

No. 527, S.]

[Published August 27, 1957.

CHAPTER 599

AN ACT to renumber 236.12 (6); to amend 236.10 (1) (b) 2, as amended by chapter 88, laws of 1957 (Bill No. 62, S.), 236.12 (1) and (2) (intro. par.), 236.12 (2) (a), as amended by chapter 88, laws of 1957 (Bill No. 62, S.) and (b), (3) and (4), 236.15 (1) (c) and (d), 236.20 (2) (L), as created by chapter 88, laws of 1957 (Bill No. 62, S.), 236.20 (5) (a), 236.26 and 236.34 (1) (intro. par.); and to create 236.03 (3) and 236.12 (6) and (7) of the statutes, relating to platting of subdivisions.

The people of the state of Wisconsin, represented in senate and assembly, do enact as follows:

SECTION 1. 236.03 (3) of the statutes is created to read:

236.03 (3) Subsection (1) shall not apply to the sale or exchange of parcels of public utility or railroad right of way to adjoining property owners if the governing body of the municipality or town in which the property is located and the county planning agency, where such agency exists, approves such sale or exchange on the basis of applicable local ordinances or the provisions of this chapter.

SECTION 2. 236.10 (1) (b) 2 of the statutes, as amended by chapter 88, laws of 1957 (Bill No. 62, S.), is amended to read:

236.10 (1) (b) 2. The governing body of the municipality *if, by July 1, 1958, or thereafter it adopts a subdivision ordinance or an official map;* and

SECTION 3. 236.12 (1) and (2) (intro. par.) of the statutes are amended to read:

236.12 (1) This section shall not apply to cities of the first class nor to *unincorporated* land * * * in a county having a population of 500,000 or more.

(2) (intro. par.) Within 2 days after a preliminary or final plat is submitted for approval, legible copies, *together with a list of the authorities to which the plat must be submitted for approval under s. 236.10 or objection under this subsection,* furnished by the subdivider at his expense, shall be sent, by the clerk or secretary of the approving authority to which the plat is submitted, * * * to the following *agencies which have authority to object to the plat:*

SECTION 4. 236.12 (2) (a) of the statutes, as amended by chapter 88, laws of 1957 (Bill No. 62, S.), is amended to read:

236.12 (2) (a) Two copies for each of the state agencies required to review the plat to the director of regional planning who shall examine the plat for compliance with ss. 236.15, 236.16, 236.20 and 236.21 (1) and (2). If the subdivision abuts or adjoins a state trunk highway or connecting street, the director shall transmit 2 copies to the state highway commission so that agency * * * *may* determine whether it has any objection to the plat on the basis of its rules as provided in s. 236.13. If the subdivision is not served by a public sewer and provision for such service has not been made, the director shall transmit 2 copies to the state board of health so that agency * * * *may* determine whether it has any objection to the plat on the basis of its rules as provided in s. 236.13. In lieu of this procedure * * * the agencies may designate local officials to act as their agents in examining the plats for compliance with the statutes or their rules by filing a written delegation of authority with the approving body.

SECTION 5. 236.12 (2) (b), (3) and (4) of the statutes are amended to read:

236.12 (2) (b) * * * *Four copies to the county planning agency, if such agency employs on a full-time basis a professional engineer, a planner, or other person charged with the duty of administering planning legislation so that body may determine if it has any objection to the plat on the basis of conflict with park, parkway, expressway, major highways, airports, drainage channels, schools, or other planned public developments; or where no planning agency exists, then two copies to the county park commission, if the subdivision abuts a county park or parkway so that body may determine if it has any objection to the plat on the basis of conflict with the park or parkway development;*

(3) Within 20 days of the date of * * * *receiving* the copies of the plat any agency having the authority to object under sub. (2) shall notify the subdivider and all *approving or objecting* authorities * * * of any objections based upon failure of the plat to comply with * * * *the statutes or rules which its examination under sub. (2) is authorized to cover or, if there is no objection, it shall so certify on the face of a copy of the plat and return that copy to the approving authority from which it was received.* The plat shall not be approved or deemed approved until * * * *any objections have been satisfied. If the objecting agency fails to act within the 20-day limit it shall be deemed to have no objection to the plat.*

(4) The clerk or secretary of the approving authority forwarding copies of the plat under sub. (2) shall certify * * * *on the face of the plat* that the copies were forwarded as required and the date thereof and that no objections to the plat have been filed *within the 20-day limit set by sub. (3) or, if filed, have been met.*

SECTION 6. 236.12 (6) of the statutes is renumbered 236.12 (8).

SECTION 7. 236.12 (6) and (7) of the statutes are created to read:

236.12 (6) In lieu of the procedure under subs. (2) to (5), the subdivider or his agent may submit the original plat directly to each of the agencies authorized by sub. (2) to object. Each such agency shall have 20 days from the date of the submission of the original plat in which to examine it for any objections based upon failure of the plat to comply with the statutes or rules which its examination under sub. (2) is authorized to cover. If the agency has no objection or when its objections are satisfied, it shall so certify on the face of the plat. If the agency fails to act within 20 days from the date of the submission of the plat, it shall be deemed to have no objection to the plat and, upon demand, it shall so certify on the face of the plat.

(7) No approving authority may inscribe its approval on a plat prior to the affixing of the certificates under either sub. (4) or (6).

SECTION 7m. 236.15 (1) (c) and (d) of the statutes are amended to read:

236.15 (1) (c) All lot corners shall be monumented in the field by iron * * * pipes at least 24 inches long and one inch in diameter, weighing not less than 1.13 pounds per lineal foot, *or by round or square iron bars at least 24 inches long and weighing not less than 1.13 pounds per lineal foot.*

(d) The lines of lots that extend to lakes or streams shall be monumented in the field by iron * * * pipes at least 30 inches long and one inch in diameter weighing not less than 1.13 pounds per lineal foot, *or by round or square iron bars at least 30 inches long and weighing not less than 1.13 pounds per lineal foot.* These monuments shall be placed at the

point of intersection of the lake or stream lot line with a meander line established not less than 20 feet back from the ordinary high water mark of the lake or from the bank of the stream.

SECTION 8. 236.20 (2) (L) of the statutes, as created by chapter 88, laws of 1957 (Bill No. 62, S.), is amended to read:

236.20 (2) (L) When strict compliance with a provision of this section will entail undue or unnecessary difficulty or tend to render the plat more difficult to read, and when the information on the plat is sufficient for the exact retracement of the measurements and bearings or other necessary dimensions, the director of regional planning *or, in cities of the first class, the city engineer* may waive such strict compliance.

SECTION 9. 236.20 (5) (a) of the statutes is amended to read:

236.20 (5) (a) All existing * * * buildings;

SECTION 10. 236.26 of the statutes is amended to read:

236.26 When a final plat is recorded the register of deeds shall notify all authorities required by s. 236.10 to approve *or permitted by s. 236.12 to object to* the plat by mailing to the clerk of * * * each authority written notice thereof.

SECTION 11. 236.34 (1) (intro. par.) of the statutes is amended to read:

236.34 (1) (intro. par.) A certified survey map of not more than * * * $\frac{1}{4}$ parcels of land may be recorded in the office of the register of deeds of the county in which such land is situated if such certified survey meets the following requirements:

Approved August 14, 1957.
