

# Monuments

## PLACEMENT

Monuments must be placed flush with the ground at all:

- **Exterior** boundary corners and angle points, meander corners and angle points, and curve PCs and PTs;
- **Interior** block, street right-of-way, curve PCs and PTs and angle points;
- **Lot and outlot** corners, angle points, and curve PCs and PTs;
- **Meander** corners and angle points, and at the intersections of lot lines and meander lines.

When an exterior boundary corner, angle point, or curve P.C / P.T. falls within a street in a subdivision plat, the monument is set along the right-of-way line.

**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.

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, material, etc.

Monuments must be set, or found and accepted, at the true corner locations; it is not permissible to show set or accepted monuments as being "off line". If the deed or other recorded description does not agree with the found monument location, then show the "recorded as" bearing and distance between the monument, along with that measured.

All subdivision exterior boundary monuments must be set prior to submittal of the plat. The primary approval authority 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)(ac),  
Wis. Stats.

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

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

# Monuments

## STANDARDS

s. 236.15 (1)(ag),(b),  
Wis. Stats

### Exterior boundary, interior block/ROW corner monuments:

**Minimum:** Length: 18" Weight: 3.65 lbs./lin.ft  
**Typical:** 2" o.d. x 18" iron pipe, 3.65 lbs/lin ft  
1 1/4" x 18" iron bar, 4.17 lbs/lin ft  
1 1/4" x 18" iron re-bar, 4.30 lbs/lin ft  
5" dia. concrete w/ imbedded ferrous rod  
4" sq. concrete w/ imbedded ferrous rod

s. 236.15 (1)(c),(d),  
Wis. Stats

### Lot/outlot, public dedication, meander corner monuments:

**Minimum:** Length: 18" Weight: 1.13 lbs./lin.ft  
**Typical:** 1" o.d. x 18" iron pipe, 1.13 lbs/lin ft  
3/4" x 18" iron bar/rebar, 1.50 lbs/lin ft

Any size or shape ferrous bar or pipe that meets the minimum length and weight requirements is acceptable.

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

Any durable metal or concrete monument may be used, provided they have an embedded permanent magnet near the top, and are uniform throughout the platted area.

**Note that the above are minimum requirements.** The Surveyor must exercise judgment when conditions warrant the use of longer or larger monuments to ensure that the monuments are retracable.

## MONUMENT WAIVERS

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

When strict compliance with the monumentation requirements is unduly difficult, the Surveyor may request a waiver of the requirements.

- To obtain a waiver, the Surveyor must submit a request in writing to Plat Review along with the plat. The request must include:
- Reference to the statutory requirement to be waived.
- The location of the affected corners.
- The reason(s) negating use of standard monumentation.
- The proposed alternative monumentation.

Plat Review will grant or deny the request, or may propose other alternative monumentation. The grant of waiver should be noted on the plat, and will be included in our final Certification letter.

# Monuments

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

## MONUMENT WAIVERS

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. Some examples are:

<u>Condition:</u>	<u>Alternative Monumentation:</u>
Corner falls in sidewalk, curb, or pavement.	Chiseled "X", Magnetic or P.K. nail, Drill Hole
Corner falls in bedrock or rock outcropping.	Chiseled "X" or drill hole.
Corner occupied by tree or other feature	Standard monuments, offset from corner on each line.
Corner occupied by building.	Standard monuments, set off line as witness corners. In some cases, the building corner is used to mark the boundary corner.

Plat Review can not waive the monument requirements for reasons of inconvenience (ex: corner occupied by moveable debris, corner in unharvested field, corner in thicket, etc.).

# Monuments

## **EXAMPLES RELATED TO THIS SECTION**

**Monument Waiver Request Form**

**Monument Waiver Grant Letter**

**Monument Properties Tables**

**US Public Land Survey Monument Record**

**Interior Monument Waiver**

# Request for Monument Waiver

**Plat Review  
Department of Administration**

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

Subdivision Name or other map reference:

County:

Location: Section , T N, R , of

Survey Prepared For:

## Surveyor, Company & Shipping Address:

Name:

Company:

Shipping Address:

Phone:

Fax:

Email:

Date:

1. Identify affected corners (e.g. "NE corner lot 1" or "Oak Road centerline"):

2. Describe conditions that prevent standard monumentation (e.g. "Corner occupied by tree" or "corner falls in right-of-way"):

3. Describe proposed alternate monumentation (e.g. "Chiseled X in concrete" or "3/4" x 18" rebar, offset to east on line"):

4. Include map.

5. Include any additional information.

Request Approved by:

Comments:

## MONUMENT WAIVERS

When strict compliance with the monumentation requirements of [s. 236.15 \(1\) \(a, b, c, or d\), Wis. Stats.](#), is unduly difficult, **Plat Review may make other reasonable requirements** as allowed for by [s. 236.15 \(1\) \(g\), Wis. Stats.](#)

The alternative must be sufficient for the exact retracement of the boundaries affected. Some examples are:

<b>Condition:</b>	<b>Example Alternative Monumentation:</b>
Corner falls in sidewalk, curb, or pavement.	Chiseled "X", Magnetic or P.K. nail, Drill Hole.
Corner falls in bedrock or rock outcropping.	Chiseled "X" or drill hole.
Corner occupied by tree or other feature.	Standard monuments, offset from corner on each line.
Corner occupied by building.	Standard monuments, set off line as witness corners. In some cases, the building corner may be used as the boundary corner.
Corner falls on centerline or within road right-of-way. (no waiver required on subdivision or County plats)	Spike, Magnetic or P.K. nail. Monumentation within right-of-way be waived entirely if right of way lines are properly monumented on CSM's and other maps.

Plat Review can not waive the monument requirements for reasons of inconvenience (ex: corner occupied by moveable debris, corner in thicket or wetlands, etc.).

# Monuments

## Sample Monument Waiver Grant Letter



**WISCONSIN DEPARTMENT OF  
ADMINISTRATION**

**JAMES E. DOYLE**  
GOVERNOR  
**MICHAEL L. MORGAN**  
SECRETARY

**Plat Review**

101 E. Wilson St FL 9, Madison, Wisconsin 53703

PO. Box 1645, Madison WI 53701

(608) 266-3200 Fax: (608) 264-6104

E-mail: [plat.review@wi.gov](mailto:plat.review@wi.gov)

<http://doa.wi.gov/platreview>

March 22, 2004

STANLEY J. KING  
BLACKHAWK ENGINEERING, LTD..  
2 INSIGHT DRIVE  
PLATTEVILLE, WI 53818

Subject: QUALITY WOOD TREATING CSM  
FARM LOTS 38 AND 39  
CITY OF PRAIRIE DU CHIEN, CRAWFORD COUNTY

Dear Mr. King:

You have requested a waiver of the requirement of s. 236.15 (1) (c) that 1” diameter by 18” length iron pipe (or permitted equivalent) monuments be set at all Certified Survey Map (CSM) lot corners. You have proposed using a “P.K. nail” in lieu of the standard monument at the NE corner of lot 2, as the corner falls on concrete pavement as indicated on the CSM.

As allowed under s. 236.15 (1) (g), we agree with the proposed monumentation, and waive the requirement of s. 236.15 (1) (c) for the NE corner of lot 2. The proposed monumentation provides for adequate retracement of the corner; strict compliance with this section would be unduly difficult.

We suggest that you reference this grant of waiver on the CSM. If there are any questions concerning this waiver or preparation of the CSM, please contact our office at the number listed above.

Sincerely,

Don Sime  
Plat Review

# Monuments

<b>Monument Tables</b>		
<b>WEIGHTS OF SQUARE &amp; ROUND IRON BARS</b>		
<i>Thickness or diameter in inches</i>	<i>Weight of square bar 1 ft. long</i>	<i>Weight of round bar 1 ft. long</i>
1/16	.013	.010
1/8	.053	.042
3/16	.119	.094
1/4	.212	.167
5/16	.333	.261
3/8	.478	.375
7/16	.651	.511
1/2	.850	.667
9/16	1.076	.845
5/8	1.328	1.043
11/16	1.608	1.262
3/4	1.913	1.502
13/16	2.245	1.763
7/8	2.603	2.044
15/16	2.989	2.347
1	3.400	2.670
1 1/16	3.838	3.014
1 1/8	4.303	3.379
1 3/16	4.795	3.766
1 1/4	5.312	4.173
1 5/16	5.857	4.600
1 3/8	6.428	5.049
1 7/16	7.026	5.518
1 1/2	7.650	6.008
1 9/16	8.301	6.520
1 5/8	8.978	7.051
1 11/16	9.682	7.604
1 3/4	10.410	8.178
1 13/16	11.170	8.773
1 7/8	11.950	9.388
1 15/16	12.760	10.020



# Monuments

<b>Sizes and Weights of Reinforcing Bars</b>		
<b>Bar No.</b>	<b>Size, diameter, inches</b>	<b>Weight, lb. Per ft.</b>
2	1/4	0.167
3	3/8	0.376
4	1/2	0.668
5	5/8	1.043
6	3/4	1.502
7	7/8	2.044
8	1.0	2.670
9	1.128	3.400
10	1.270	4.303
11	1.410	5.313

<b>IRON PIPE</b>				
<b>DIMENSIONS</b>				
<b>Nom. Dia. Inches</b>	<b>Outside Dia. Inches</b>	<b>Inside Dia. Inches</b>	<b>Weight per Foot lb..</b>	
			<b>Plain Ends</b>	<b>Thread &amp; Cplg.</b>
1/8	.405	.269	.24	.25
1/4	.540	.364	.42	.43
3/8	.675	.493	.57	.57
1/2	.840	.622	.85	.85
3/4	1.050	.824	1.13	1.13
1	1.315	1.049	1.68	1.68
1 1/4	1.660	1.380	2.27	2.28
1 1/2	1.900	1.610	2.72	2.73
2	2.375	2.067	3.65	3.68
2 1/2	2.875	2.469	5.79	5.82
3	3.500	3.068	7.58	7.62
3 1/2	4.000	3.548	9.11	9.20

**AMERICAN INSTITUTE OF STEEL CONSTRUCTION**

# Monuments

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# U. S. PUBLIC LAND SURVEY MONUMENT RECORD

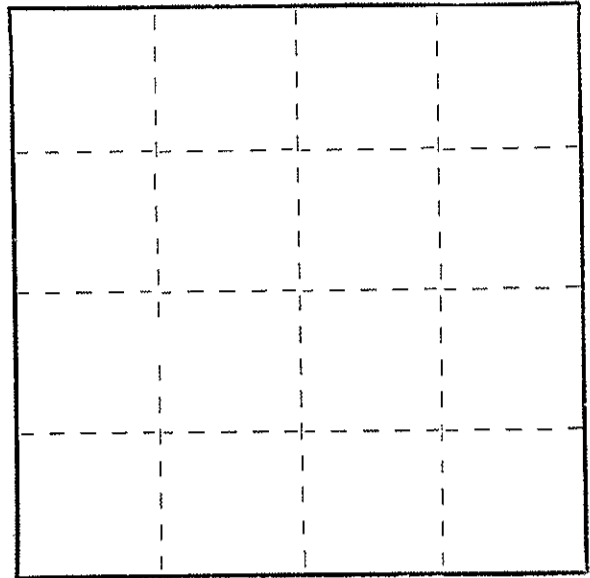
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**I N S T R U C T I O N S :**

This record shall show the location of the corner and shall include all of the following nine elements (a through i).

- (a) Identify the corner by reference to the U.S. public land survey system.

○ = Corner monument restored.



- (b) Describe any record evidence, monument evidence, occupational evidence, testimonial evidence or any other material evidence you considered, and whether the monument was found or placed.

- (c) In the plan view drawing below, provide reference ties to at least 4 witness monuments, or, if the location is within a municipality, to at least 2 witness monuments. (Witness monuments shall be made of concrete, natural stone, iron or other equally durable material.)  
Describe witness monuments.

- (d) Show a plan view drawing depicting the relevant monuments and reference ties which is sufficient in detail to enable accurate relocation of the corner monument if the corner monument is disturbed. Indicate north.

(e) Describe any material discrepancy between the location of the corner as restored or reestablished and the location of that corner as previously restored or reestablished by distance and direction. Show the discrepancy on the plan view drawing under (d), above. Show the distances between the corner as previously restored or reestablished and (1) the corner as restored or reestablished, and (2) to at least 2 of the witness monuments shown on the drawing in (d), above.

(f) Was the corner restored through acceptance of (1) an obliterated evidence location, or, (2) a found perpetuated location?

(g&h) Was the corner reestablished through lost corner proportionate methods? If so, show the method, including the directions and distances to other public land survey corners used as evidence or used for proportioning in determining the corner location?

Affix Land Surveyor Seal

(i) I, \_\_\_\_\_  
(type or print name) certify that the corner location shown on this record was determined by me or under my direction and control and that this U.S. Public Land Survey Monument Record is correct and complete to the best of my knowledge and belief.

Signature

Date

# EXAMPLE INTERIOR MONUMENT WAIVER

## SUBDIVISION MONUMENT PLACEMENT WAIVER REQUEST

This is a waiver request for monument placement requirements per s.236.15 of the Wisconsin Statutes and Chapter 17-12(e) of the Village of Harrison Subdivision Code.

**Exterior boundary monuments have been set, but interior monuments for Lots 21 through 40 in the plat of Kambura Acres II, Village of Harrison, Calumet County, Wisconsin, will not be monumented due to extensive grading to prepare the site for construction. These Lots will be monumented after grading is complete and a monumentation certification will be provided to the Village of Harrison. No building permits will be issued for these lots prior to the monumentation certification.**

All monuments shall be in place within one (1) year of the recording of the plat of Kambura Acres II. \$1000.00 dollars will cover the cost of Martenson & Eisele, Inc. to complete the plat staking.

### APPLICANT

Signature Wallace Bud Rusch  
Printed Name Bud Rusch  
Company Name Rusch Development Properties, LLC  
Address W6132 Shagbark Hickory Lane, Menasha WI 54952  
Telephone 920-733-1646  
Date 10-26-2016

### APPROVED BY (Village of Harrison)

Signature Mark J. Monmaerts  
Printed Name Mark J. Monmaerts  
Title Planner  
Department Planning  
Date 10-27-2016