

Plats...continued...

Preliminary Plat Approval requires the following:

- 8 copies of the preliminary plat plus any additional copies for other reviewing agencies.
- Plat shall be prepared by a registered land surveyor and meet all requirements of § 236.20, WI Stats.
- Names and addresses of owners and registered surveyor preparing the plat and date of preparation.
- An 8½ x 11 inch reproducible copy of the proposed plat.
- Location and names of adjacent platted lands and the owners of adjoining parcels of unplatted land, including the use and zoning of adjacent land.
- Contour intervals not more than 2 feet, with slopes >12% and >20% defined.
- Erosion control & road construction plans.
- Areas of filling, grading, lagooning, or dredging.
- Sufficient soil tests to establish the suitability of soil absorption wastewater systems for each lot.
- Any restrictive covenants related to the land division.
- A statement and location of any improvements proposed.
- A statement from appropriate town, county, or state agency approving access connections onto existing road system.
- Review fees need to be paid to all reviewing agencies.
- Submit plat to the state plat review agency in conformance with § 236.12(6), WI Stats and receive letter of no objection.
- Submit plat to WI DNR for Ch. 30, Ch. 216, and the archeological heritage database examination.
- Financial surety for erosion control work.
- Submit the preliminary plat to the Towns or Extraterritorial Zoning (ETZ) districts for local board review and approval.
- Land Conservation Department and their committee shall review the erosion control plan and condition, accept, or reject the preliminary plat submitted.
- Submittal is at least 20 days before LMC meeting for consideration and a decision on preliminary plat approval.

Final Plat Approval requires the following:

- All requirements and conditions are completed as required by LMC preliminary plat approval.
- All erosion control measures installed and approved.

- 8 copies of the final plat.
- Submit final plat to the state plat review agency in conformance with § 236.12(6), WI Stats and receive letter of no objection.
- Submit final plat to the Towns or ETZ districts for local board review and approval.
- Provide written statement of the date that materials were sent to state plat review agency and the Town or ETZ district.
- Submit a copy of the plat to WI DNR for approval (if applicable).
- Provide a statement from the appropriate town, county, or state agency that all roads have been constructed to standards, except final paving may occur after final approval.
- The final plat shall show on its face all lands reserved for future public dedication or reserved for common use of property owners within the plat. If common property is located within the plat, then maintenance and ownership must be provided with the plat.
- Submit road maintenance agreement and bond for cost of final paving for review.
- Submit Covenants & Homeowners Association documents.
- All final plats need certificates required by § 236.21, WI Stats.
- Procedure for recording follow Pierce Co. Code § 237-19.
- Procedure for dedication follow Pierce Co. Code § 237-21.

St. Croix Riverway Zoning

- The St. Croix River District applies to legal descriptions listed in Pierce Co. St. Croix Riverway Zoning Code § 239-5.
- In this district, land divisions are any division of a parcel of land by the owner or owner's agent, for the purpose of transfer of ownership or building development, which creates one or more parcels or building sites of **20-acres or less**.
- Land divisions are allowed with a conditional use permit subject to standards in Pierce Co. Code § 239-9 and § 239-10 and approval by the Pierce County Board of Adjustment.

PIERCE COUNTY, WISCONSIN

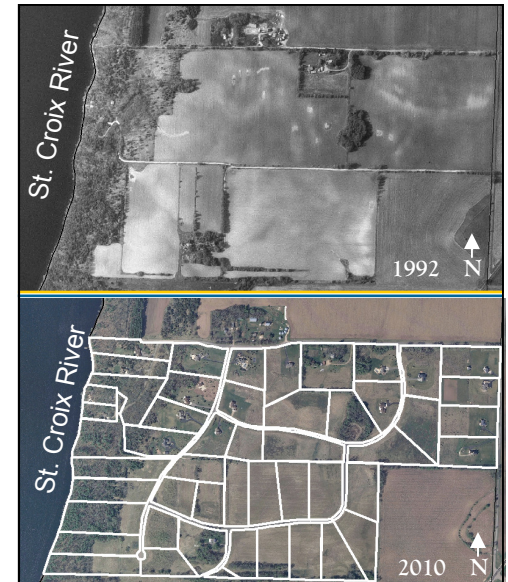


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Subdividing Land

PIERCE COUNTY,
WISCONSIN



DEPARTMENT OF
LAND MANAGEMENT &
RECORDS

Planning Office 715-273-6746
Zoning Office 715-273-6747

Subdivision of Land in Pierce County, Wisconsin



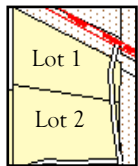
This brochure provides general information for creating parcels in Pierce County. Please contact our office for more information. Land divisions need to comply with Pierce County Subdivision of Land, Zoning, Floodplain, and St. Croix Riverway Zoning Ordinances.

Exemptions

Chapter 237 does not apply to land divisions when:

- Transfers of land by will or pursuant to court order;
- Leases of a term not to > 10 years, mortgages or easements;
- Sale or exchange of land between owners of adjoining property, provided additional lots are not created and provided any new lot configurations meet applicable zoning or other regulations;
- Cemetery plats created under § 157.07 WI Stats; and,
- Assessors plats created under § 70.27 WI Stats, but plats shall comply with § 236.15(1)(a) to (g) and § 236.20(1) and (2)(a) to (e), unless waived under § 236.20(2)(l) WI Stats.

Minor Certified Survey Map (CSM)

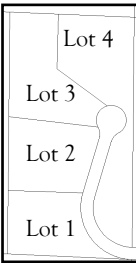


Creating 1 or 2 parcels of **15 acres or less** within a 5 year period by one or successive divisions by the same or subsequent owners are considered Minor CSM land divisions. Minor CSMs require the Land Management Department staff to review the following items:

- The CSM shall be submitted consistent with § 236.34, WI Stats. and showing improvements on each lot.
- Submit a statement from appropriate town, county or state agency approving road access for each lot.
- Submit soil evaluations to demonstrate that each lot is suitable for a soil absorption wastewater system unless waived by the Department of Land Management.
- A separate drawing shall be submitted designating portions of the lot that >12% slopes and >20% slopes.
- In some Towns and Extraterritorial Zoning districts, the local board also reviews and approves the CSM.

- Review fees need to be paid to the Land Management Department.
- After the CSM is approved, it needs to be recorded in the Register of Deed's Office per § 236.34(2) WI Stats.

Major Certified Survey Map (CSM)



Creating 3 or 4 parcels of **15 acres or less** within a 5 year period by one or successive divisions by the same or subsequent owners are considered Major CSM land divisions. The review require preliminary approval from the Land Management Committee (LMC) and final approval by Land Management staff.

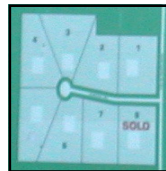
Preliminary Approval requires the following:

- The CSM shall be submitted consistent with § 236.34, WI Stats.
- All information required for preliminary plat applications contained in Pierce County Code § 237-17A(2) through (4), except two-inch contour intervals may be omitted in place of showing slopes ≥ 12% slopes as certified by a registered land surveyor.
 - All requirements of § 236.20, WI Stats.
 - Names and addresses of owners and registered surveyor preparing Major CSM and date of preparation.
 - An 8½ x 11 inch reproducible copy of proposed Major CSM.
 - Location and names of adjacent platted lands and the owners of adjoining parcels of unplatted land, including the use and zoning of adjacent land.
 - Contour intervals not more than 2 feet, with slopes >12% and >20% defined.
 - Erosion control plans, unless a rule exception is approved.
 - Areas of filling, grading, lagooning, or dredging.
 - Sufficient soil tests to establish the suitability of soil absorption wastewater systems for each lot.
 - Any restrictive covenants related to the proposed land division.
 - A statement and location of any improvements proposed to be provided by applicant.
 - A statement from appropriate town, county, or state agency approving access connections onto existing road system.

- Any additional information required by the LMC
- Review fees need to be paid to the Land Management Dept.
- In some Towns and Extraterritorial Zoning districts, the local board also reviews and approves the CSM.
- The LMC shall review and render a decision on the preliminary Major CSM land division in accordance with Pierce County Code § 237-17B, C(1), and (3).

Final Approval is completed by Land Management staff and needs to be in accordance to the preliminary LMC approval. After the CSM is approved, it needs to be recorded in the Register of Deed's Office per § 236.34(2) WI Stats.

Plats



Land divisions creating 5 or more parcels or building sites of **15 acres or less** through a single division or successive divisions by either the same or subsequent owner(s) within a period of 5 years shall follow platting procedures.

Plats require concept, preliminary, and final approval from the LMC before being recorded with the Register of Deed's Office.

Concept Plan Approval requires the following:

- 8 copies of the concept plan drawn to a reasonable scale.
- Concept plan needs lot layout, lot size, exterior boundary, roadways, easements, wetlands, floodplain, existing land use of the tract and adjacent lands, slopes >12% and >20% defined, and anything else the Department deems relevant.
- Submittal needs to be at least 20 days before the LMC meeting to be considered and rendered a decision on concept plan approval.

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