Lots, Outlots, and Blocks

PARCEL DESIGNATION
Subdivisions consist of blocks, lots, outlots, public streets, and public dedications. No other parcel designations are provided for by ch. 236.

Minimum Lot Standards
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.

Non - Standard Lots
Minimum lot width and area requirements may be reduced ONLY by local subdivision control ordinances when lots are served by public sewer.

If the subdivision contains non-standard lots, you must include or make reference to the ordinance with the plat submittal, or provide verification from the approving authority that the lots comply with local ordinance.

Outlots
Any parcel not designated as a lot, public street, or public dedication, must be designated as an outlot. This includes private roads, right-of-way islands, areas for future development, and all other non-buildable parcels retained by the developer or lot owners. Outlots may be of any size and shape, and do not need access to a public street. Outlots may be dedicated to the public. Outlots may be sold and/or built upon if they meet size and access requirements, and any restrictions on the outlot have been released.

Blocks
Blocks exist within a subdivision, regardless of being so designated or not. 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; an exterior subdivision boundary; or a navigable stream or lake.
Lots, Outlots, and Blocks

**NUMBERING**

**Lots and Outlots**
Lots and outlots must be consecutively *numbered* within each block and throughout the subdivision.

In numbered additions to a subdivision, lot and outlot numbering must be sequential from the numbering of the initial plat.

**Blocks**
Block designations are optional. If they are used they must be numbered consecutively or lettered alphabetically throughout the subdivision.

In numbered additions to a subdivision, block numbering must be sequential from the numbering of the initial plat, or must follow the pattern laid out on the initial plat.

**Numbering Waiver**
Plat Review may waive strict compliance with the requirements of these sections under special circumstances, provided that the numbering system is logical and assigns a unique number to every lot and outlot within the subdivision.

**ACCESS**

**Lot Access**
Each lot must have direct access to a public street or town road unless otherwise provided for by local ordinance.

Lot access to a public road via private street or ingress/egress easement is permitted ONLY when allowed by local ordinance.

*If the subdivision contains lot access via easement of private street, you must include or make reference to the ordinance with the plat submittal, or provide certification from the approving authority that such access complies with local ordinance.*

**Outlot Access**
Outlots are not required to have access to a public road.
Lots, Outlots, and Blocks

Parcels containing public streets and navigable streams

The Attorney General opinion 2-77 states, in part, that lots and outlots cannot extend across public roads (whether dedicated, by easement, or by prescription or use) or navigable lakes and perennial streams.

The Supreme Court of Wisconsin overruled part of this opinion in *FAS, LLC vs. Town of Bass Lake*, concluding that a navigable stream crossing a parcel does not sever the parcel when qualified title to property on both sides of the stream is held by the same owner. Parcel boundaries may then cross the navigable stream.

Plat Review follows this determination until further judicial or legislative action says otherwise; we recommend that the developer consult local land division and zoning regulations to determine area and frontage requirements of parcels that contain watercourses.

When a watercourse or public road is used as a boundary between parcels, any non-buildable parcel created should be designated as an outlot or public dedication; meander lines may be required for one or both parcels on each side of the watercourse.

An outlot on one side of the public road or watercourse may be conveyed with an adjacent lot when a restriction is placed on the plat, similar as follows:

**Combined Conveyance Restriction**

*The following parcels are consolidated for all purposes, including those of assessment, taxation, and conveyance:*

*Lot 173 is combined with outlot 1; Lot 174 is combined with outlot 2; (etc).*
Lots, Outlots, and Blocks

EXAMPLES RELATED TO THIS SECTION

Consecutive lot numbering within a block.

Lot/Outlot numbering for parcels severed by navigable stream.

Local verification for reduced width (2).

Local verification for reduced lot size.

Request for verification of reduced lot width.

Request for verification of reduced lot area.

Lot Access via Easement or Private Road Permitted on Plat

Local verification for lot access by private road (drive).

Local lot access by easement ordinance

Local verification for lot access by easement.
Lots, Outlots, and Blocks

NUMBER LOTS CONSECUTIVE WITHIN THE BLOCKS LIKE THIS...
Lots, Outlots, and Blocks

NOT LIKE THIS...
PARCELS MAY EXTEND ACROSS A NAVIGABLE STREAM LIKE THIS:
Lots, Outlots, and Blocks

OR PARCELS MAY BE BOUNDED BY A STREAM LIKE THIS:
SAMPLE VERIFICATION OF REDUCED LOT WIDTH
This letter is provided by the local unit of government to verify that local ordinance allows lot widths less than that required by s. 236.16 (1).

FACSIMILE TRANSMITTAL SHEET
City of New Richmond
156 East First Street
New Richmond, WI 54017
Phone: (715) 246-4268
Fax: (715) 246-7129

TO: RENEE POWERS, PLAT REVIEW UNIT, DEPT. OF ADMINISTRATION

FAX #: 608-264-6104

FROM: HELEN E. DEMULLING, CLERK-TREAS.

DATE: September 12, 2001

NUMBER OF PAGES INCLUDING COVER SHEET: TWO

MESSAGE: Regarding the final plat of Paperjack Place and the frontage of the lots, I have attached a copy of our Zoning Code Section 13-1-22 (a) Street Frontage. The minimum frontage of all lots shall be a minimum of forty (40) feet. If there is any other information required please let me know. If you need this information by other than a fax, please call me.

You can call me at (715) 246-4268.
SAMPLE VERIFICATION OF REDUCED LOT WIDTH
This letter is provided by the local unit of government to verify that local ordinance allows lot widths less than that required by s. 236.16 (1).

VILLAGE OF HAMMOND
The Heart of St. Croix County

President: Douglas Draper
Trustees: Janis Hinchman
         William Jones
         Wallace Graf
         Steve Peterson
         Doug Doll
         Tom Kinney

August 16, 2000

Renee Powers
WIDOAA
Plat Review
17 S. Fairchild St., 7th Floor
Madison, WI 53703-3219

RE: The Meadows

Ms. Powers:

This letter is to certify that the Village of Hammond has approved lot widths in the above referenced subdivision. The Village passed an ordinance for Twin Homes, allowing for a minimum lot width of 30 feet. The ordinance was approved on May 8, 2000.

Please call if you have any questions.

Thank you,

Mary Hemenway
Mary Hemenway
Deputy Clerk
SAMPLE VERIFICATION OF REDUCED LOT SIZE

This letter is provided by the local unit of government to verify that local ordinance allows lot widths and areas less than required by s. 236.16 (1).

VILLAGE OF
HOWARD
2456 Glendale Avenue • P.O. Box 12207 • Green Bay, WI 54307-2207

August 19, 2004

To: Jim Logan
Plat Review
101 E Wilson St, FL 6
Madison, WI 53702-004

Re: White Hawk Landing File No. 24740-0175

Dear Mr. Logan:

White Hawk Landing Plat in the Village of Howard is serviced by public water, storm sewer and sanitary sewers. The Village of Howard subdivision regulations and zoning ordinances allow for lots of less than 50’ in width and 6000 square feet in area if they are part of an approved Planned Development District. White Hawk Landing is an approved Planned Development District. If you have any questions concerning this, please call me.

Sincerely,

Hugh L. Thomas, AICP
Administrator

cc: Steven Bieda, Mau Associates

http://doa.wi.gov/platreview

December 2014
REQUEST FOR VERIFICATION OF REDUCED LOT WIDTH

Upon request, this letter is provided by plat review to the local unit of government to request verification that local ordinance allows lot widths less than that required by s. 236.16 (1).

Reduced Width Lots Permitted on Plat

<table>
<thead>
<tr>
<th>Plat Review</th>
<th>Mailing Address:</th>
</tr>
</thead>
<tbody>
<tr>
<td>WI Department of Administration</td>
<td>PO Box 1645, Madison WI 53701</td>
</tr>
<tr>
<td>Phone: 608-266-3200</td>
<td>Fax: 608-264-6104</td>
</tr>
<tr>
<td>Email: <a href="mailto:plat.review@wi.gov">plat.review@wi.gov</a></td>
<td>Web: <a href="http://doa.wi.gov/platreview/">http://doa.wi.gov/platreview/</a></td>
</tr>
</tbody>
</table>

Subdivision Name:

County:

City/Town/Village: of

What ordinance number/section allows for lot widths less than that required by s. 236.16 (1), Wis. Stats., as shown on the plat?

If available please provide the Internet URL link to the ordinance:

☐ All lots in the above named plat will be served by the public sewer system, and private onsite wastewater treatment systems are not permitted.

Prepared By:

<table>
<thead>
<tr>
<th>Name:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Phone:</td>
</tr>
<tr>
<td>Email:</td>
</tr>
<tr>
<td>Date:</td>
</tr>
</tbody>
</table>

O:\Platting Manual\wi_platting_manual_source_documents\Lots and Outlots\WI_Platting_Manual-Lots_and_Outlots.docx

http://doa.wi.gov/platreview

December 2014
REQUEST FOR VERIFICATION OF REDUCED LOT AREA

Upon request, this letter is provided by plat review to the local unit of government to request verification that local ordinance allows lot areas less than that required by s. 236.16 (1).

<table>
<thead>
<tr>
<th>Reduced Area Lots Permitted on Plat</th>
</tr>
</thead>
<tbody>
<tr>
<td>Plat Review</td>
</tr>
<tr>
<td>WI Department of Administration</td>
</tr>
</tbody>
</table>

Plat Review – DOA
Mailing Address: PO Box 1645, Madison WI 53701
Shipping Address: 101 E Wilson St FL 9, Madison WI 53703
Phone: 608-266-3200   Fax: 608-264-6104
Email: plat.review@wi.gov
Web: http://doa.wi.gov/platreview/

Subdivision Name:

County:

City/Town/Village: of

What ordinance number/section allows for lot areas less than that required by s. 236.16 (1), Wis. Stats., as shown on the plat?

If available please provide the Internet URL link to the ordinance:

☐ All lots in the above named plat will be served by the public sewer system, and private onsite wastewater treatment systems are not permitted.

Prepared By:
Name:
Organization/Company:
Phone:
Email:
Date:

http://doa.wi.gov/platreview

December 2014

6-13
Lots, Outlots, and Blocks

Request For Verification Of Lot Access Via Easement Or Private Road

Upon request, this form is provided by plat review to the local unit of government to request verification that local ordinance allows lot access via to a public road via (easement / private road / private alley) as provided for by s. 236.20 (4) (d), Wis. Stats., as shown on the plat.

Lot Access via Easement Or Private Road Permitted on Plat

Plat Review
WI Department of Administration

<table>
<thead>
<tr>
<th>Subdivision Name:</th>
<th>Plat Review – DOA</th>
</tr>
</thead>
<tbody>
<tr>
<td>County:</td>
<td>Mailing Address: PO Box 1645, Madison WI 53701</td>
</tr>
<tr>
<td>City/Town/Village: of</td>
<td>Shipping Address: 101 E Wilson St FL 9, Madison WI 53703</td>
</tr>
<tr>
<td></td>
<td>Phone: 608-266-3200 Fax: 608-264-6104</td>
</tr>
<tr>
<td></td>
<td>Email: <a href="mailto:plat_review@wi.gov">plat_review@wi.gov</a> Web: <a href="http://doa.wi.gov/platreview/">http://doa.wi.gov/platreview/</a></td>
</tr>
</tbody>
</table>

What ordinance number/section allows for lot access to a public road via (easement / private road / private alley) as provided for by s. 236.20 (4) (d), Wis. Stats., as shown on the plat?

If available please provide the Internet URL link to the ordinance:

Prepared By:
Name:
Organization/Company:
Phone:
Email:
Date:

http://doa.wi.gov/platreview December 2014 6-14
SAMPLE VERIFICATION OF ACCESS BY PRIVATE DRIVE

This letter is provided by the local unit of government to verify that local ordinance allows access to lots via private drive.

TOWN OF BAILEYS HARBOR

2392 CTH F
Baileys Harbor, WI 54202

Subdivision Access by Private Drives

I, Jane Pluff, Clerk of the Town of Baileys Harbor, Door County, hereby certify that the Town Board has resolved by ordinance that access to subdivisions be allowed by private drives, provided that said private drives meet Town standards.

[Signature]

Town Clerk

Dated the 13th day of January, 2003
SAMPLE ACCESS BY EASEMENT ORDINANCE
Copy of local ordinance provides verification that access to lots via easement is permitted.

ORDINANCE NO. 2004-001

AN ORDINANCE RELATING TO RESIDENTIAL ZONING STREET ACCESS

The Village Board of the Village of Cameron does ordain as follows:

SECTION I: Section 17.07(4) (h) of the municipal code is created as follows:

1. Every lot shall front on a public street, from which street access to the lot must be available, except:
   a. A lot may front on a parcel of land over which a permanent easement has been granted, provided the permanent easement meets the following requirements:
      i. The easement is permanently granted in a document that has been properly recorded in the Barron County Register of Deeds Office;
      ii. The recorded easement acknowledges and accepts the owner’s duty to maintain the easements’ improvements including, but not limited to, signage, winter maintenance, and surface repair.
      iii. The easement is at least 25 feet in width.

SECTION IV: This ordinance shall become effective upon passage and publication as provided by law.

Adopted this 9th day of February, 2004.

Approved:

Village President

Attest:

Village Clerk-Treasurer
SAMPLE VERIFICATION OF ACCESS BY EASEMENT
This letter is provided by the local unit of government to verify that local ordinance allows access to lots via easement.

TOWN of TROY

654 Glover Road, Hudson, WI 54016
Phone: (715)425-2665 Fax: (715)425-2551

November 21, 2005

Ms. Rene Powers
Plat Review
Department of Administration
101 E. Wilson St. FL 6
Madison, Wisconsin 53702-0-0004

Re: Hills of Troy Final Plat (Plat Review File #25784-0534)
Town of Troy
St. Croix County, Wisconsin

Dear Rene;
We understand that Plat Review is requesting verification that the Town of Troy Subdivision Ordinance allows lots to be accessed via easement. Section 6.C. requires that each lot “...shall have usable access”.... The shared driveway easement crossing Lot 55 to provide access to Lot 59 on the above-referenced plat meets the requirement of this section.

Please contact us if you have any additional questions or concerns.

Respectfully,

Ray R. Knapp, Chairman
Town of Troy

cc: Craig Lilja
Lots, Outlots, and Blocks

Blank Page