

County/Local Plats

LOCAL SUBDIVISION REGULATION

s. 236.45 (2)(ac),
Wis. Stats.

Any Town Village, City or County with an established planning agency may create a local land division ordinance (hereafter referred to as "local ordinance") that is more restrictive than the provisions of Chapter 236.

s. 236.45 (2)(am),
Wis. Stats.

Local ordinance may apply to land divisions of fewer than 5 parcels and parcels greater than 1-1/2 acres.

Example: A land division of 3 parcels, each less than 5 acres, may be regulated by a local land division ordinance

Local ordinance must include all of the provisions of Chapter 236, including but not limited to:

- Monumentation requirements and accuracy of survey per s. 236.15.
- Public access to navigable waters per s. 236.16.
- Mapping and Engineering requirements of s. 236.20.
- Certificates as required by s. 236.21.

Local ordinance may include other survey, mapping, monumentation and approval requirements in addition to those of Chapter 236, such as:

- Adjoining ownership
- Zoning designations
- Building envelopes
- Floodplain boundaries
- Septic field locations
- Monumentation that exceeds minimum requirements of s. 236.15.
- Approval by specific agencies in addition to those described in s. 236.10.

In addition to approval by local review authorities, local ordinance may require review and certification of a land division by Plat Review and other objecting authorities.

s. 236.02 (12),
Wis. Stats.

NOTE: Local ordinance does not supersede statute; ANY land division by an owner that creates 5 or more parcels of 1-1/2 acres or less within a 5 year period MUST be submitted to Plat Review for certification

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s. 236.45 (2)(am),
Wis. Stats.

Local ordinance may prohibit the division of lands in specific areas, where such division is contrary to the best possible use of the land.

Local land division ordinance created by a municipality may regulate the division of land within the extraterritorial jurisdiction of the municipality.

s. 236.45 (2)(ac),
Wis. Stats.

Local land division ordinance may not have more restrictive time limits, deadlines, notice requirements, or other provisions of ch. 236 that provide protections for the subdivider.

Land divisions regulated by local ordinance must be platted, and the plat must be recorded at the register of deeds in the county in which the land division is located.

- The recordable document must be 22" x 30" durable white media with a nonfading black image.
- The plat must be prominently labeled "TOWN PLAT", "MUNICIPAL PLAT", "COUNTY PLAT" as appropriate.

The plat must have a name unique within the county.

- Avoid names that have been given to other state certified plats.

The location of the land division must be described by 1/4-1/4 section, section, town, range and county noted near the plat name.

Upon recording, parcels within the plat are described by reference to the "TOWN PLAT", "MUNICIPAL PLAT", "COUNTY PLAT" as appropriate, the name of the plat, and the lot, block, or public dedication as shown on the plat. This description is used for all purposes, including but not limited to assessment, taxation, devise, descent, and conveyance.

Future divisions of lands included in the recorded plat must make reference to the lots, blocks, and dedications as described above.

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s. 236.45 (2)(am),
Wis. Stats.

Local land division ordinance SHALL NOT apply to:

- Any transfer of interest in land by will or court order*.
- Leases having terms of 10 years or less.
- Mortgages or easements.

*(Note that parcels created by court order are not exempt from local zoning requirements regarding lot size, use, etc; see OAG-01-14 in the Statutes and Rules section of this manual.)

The sale or exchange of land between owners of adjoining property is exempt from local land division ordinance so long as:

- The sale or exchange does not create additional parcels or lots.
- The sale or exchange does not reduce the parcels or lots below the minimum size as required by Chapter 236 or other laws, or local zoning standards or ordinances.

Parcels sold or exchanged should be combined with an existing parcel (by plat of survey, certified survey map, etc.) to avoid creating an additional parcel.

Local units of government have the authority to perform a limited review of these sales or exchanges of land to ensure that the resulting parcels meet minimum lot standards required by local zoning or other regulations (*see OAG-01-14 in the Statutes and Rules section of this manual*).

Many local units of government have made their land division ordinances available online; a list of websites for cities, towns, and villages is available at:

Towns: <http://www.wisctowns.com/town-web-sites>

Cities & Villages: <http://www.lwm-info.org/745/League-Members>

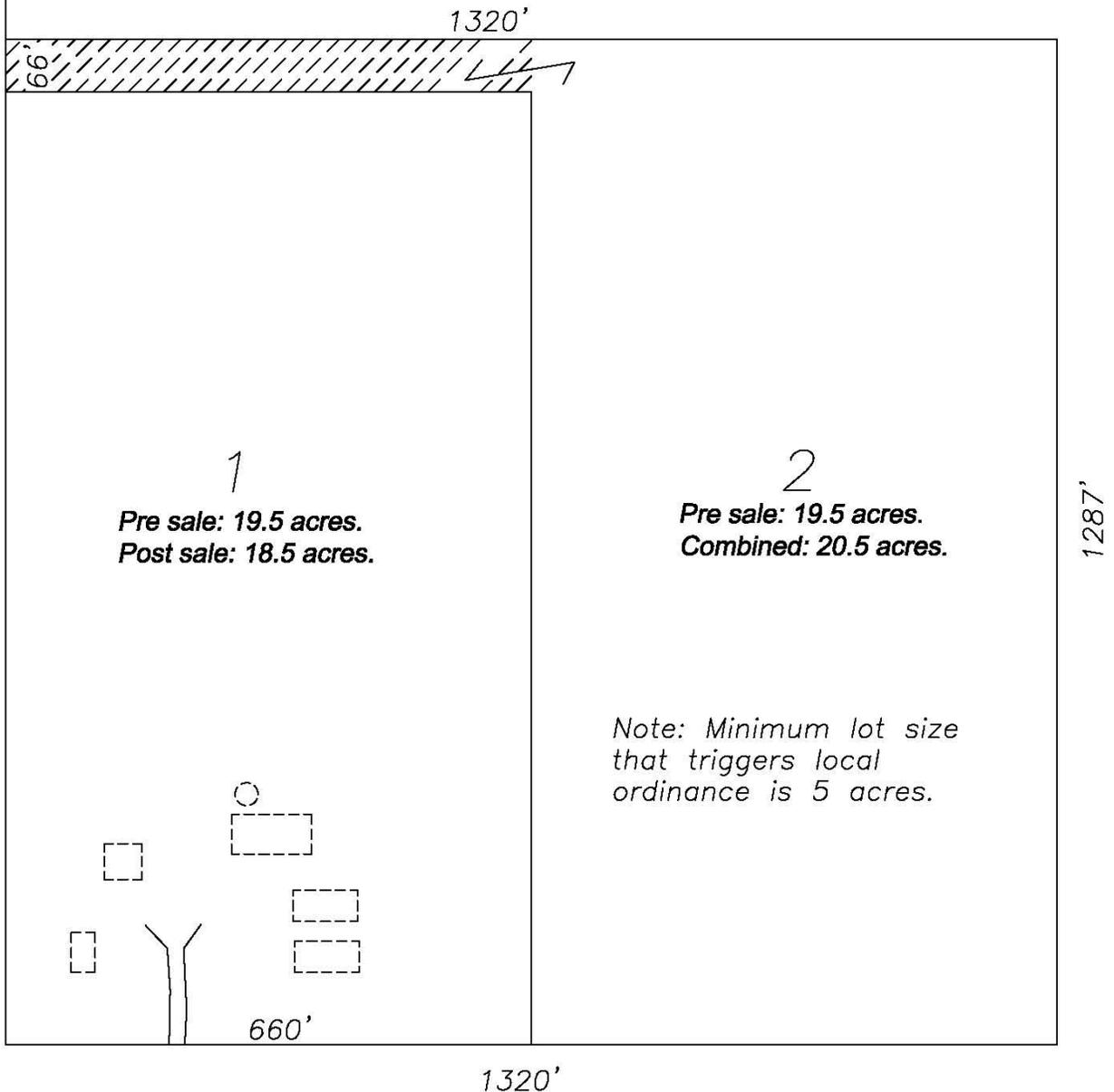
A list of websites for Counties is available at:
<https://www.wicounties.org/counties.iml>

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LOCAL SUBDIVISION REGULATION

SALE OR EXCHANGE OF LANDS EXEMPT FROM LOCAL REGULATION EXAMPLE 1

OWNER OF LOT 1 SELLS NORTH 66' TO
OWNER OF LOT 2; LOTS ARE NOT REDUCED
BELOW MINIMUM SIZE, NO ADDITIONAL LOTS
ARE CREATED.



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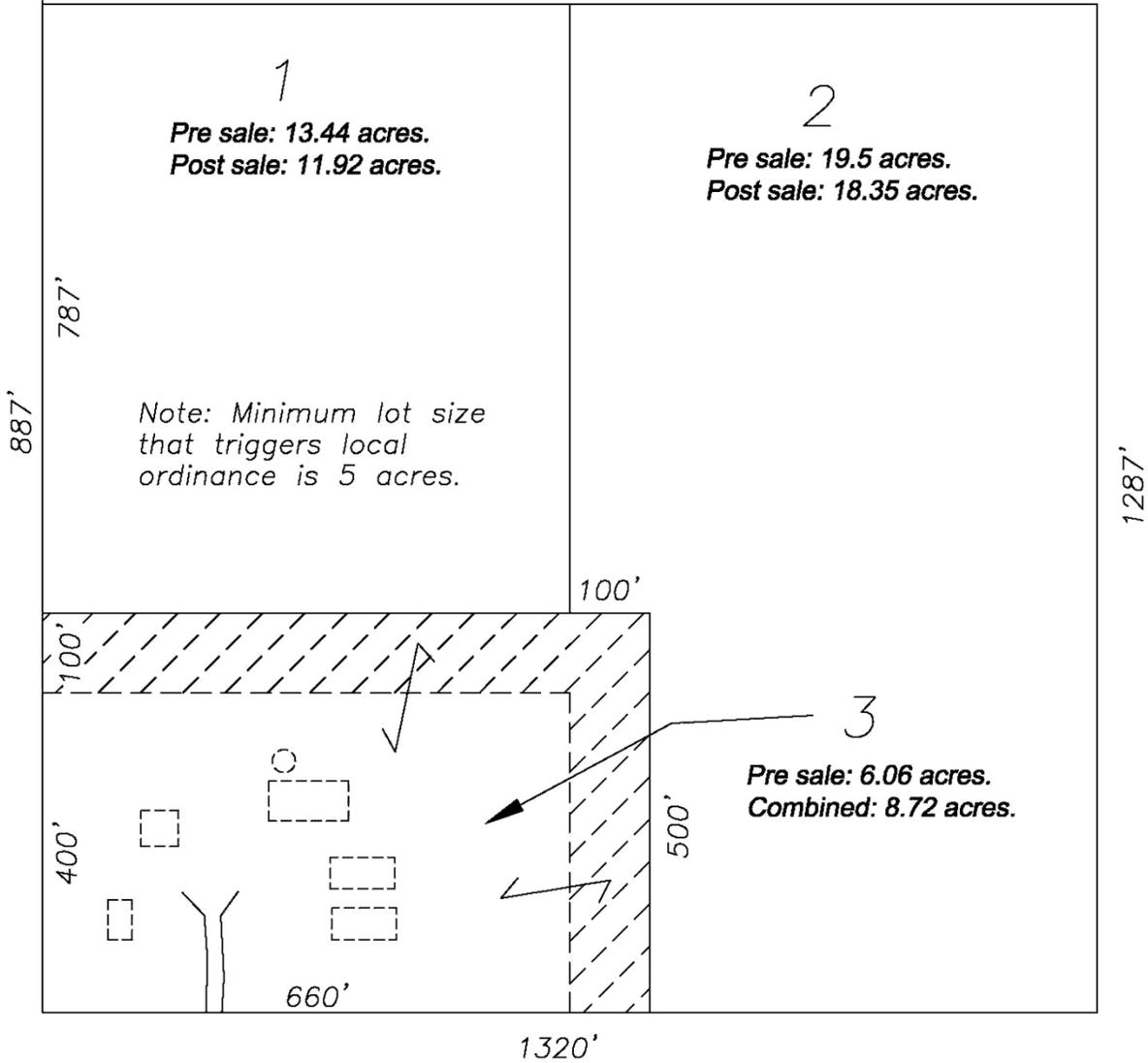
LOCAL SUBDIVISION REGULATION

SALE OR EXCHANGE OF LANDS EXEMPT FROM LOCAL REGULATION EXAMPLE 2



OWNER LOT 3 BUYS SOUTH 100' OF LOT 1,
100' X 500' PARCEL FROM LOT 2; LOTS
ARE NOT REDUCED BELOW MINIMUM SIZE, NO
ADDITIONAL LOTS ARE CREATED.

1320'



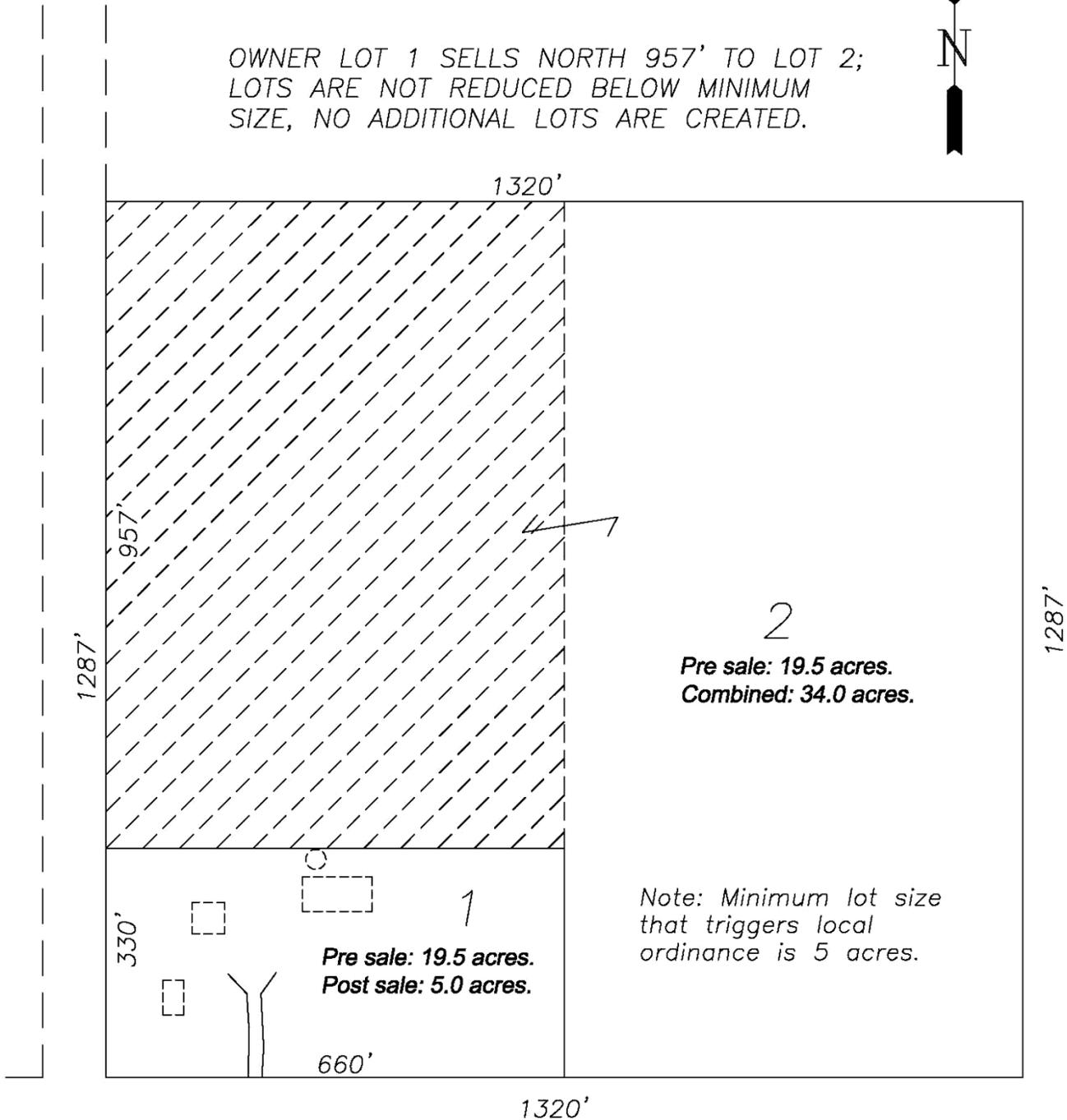
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LOCAL SUBDIVISION REGULATION

SALE OR EXCHANGE OF LANDS EXEMPT FROM LOCAL REGULATION

EXAMPLE 3

OWNER LOT 1 SELLS NORTH 957' TO LOT 2;
LOTS ARE NOT REDUCED BELOW MINIMUM
SIZE, NO ADDITIONAL LOTS ARE CREATED.

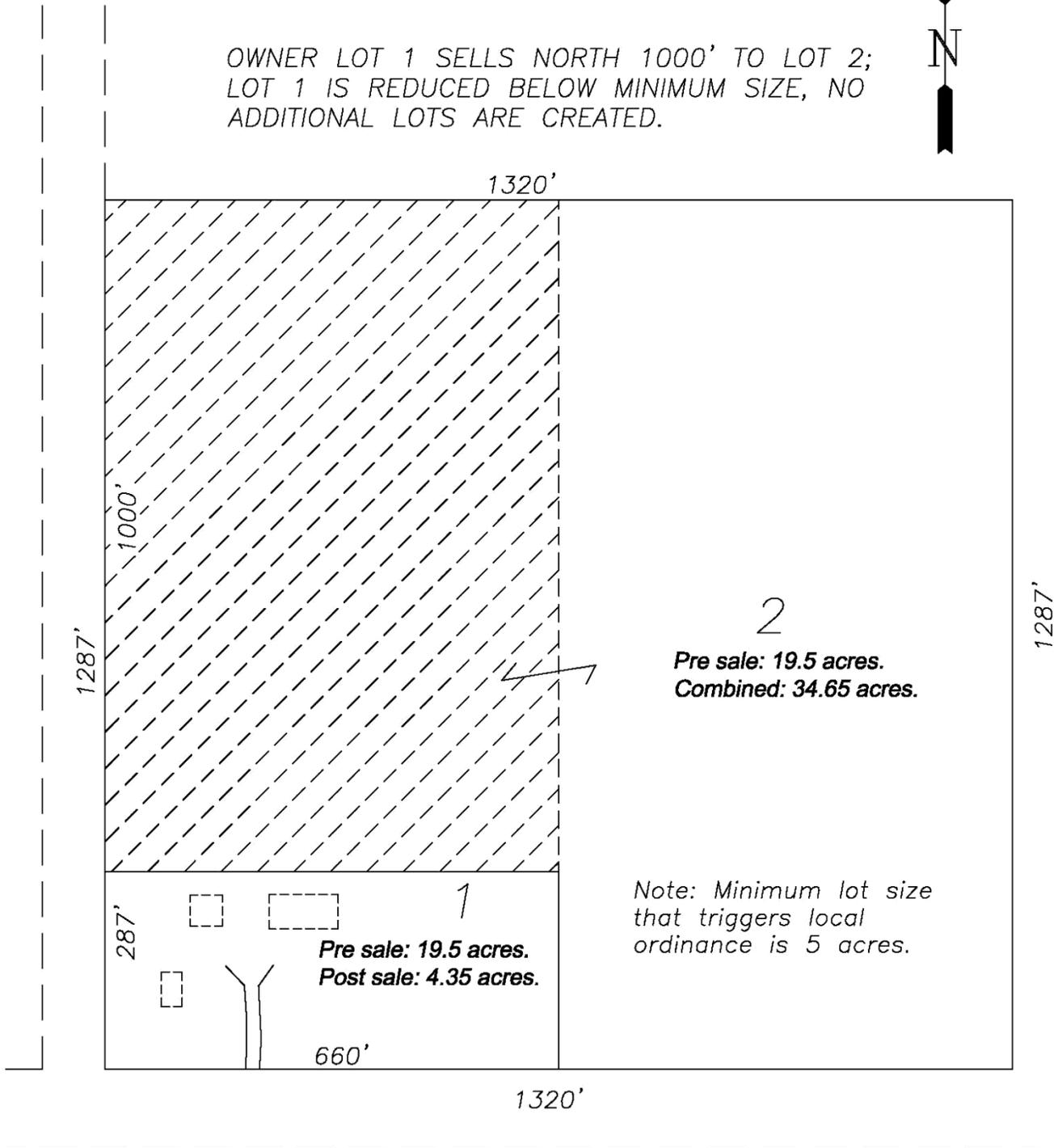


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LOCAL SUBDIVISION REGULATION

SALE OR EXCHANGE OF LANDS SUBJECT TO LOCAL REGULATION EXAMPLE 1

OWNER LOT 1 SELLS NORTH 1000' TO LOT 2;
LOT 1 IS REDUCED BELOW MINIMUM SIZE, NO
ADDITIONAL LOTS ARE CREATED.

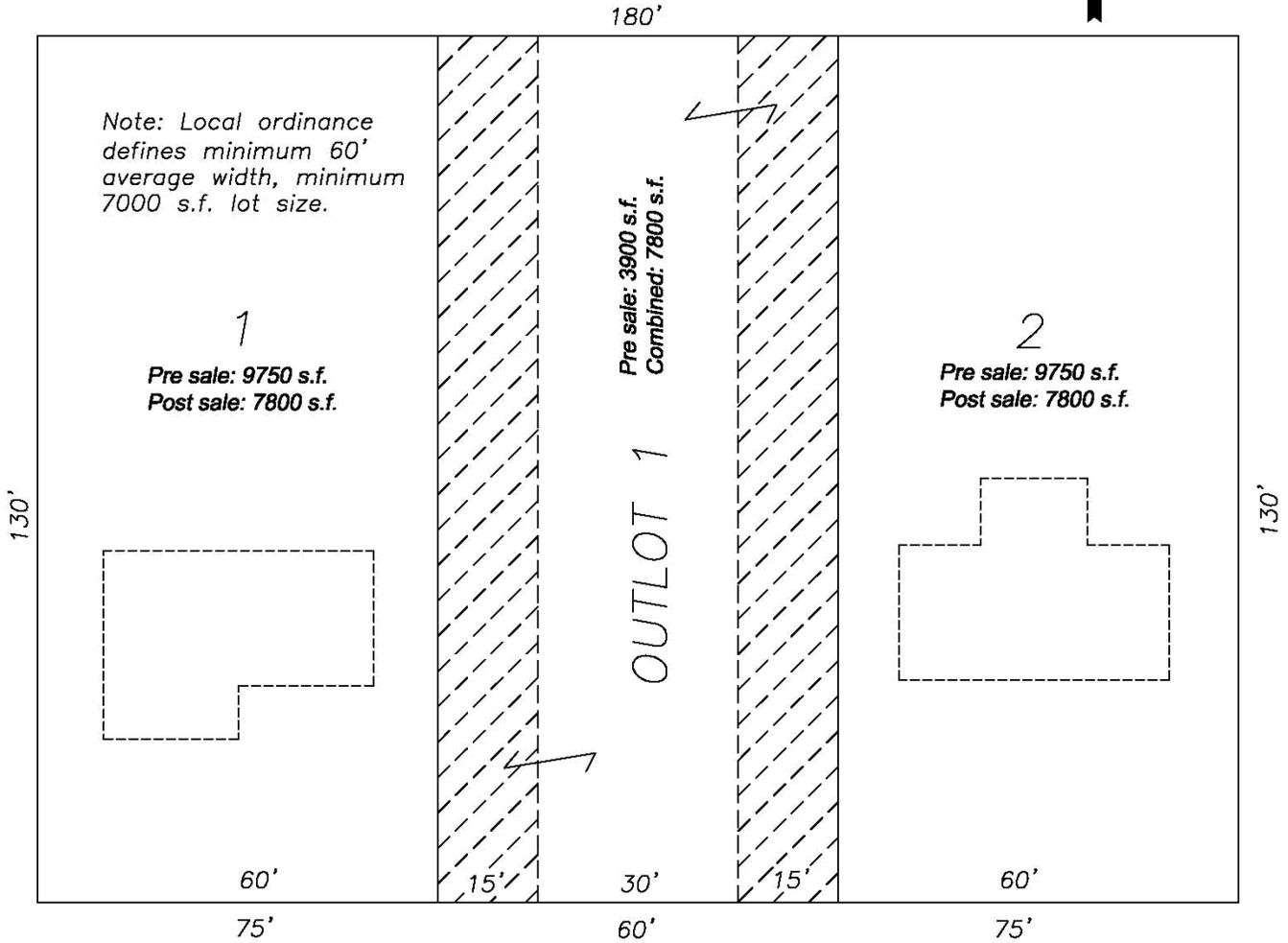


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LOCAL SUBDIVISION REGULATION

SALE OR EXCHANGE OF LANDS SUBJECT TO LOCAL REGULATION EXAMPLE 2

Owner outlot 1 buys east 15' of lot 1, west 15' lot 2, creating new lot as defined by local ordinance. Existing lots are not reduced below minimum standard.

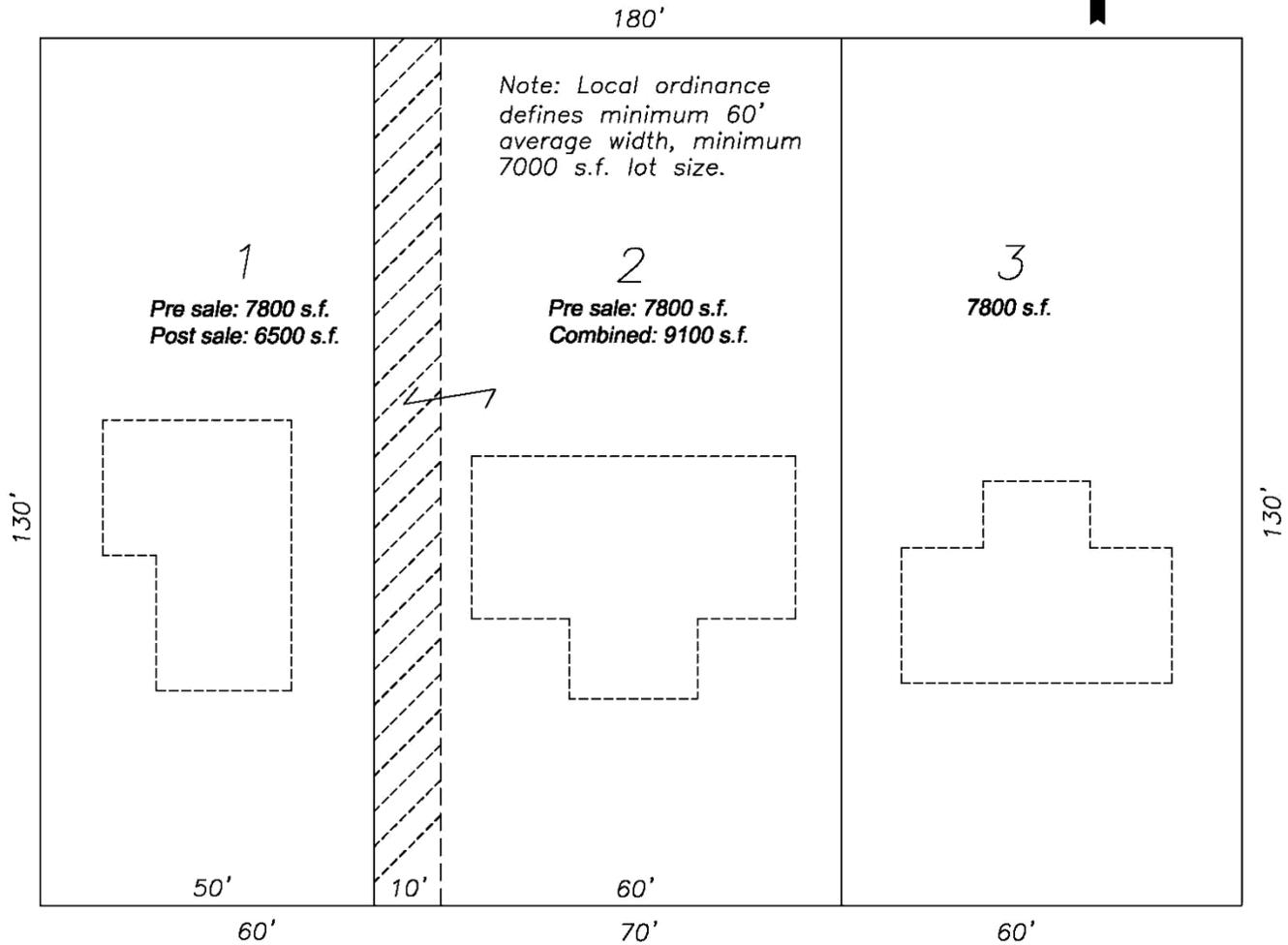


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SALE OR EXCHANGE OF LANDS SUBJECT TO LOCAL REGULATION EXAMPLE 3

Owner Lot 2 buys east 10' of lot 1, thereby reducing lot 1 below minimum width and area requirements.



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MUNICIPAL PLAT OF LAKE HAWKINS ESTATES

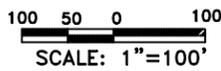
All of Lots 46-67, Outlot 1, and Vacated Public Access of the Replat of Yokum Cove, being part of the NW 1/4 of the NW 1/4, the NW 1/4 of the SW 1/4, the NE 1/4 of the SW 1/4, Government Lot 1, and Government Lot 2, all in Section 3, T13N, R24E, Village of Dogpatch, KICKAPOO COUNTY, WISCONSIN

NOTE:

Public Access to Lake Hawkins created by Replat of Yokum Cove was vacated by Circuit Court action dated 03/12/05 as referenced in Village of Dogpatch resolution #05-27

Legend

- 2.375" OD x 30" Iron Pipe, 3.65 Lbs./Lin. Ft., Set
- 1.315" OD X 48" Iron Pipe 1.68 Lbs./Lin. Ft., Set
- 1.315" OD Iron Pipe, Found
- 2.375" OD Iron Pipe, Found (unless otherwise noted)
- All Other Lot Corners 1.315" OD X 24" Iron Pipe 1.68 Lbs./Lin. Ft., Set
- Ⓢ Curve I.D.
- No Vehicular Access
- () Record Data

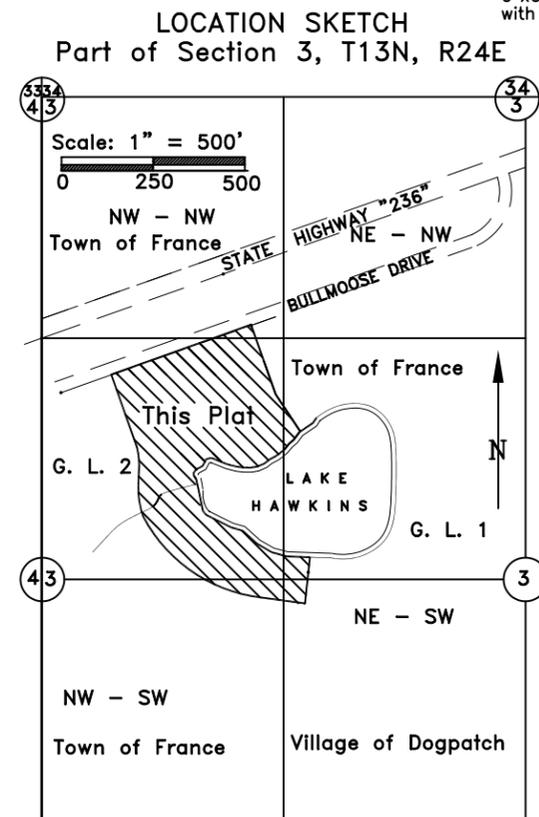


BEARINGS REFERENCED TO THE KICKAPOO COUNTY COORDINATE SYSTEM THE WEST LINE OF THE SW 1/4 OF SEC. 3 T13N R24E BEARS N00°06'00"W

Water Elevations:
 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)

LAKE HAWKINS

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.



SW Corner Sec. 3, T13N, R24E KICKAPOO COUNTY MONUMENT FOUND 2" I.P. W/ BRASS CAP



Jane Doe
4/08/05

CURVE	LOT	RADIUS	CHORD BEARING	CHORD LENGTH	CENTRAL ANGLE	ARC LENGTH	TANGENT BEARING	TANGENT BEARING
1-2	60.00'	S26°03'36"W	84.04'	271°05'52"	283.89'	N70°30'40"E	N18°23'28"W	
2	60.00'	S04°39'06"E	116.00'	209°40'28"	219.57'			
3	60.00'	N49°06'10"W	61.29'	61°25'24"	64.32'			
3-4	336.00'	S08°35'30"E	127.26'	21°50'00"	128.04'	S19°30'00"E	S02°20'00"W	
5-6	472.78'	N08°15'29"W	173.80'	21°10'58"	174.79'	N18°50'58"W	N02°20'00"E	
6-7	838.73'	N54°56'34"W	774.13'	54°57'58"	804.63'	N82°25'33"W	N27°27'35"W	
7	838.73'	N45°38'09"W	523.26'	36°21'08"	532.15'			
8	838.73'	N73°07'08"W	271.29'	18°36'50"	272.48'			

MUNICIPAL PLAT OF LAKE HAWKINS ESTATES

All of Lots 46-67, Outlot 1, and Vacated Public Access of the Replat of Yokum Cove, being part of the NW 1/4 of the NW 1/4, the NW 1/4 of the SW 1/4, the NE 1/4 of the SW 1/4, Government Lot 1, and Government Lot 2, all in Section 3, T13N, R24E, Village of Dogpatch, KICKAPOO COUNTY, WISCONSIN

Surveyor's Certificate

I, Jane Doe, Professional Land Surveyor, certify: That in full compliance with the provisions of Chapter 236 of the Wisconsin Statutes and the subdivision regulations of the Village of Dogpatch and Kickapoo County, and under the direction of Vern Vernier, owner of said land, I have surveyed, divided and mapped The Municipal Plat of LAKE HAWKINS ESTATES; that such plat correctly represents all exterior boundaries and the subdivision of the land surveyed; and that this land is located in the NW 1/4 of the NW 1/4, the NW 1/4 of the SW 1/4, the NE 1/4 of the SW 1/4, Government Lot 1, and Government Lot 2, all in Section 3, Town 13 N, Range 24 E, Village of Dogpatch, Kickapoo County, Wisconsin, described as follows:

All of Lots 46 through 67, Outlot 1, and the Public Access in the Replat of Yokum Cove, recorded in Volume 10, pages 53 and 54 of plats as document number 230815, Kickapoo County register of deeds.

Dated this Eighth day of April in the year 2005

Jane Doe PLS S-9999

Owner's Certificate of Dedication

As owner, I hereby certify that I caused the land described on this plat to be surveyed, divided, mapped and dedicated as represented on the plat. I also certify that this plat is required to be submitted to the following for approval or objection:

Village of Dogpatch

Kickapoo County Planning and Zoning

WITNESS the hand of said owner this ____ day of _____, 2005

Vern Vernier

STATE OF WISCONSIN)
KICKAPOO COUNTY)SS

Personally came before me this ____ day of _____, 2005, the above named Vern Vernier, to me known to be the same person who executed the foregoing instrument and acknowledged the same.

(Notary Seal) _____ Notary Public, Kickapoo County, Wisconsin

My commission expires _____.

Certificate of Village Treasurer

STATE OF WISCONSIN)
KICKAPOO COUNTY)SS

I, Yolanda Mertz, being the duly elected, qualified and acting treasurer of the Village of Dogpatch, 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 the Municipal Plat of Lake Hawkins Estates.

(Date) _____ Yolanda Mertz, Village Treasurer

Certificate of County Treasurer

STATE OF WISCONSIN)
KICKAPOO COUNTY)SS

I, Jacob Fishbaum, being the duly elected, qualified and acting treasurer of the County of Kickapoo, 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 the Municipal Plat of Lake Hawkins Estates.

(Date) _____ Jacob Fishbaum, County Treasurer

Village Board Approval Certificate

Resolved, that the Municipal Plat of Lake Hawkins Estates in the Village of Dogpatch, Vern Vernier, owner, is hereby approved by the Village Board of the Village of Dogpatch, Kickapoo County.

Date _____ Approved _____
Village President

Date _____ Signed _____
Village President

I hereby certify that the foregoing is a copy of a resolution adopted by the Village Board of the Village of Dogpatch, Kickapoo County.

Date _____ Signed _____
Village Clerk

