

No. 229, S.]

[Published August 5, 1959.

**CHAPTER 256**

AN ACT to renumber 236.02 (4) to (8); to amend 236.11 (1) (a), 236.20 (1) (a) and (2) (k), and 236.21 (1) (b); and to create 236.02 (4) and 236.335 of the statutes, relating to the platting of land, and providing a penalty.

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

SECTION 1. 236.02 (4) to (8) of the statutes are renumbered 236.02 (5) to (9), respectively.

SECTION 2. 236.02 (4) of the statutes is created to read:

236.02 (4) An "outlot" is a parcel of land, other than a lot or block, so designated on the plat.

SECTION 3. 236.11 (1) (a) of the statutes is amended to read:

236.11 (1) (a) Before submitting a final plat for approval, the subdivider may submit, or the approving authority may require that he submit, a preliminary plat. It shall be clearly marked "preliminary plat" and shall be in sufficient detail to determine whether the final plat will meet layout requirements. Within 40 days the approving authority, or its agent authorized to approve preliminary plats, shall take action to approve, approve conditionally, or reject such plat and shall state in writing any conditions of approval or reasons for rejection, *unless the time is extended by agreement with the subdivider*. Failure of the approving authority or its agent to act within such 40 days, *or extension thereof, shall constitute an approval of the preliminary plat*.

SECTION 4. 236.20 (1) (a) of the statutes is amended to read:

236.20 (1) (a) On muslin-backed white paper 22 inches wide by 30 inches long. When more than one sheet is used for any plat, each sheet shall be numbered consecutively and shall contain a notation giving the total number of sheets in the plat and showing the relation of that sheet to the other sheets *and each sheet shall bear the name of the subdivision*. These sheets may be provided by the county through the register of deeds on such terms as the county board \* \* \* *determines*.

SECTION 5. 236.20 (2) (k) of the statutes is amended to read:

236.20 (2) (k) When a street is on a circular curve, the main \* \* \* chords of the \* \* \* *right-of-way lines* shall be drawn as \* \* \* dotted \* \* \* lines in their proper \* \* \* places; and either on \* \* \* them, or in an adjoin-

ing table, shall be noted \* \* \* *their bearings and lengths*, the radius of the circle of which the curve is a part and the central angle subtended. The lot lines \* \* \* may be shown in the same manner or by bearings and distances. When a circular curve of 30-foot radius or less is used to round off the intersection between 2 straight lines, it shall be tangent to both straight lines; it shall be sufficient to show on the plat the radius of the curve and the tangent distances from the points of curvature to the point of intersection of the straight lines.

SECTION 6. 236.21 (1) (b) of the statutes is amended to read:

236.21 (1) (b) A clear and concise description of the land surveyed, divided and mapped by government lot, quarter-quarter section, section, township, range and county; *and by metes and bounds commencing with some corner marked and established by the U. S. public land survey*; \* \* \* or if such land is located in a \* \* \* *recorded* subdivision or *recorded* addition thereto, then by the number or other description of the lot, block or \* \* \* *subdivision* thereof, \* \* \* *which has previously been tied to a corner* marked and established \* \* \* *by* the U. S. public land survey. \* \* \*

SECTION 7. 236.335 of the statutes is created to read:

236.335 PROHIBITED SUBDIVIDING; FORFEIT. No lot or parcel in a recorded plat shall be divided, or thereafter used if so divided, for purposes of sale or building development if the resulting lots or parcels do not conform to this chapter or any applicable ordinance of the approving authority or the rules of the state board of health under s. 236.13. Any person making or causing such a division to be made shall forfeit not less than \$100 nor more than \$500 to the city, village or town having approving authority, or to the state if there is a violation of this chapter or said rules of the state board of health.

Approved July 28, 1959.

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