less than 30' must be tangent to street right-of-way lines; Only the radius and tangent length need be shown.

☐ (l) Strict compliance with the requirements of this section may be waived by Plat Review.

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

☐ (a) Immediately under the plat name, show location of subdivision by government lot, recorded private claim, 1/4 - 1/4 section, section, township, range and county. (Note: private claims are land grants existing prior to the USPLS surveys.)
-If the subdivision contains all or part of a recorded plat or CSM, or vacated portion thereof, reference to such plat, CSM, or vacation should be included in the location description.

☐ (b) The subdivision must be tied by bearing(s) and length(s) to a boundary line of a 1/4 section, private claim, government lot or Federal Reservation in which the subdivision lies; The monuments at the ends of the line must be described by material, size, etc; The bearing and distance between those monuments must be shown.
-Plat review may accept ties to other established monuments if 1/4 section, p.c., gov't lot or reservation monuments **can not** be recovered.

☐ (c) A small drawing showing the location of the subdivision by complete 1/4 section(s), gov't lot(s) or private claim(s), oriented same as main drawing.
-Plat Review may accept drawing that shows the location of the subdivision in relation to existing streets in lieu of above.
-The location drawing need not be to scale.

☐ (d) The names of adjoining streets, state or county highways, subdivisions drawn in their proper location, underscored by dotted or dashed lines.
-Adjoining unplatted lands must be so labeled, and underscored by dotted or dashed lines

WISCONSIN FINAL SUBDIVISION PLAT CHECKLIST

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

☐ (e) Adjoining street and state or county highway right-of-way widths and boundaries must be drawn with dotted or dashed lines in their proper location.
-Adjoining right-of-way widths that vary may be so marked; The minimum width adjoining the subdivision should then be shown.
-The boundaries of large width right-of-ways (such as Interstate Highways) need not be shown to scale.

s. 236.20 (4) ROADS AND PUBLIC SPACES

☐ (a) The name of each road and street within the subdivision.
-Unnamed public streets must be marked "public street" or "public road".
-Right-of-way islands shown as separate parcels must be labeled as outlots and dimensioned on the plat drawing.

☐ (b) ALL Lands dedicated to the public, including streets, roads, alleys, parks, trails, access to waters, greenspace, etc. must be clearly marked "Dedicated to Public" on the drawing.
-The use of the dedicated land should be shown (e.g. "Dedicated to the public for park")

☐ (c) All roads **not** dedicated to the public must be clearly marked "Private Road", "Private Street", or "Private Way" on the drawing.
-Private roads, streets, or ways must be further labeled as outlots on the plat drawing.

☐ (d) Each lot must have direct access to a public street, unless otherwise provided for by local ordinance.
-If access to a public street is via easement or private road or drive, Plat Review must be provided with verification that local ordinance allows for such access (copy of ordinance, or letter from approving authority that cites ordinance).

s. 236.20 (5) SITE CONDITIONS AND TOPOGRAPHY

☐ (a) All existing buildings must be shown (drawn with dashed or dotted lines) and identified.

☐ (b) Show and identify all navigable watercourses, intermittent streams and drainage ditches, wetlands, overhead utility towers, quarries, and other pertinent features.

☐ (c) Water elevations of adjoining or included navigable lakes and streams at date of survey, and the approximate high water elevation, must be shown and referenced to a permanently established datum plane.

s. 236.20 (6) PUBLIC TRUST INFORMATION

☐ A subdivision plat that includes lots/outlots that extend to the water's edge per s. 236.16 (4) shall include the following note on the drawing:

> "Any land below the ordinary high water mark of a lake or a navigable stream is subject to the public trust in navigable waters that is established under article IX, section 1, of the state constitution".

WISCONSIN FINAL SUBDIVISION PLAT CHECKLIST

s. 236.025 ORDINARY HIGH WATER MARKS (OHWM)

"Ordinary high water marks" that are required to be shown when meander corners and meander lines are established and shown on a plat/map. Surveyors may do one of the following:

☐ (1) (a) Show an ordinary high water mark on plat/map that has been determined by the DNR or otherwise determined pursuant to law.

☐ (1) (b) "Approximate" the ordinary high water mark and show its location on the plat/map.

☐ (2) If the mark is approximated, it must be the point on the bank of a navigable stream or on the shore of a lake up to which the presence and action of surface water is so continuous as to leave a distinctive mark by erosion, destruction of terrestrial vegetation, or other easily recognized characteristics. If the approximate location of the ordinary high water mark is difficult to determine, a professional land surveyor may consider other points on the bank or shore for purposes of approximating the location of the ordinary high water mark.

☐ (3) If a plat/map shows an "approximate" ordinary high water mark, it shall state on the plat/map that the "approximate ordinary high water mark is shown for reference only."

A-E 7.08 U.S. PUBLIC LAND SURVEY MONUMENT RECORD.

☐ (1) A U.S. public survey monument record shall be prepared and filed with the county surveyor's office as part of any land survey which includes or requires the perpetuation, restoration, reestablishment or use of a U.S. public land survey corner, and,

☐ (a) There is no U.S. public land survey monument record for the corner on file with the county surveyor; or

☐ (b) The land surveyor who performs the survey accepts a location for the U.S. public land survey corner which differs from that shown on a U.S. public land survey monument record file with the county surveyor's office; or

☐ (c) The witness ties or U.S. public survey monument referenced in an existing U.S. public survey monument record have been destroyed or disturbed.

s. 236.21 (1) PROFESSIONAL LAND SURVEYOR'S CERTIFICATE:

The Professional Land Surveyor's Certificate must state:

☐ (a) Who directed the Professional Land Surveyor to make the survey, subdivision and plat.

☐ (b) A clear, concise description of the subdivision location, by government lot, recorded private claim, 1/4 - 1/4 section, section, township, range and county.
-A metes and bounds description is required for all previously unplatted lands, commencing with a USPLS corner of the 1/4 section (not center of section), recorded private claim, or Federal Reservation in which the subdivision lies. (Note: private claims are land grants existing prior to the USPLS surveys.)
-A subdivision plat that contains only a lot or lots, an outlot or outlots, or a designated block within a recorded subdivision or Certified Survey Map that has been previously tied to the USPLS, in their entirety, or a recorded subdivision in it's entirety, must be described by reference to said lot(s), outlot(s), block(s), subdivision, or CSM number; a metes and bounds description is not required.

☐ (c) That the plat is a correct representation of all the exterior boundaries of the land surveyed and the subdivision of it.

☐ (d) That the Professional Land Surveyor has fully complied with the provisions of Chapter 236.
-The certificate must be signed and dated.
-All sheets of the plat must be signed, dated, and sealed by the Professional Land Surveyor who prepared or directed the preparation of the plat.

WISCONSIN FINAL SUBDIVISION PLAT CHECKLIST

☐ **A-E 7.04** The description shall contain necessary ties to adjoiners

s. 236.21 (2) OWNER'S CERTIFICATE

☐ An owner's certificate must be shown on the plat, in substantially the following form:
"As owner(s), I (we) hereby certify that I (we) caused the land described on this plat to be surveyed, divided, mapped and dedicated as represented on the plat. I (we) also certify that this plat is required by s. 236.10 or s. 236.12 to be submitted to the following for approval or objection: (list of governing bodies required to approve or allowed to object to this plat)."
-The certificate shall be notarized in accordance with s. 706.07.
-Language within the owner's certificate may be modified to accommodate various types of ownership (Corporate owners, partnerships, LLP/LLC, trusts, etc.); however, the basic format remains the same.
-Any party having interest in the lands being subdivided (land contract vendor/vendees, trustees, lessors, etc.) must be included in the owner's certificate.

☐ Lands being subdivided that are subject to a mortgage, must include a mortgagee certificate of consent on the plat.

s. 236.21 (2) (a) EXTRATERRITORIAL PLAT APPROVAL JURISDICTION

☐ (a) If a subdivision in a Town is within 3 miles of a 1st, 2nd, or 3rd class city, or within 1-1/2 miles of a fourth class city or a village, and if the city or village has enacted an official map, master plan, or subdivision control ordinance, the city or village has extraterritorial plat approval jurisdiction over the subdivision and the appropriate approval certificate must be placed on the plat.
-A municipality may waive all or a portion of its extraterritorial plat approval jurisdiction by a resolution recorded with the register of deeds (e.g. boundary agreement.)

s. 236.21 (3) TOWN, MUNICIPAL, AND COUNTY TREASURER'S CERTIFICATES

☐ Treasurer's Certificates for the primary approving authority (Town, City, or Village in which the plat is located – not the extraterritorial plat approval authority) and the County must be shown on the plat, similar to the following basic form:

Certificate of (Village, Town, County) Treasurer
STATE OF WISCONSIN
_____ COUNTY }SS
I, _____, being the duly elected (appointed), qualified and acting treasurer of the (Village, Town, County) of _____, do hereby certify that the records in my office show no unpaid taxes or unpaid special assessments as of _____, 2005 affecting the lands included in this plat.

_____ _____
(Date) Treasurer

-The certificates may be combined, with separate signature lines for each Treasurer.

WISCONSIN FINAL SUBDIVISION PLAT CHECKLIST

APPROVAL CERTIFICATES

☐ The following Approval Certificates are required on the plat:

Subdivision Location:	Approval Certificate(s):
Town	Town, County
Town, within extraterritorial approval jurisdiction of municipality	Town, County, municipality
Village or City	Village or City
Village in Brown County	Village, County

-Additional approvals may be required by local government (plan commissions, etc), but do not replace those shown above.
-Approval authorities must be listed in the owner's certificate.
-Approval certificates should be in the format required by the approval authorities.

☐ **MISCELLANEOUS**

-A 2-1/4" x 4" clear space must be provided on each sheet for the certificate of no objection stamp that Plat Review is required to place on the plat. (The stamp can be imported into the drawing from the Plat Review web site.)

Objecting agencies that must be shown in the owner's certificate:	Objecting Agencies:
All plats with state review	DOA
All plats with state review adjoining a state hwy	DOA, DOT
Plats in Village or City in County with objecting authority	DOA, CPA
Plats in Village or City in County with objecting authority, adjoining state hwy	DOA, DOT, CPA

DOA = Department of Administration DOT = Department of Transportation
CPA = County Planning Agency with objecting authority in municipalities

COUNTIES WITH OBJECTING AUTHORITY IN MUNICIPALITIES

Brown County Planning Commission (objecting in cities only, approving in villages)
Calumet County Planning and Zoning Committee
Dane County Zoning & Natural Resources Committee
Dodge County Planning & Development Department
Door County Planning Department
Fond du Lac County Planning Agency
Jefferson County Planning & Zoning Department
Juneau County Zoning Administrator (except city of Mauston)
Manitowoc County Planning & Park Commission
Milwaukee County Department of Public Works
Oconto County Planning & Zoning Committee
Racine County Planning & Development
Rock County Planning & Development Agency
St. Croix County Zoning Office
Sheboygan County Planning & Resources Department (except City of Sheboygan)
Washington County Planning & Parks Commission
Waukesha County Parks & Land Use Department
Winnebago County Planning & Zoning Committee

NOTE: This checklist is a broad guide to platting requirements, and is not meant to cover all requirements. Please contact Plat Review to discuss unusual circumstances or any other platting issues.