

# 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.

s. 236.16 (1),  
Wis. Stats.

## **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.

s. 236.02 (7),  
Wis. Stats.

## **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.

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## **NUMBERING**

### **Lots and Outlots**

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

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**

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

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**

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

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**

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

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

66 Op. Att'y Gen.  
2 (1977)

*FAS, LLC v. Town of  
Bass Lake, 2007 WI  
73, 294 Wis. 2d 697,  
717 N.W. 2d 853*

## 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).*

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## **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**

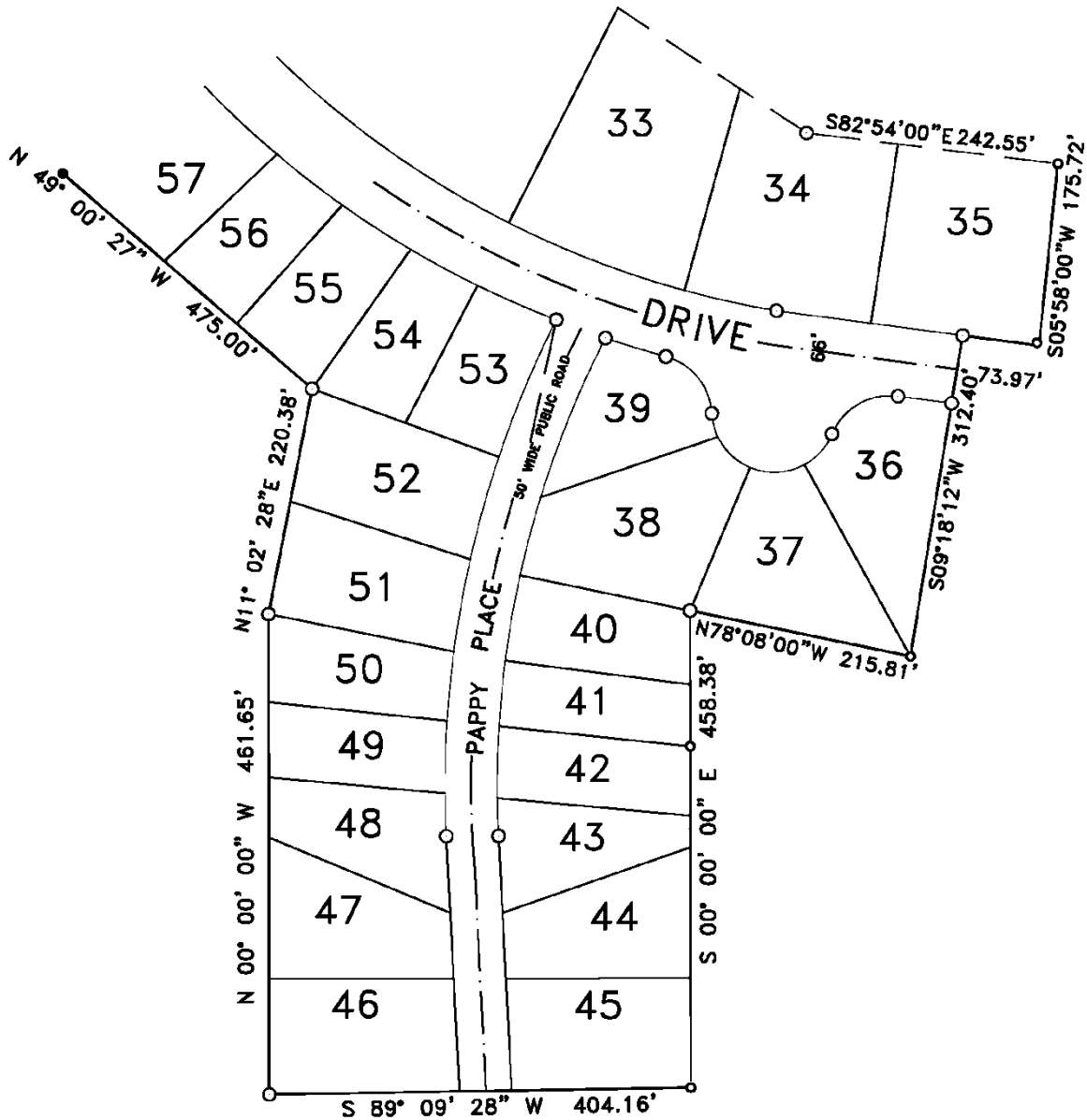
**Local verification for lot access by private road (drive).**

**Local lot access by easement ordinance**

**Local verification for lot access by easement.**

# Lots, Outlots, and Blocks

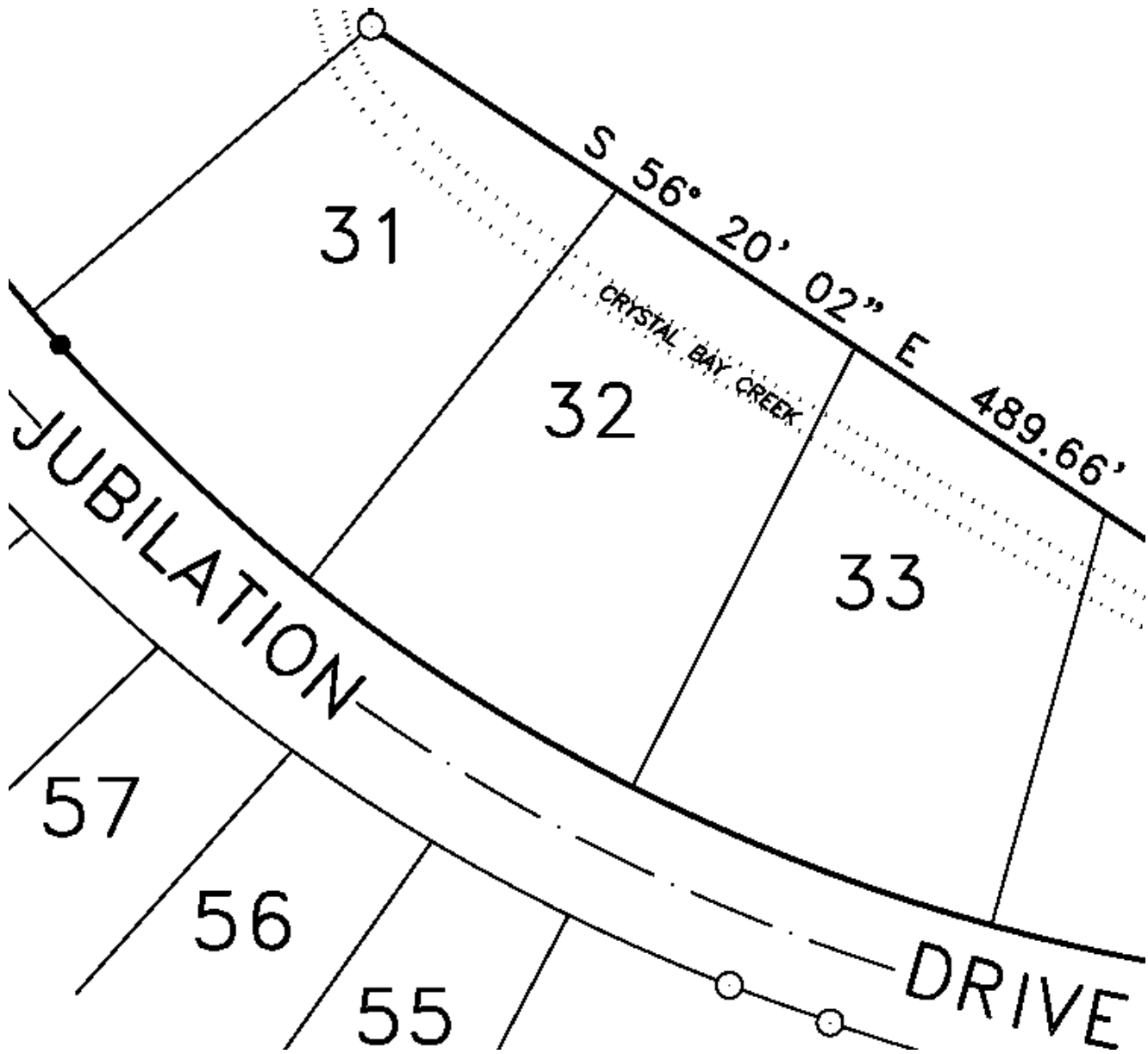
NUMBER LOTS CONSECUTIVE WITHIN THE BLOCKS LIKE THIS...





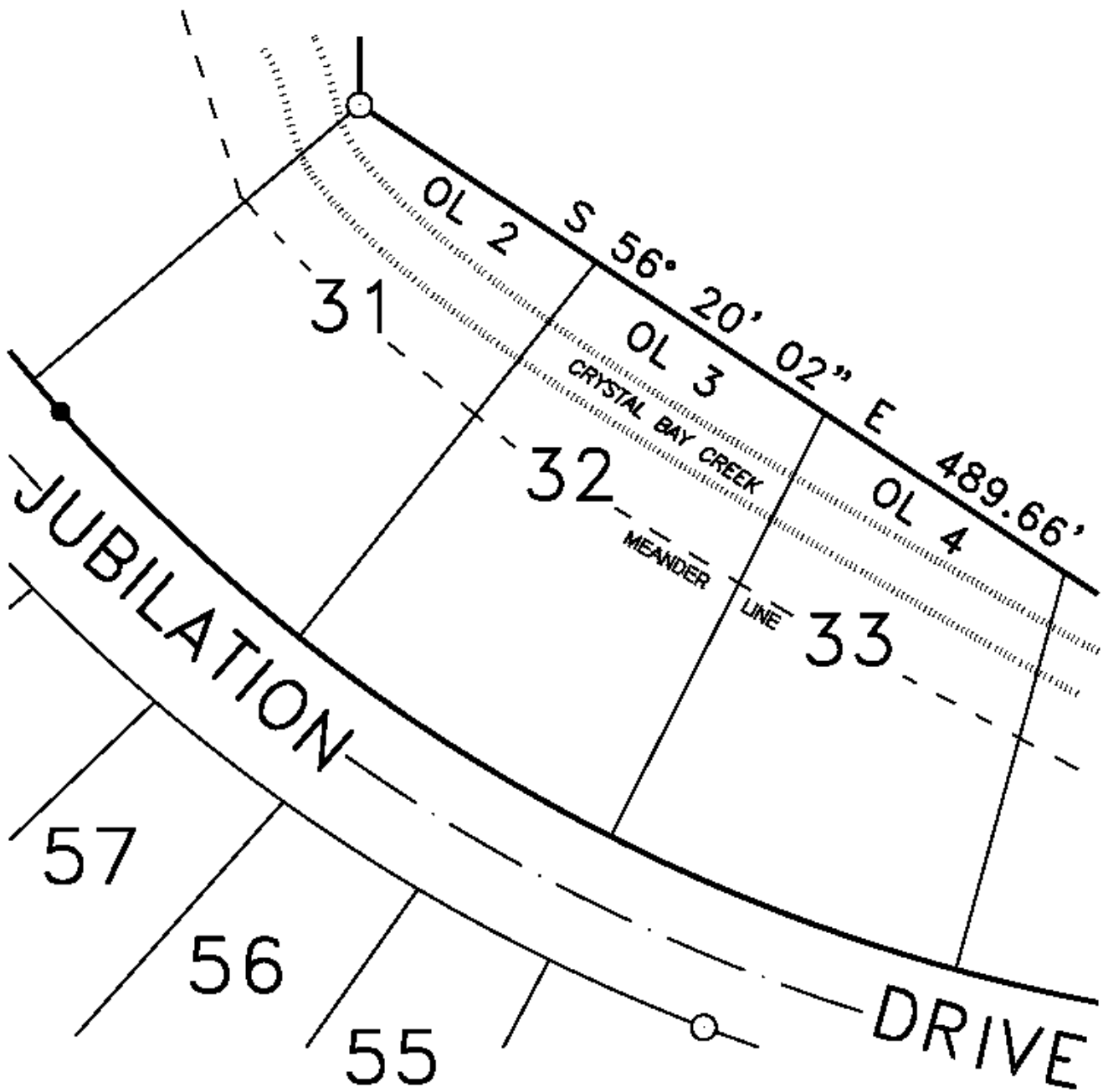
# Lots, Outlots, and Blocks

PARCELS MAY EXTEND ACROSS A NAVIGABLE STREAM LIKE THIS:



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OR PARCELS MAY BE BOUNDED BY A STREAM LIKE THIS:





# Lots, Outlots, and Blocks

## 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).



**New Richmond**

*Take a  
closer look . . .*

### ***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.**

# Lots, Outlots, and Blocks

## 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

Rence Powers  
WIDOA  
Plat Review  
17 S. Fairchild St., 7<sup>th</sup> 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,

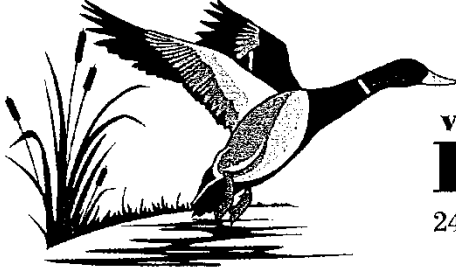


Mary Hemenway  
Deputy Clerk

# Lots, Outlots, and Blocks

## 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,

A handwritten signature in black ink, appearing to read "Hugh L. Thomas". The signature is fluid and cursive, with a long horizontal stroke at the end.

Hugh L. Thomas, AICP  
Administrator

cc: Steven Bieda, Mau Associates

# Lots, Outlots, and Blocks

## 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).

<b>Reduced Width Lots Permitted on Plat</b>	Plat Review – DOA
	<b>Mailing Address:</b> PO Box 1645, Madison WI 53701 <b>Shipping Address:</b> 101 E Wilson St FL 9, Madison WI 53703
<b>Plat Review WI Department of Administration</b>	<b>Phone:</b> 608-266-3200 <b>Fax:</b> 608-264-6104 <b>Email:</b> <a href="mailto:plat.review@wi.gov">plat.review@wi.gov</a> <b>Web:</b> <a href="http://doa.wi.gov/platreview/">http://doa.wi.gov/platreview/</a>
Subdivision Name:	
County:	
City/Town/Village:                      of	
What ordinance number/section allows for lot widths less than that required by <a href="#">s. 236.16 (1)</a> , Wis. Stats., as shown on the plat?  If available please provide the Internet URL link to the ordinance:	
<input type="checkbox"/> All lots in the above named plat will be served by the public sewer system, and private onsite wastewater treatment systems are not permitted.	
<b>Prepared By:</b> Name:	
Organization/ Company:	
Phone:	
Email:	
Date:	
O:\Platting Manual\wi_platting_manual_source_documents\Lots and Outlots\WI_Platting_Manual-Lots_and_Outlots.docx	

# Lots, Outlots, and Blocks

## 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).

<b>Reduced Area Lots Permitted on Plat</b>	Plat Review – DOA
	<b>Mailing Address:</b> PO Box 1645, Madison WI 53701
<b>Plat Review</b>	<b>Shipping Address:</b> 101 E Wilson St FL 9, Madison WI 53703
<b>WI Department of Administration</b>	<b>Phone:</b> 608-266-3200 <b>Fax:</b> 608-264-6104
	<b>Email:</b> <a href="mailto:plat.review@wi.gov">plat.review@wi.gov</a>
	<b>Web:</b> <a href="http://doa.wi.gov/platreview/">http://doa.wi.gov/platreview/</a>
Subdivision Name:	
County:	
City/Town/Village:                      of	
What ordinance number/section allows for lot areas less than that required by <a href="#">s. 236.16 (1)</a> , Wis. Stats., as shown on the plat?	
If available please provide the Internet URL link to the ordinance:	
<input type="checkbox"/> All lots in the above named plat will be served by the public sewer system, and private onsite wastewater treatment systems are not permitted.	
<b>Prepared By:</b>	
Name:	
Organization/ Company:	
Phone:	
Email:	
Date:	
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# 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.

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](mailto:plat.review@wi.gov)

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

### Lot Access via Easement Or Private Road Permitted on Plat

**Plat Review  
WI Department of Administration**

Subdivision Name:

County:

City/Town/Village:                      of

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:

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outlots\wi\_plattng\_manual-lots\_and\_outlots.docx

# Lots, Outlots, and Blocks

## 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

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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.



Town Clerk

Dated the 13 day of January, 2003

# Lots, Outlots, and Blocks

## 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:

- i. 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 9<sup>th</sup> day of February, 2004.

Approved.

  
Village President

Attest:

  
Village Clerk-Treasurer



# Lots, Outlots, and Blocks

## 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,

A handwritten signature in black ink, appearing to read 'Ray R. Knapp', written over a horizontal line.

Ray R. Knapp, Chairman  
Town of Troy

cc: Craig Lilja

# Lots, Outlots, and Blocks

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