



## 2011 SENATE BILL 444

February 8, 2012 – Introduced by Senators SCHULTZ, OLSEN, HOLPERIN and HANSEN, cosponsored by Representatives RIVARD, MARKLEIN, TRANEL, VAN ROY, A. OTT, BROOKS and KRUG. Referred to Committee on Labor, Public Safety, and Urban Affairs.

1     **AN ACT** *to repeal* 236.12 (4), 236.12 (5), 236.20 (1) (b), 443.01 (4), 443.06 (2) (a),  
2           443.06 (2) (b), 443.06 (2) (c), 443.06 (2) (cm), 443.06 (2) (e), 443.06 (2) (em),  
3           443.14 (8) (b) and 443.14 (8) (c); *to renumber and amend* 60.84 (1), 236.11 (2),  
4           236.12 (8), 236.15 (1) (intro.), 236.15 (1) (a), 236.21 (1) (b), 236.32 (except 236.32  
5           (title)) and 443.06 (3); *to consolidate, renumber and amend* 236.12 (2)  
6           (intro.) and (a) and 236.12 (3) and (6); *to amend* 15.405 (2) (intro.), (a) and (b),  
7           20.165 (2) (j), 26.09 (3) (b) 1., 30.11 (3), 30.13 (3) (a), 59.20 (2) (c), 59.43 (8), 59.45  
8           (1) (a) 2., 59.45 (1) (b), 59.45 (3), 59.46, 59.72 (3m) (a) 4m., 59.73 (2), 59.74 (2)  
9           (b) 1., 59.74 (2) (c), 59.74 (2) (g), 59.74 (2) (h), 59.74 (2) (j), 59.75, 60.84 (2), 60.84  
10          (3) (a), 60.84 (3) (c) (intro.) and 1., 60.84 (4), 66.0309 (11), 70.27 (2), 70.27 (5),  
11          70.27 (6), 70.27 (7) (intro.), 70.27 (7) (d), 84.095 (5), 157.07 (1), 157.07 (2), 157.07  
12          (3), 236.02 (2m), 236.03 (2), 236.12 (2) (b), 236.13 (2) (a), 236.13 (2m), 236.15 (1)  
13          (b), 236.15 (1) (d), 236.15 (2), 236.16 (3) (title), 236.16 (3) (a), 236.16 (3) (b),  
14          236.16 (4), 236.20 (1) (a), 236.20 (2) (g), 236.20 (2) (k), 236.20 (3) (b), 236.20 (4)

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1 (b), 236.20 (5) (c), 236.21 (1) (intro.), 236.21 (1) (a), 236.21 (1) (d), 236.25 (2) (a),  
2 236.25 (2) (c), 236.25 (2) (d), 236.34 (1) (a), 236.34 (1) (b), 236.34 (1) (c), 236.34  
3 (1) (d) (intro.), 236.34 (1) (d) 1., 236.34 (1) (d) 2., 236.34 (1) (d) 4., 236.34 (1) (e),  
4 236.34 (2) (b) 1., 440.03 (13) (b) 34., 440.08 (2) (a) 39., chapter 443 (title), 443.01  
5 (3), 443.01 (3r) (c), 443.02 (4), 443.06 (title), 443.06 (1) (title), 443.06 (1) (a),  
6 443.06 (1) (b), 443.06 (2) (intro.), 443.06 (2) (am), 443.06 (2) (bm), 443.06 (2) (d),  
7 443.10 (title), 443.10 (2) (b), 443.10 (5), 443.12 (title), 443.12 (1), 443.12 (3),  
8 443.14 (8) (a), 443.14 (8) (d), 443.14 (9), 443.14 (11), 443.18 (2) (a), 443.18 (2) (b),  
9 470.025 (7), 703.02 (6m), 703.11 (2) (intro.), 703.11 (2) (b), 703.11 (4), 703.115  
10 (1) (b), 703.13 (6) (e), 703.13 (7) (c), 703.13 (8) (c), 707.215 (2) (intro.), 707.215  
11 (3), 707.215 (5) (intro.), 709.02 (1), 709.07 and 893.37; **to create** 59.001 (3r),  
12 60.84 (1g), 60.84 (3) (c) 3., 157.061 (13m), 236.02 (9b), 236.025, 236.11 (2) (b),  
13 236.12 (2) (ac), 236.20 (6), 236.32 (2m), 236.34 (4), 443.01 (1m), 443.01 (3b),  
14 443.01 (6s), 443.01 (7m), 443.06 (3) (a) 3., 443.135, 703.02 (13r) and 710.09 of  
15 the statutes; and **to affect** 2009 Wisconsin Act 376, section 13 (1); **relating to**  
16 professional land surveyors; the practice of professional land surveying;  
17 surveying land abutting navigable waters; various changes regarding platting,  
18 surveying, and certified survey maps; and granting rule-making authority.

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***Analysis by the Legislative Reference Bureau***

Under current law, with certain exceptions, a person may not practice land surveying or represent that he or she is a land surveyor unless the land surveyor section (section) of the examining board of architects, landscape architects, professional engineers, designers and land surveyors (board) has issued a certificate of registration or permit to the person. "Land surveying" is defined as determining the location of land boundaries and boundary corners; preparing maps that show the shape and area of tracts of land or subdivisions or the layout of roads, streets, or rights-of-way; or preparing official plats or maps of land in this state.

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This bill replaces “land surveying” with the term “practice of professional land surveying” and defines the term as any of the following:

1. Any service comprising the establishment or reestablishment of the boundaries of one or more tracts of land or the boundaries of any of the following interests in real property: a) the layout and rights-of-way of roads or streets; b) air or subsurface property rights; or c) public or private easements.

2. Designing or coordinating designs for the purpose of platting or subdividing land into smaller tracts.

3. Placing, replacing, restoring, or perpetuating monuments in or on the ground to evidence the location of a point that is necessary to describe the shape, area, and boundaries of one or more tracts of land or the subdivision or consolidation of one or more tracts of land or that is necessary to describe the boundaries of any interest in real property identified in item 1.

4. Preparing maps that depict any interest in real property identified in item 1. for the purpose of establishing the boundaries of any such interest in real property.

5. Preparing any of the following: a) an official map established or amended by a city, established or amended by a village, or adopted by a town; b) an assessor’s plat; c) a map or plat of cemetery lands; d) a subdivision plat, certified survey map, or correction instrument; e) a condominium plat or correction instrument; or f) a project and time-share plat.

6. Performing construction or geodetic surveying in connection with any of the practices specified in items 1. to 5.

The bill also replaces the certificate of registration requirement under current law with a licensure requirement. Therefore, under the bill with certain exceptions, a person may not engage in the practice of professional land surveying or represent that he or she is a professional land surveyor unless the person is issued a license or permit by the section.

In addition, the bill changes the name of the section to the professional land surveyor section and changes the name of the board to the examining board of architects, landscape architects, professional engineers, designers and professional land surveyors. The bill also replaces various references under current law to “registered land surveyor,” “land surveyor,” and “surveyor” with “professional land surveyor.”

Under current law, a person who has engaged in land surveying with a specified level of competence for at least ten years and who has passed oral and written examinations may be certified as a land surveyor. Similarly, current law permits a person who has completed an apprenticeship training course in land surveying, engaged in land surveying for eight years, and passed oral and written examinations may be certified as a land surveyor. This bill eliminates these two pathways for licensure.

Current law authorizes the section to grant a permit to practice land surveying to a person while the application is pending if the person has paid a fee and holds an unexpired certification that satisfies the one of the requirements for certification in this state. Such a permit may be revoked by the section at any time. This law modifies the permitting authority granted to the section by restricting the permit to

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one discrete project and requiring the applicant to demonstrate to the satisfaction of the section that failure to obtain a permit will result in delay of the discrete project and financial loss to the person for whom the applicant seeks to engage in the practice of professional land surveying.

Current law offers several exemptions from certification as a land surveyor; current law exempts officers and employees of the federal government and employees of this state from certification while the individuals are engaged in land surveying for the federal or state government, respectively. This bill eliminates these exemptions from licensure. Current law also exempts employees of public utilities who are engaged in land surveying from certification until July 1, 2018. This bill changes the date at which the exemption applies to July 1, 2013.

Current law permits a town board to contract with the county surveyor or any registered professional land surveyor to survey all or some of the sections of the town and to erect monuments. Currently, the surveyor retained by the town must prepare a certificate that provides a record of any survey created and that documents actions taken by the county surveyor. The certificate must include the bearings of and distance between monuments and must be recorded in the office of the county register of deeds. This bill requires, instead, that a surveyor retained by the town prepare a U.S. Public Land Survey monument record (monument record) that documents the actions taken by the surveyor, including every monument erected on section and quarter section corners. The monument record must be either recorded with the register of deeds or filed in the office of the county surveyor in which the land is located. Current law permits the town board to determine the nature of the monument, but the monument must be either a stone or other durable material of certain dimensions or a three-inch diameter iron pipe of certain dimensions. This bill permits the town board and the surveyor to agree upon an equivalent monument.

Under current law, a survey and plat must be prepared for lands required to be used for burial, into cemetery lots, drives, and walks by a cemetery authority. The plat or map must show the location of the land being subdivided with reference to a corner or corners established by the U.S. Public Land Survey by bearings and distances. This bill requires, instead, that the location of the lands be indicated on the plat or map by bearing and distance from the boundary line of a government lot, quarter section, recorded private claim, or federal reservation in which the subdivision is located and the monumentation at the ends of the boundary line must be described and the bearing and distance shown.

Under current law, a professional surveyor who prepares a lake or stream shore plat must show certain dimensions as measured from the ordinary high water mark (OHWM) of the lake or stream. The bill authorizes a professional land surveyor to incorporate an OHWM that has been determined by the DNR or that has otherwise been determined by law or to approximate the OHWM. The bill requires that statements be included on the face of certain plats or maps that explain that the land below the OHWM of a navigable water is subject to the public trust doctrine for navigable waters and that exposed land between the OHWM and the water's edge is to be used exclusively by the owner of the adjacent waterfront property, unless otherwise provided by law or by the owner's title.

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The bill makes a number of changes to the laws relating to subdivision plats, certified survey maps, and the recording of certain plats, including the following:

1. Under current law, a subdivision plat may not be recorded unless it is approved by, depending on the location of the subdivision that is the subject of the plat, the governing body of a town, city, or village and, in some circumstances, a county planning agency (approving authorities). The plat must also be approved by a county planning agency, county park commission, or county park manager to determine whether there is a conflict with parks, parkways, or other planned public developments; the Department of Administration (DOA); if the subdivision abuts or adjoins a state highway, the Department of Transportation (DOT); and, if the subdivision is not served by a public sewer and provision for that service has not been made, the Department of Safety and Professional Services (DSPS) (approving agencies). Current law specifies the number of copies of the plat that must be submitted, to whom they must be submitted, and the time limits within which the approving authorities and approving agencies must act and provides two different procedures that may be used by a subdivider. The bill simplifies the approval process by limiting it to a single procedure, which is, for the most part, one of the two procedures under current law.

Under the bill, the subdivider or subdivider's agent must submit an electronic copy of the preliminary or final plat, or a copy that is capable of legible reproduction, to the approving authority or authorities and to DOA. DOA must examine the plat for compliance with certain statutory requirements and, within two days, transmit an electronic copy or two legible hard copies of the plat to DOT or DSPS or both, based on the criteria under current law. Also within two days after receiving the copy of the plat, DOA must transmit copies of the plat to the county planning agency, county park commission, or county park manager for making the determinations required under current law. Each approving agency has 20 days after receiving a copy of the plat to notify the subdivider and all other approving agencies of any objection to the plat, or to certify on the face of a copy of the plat that it has no objection and to return that copy to DOA. DOA, then, must certify on the face of the plat that each approving agency has certified that it has no objection or that its objection has been satisfied. If an approving agency other than DOA fails to act within 20 days of receiving a copy of the plat, or if DOA fails to act within 30 days of receiving a copy of the plat, the plat is deemed to be approved and, upon demand, DOA must so certify on the face of the plat.

As under current law, the approving authority or authorities have 60 days after receiving the plat to approve or reject it, but no approving authority may inscribe its final approval on the plat before DOA has certified that all approving agencies have approved the plat.

2. Current law provides that public access to a navigable lake or stream that is established when a subdivision is platted may be vacated only by court action. The bill specifies that such public access may, in addition, be discontinued through a process that exists under current law in which a city, village, town, or county may, by resolution, discontinue a public way upon the written petition of the requisite number of landowners abutting the public way. Current law also provides that the

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Department of Natural Resources must approve of any such discontinuation by a town or county if the public way provides public access to a navigable lake or stream.

3. Current law specifies where monuments must be placed when a subdivision is surveyed and provides that, if a monument would have to be placed in a street when the external boundaries of a subdivision are surveyed, the monument may be placed in the side line of the street. The bill expands this provision to surveys of all parts of a subdivision, not just the external boundaries.

4. Current law provides that a subdivider's project may be constructed in phases and that the amount of any security required by the municipality in which the project is located must be limited to the phase of the project currently being constructed. The bill makes this provision retroactive to all subdivision plats, regardless of when submitted for approval.

5. Under current law, a subdivision plat must have a margin that is binding and one and one-half inches on the left side and a one-inch margin on all other sides; all lands dedicated to public use, except roads and streets, must be clearly marked on the plat as dedicated to the public; and the location of the subdivision must be indicated by bearing and distance from a boundary line of a quarter section, recorded private claim, or federal reservation. The bill changes the plat margin requirements to one inch on all sides, requires roads and streets that are dedicated to public use also to be marked as dedicated to the public, and adds that the location of the subdivision may be indicated by bearing and distance from a boundary line of a government lot monumented in the original survey or resurvey of Wisconsin.

6. The bill clarifies that if land shown in a subdivision plat or certified survey map that is to be recorded is shown in a previously recorded plat or certified survey map, it may be described in the new plat or certified survey map by the subdivision name or previous certified survey map number rather than requiring a metes-and-bounds description of the land.

7. Under current law, a certified survey map may not be recorded unless it is offered for record within 6 months after the last approval and within 24 months after the first approval. The bill increases this timeline to within 12 months after the last approval and within 36 months after the first approval.

8. The bill explicitly allows certified survey maps to be used to grant easements to the public or any person, society, or corporation.

9. Current law provides a procedure for vacation of a subdivision plat by a circuit court. The bill establishes a similar procedure for vacation of a certified survey map by a circuit court.

10. The bill provides that the following documents may be produced for recording on any material that is capable of clearly legible reproduction or other media that is acceptable to the register of deeds: a subdivision plat, a certified survey map, an assessor's plat, a cemetery plat, a condominium plat, and a time-share plat.

11. Current law provides a penalty of not more than \$250 or imprisonment for not more than one year in the county jail for various violations related to the placement of monuments by a surveyor. The bill provides that each monument to which a violation applies is a separate violation and therefore subject to a separate penalty.

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The bill codifies the holding of the Wisconsin Supreme Court in *FAS, LLC v. Town of Bass Lake*, 2007 WI 73, 301 Wis. 2d 321, 733 N.W. 2d 287, by specifying that, unless a local ordinance provides otherwise, a navigable stream running through a parcel of property does not, in and of itself, divide the parcel into two lots if the same person holds title to the property on both sides of the stream.

For further information see the *state and local* fiscal estimate, which will be printed as an appendix to this bill.

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

1           **SECTION 1.** 15.405 (2) (intro.), (a) and (b) of the statutes, as affected by 2011  
2 Wisconsin Act 32, are amended to read:

3           15.405 (2) EXAMINING BOARD OF ARCHITECTS, LANDSCAPE ARCHITECTS,  
4 PROFESSIONAL ENGINEERS, DESIGNERS, AND PROFESSIONAL LAND SURVEYORS. (intro.)  
5 There is created an examining board of architects, landscape architects, professional  
6 engineers, designers, and professional land surveyors in the department of safety  
7 and professional services. Any professional member appointed to the examining  
8 board shall be registered or licensed to practice architecture, landscape architecture,  
9 professional engineering, the design of engineering systems, or professional land  
10 surveying under ch. 443. The examining board shall consist of the following  
11 members appointed for 4-year terms: 3 architects, 3 landscape architects, 3  
12 professional engineers, 3 designers, 3 professional land surveyors, and 10 public  
13 members.

14           (a) In operation, the examining board shall be divided into an architect section,  
15 a landscape architect section, an engineer section, a designer section, and a  
16 professional land surveyor section. Each section shall consist of the 3 members of  
17 the named profession appointed to the examining board and 2 public members

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1 appointed to the section. The examining board shall elect its own officers, and shall  
2 meet at least twice annually.

3 (b) All matters pertaining to passing upon the qualifications of applicants for  
4 and the granting or revocation of registration or licensure, and all other matters of  
5 interest to either the architect, landscape architect, engineer, designer, or  
6 professional land surveyor section shall be acted upon solely by the interested  
7 section.

8 **SECTION 2.** 20.165 (2) (j) of the statutes, as affected by 2011 Wisconsin Act 32,  
9 is amended to read:

10 20.165 (2) (j) *Safety and building operations.* The amounts in the schedule for  
11 the purposes of chs. 101, 145, and 168 and ss. 167.35, 236.12 (2) ~~(a)~~ (ap), 236.13 (1)  
12 (d) and (2m), and 236.335, for the purpose of transferring the amounts in the  
13 schedule under par. (kg) to the appropriation account under par. (kg), and for the  
14 purpose of transferring the amounts in the schedule under par. (km) to the  
15 appropriation account under par. (km). All moneys received under ch. 145, ss.  
16 101.177 (4) (a) 4., 101.178, 101.19, 101.63 (9), 101.654 (3), 101.73 (12), 101.82 (4),  
17 101.955 (2), 101.973 (7), 167.35 (2) (f), and 236.12 (7) and all moneys transferred  
18 under 2005 Wisconsin Act 45, section 76 (6), shall be credited to this appropriation  
19 account.

20 **SECTION 3.** 26.09 (3) (b) 1. of the statutes is amended to read:

21 26.09 (3) (b) 1. A court shall award damages that equal the stumpage value of  
22 the raw forest products harvested if the person harvesting the raw forest products  
23 or the person giving consent for the harvesting reasonably relied upon a recorded  
24 survey that was done by a person who is registered licensed under ch. 443 as a  
25 professional land surveyor or who is issued a permit to engage in the practice of



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1 professional land surveying under s. 443.06 even if the recorded survey is  
2 determined, after the harvesting, to be in error.

3 **SECTION 4.** 30.11 (3) of the statutes is amended to read:

4 30.11 (3) HOW ESTABLISHED. Whenever any municipality proposes to establish  
5 a bulkhead line or to reestablish an existing bulkhead line, the municipality shall  
6 indicate both the existing shore and the proposed bulkhead line upon a map and shall  
7 file with the department for its approval 6 copies of the map and 6 copies of the  
8 ordinance establishing the bulkhead line. The map shall use a scale of not less than  
9 100 feet to an inch or any other scale required by the department. The map and a  
10 metes and bounds description of the bulkhead line shall be prepared by a  
11 professional land surveyor ~~registered in this state~~ licensed under ch. 443. The  
12 department may require the installation of permanent reference markers to the  
13 bulkhead line. Upon approval by the department, the municipality shall deliver the  
14 map, description, and ordinance to the office of the register of deeds of the county in  
15 which the bulkhead line lies, to be recorded by the register of deeds.

16 **SECTION 5.** 30.13 (3) (a) of the statutes is amended to read:

17 30.13 (3) (a) Any municipality authorized by s. 30.11 to establish a bulkhead  
18 line may also establish a pierhead line in the same manner as it is authorized to  
19 establish a bulkhead line, except that a metes and bounds legal description is not  
20 required nor is the map required to be prepared by a ~~registered~~ professional land  
21 surveyor licensed under ch. 443 and except that if the municipality has created a  
22 board of harbor commissioners the municipality must obtain the approval of the  
23 board concerning the establishment of the pierhead line in addition to obtaining the  
24 approval of the department.

25 **SECTION 6.** 59.001 (3r) of the statutes is created to read:

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1           59.001 (3r) "Professional land surveyor" means a professional land surveyor  
2 licensed under ch. 443.

3           **SECTION 7.** 59.20 (2) (c) of the statutes is amended to read:

4           59.20 (2) (c) In counties that elect a surveyor, the surveyor shall be a registered  
5 professional land surveyor. In lieu of electing a surveyor in any county having a  
6 population of less than 500,000, the board may, by resolution, designate that the  
7 duties under ss. 59.45 (1) and 59.74 (2) be performed by any registered professional  
8 land surveyor employed by the county. Any surveyor employed by a county having  
9 a population of 500,000 or more shall be a professional land surveyor.

10          **SECTION 8.** 59.43 (8) of the statutes is amended to read:

11          59.43 (8) REQUIRED SIGNATURE AND SEAL ON SURVEY DOCUMENT FOR FILING OR  
12 RECORDING. It is unlawful for the register of deeds of any county or any proper public  
13 authority to file or record a map, plat, survey, or other document within the definition  
14 of the practice of professional land surveying under s. 443.01 (6s), which does not  
15 have impressed thereon, and affixed thereto, the personal signature and seal of a  
16 registered professional land surveyor under whose responsible charge the map, plat,  
17 survey, or other document was prepared. This subsection does not apply to any deed,  
18 contract, or other recordable document prepared by an attorney, ~~or to a~~  
19 ~~transportation project plat that conforms to s. 84.095 and that is prepared by a state~~  
20 ~~agency.~~

21          **SECTION 9.** 59.45 (1) (a) 2. of the statutes is amended to read:

22          59.45 (1) (a) 2. Make, personally or by a deputy, a record, in books or on  
23 drawings and plats that are kept for that purpose, of all corners that are set and the  
24 manner of fixing the corners and of all bearings and the distances of all courses run,  
25 of each survey made personally, by deputies or by other professional land surveyors

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1 and arrange or index the record so it is an ~~easy to use~~ easy-to-use reference and file  
2 and preserve in the office the original field notes and calculation thereof. Within 60  
3 days after completing any survey, the county surveyor shall make a true and correct  
4 copy of the foregoing record, in record books or on reproducible papers to be furnished  
5 by the county and kept in files in the office of the county surveyor to be provided by  
6 the county. In a county with a population of 500,000 or more where there is no county  
7 surveyor, a copy of the record shall also be filed in the office of the regional planning  
8 commission which acts in the capacity of county surveyor for the county.

9 **SECTION 10.** 59.45 (1) (b) of the statutes is amended to read:

10 59.45 (1) (b) Surveys for individuals or corporations may be performed by any  
11 professional land surveyor who is employed by the parties requiring the services,  
12 providing that within 60 days after completing any survey the professional land  
13 surveyor files a true and correct copy of the survey in the office of the county surveyor.  
14 In counties with a population of 500,000 or more the copy shall be filed in the office  
15 of the register of deeds and in the office of the regional planning commission which  
16 acts in the capacity of county surveyor for the county.

17 **SECTION 11.** 59.45 (3) of the statutes is amended to read:

18 59.45 (3) SURVEYOR; FEES. In addition to the regular fees of professional land  
19 surveyors that are received from the parties employing the county surveyor, the  
20 county surveyor may receive a salary from the county.

21 **SECTION 12.** 59.46 of the statutes is amended to read:

22 **59.46 Penalty for nonfeasance.** Any county surveyor, any city, village, or  
23 town engineer, or any professional land surveyor who fails or refuses to perform any  
24 duty required of that person by law shall forfeit not less than \$25 nor more than \$50  
25 for each such failure or refusal.

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1           **SECTION 13.** 59.72 (3m) (a) 4m. of the statutes is amended to read:

2           59.72 **(3m)** (a) 4m. The county surveyor or a registered professional land  
3 surveyor employed within the county.

4           **SECTION 14.** 59.73 (2) of the statutes is amended to read:

5           59.73 **(2)** SUBDIVIDING SECTIONS. Whenever a county surveyor or professional  
6 land surveyor is required to subdivide a section or smaller subdivision of land  
7 established by the United States survey, the county surveyor or professional land  
8 surveyor shall proceed according to the statutes of the United States and the rules  
9 and regulations made by the secretary of the interior in conformity to the federal  
10 statutes. While so engaged a professional land surveyor and the professional land  
11 surveyor's assistants shall not be liable as a trespasser and shall be liable only for  
12 any actual damage done to land or property.

13           **SECTION 15.** 59.74 (2) (b) 1. of the statutes is amended to read:

14           59.74 **(2)** (b) 1. Whenever it becomes necessary to destroy, remove, or cover up  
15 in such a way that will make it inaccessible for use, any landmark, monument of  
16 survey, or corner post within the meaning of this subsection, the person including  
17 employees of governmental agencies who intend to commit such act shall serve  
18 written notice at least 30 days prior to the act upon the county surveyor of the county  
19 within which the landmark is located. Notice shall also be served upon the  
20 municipality's engineer if the landmark is located within the corporate limits of a  
21 municipality. The notice shall include a description of the landmark, monument of  
22 survey, or corner post and the reason for removing or covering it. In this paragraph,  
23 removal of a landmark includes the removal of railroad track by the owner of the  
24 track. In a county having a population of less than 500,000 where there is no county  
25 surveyor, notice shall be served upon the clerk. In a county with a population of

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1 500,000 or more where there is no county surveyor, notice shall be served upon the  
2 executive director of the regional planning commission which acts in the capacity of  
3 county surveyor for the county. Notwithstanding par. (c), upon receipt of the notice  
4 the clerk shall appoint a ~~registered~~ professional land surveyor to perform the duties  
5 of a county surveyor under subd. 2.

6 **SECTION 16.** 59.74 (2) (c) of the statutes is amended to read:

7 59.74 (2) (c) In those counties where there are no county surveyors a petition  
8 can be made to the board by any resident of this state requesting the board to appoint  
9 a professional land surveyor to act in the capacity of the county surveyor. The board,  
10 upon receipt of this petition, shall appoint a professional land surveyor to act in the  
11 capacity of the county surveyor. In counties with a population of 500,000 or more,  
12 the board may appoint a governmental agency to act in the capacity of county  
13 surveyor.

14 **SECTION 17.** 59.74 (2) (g) of the statutes is amended to read:

15 59.74 (2) (g) Every professional land surveyor and every officer of the  
16 department of natural resources and the district attorney shall enforce this  
17 subsection.

18 **SECTION 18.** 59.74 (2) (h) of the statutes is amended to read:

19 59.74 (2) (h) Any ~~registered~~ professional land surveyor employed by the  
20 department of transportation or by a county highway department, may, incident to  
21 employment as such, assume and perform the duties and act in the capacity of the  
22 county surveyor under this subsection with respect to preservation and perpetuation  
23 of landmarks, witness monuments, and corner posts upon and along state trunk,  
24 county trunk, and town highways. Upon completing a survey and perpetuating  
25 landmarks and witness monuments under par. (b) 2., a professional land surveyor

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1 employed by the state shall file the field notes and records in the district office or  
2 main office of the department of transportation, and a professional land surveyor  
3 employed by a county shall file the field notes and records in the office of the county  
4 highway commissioner, open to inspection by the public, and in either case a true and  
5 correct copy of the field notes and records shall be filed with the county surveyor. In  
6 a county with a population of 500,000 or more where there is no county surveyor, a  
7 copy of the field notes and records shall also be filed in the office of the regional  
8 planning commission which acts in the capacity of county surveyor for the county.

9 **SECTION 19.** 59.74 (2) (j) of the statutes is amended to read:

10 59.74 (2) (j) The county surveyor may employ other professional land surveyors  
11 to assist in this work and may accept reference checks for these corners from any  
12 professional land surveyor.

13 **SECTION 20.** 59.75 of the statutes is amended to read:

14 **59.75 Certificates and records as evidence.** The certificate and also the  
15 official record of the county surveyor when produced by the legal custodian thereof,  
16 or any of the county surveyor's deputies, when duly signed by the county surveyor  
17 in his or her official capacity, shall be admitted as evidence in any court within the  
18 state, but the same may be explained or rebutted by other evidence. If any county  
19 surveyor or any of his or her deputies are interested in any tract of land a survey of  
20 which becomes necessary, such survey may be executed by any professional land  
21 surveyor appointed by the board.

22 **SECTION 21.** 60.84 (1) of the statutes is renumbered 60.84 (1r) and amended to  
23 read:

24 60.84 (1r) SURVEY, CONTRACT FOR. The town board may contract with the county  
25 surveyor or any registered professional land surveyor to survey all or some of the

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1 sections in the town and to erect monuments under this section as directed by the  
2 board.

3 **SECTION 22.** 60.84 (1g) of the statutes is created to read:

4 60.84 (1g) DEFINITION. In this section, “professional land surveyor” means a  
5 professional land surveyor licensed under ch. 443.

6 **SECTION 23.** 60.84 (2) of the statutes is amended to read:

7 60.84 (2) BOND. Before the town board executes a contract under sub. (1), the  
8 county surveyor or professional land surveyor shall execute and file with the town  
9 board a surety bond or other financial security approved by the town board.

10 **SECTION 24.** 60.84 (3) (a) of the statutes is amended to read:

11 60.84 (3) (a) Monuments shall be set on section and quarter-section corners  
12 established by the United States survey. If there is a clerical error or omission in the  
13 government field notes or if the bearing trees, mounds, or other location identifier  
14 specified in the notes is destroyed or lost, and if there is no other reliable evidence  
15 by which a section or quarter-section corner can be identified, the county surveyor  
16 or professional land surveyor shall reestablish the corner under the rules adopted by  
17 the federal government in the survey of public lands. The county surveyor or  
18 professional land surveyor shall set forth his or her actions under this paragraph in  
19 the certificate U.S. public land survey monument record under sub. (4).

20 **SECTION 25.** 60.84 (3) (c) (intro.) and 1. of the statutes are amended to read:

21 60.84 (3) (c) (intro.) To establish, relocate or perpetuate a corner, the county  
22 surveyor or professional land surveyor shall set in the proper place a monument, as  
23 determined by the town board, consisting of any of the following:

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1           1. A stone or other equally durable material, not less than 3 feet long and 6  
2 inches square, with perpendicular, dressed sides and a square, flat top. As  
3 prescribed by the town board, the top shall be engraved with either of the following:

4           a. A cross formed by lines connecting the corners of the top; ~~or,~~

5           b. If the monument is set at a section corner, the number of the section or, if set  
6 at a quarter-section corner, "1/4S"; ~~or,~~

7           **SECTION 26.** 60.84 (3) (c) 3. of the statutes is created to read:

8           60.84 (3) (c) 3. An equivalent monument agreed upon by all parties of the  
9 contract.

10          **SECTION 27.** 60.84 (4) of the statutes is amended to read:

11          60.84 (4) ~~CERTIFICATE~~ U.S. PUBLIC LAND SURVEY MONUMENT RECORD. The county  
12 surveyor or professional land surveyor shall prepare a certificate U.S. public land  
13 survey monument record setting forth a complete and accurate record of any survey  
14 monument erected on section and quarter section corners under this section,  
15 including the exact bearings and distances of each monument from each other  
16 monument nearest it on any line in the town. The ~~certificate~~ U.S. public land survey  
17 monument record and a map of any additional monuments set shall be recorded in  
18 the office of the register of deeds of the county or filed in the office of the county  
19 surveyor in which the surveyed land is located.

20          **SECTION 28.** 66.0309 (11) of the statutes is amended to read:

21          66.0309 (11) ~~MATTERS REFERRED TO REGIONAL PLANNING COMMISSION.~~ The officer  
22 or public body of a local governmental unit within the region having final authority  
23 may refer to the regional planning commission, for its consideration and report, the  
24 location or acquisition of land for any of the items or facilities ~~which~~ that are included  
25 in the adopted regional master plan. Within 20 days after the matter is referred to



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1 the regional planning commission or a longer period as may be stipulated by the  
2 referring officer or public body, the commission shall report its recommendations to  
3 the referring officer or public body. The report and recommendations of the  
4 commission shall be advisory only. A state agency may authorize the regional  
5 planning commission with the consent of the commission to act for the agency in  
6 approving, examining, or reviewing plats, under s. 236.12 (2) ~~(a)~~ (ap). A regional  
7 planning commission authorized by a local unit on November 1, 1980, to act for the  
8 local unit in approving plats may continue to so act until the commission withdraws  
9 its consent or the local unit its approval. A local unit may authorize a regional  
10 planning commission, with the consent of the commission, to conduct an advisory  
11 review of plats.

12 **SECTION 29.** 70.27 (2) of the statutes is amended to read:

13 70.27 (2) CERTIFICATION, APPROVAL, RECORDING. Such plat, when completed and  
14 certified as provided by this section, and when approved by the governing body, shall  
15 be acknowledged by the clerk thereof and recorded in the office of the register of  
16 deeds. No plat may be recorded in the office of the register of deeds unless it is  
17 produced on material that is capable of clearly legible reproduction or other media  
18 that is acceptable to the register of deeds.

19 **SECTION 30.** 70.27 (5) of the statutes is amended to read:

20 70.27 (5) SURVEYS, RECONCILIATIONS. The surveyor making the plat shall be a  
21 professional land surveyor licensed under ch. 443 and shall survey and lay out the  
22 boundaries of each parcel, street, alley, lane, roadway, or dedication to public or  
23 private use, according to the records of the register of deeds, and whatever evidence  
24 that may be available to show the intent of the buyer and seller, in the chronological  
25 order of their conveyance or dedication, and set temporary monuments to show the

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1 results of such survey which shall be made permanent upon recording of the plat as  
2 provided for in this section. The map shall be at a scale of not more than 100 feet per  
3 inch, unless waived in writing by the department of administration under s. 236.20  
4 (2) (L). The owners of record of lands in the plat shall be notified by certified letter  
5 mailed to their last-known address, in order that they shall have opportunity to  
6 examine the map, view the temporary monuments, and make known any  
7 disagreement with the boundaries as shown by the temporary monuments. It is the  
8 duty of the professional land surveyor making the plat to reconcile any discrepancies  
9 that may be revealed, so that the plat as certified to the governing body is in  
10 conformity with the records of the register of deeds as nearly as is practicable. When  
11 boundary lines between adjacent parcels, as evidenced on the ground, are mutually  
12 agreed to in writing by the owners of record, such lines shall be the true boundaries  
13 for all purposes thereafter, even though they may vary from the metes and bounds  
14 descriptions previously of record. Such written agreements shall be recorded in the  
15 office of the register of deeds. On every assessor's plat, as certified to the governing  
16 body, shall appear the volume, page, and document number of the metes and bounds  
17 description of each parcel, as recorded in the office of the register of deeds, which  
18 shall be identified with the number by which such parcel is designated on the plat,  
19 except that lots which have been conveyed or otherwise acquired but upon which no  
20 deed is recorded in the office of register of deeds may be shown on an assessor's plat  
21 and when so shown shall contain a full metes and bounds description.

22 **SECTION 31.** 70.27 (6) of the statutes is amended to read:

23 70.27 (6) MONUMENTS, PLAT REQUIREMENTS. The provisions of s. 236.15 as to  
24 monuments, and the provisions of s. 236.20 as to form and procedure, insofar as they  
25 are applicable to the purposes of assessors' plats, shall apply. Any stake or

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1 monument found and accepted as correct by a professional land surveyor laying out  
2 an assessor's plat shall be indicated as "stake found" or "monument found" when  
3 mapping the plat and such stake or monument shall not be removed or replaced even  
4 though it is inconsistent with the standards of s. 236.15.

5 **SECTION 32.** 70.27 (7) (intro.) of the statutes is amended to read:

6 70.27 (7) CERTIFICATE. (intro.) When completed, the assessor's plat shall be  
7 filed with the clerk of the governing body that ordered the plat. On its title page shall  
8 appear the sworn certificate of the professional land surveyor who made the plat,  
9 which shall state and contain:

10 **SECTION 33.** 70.27 (7) (d) of the statutes is amended to read:

11 70.27 (7) (d) A statement that the professional land surveyor has fully complied  
12 with the provisions of this section in filing the same.

13 **SECTION 34.** 84.095 (5) of the statutes is amended to read:

14 84.095 (5) ~~SURVEYOR'S~~ PROFESSIONAL LAND SURVEYOR'S CERTIFICATE. A plat  
15 prepared for filing or recording under this section shall include a certificate of a  
16 professional land surveyor ~~registered~~ licensed under s. 443.06 that the plat is a  
17 correct representation of the project described and that the identification and  
18 location of each parcel can be determined from the plat. This subsection does not  
19 apply to plats prepared by the department.

20 **SECTION 35.** 157.061 (13m) of the statutes is created to read:

21 157.061 (13m) "Professional land surveyor" means a professional land  
22 surveyor licensed under ch. 443.

23 **SECTION 36.** 157.07 (1) of the statutes is amended to read:

24 157.07 (1) A cemetery authority shall cause to be surveyed and platted by a  
25 professional land surveyor ~~registered in this state~~ those portions of the lands that are

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1 from time to time required for burial, into cemetery lots, drives, and walks, and  
2 record a plat or map of the land in the office of the register of deeds. The plat or map  
3 may not be recorded unless laid out and platted to the satisfaction of the county board  
4 of the county, and the town board of the town in which the land is situated, or, if the  
5 land is situated within a 1st class city, then only by the common council of that city.

6 **SECTION 37.** 157.07 (2) of the statutes is amended to read:

7 157.07 (2) ~~The plat or map location of the lands shall show the exact location~~  
8 ~~of the tract being subdivided with reference to a corner or corners established in the~~  
9 ~~United States public land survey by bearings and distances~~ be indicated on the plat  
10 or map by bearing and distance from a boundary line of a government lot, quarter  
11 section, recorded private claim, or federal reservation in which the subdivision is  
12 located. The monumentation at the ends of the boundary line shall be described and  
13 the bearing and distance between them shown, and the plat or map shall show a  
14 small scale drawing of the section or government subdivision of the section in which  
15 the cemetery plat is situated, with the cemetery plat indicated. The plat or map shall  
16 include the certificate of the professional land surveyor containing the name of the  
17 cemetery authority, the date of the survey, the professional land surveyor's stamp or  
18 seal and signature, and the professional land surveyor's statement that the survey  
19 is true and correct to the professional land surveyor's best knowledge and belief.

20 **SECTION 38.** 157.07 (3) of the statutes is amended to read:

21 157.07 (3) The plat or map shall be made on a durable white media that is 22  
22 inches wide by 30 inches long, or on any material that is capable of clearly legible  
23 reproduction or other media that is acceptable to the register of deeds, with a  
24 permanent nonfading black image. Seals or signatures that are reproduced on  
25 images that comply with this subsection have the force and effect of original seals and

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1 signatures. When more than one sheet is used for any one plat or map, they shall  
2 be numbered consecutively and each sheet shall contain a notation showing the  
3 whole number of sheets in the plat, and its relation to the other sheets. The sheets  
4 may be provided by the county through the register of deeds on terms determined by  
5 the county board. The professional land surveyor shall leave a binding margin of 1.5  
6 inches on the left side of the 30-inch length and a one-inch margin on all other sides.

7 **SECTION 39.** 236.02 (2m) of the statutes is amended to read:

8 236.02 (2m) "Correction instrument" means an instrument drafted by a  
9 licensed professional land surveyor that complies with the requirements of s.  
10 236.295 and that, upon recording, corrects a subdivision plat or a certified survey  
11 map.

12 **SECTION 40.** 236.02 (9b) of the statutes is created to read:

13 236.02 (9b) "Professional land surveyor" means a professional land surveyor  
14 licensed under ch. 443.

15 **SECTION 41.** 236.025 of the statutes is created to read:

16 **236.025 Ordinary high water marks. (1)** For purposes of ss. 236.15 (1) (a)  
17 and (d) and 236.20 (2) (g), a professional land surveyor may do any of the following:

18 (a) Incorporate into a map, plat, or survey an ordinary high water mark that  
19 has been determined by the department of natural resources or otherwise  
20 determined pursuant to law.

21 (b) Approximate the ordinary high water mark and incorporate that mark into  
22 a map, plat, or survey.

23 (2) For purposes of sub. (1) (b), the location of the approximate ordinary high  
24 water mark shall be the point on the bank of a navigable perennial stream or on the  
25 shore of a lake up to which the presence and action of surface water is so continuous

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1 as to leave a distinctive mark by erosion, destruction, prevention of terrestrial  
2 vegetation, predominance of aquatic vegetation, or other easily recognized  
3 characteristic.

4 (3) For purposes of this section, a map, plat, or survey that shows an  
5 approximate ordinary high water mark shall state on its face that the mark is shown  
6 for reference only.

7 **SECTION 42.** 236.03 (2) of the statutes is amended to read:

8 236.03 (2) This chapter does not apply to cemetery plats made under s. 157.07  
9 and assessors' plats made under s. 70.27, but such assessors' plats shall, except in  
10 counties having a population of 500,000 or more, comply with ss. 236.15 (1) (a) (ac)  
11 to (g) and 236.20 (1) and (2) (a) to (e), unless waived under s. 236.20 (2) (L).

12 **SECTION 43.** 236.11 (2) of the statutes is renumbered 236.11 (2) (a) and  
13 amended to read:

14 236.11 (2) (a) The subdivider or subdivider's agent shall submit to the body or  
15 bodies having authority to approve plats an electronic copy of the final plat or a copy  
16 of the final plat that is capable of legible reproduction. The approving authority or  
17 authorities shall approve or reject the final plat within 60 days of its submission,  
18 unless the time is extended by agreement with the subdivider or subdivider's agent.  
19 When the approving authority is a municipality and determines to approve the plat,  
20 it shall give at least 10 days' prior written notice of its intention to the clerk of any  
21 municipality whose boundaries are within 1,000 feet of any portion of such proposed  
22 plat but failure to give such notice shall not invalidate any such plat. If a plat is  
23 rejected, the reasons therefor shall be stated in the minutes of the meeting and a copy  
24 thereof or a written statement of the reasons shall be supplied to the subdivider or  
25 subdivider's agent. If the approving authority fails to act within 60 days and the time

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1 has not been extended by agreement and if no unsatisfied objections have been filed  
2 within that period, the plat shall be deemed approved, and, upon demand, a  
3 certificate to that effect shall be made on the face of the plat by the clerk of the  
4 authority ~~which~~ that has failed to act.

5 **SECTION 44.** 236.11 (2) (b) of the statutes is created to read:

6 236.11 (2) (b) The approval of the approving authority or authorities may be  
7 based on the copy submitted under par. (a) but the approval must be inscribed on the  
8 recordable plat document. Before inscribing its approval, the approving authority  
9 shall require the subdivider or subdivider's agent to certify the respects in which the  
10 recordable plat document differs from the copy, if any. An approving authority must  
11 approve all modifications in the final plat before it gives final approval to the plat.  
12 No approving authority may inscribe its final approval on a plat before the affixing  
13 of the certificate by the department under s. 236.12 (3).

14 **SECTION 45.** 236.12 (2) (intro.) and (a) of the statutes, as affected by 2011  
15 Wisconsin Act 32, are consolidated, renumbered 236.12 (2) (ap) and amended to read:

16 236.12 (2) (ap) Within 2 days after a preliminary or final plat is submitted ~~for~~  
17 ~~approval, legible copies, together with a list of the authorities to which the plat must~~  
18 ~~be submitted for approval under s. 236.10 or objection under this subsection,~~  
19 ~~furnished by the subdivider at the subdivider's expense, shall be sent, by the clerk~~  
20 ~~or secretary of the approving authority to which the plat is submitted, to the~~  
21 ~~following agencies which have authority~~ under par. (ac), the department shall  
22 transmit an electronic copy of the plat, or, if preferable, 2 legible hard copies of the  
23 plat, to each state agency authorized to object to the plat: (a) ~~Two copies for each of~~  
24 ~~the state agencies required to review the plat to the department which shall examine~~  
25 ~~the plat for compliance with ss. 236.15, 236.16, 236.20 and 236.21 (1) and (2)~~ under

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1 this paragraph. If the subdivision abuts or adjoins a state trunk highway or  
2 connecting highway, the department shall transmit ~~2~~ a copy or copies of the plat to  
3 the department of transportation so that that agency may determine whether it has  
4 any objection to the plat on the basis of its rules as provided in s. 236.13. If the  
5 subdivision is not served by a public sewer and provision for that service has not been  
6 made, the department shall transmit ~~2~~ a copy or copies of the plat to the department  
7 of safety and professional services so that that agency may determine whether it has  
8 any objection to the plat on the basis of its rules as provided in s. 236.13. In lieu of  
9 this procedure the agencies may designate local officials to act as their agents in  
10 examining the plats for compliance with the statutes or their rules by filing a written  
11 delegation of authority with the approving body.

12 **SECTION 46.** 236.12 (2) (ac) of the statutes is created to read:

13 236.12 (2) (ac) The subdivider or subdivider's agent shall submit an electronic  
14 copy of the preliminary or final plat, or a copy of the preliminary or final plat that  
15 is capable of legible reproduction, to the department, which shall examine the plat  
16 for compliance with ss. 236.15, 236.16, 236.20, and 236.21 (1) and (2).

17 **SECTION 47.** 236.12 (2) (b) of the statutes is amended to read:

18 236.12 (2) (b) ~~Four copies~~ Within 2 days after a preliminary or final plat is  
19 submitted under par. (ac), the department shall transmit an electronic copy of the  
20 plat, or, if preferable, 4 legible hard copies of the plat, to the county planning agency,  
21 if the agency employs on a full-time basis a professional engineer, a planner, or other  
22 person charged with the duty of administering planning legislation and adopts a  
23 policy requiring submission so that that body may determine if it has any objection  
24 to the plat on the basis of conflict with park, parkway, expressway, major highways,  
25 airports, drainage channels, schools, or other planned public developments. If no



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1 county planning agency exists, then 2 copies to the county park commission except  
2 that in a county with a county executive or county administrator, 2 copies to the  
3 county park manager, if the subdivision abuts a county park or parkway so that that  
4 body may determine if it has any objection to the plat on the basis of a conflict with  
5 the park or parkway development.

6 **SECTION 48.** 236.12 (3) and (6) of the statutes are consolidated, renumbered  
7 236.12 (3) and amended to read:

8 236.12 (3) Within 20 days of the date of receiving the copies of the plat any  
9 agency having authority to object under sub. (2) shall notify the subdivider or  
10 subdivider's agent and all ~~approving or objecting authorities~~ other agencies having  
11 the authority to object of any objection based upon failure of the plat to comply with  
12 the statutes or rules ~~which~~ that its examination under sub. (2) is authorized to cover,  
13 or, if there is no objection, it shall so certify on the face of a copy of the plat and return  
14 that copy to the ~~approving authority from which it was received.~~ The plat shall not  
15 ~~be approved or deemed approved until any objections have been satisfied.~~ If the  
16 ~~objecting agency fails to act within the 20-day limit it shall be deemed to have no~~  
17 ~~objection to the plat.~~ No approving authority may inscribe its approval on a plat prior  
18 to the affixing of the certificates under either sub. (4) or (6). ~~(6)~~ In lieu of the  
19 ~~procedure under subs. (2) to (5), the subdivider or the subdivider's agent may submit~~  
20 ~~the original plat to the department which shall forward 2 copies to each of the~~  
21 ~~agencies authorized by sub. (2) to object.~~ The department shall have the required  
22 ~~number of copies made at the subdivider's expense.~~ Within 20 days of the date of  
23 ~~receiving the copies of the plat any agency having authority to object under sub. (2)~~  
24 ~~shall notify the subdivider, and all agencies having the authority to object, of any~~  
25 ~~objection based upon failure of the plat to comply with the statutes or rules which its~~

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1 ~~examination under sub. (2) is authorized to cover, or, if there is no objection, it shall~~  
2 ~~so certify on the face of a copy of the plat and return that copy to the department.~~  
3 After each agency and the department have certified that they have no objection or  
4 that their objections have been satisfied, the department shall so certify on the face  
5 of the plat. If an agency fails to act within 20 days from the date of the receipt of on  
6 which it received the copy or copies of the plat, and the department fails to act within  
7 30 days of receipt of the original from the date on which it received the copy of the  
8 plat, it shall be deemed that there are no objections to the plat and, upon demand,  
9 it the department shall be so certified certify on the face of the plat by the  
10 department.

11 **SECTION 49.** 236.12 (4) of the statutes is repealed.

12 **SECTION 50.** 236.12 (5) of the statutes is repealed.

13 **SECTION 51.** 236.12 (8) of the statutes is renumbered 236.12 (4m) and amended  
14 to read:

15 236.12 (4m) In order to facilitate approval of the final plat where whenever  
16 more than one approval is required, the subdivider ~~may~~ or subdivider's agent shall  
17 file ~~a true copy of the plat with the approving authority or authorities with which~~  
18 ~~the original of the final plat has not been filed. The approval of such authorities may~~  
19 ~~be based on such copy but shall be inscribed on the original of the final plat. Before~~  
20 ~~inscribing its approval, the approving authority shall require the surveyor or the~~  
21 ~~owner to certify the respects in which the original of the final plat differs from the~~  
22 ~~copy. All modifications in the final plat shall be approved before final approval is~~  
23 ~~given~~ a true copy of the plat that the subdivider or subdivider's agent submitted to  
24 the department.

25 **SECTION 52.** 236.13 (2) (a) of the statutes is amended to read:

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1           236.13 (2) (a) As a further condition of approval, the governing body of the town  
2 or municipality within which the subdivision lies may require that the subdivider  
3 make and install any public improvements reasonably necessary or that the  
4 subdivider execute a surety bond or provide other security to ensure that he or she  
5 will make those improvements within a reasonable time. The subdivider may  
6 construct the project in such phases as the governing body approves, which approval  
7 may not be unreasonably withheld. If the subdivider's project will be constructed in  
8 phases, the amount of any surety bond or other security required by the governing  
9 body shall be limited to the phase of the project that is currently being constructed.  
10 The governing body may not require that the subdivider provide any security for  
11 improvements sooner than is reasonably necessary before the commencement of the  
12 installation of the improvements. This paragraph applies to all preliminary and  
13 final plats, regardless of whether submitted for approval before, on, or after the  
14 effective date of this paragraph .... [LRB inserts date].

15           **SECTION 53.** 236.13 (2m) of the statutes, as affected by 2011 Wisconsin Act 32,  
16 is amended to read:

17           236.13 (2m) As a further condition of approval when lands included in the plat  
18 lie within 500 feet of the ordinary high-water mark of any navigable stream, lake,  
19 any navigable perennial stream, or an other body of navigable water or if land in the  
20 proposed plat involves lake or navigable perennial stream shorelands referred to in  
21 s. 236.16, the department of natural resources, to prevent pollution of navigable  
22 waters, or the department of safety and professional services, to protect the public  
23 health and safety, may require assurance of adequate drainage areas for private  
24 sewage disposal systems and building setback restrictions, or provisions by the  
25 owner for public sewage disposal facilities for waters of the state, as defined in s.

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1 281.01 (18), industrial wastes, as defined in s. 281.01 (5), and other wastes, as  
2 defined in s. 281.01 (7). The public sewage disposal facilities may consist of one or  
3 more systems as the department of natural resources or the department of safety and  
4 professional service determines on the basis of need for prevention of pollution of the  
5 waters of the state or protection of public health and safety.

6 **SECTION 54.** 236.15 (1) (intro.) of the statutes is renumbered 236.15 (1) (ac) and  
7 amended to read:

8 236.15 (1) (ac) All of the monuments required in pars. ~~(a)~~ (ag) to (h) shall be  
9 placed flush with the ground where practicable. Whenever placement of a  
10 monument under this subsection is required at a corner or point that falls within a  
11 street or proposed future street, the monument shall be placed in the side line of the  
12 street.

13 **SECTION 55.** 236.15 (1) (a) of the statutes is renumbered 236.15 (1) (ag) and  
14 amended to read:

15 236.15 (1) (ag) The external boundaries of a subdivision shall be monumented  
16 in the field by monuments of concrete containing a ferrous rod one-fourth inch in  
17 diameter or greater imbedded its full length, not less than 18 inches in length, not  
18 less than 4 inches square or 5 inches in diameter, and marked on the top with a cross,  
19 brass plug, iron rod, or other durable material securely embedded; or by iron rods or  
20 pipes at least 18 inches long and 2 inches in diameter weighing not less than 3.65  
21 pounds per lineal foot. Solid round or square iron bars of equal or greater length or  
22 weight per foot may be used in lieu of pipes wherever pipes are specified in this  
23 section. These monuments shall be placed at all corners, at each end of all curves,  
24 at the point where a curve changes its radius, at all angle points in any line and at  
25 all angle points along the meander line, said points to be not less than 20 feet back

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1 from the determined or approximated ordinary high water mark of the lake or from  
2 the bank of the stream, except that when such corners or points fall within a street,  
3 or proposed future street, the monuments shall be placed in the side line of the street.

4 **SECTION 56.** 236.15 (1) (b) of the statutes is amended to read:

5 236.15 (1) (b) All internal boundaries and those corners and points not required  
6 to be marked by par. (a) (ag) shall be monumented in the field by like monuments as  
7 defined in par. (a) (ag). These monuments shall be placed at all block corners, at each  
8 end of all curves, at the point where a curve changes its radius, and at all angle points  
9 in any line.

10 **SECTION 57.** 236.15 (1) (d) of the statutes is amended to read:

11 236.15 (1) (d) The lines of lots, outlots, parks and public access and land  
12 dedicated to the public that extend to lakes or to navigable perennial streams shall  
13 be monumented in the field by iron pipes at least 18 inches long and one inch in  
14 diameter weighing not less than 1.13 pounds per lineal foot, or by round or square  
15 iron bars at least 18 inches long and weighing not less than 1.13 pounds per lineal  
16 foot. These monuments shall be placed at the point of intersection of the lake or  
17 navigable perennial stream lot line with a meander line established not less than 20  
18 feet back from the determined or approximated ordinary high water mark of the lake  
19 or from the bank of the stream.

20 **SECTION 58.** 236.15 (2) of the statutes is amended to read:

21 236.15 (2) ACCURACY OF SURVEY. The survey shall be performed by a  
22 professional land surveyor registered in this state and if the error in the latitude and  
23 departure closure of the survey or any part thereof is greater than the ratio of one  
24 in 3,000, the plat may be rejected.

25 **SECTION 59.** 236.16 (3) (title) of the statutes is amended to read:

**SENATE BILL 444****SECTION 59**

1           236.16 (3) (title) LAKE AND NAVIGABLE PERENNIAL STREAM SHORE PLATS; PUBLIC  
2 ACCESS.

3           **SECTION 60.** 236.16 (3) (a) of the statutes is amended to read:

4           236.16 (3) (a) All subdivisions abutting on a navigable lake or a navigable  
5 perennial stream shall provide public access at least 60 feet wide providing access  
6 to the low-watermark water's edge so that there will be public access, which is  
7 connected to existing public roads, at not more than one-half mile intervals as  
8 measured along the lake or the navigable perennial stream shore except where  
9 greater intervals and wider access is agreed upon by the department of natural  
10 resources and the department, and excluding shore areas where public parks or  
11 open-space streets or roads on either side of ~~a~~ the navigable perennial stream are  
12 provided.

13           **SECTION 61.** 236.16 (3) (b) of the statutes is amended to read:

14           236.16 (3) (b) No public access established under this chapter may be vacated  
15 except by circuit court action as provided in s. 236.43, except that such public access  
16 may be discontinued under s. 66.1003, subject to s. 66.1006.

17           **SECTION 62.** 236.16 (4) of the statutes is amended to read:

18           236.16 (4) LAKE AND NAVIGABLE PERENNIAL STREAM SHORE PLATS; LAND BETWEEN  
19 MEANDER LINE AND WATER'S EDGE. The lands lying between the meander line,  
20 established in accordance with s. 236.20 (2) (g), and the water's edge, and any  
21 otherwise unplattable lands which lie between a proposed subdivision and the  
22 water's edge shall be included as part of lots, outlots or public dedications in any plat  
23 abutting a lake or a navigable perennial stream. This subsection applies not only to  
24 lands proposed to be subdivided but also to all lands under option to the subdivider

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1 or in which the subdivider holds any interest and which are contiguous to the lands  
2 proposed to be subdivided and which abut a lake or a navigable perennial stream.

3 **SECTION 63.** 236.20 (1) (a) of the statutes is amended to read:

4 236.20 (1) (a) The plat shall have ~~a binding margin 1 1/2 inches wide on the~~  
5 ~~left side, and~~ a one-inch margin on all ~~other~~ sides. A graphic scale of not more than  
6 100 feet to one inch shall be shown on each sheet showing layout features. When  
7 more than one sheet is used for any plat, each sheet shall be numbered consecutively  
8 and shall contain a notation giving the total number of sheets in the plat and showing  
9 the relation of that sheet to the other sheets and each sheet shall bear the subdivision  
10 and county name.

11 **SECTION 64.** 236.20 (1) (b) of the statutes is repealed.

12 **SECTION 65.** 236.20 (2) (g) of the statutes is amended to read:

13 236.20 (2) (g) All ~~lake or stream~~ shore meander lines for all lakes or navigable  
14 perennial streams that are established by the professional land surveyor in  
15 accordance with s. 236.15 (1) (d), the distances and bearings thereof, and the distance  
16 between the point of intersection of such meander lines with lot lines and the  
17 determined or approximated ordinary high water mark.

18 **SECTION 66.** 236.20 (2) (k) of the statutes is amended to read:

19 236.20 (2) (k) When a street is on a circular curve, the main chords of the  
20 right-of-way lines shall be drawn as dotted or dashed lines in their proper places.  
21 All curved lines shall show, either on the lines or in an adjoining table, the radius of  
22 the circle, the central angle subtended, the chord bearing, the chord length, and the  
23 arc length for each segment. The tangent bearing shall be shown for each end of the  
24 main chord for all nontangent circular lines. When a circular curve of 30-foot radius  
25 or less is used to round off the intersection between 2 straight lines, it shall be

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1 tangent to both straight lines. It is sufficient to show on the plat the radius of the  
2 curve and the tangent distances from the points of curvature to the point of  
3 intersection of the straight lines.

4 **SECTION 67.** 236.20 (3) (b) of the statutes is amended to read:

5 236.20 (3) (b) The location of the subdivision shall be indicated by bearing and  
6 distance from a boundary line of a government lot monumented in the original  
7 survey or resurvey of Wisconsin, quarter section, recorded private claim, or federal  
8 reservation in which the subdivision is located. The monumentation at the ends of  
9 the boundary line shall be described and the bearing and distance between them  
10 shown.

11 **SECTION 68.** 236.20 (4) (b) of the statutes is amended to read:

12 236.20 (4) (b) All lands dedicated to public use ~~except roads and streets~~ shall  
13 be clearly marked "Dedicated to the Public".

14 **SECTION 69.** 236.20 (5) (c) of the statutes is amended to read:

15 236.20 (5) (c) The water elevations of adjoining lakes or navigable perennial  
16 streams at the date of the survey and the approximate high and low water elevations  
17 of those lakes or streams. All elevations shall be referred to some permanent  
18 established datum plane.

19 **SECTION 70.** 236.20 (6) of the statutes is created to read:

20 236.20 (6) PUBLIC TRUST INFORMATION. A final plat of a subdivision, or a certified  
21 survey map of land, to which s. 236.16 (4) applies shall show on its face the following  
22 statement:

23 "Any land below the ordinary high water mark of a lake or a navigable  
24 perennial stream is subject to the public trust in navigable waters that is established  
25 under article IX, section 1, of the state constitution. However, the owner of the real



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1 property that abuts such land has exclusive use of that land when it is exposed,  
2 except as otherwise provided by law or by the owner's title."

3 **SECTION 71.** 236.21 (1) (intro.) of the statutes is amended to read:

4 236.21 (1) ~~SURVEYOR'S~~ PROFESSIONAL LAND SURVEYOR'S CERTIFICATE OF  
5 COMPLIANCE WITH STATUTE. (intro.) The certificate of the professional land surveyor  
6 who surveyed, divided, and mapped the land giving all of the following information,  
7 which shall have the same force and effect as an affidavit:

8 **SECTION 72.** 236.21 (1) (a) of the statutes is amended to read:

9 236.21 (1) (a) By whose direction the professional land surveyor made the  
10 survey, subdivision, and plat of the land described on the plat.

11 **SECTION 73.** 236.21 (1) (b) of the statutes is renumbered 236.21 (1) (b) 1. and  
12 amended to read:

13 236.21 (1) (b) 1. ~~A~~ Except as provided in subd. 2., a clear and concise  
14 description of the land surveyed, divided, and mapped by government lot, recorded  
15 private claim, quarter-quarter section, section, township, range, and county and by  
16 metes and bounds commencing with a monument at a section or quarter section  
17 corner of the quarter section that is not the center of the section, or commencing with  
18 a monument at the end of a boundary line of a recorded private claim or federal  
19 reservation in which the subdivision is located.

20 2. If the land is located shown in a recorded subdivision or plat, recorded  
21 addition thereto, the land shall be described by the number or other description of  
22 the lot, block or subdivision thereof, to a recorded subdivision plat, or recorded  
23 certified survey map that has previously been tied to ~~a corner marked and~~  
24 established by the U.S. public land survey the monumented line of a quarter section,  
25 government lot, recorded private claim, or federal reservation in which the land is

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1 located, the land shall be described by the subdivision name or certified survey map  
2 number and the description of the lot and block thereof.

3 **SECTION 74.** 236.21 (1) (d) of the statutes is amended to read:

4 236.21 (1) (d) A statement that the professional land surveyor has fully  
5 complied with the provisions of this chapter in surveying, dividing, and mapping the  
6 land.

7 **SECTION 75.** 236.25 (2) (a) of the statutes is amended to read:

8 236.25 (2) (a) It is a permanent nonfading black image on durable white media  
9 that is 22 inches wide by 30 inches long or on any material that is capable of clearly  
10 legible reproduction or other media that is acceptable to the register of deeds,  
11 complies with the requirements of s. 59.43 (2m) (b) 4., and bears a department  
12 certification of no objection. Seals or signatures reproduced on images complying  
13 with this paragraph shall be given the force and effect of original signatures and  
14 seals;

15 **SECTION 76.** 236.25 (2) (c) of the statutes is amended to read:

16 236.25 (2) (c) The plat shows on its face all the certificates and affidavits  
17 required by ss. ~~236.21~~ and 236.12 (4) (3) and 236.21;

18 **SECTION 77.** 236.25 (2) (d) of the statutes is amended to read:

19 236.25 (2) (d) The plat shows on its face the approval of all bodies required by  
20 s. 236.10 to approve or the certificate of the clerk that the plat is deemed approved  
21 under s. 236.11 (2) (a).

22 **SECTION 78.** 236.32 (except 236.32 (title)) of the statutes is renumbered 236.32  
23 (1m), and 236.32 (1m) (intro.), (a) and (c), as renumbered, are amended to read:

24 236.32 (1m) (intro.) Any of the following may be fined not more than \$250 or  
25 imprisoned not more than one year in county jail for any of the following violations:

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1 (a) Any owner, professional land surveyor, or subdivider who fails to place  
2 monuments as prescribed in this chapter when subdividing land.

3 (c) ~~Fails~~ Any person who fails to replace properly any monuments ~~which~~ that  
4 have been removed or disturbed when ordered to do so by the governing body of the  
5 municipality or county in which the subdivision is located.

6 **SECTION 79.** 236.32 (2m) of the statutes is created to read:

7 236.32 (2m) Each monument to which a violation under sub. (1m) applies  
8 constitutes a separate violation.

9 **SECTION 80.** 236.34 (1) (a) of the statutes is amended to read:

10 236.34 (1) (a) The survey shall be performed and the map prepared by a  
11 professional land surveyor ~~registered in this state~~. The error in the latitude and  
12 departure closure of the survey may not exceed the ratio of one in 3,000.

13 **SECTION 81.** 236.34 (1) (b) of the statutes is amended to read:

14 236.34 (1) (b) All corners shall be monumented in accordance with s. 236.15 (1)  
15 ~~(ac)~~, (c), (d), and (g).

16 **SECTION 82.** 236.34 (1) (c) of the statutes is amended to read:

17 236.34 (1) (c) The map shall be prepared in accordance with s. ss. 236.16 (4) and  
18 236.20 (2) (a), (b), (c), (e), (f), (g), (h), (i), (j), (k), and (L) and (3) (b), (d), and (e) at a  
19 graphic scale of not more than 500 feet to an inch, which shall be shown on each sheet  
20 showing layout features. The map shall be prepared with a binding margin 1.5  
21 inches wide and a 0.5 inch margin on all other sides on durable white media that is  
22 8 1/2 inches wide by 14 inches long, or on any material capable of clearly legible  
23 reproduction or other media that is acceptable to the register of deeds, with a  
24 permanent nonfading black image. When more than one sheet is used for any map,  
25 each sheet shall be numbered consecutively and shall contain a notation giving the

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1 total number of sheets in the map and showing the relationship of that sheet to the  
2 other sheets. "CERTIFIED SURVEY MAP" shall be printed on the map in prominent  
3 letters with the location of the land by government lot, recorded private claim,  
4 quarter-quarter section, section, township, range and county noted. Seals or  
5 signatures reproduced on images complying with this paragraph shall be given the  
6 force and effect of original signatures and seals.

7 **SECTION 83.** 236.34 (1) (d) (intro.) of the statutes is amended to read:

8 236.34 (1) (d) (intro.) The map shall include a certificate of the professional  
9 land surveyor who surveyed, divided, and mapped the land which has the same force  
10 and effect as an affidavit and which gives all of the following information:

11 **SECTION 84.** 236.34 (1) (d) 1. of the statutes is amended to read:

12 236.34 (1) (d) 1. By whose direction the professional land surveyor made the  
13 survey, division, and map of the land described on the certified survey map.

14 **SECTION 85.** 236.34 (1) (d) 2. of the statutes is amended to read:

15 236.34 (1) (d) 2. A clear and concise description of the land surveyed, divided,  
16 and mapped by government lot, recorded private claim, quarter-quarter section,  
17 section, township, range and county; and by metes and bounds commencing with a  
18 monument at a section or quarter section corner of the quarter section that is not the  
19 center of a section, or commencing with a monument at the end of a boundary line  
20 of a recorded private claim or federal reservation in which the land is located; ~~or if,~~  
21 If, however, the land is located shown in a recorded subdivision ~~or plat,~~ recorded  
22 addition to a recorded subdivision, ~~then by the number or other description of the lot,~~  
23 ~~block or subdivision, which plat, or recorded certified survey map that~~ has previously  
24 been tied to ~~a corner marked and established by the U.S. public land survey the~~  
25 monumented line of a quarter section, government lot, recorded private claim, or

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1 federal reservation in which the land is located, the land shall be described by the  
2 subdivision name or certified survey map number and the description of the lot and  
3 block thereof.

4 **SECTION 86.** 236.34 (1) (d) 4. of the statutes is amended to read:

5 236.34 (1) (d) 4. A statement that the professional land surveyor has fully  
6 complied with the provisions of this section in surveying, dividing, and mapping the  
7 land.

8 **SECTION 87.** 236.34 (1) (e) of the statutes is amended to read:

9 236.34 (1) (e) A certified survey map may be used for dedication of streets and  
10 other public areas, and for granting easements to the public or any person, society,  
11 or corporation marked or noted on the map, when owners' certificates and  
12 mortgagees' certificates which are in substantially the same form as required by s.  
13 236.21 (2) (a) have been executed and the city council or village or town board  
14 involved have approved such dedication or grant. Approval and recording of such  
15 certified surveys shall have the force and effect provided by s. 236.29.

16 **SECTION 88.** 236.34 (2) (b) 1. of the statutes is amended to read:

17 236.34 (2) (b) 1. The certified survey map is offered for record within 6 12  
18 months after the date of the last approval of the map and within 24 36 months after  
19 the date of the first approval of the map.

20 **SECTION 89.** 236.34 (4) of the statutes is created to read:

21 236.34 (4) VACATION. A certified survey map may be vacated by the circuit court  
22 of the county in which the parcels of land are located in the same manner and with  
23 like effect as provided in ss. 236.40 to 236.44, except that application for vacation of  
24 the certified survey map may be made by any of the following:

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1 (a) The owner of any lot or outlot in the land that is the subject of the certified  
2 survey map.

3 (b) The county board if the county has acquired an interest by tax deed in any  
4 lot or outlot in the land that is the subject of the certified survey map.

5 **SECTION 90.** 440.03 (13) (b) 34. of the statutes is amended to read:

6 440.03 (13) (b) 34. Land surveyor, professional.

7 **SECTION 91.** 440.08 (2) (a) 39. of the statutes is amended to read:

8 440.08 (2) (a) 39. Land surveyor, professional: February 1 of each  
9 even-numbered year.

10 **SECTION 92.** Chapter 443 (title) of the statutes is amended to read:

11 **CHAPTER 443**

12 **EXAMINING BOARD OF ARCHITECTS,**

13 **LANDSCAPE ARCHITECTS,**

14 **PROFESSIONAL ENGINEERS,**

15 **DESIGNERS, AND PROFESSIONAL**

16 **LAND SURVEYORS**

17 **SECTION 93.** 443.01 (1m) of the statutes is created to read:

18 443.01 (1m) "Construction surveying" means surveying or mapping in support  
19 of infrastructure design, improvements related to private and public boundary lines,  
20 construction layout or historic preservation, and establishing any postconstruction  
21 documentation related to such surveying or mapping.

22 **SECTION 94.** 443.01 (3) of the statutes is amended to read:

23 443.01 (3) "Examining board" means the examining board of architects,  
24 landscape architects, professional engineers, designers, and professional land  
25 surveyors.

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1           **SECTION 95.** 443.01 (3b) of the statutes is created to read:

2           443.01 **(3b)** “Geodetic surveying” means surveying to determine the size and  
3 shape of the earth or the precise positions of points on the surface of the earth.

4           **SECTION 96.** 443.01 (3r) (c) of the statutes is amended to read:

5           443.01 **(3r)** (c) Professional services performed by a registered professional  
6 land surveyor or by a person who has in effect a permit under s. 443.06 (3).

7           **SECTION 97.** 443.01 (4) of the statutes is repealed.

8           **SECTION 98.** 443.01 (6s) of the statutes is created to read:

9           443.01 **(6s)** “Practice of professional land surveying” means any of the  
10 following:

11           (a) Any service comprising the establishment or reestablishment of the  
12 boundaries of one or more tracts of land or the boundaries of any of the following  
13 interests in real property:

14           1. The layout and rights-of-way of roads or streets.

15           2. Air or subsurface property rights.

16           3. Public or private easements.

17           (b) Designing or coordinating designs for the purpose of platting or subdividing  
18 land into smaller tracts.

19           (c) Placing, replacing, restoring, or perpetuating monuments in or on the  
20 ground to evidence the location of a point that is necessary to describe the shape,  
21 area, and boundaries of one or more tracts of land or the subdivision or consolidation  
22 of one or more tracts of land or to describe the boundaries of any interest in real  
23 property identified in par. (a).

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1 (d) Preparing maps that depict any interest in real property identified in par.  
2 (a) for the purpose of establishing the boundaries of any such interest in real  
3 property.

4 (e) Preparing any of the following:

5 1. An official map established or amended under s. 62.23 (6), established or  
6 amended under the authority of s. 61.35, or adopted under s. 60.61.

7 2. An assessor's plat under s. 70.27.

8 3. A map or plat of cemetery lands under s. 157.07.

9 4. A subdivision plat, certified survey map, or correction instrument under ch.  
10 236.

11 5. A condominium plat or correction instrument under ch. 703.

12 6. A project and time-share plat under s. 707.215.

13 (f) Performing construction or geodetic surveying in connection with any of the  
14 practices specified in pars. (a) to (e).

15 **SECTION 99.** 443.01 (7m) of the statutes is created to read:

16 443.01 (7m) "Professional land surveyor" means a person who, by reason of his  
17 or her knowledge of law, mathematics, physical sciences, and measurement  
18 techniques, acquired by education and practical experience, is granted a license or  
19 permit to engage in the practice of professional land surveying under this chapter.

20 **SECTION 100.** 443.02 (4) of the statutes is amended to read:

21 443.02 (4) No person may engage in or offer to engage in the practice of  
22 professional land surveying in this state or use or advertise any title or description  
23 tending to convey the impression that the person is a professional land surveyor  
24 unless the person has been issued a certificate of registration or granted a license or  
25 permit to engage in the practice of professional land surveying under this chapter.



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1           **SECTION 101.** 443.06 (title) of the statutes is amended to read:

2           **443.06** (title) **Registration Licensure requirements for professional**  
3 **land surveyors.**

4           **SECTION 102.** 443.06 (1) (title) of the statutes is amended to read:

5           443.06 (1) (title) ~~REGISTRATION~~ LICENSURE, APPLICATION, QUALIFYING EXPERIENCE.

6           **SECTION 103.** 443.06 (1) (a) of the statutes is amended to read:

7           443.06 (1) (a) Application for ~~registration as a land surveyor~~ a license or a  
8 permit to engage in the practice of professional land surveying shall be made to the  
9 section under oath, on forms provided by the department, which shall require the  
10 applicant to submit such information as the section deems necessary. The section  
11 may require applicants to pass written or oral examinations or both. Applicants who  
12 do not have an arrest or conviction record, subject to ss. 111.321, 111.322, and  
13 111.335, shall be entitled to be ~~registered or issued a~~ granted a license or permit to  
14 engage in the practice as of professional land surveyors surveying when satisfactory  
15 evidence is submitted that the applicant has met one or more of the requirements of  
16 sub. (2).

17           **SECTION 104.** 443.06 (1) (b) of the statutes is amended to read:

18           443.06 (1) (b) Each year, but not more than 4 years, of work or training  
19 completed in a curriculum in the practice of professional land surveying approved by  
20 the professional land surveyor section, or of responsible charge of ~~land surveying~~  
21 teaching the practice of professional land surveying may be considered as equivalent  
22 to one year of qualifying experience in ~~land surveying work~~ the practice of  
23 professional land surveying, and each year, but not more than 4 years, completed in  
24 a curriculum other than the practice of professional land surveying approved by the

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1 ~~land surveyor~~ section, may be considered as equivalent to one-half year of qualifying  
2 experience.

3 **SECTION 105.** 443.06 (2) (intro.) of the statutes is amended to read:

4 443.06 (2) ~~REQUIREMENTS; CERTIFICATE OF REGISTRATION LICENSE.~~ (intro.) The  
5 section may grant a ~~certificate of registration as a~~ license to engage in the practice  
6 of professional land surveyor surveying to any person who has submitted to it an  
7 application, the required fees, and one or more of the following:

8 **SECTION 106.** 443.06 (2) (a) of the statutes is repealed.

9 **SECTION 107.** 443.06 (2) (am) of the statutes is amended to read:

10 443.06 (2) (am) Evidence satisfactory to the professional land surveyor section  
11 that he or she has received a bachelor's degree in a course in the practice of  
12 professional land surveying or a related field that has a duration of not less than 4  
13 years and is approved by the ~~land surveyor~~ section, and that he or she has engaged  
14 in the practice of professional land surveying for at least 2 years of ~~land surveying~~  
15 and has demonstrated practice of satisfactory character that indicates that the  
16 applicant is competent to engage in the practice of professional land surveying, if the  
17 applicant has passed an oral and written or written examination administered by the  
18 ~~land surveyor~~ section. This paragraph applies to actions of the ~~land surveyor~~ section  
19 on applications for licenses to engage in the practice of professional land surveyors'  
20 ~~certificates~~ surveying that are submitted to the ~~land surveyor~~ section after June 30,  
21 2000.

22 **SECTION 108.** 443.06 (2) (b) of the statutes is repealed.

23 **SECTION 109.** 443.06 (2) (bm) of the statutes is amended to read:

24 443.06 (2) (bm) Evidence satisfactory to the professional land surveyor section  
25 that he or she has received an associate degree in a course in the practice of

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1 professional land surveying or a related field that has a duration of not less than 2  
2 years and is approved by the ~~land surveyor~~ section, and that he or she has engaged  
3 in the practice of professional land surveying for at least 4 years of ~~land surveying~~  
4 and has demonstrated practice of satisfactory character that indicates that the  
5 applicant is competent to engage in the practice of professional land surveying, if the  
6 applicant has passed an oral and written or written examination administered by the  
7 ~~land surveyor~~ section. This paragraph applies to actions of the ~~land surveyor~~ section  
8 on applications for licenses to engage in the practice of professional land surveyors'  
9 ~~certificates~~ surveying that are submitted to the ~~land surveyor~~ section after June 30,  
10 2000.

11 **SECTION 110.** 443.06 (2) (c) of the statutes is repealed.

12 **SECTION 111.** 443.06 (2) (cm) of the statutes is repealed.

13 **SECTION 112.** 443.06 (2) (d) of the statutes is amended to read:

14 443.06 (2) (d) An unexpired certificate of registration, certificate of  
15 certification, or license as a land surveyor or to engage in the practice of professional  
16 land surveying issued to the applicant by the proper authority in any state or  
17 territory or possession of the United States or in any other country whose  
18 requirements meet or exceed the requirement for ~~registration licensure~~ in this  
19 subsection, if the applicant has passed an oral and written or written examination  
20 administered by the professional land surveyor section.

21 **SECTION 113.** 443.06 (2) (e) of the statutes is repealed.

22 **SECTION 114.** 443.06 (2) (em) of the statutes is repealed.

23 **SECTION 115.** 443.06 (3) of the statutes is renumbered 443.06 (3) (a) (intro.) and  
24 amended to read:

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1           443.06 (3) PERMIT TO PRACTICE. (a) (intro.) The examining board may grant a  
2 permit to engage in the practice of professional land surveying during the time an  
3 application is pending to ~~a person~~ an applicant who is not registered licensed in this  
4 state, if the person all of the following apply:

5           1. The applicant has submitted an application for ~~registration as a license to~~  
6 engage in the practice of professional land ~~surveyor~~ surveying and paid the required  
7 fee and.

8           2. The applicant holds an unexpired certificate of registration, certificate of  
9 certification, or license which in the opinion of the examining board meets the  
10 requirements of sub. (2).

11           (b) The permit shall be ~~revocable~~ valid only for the discrete project identified  
12 in par. (a) 3. and may be revoked by the section at its pleasure.

13           **SECTION 116.** 443.06 (3) (a) 3. of the statutes is created to read:

14           443.06 (3) (a) 3. The applicant identifies on the application a discrete project  
15 on which he or she will be engaged in the practice of professional land surveying and  
16 demonstrates to the satisfaction of the department that failure to obtain a permit  
17 under this subsection may result in delay of the discrete project and financial loss  
18 to the person or entity for whom the applicant is or will be engaged in the practice  
19 of professional land surveying.

20           **SECTION 117.** 443.10 (title) of the statutes is amended to read:

21           **443.10** (title) **Applications, certificates, licenses, rules, and roster.**

22           **SECTION 118.** 443.10 (2) (b) of the statutes is amended to read:

23           443.10 (2) (b) The fees for examinations and ~~licenses~~ credentials, as defined in  
24 s. 440.01 (2) (a), granted under this chapter are specified in s. 440.05, and the fee for

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1 renewal of such ~~licenses~~ credentials is determined by the department under s. 440.03  
2 (9) (a).

3 **SECTION 119.** 443.10 (5) of the statutes is amended to read:

4 443.10 (5) FEES; RENEWALS. The professional land surveyor's surveyor section  
5 shall grant a ~~certificate of registration as a~~ license to engage in the practice of  
6 professional land surveyor surveying to any applicant who has met the applicable  
7 requirements of this chapter. The renewal date for the ~~certificate~~ license is specified  
8 under s. 440.08 (2) (a), and the renewal fee for the ~~certificate~~ license is determined  
9 by the department under s. 440.03 (9) (a).

10 **SECTION 120.** 443.12 (title) of the statutes is amended to read:

11 **443.12 (title) Disciplinary proceedings against professional land**  
12 **surveyors.**

13 **SECTION 121.** 443.12 (1) of the statutes is amended to read:

14 443.12 (1) The section may reprimand a professional land surveyor, or limit,  
15 suspend, or revoke the ~~certificate of registration~~ license of any professional land  
16 surveyor, for the practice of any fraud or deceit in obtaining the ~~certificate~~ license,  
17 or any gross negligence, incompetence, or misconduct in the practice of professional  
18 land surveying.

19 **SECTION 122.** 443.12 (3) of the statutes is amended to read:

20 443.12 (3) If after a hearing 3 members vote in favor of reprimand or limiting,  
21 suspending, or revoking the ~~certificate of registration~~ license of a professional land  
22 surveyor, the section shall notify the surveyor to that effect. The surveyor shall  
23 return the ~~certificate~~ license to the examining board immediately on receipt of notice  
24 of a revocation. The action of the section may be reviewed under ch. 227.

25 **SECTION 123.** 443.135 of the statutes is created to read:

**SENATE BILL 444****1 443.135 Construction and geodetic surveying; preparation of maps.**

2 Nothing in this chapter shall be construed to prohibit a person who has not been  
3 granted a license or permit to engage in the practice of professional land surveying  
4 under this chapter from performing construction or geodetic surveying not in  
5 connection with a practice specified in s. 443.01 (6s) (a) to (e).

6 **SECTION 124.** 443.14 (8) (a) of the statutes is amended to read:

7 443.14 (8) (a) An employee of a professional land surveyor ~~registered in this~~  
8 ~~state or authorized to practice under a permit, while working~~ doing surveying work  
9 under the supervision of the employer. Such exempt employee shall not be in  
10 responsible charge of the practice of professional land surveying.

11 **SECTION 125.** 443.14 (8) (b) of the statutes is repealed.

12 **SECTION 126.** 443.14 (8) (c) of the statutes is repealed.

13 **SECTION 127.** 443.14 (8) (d) of the statutes is amended to read:

14 443.14 (8) (d) Employees of public utilities regulated by the public service  
15 commission while engaged in the practice of professional land surveying for such  
16 utilities. This paragraph does not apply after July 1, 2013.

17 **SECTION 128.** 443.14 (9) of the statutes is amended to read:

18 443.14 (9) A license or permit shall not be required for an owner to survey his  
19 or her own land for purposes other than for sale.

20 **SECTION 129.** 443.14 (11) of the statutes is amended to read:

21 443.14 (11) Any professional land surveyor ~~registered~~ licensed under s. 443.06  
22 who is engaged in the planning, design, installation, or regulation of land and water  
23 conservation activities under ch. 92 or s. 281.65.

24 **SECTION 130.** 443.18 (2) (a) of the statutes is amended to read:

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1           443.18 (2) (a) If it appears upon complaint to the examining board by any  
2 person, or is known to the examining board that any person who is neither registered  
3 nor exempt under this chapter nor the holder of an unexpired permit under s. 443.10  
4 (1) (d) is practicing or offering to practice, ~~or is about to practice or to offer to practice,~~  
5 architecture or professional engineering in this state, or is using the title “landscape  
6 architect” in this state, the examining board ~~or the attorney general, the department~~  
7 of safety and professional services, the department of justice, or the district attorney  
8 of the proper county may investigate and may, in addition to any other remedies,  
9 bring action in the name and on behalf of this the state ~~against any such person~~ to  
10 enjoin the person from practicing or offering to practice architecture or professional  
11 engineering or from using the title “landscape architect”.

12           **SECTION 131.** 443.18 (2) (b) of the statutes is amended to read:

13           443.18 (2) (b) If it appears upon complaint to the examining board by any  
14 person, or is known to the ~~section~~ examining board that any person who is ~~not~~  
15 authorized neither licensed nor permitted nor exempt under this chapter is  
16 practicing engaged in or offering to engage in the practice of professional land  
17 surveying in this state, the ~~section~~ examining board, the department of safety and  
18 professional services, the department of justice, or the district attorney of the proper  
19 county may investigate and may, in addition to any other remedies, bring action in  
20 the name and on behalf of the state to enjoin the person from ~~practicing engaging in~~  
21 or offering to engage in the practice of professional land surveying.

22           **SECTION 132.** 470.025 (7) of the statutes is amended to read:

23           470.025 (7) A professional land surveyor ~~registered licensed~~ under ch. 443 who  
24 is engaged in the planning, design, installation, or regulation of land and water  
25 conservation activities under ch. 92 or s. 281.65.

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1           **SECTION 133.** 703.02 (6m) of the statutes is amended to read:

2           703.02 **(6m)** “Correction instrument” means an instrument drafted by a  
3 licensed professional land surveyor that complies with the requirements of s. 59.43  
4 (2m) and that, upon recording, corrects an error in a condominium plat. “Correction  
5 instrument” does not include an instrument of conveyance.

6           **SECTION 134.** 703.02 (13r) of the statutes is created to read:

7           703.02 **(13r)** “Professional land surveyor” means a professional land surveyor  
8 licensed under ch. 443.

9           **SECTION 135.** 703.11 (2) (intro.) of the statutes is amended to read:

10          703.11 **(2)** REQUIRED PARTICULARS. (intro.) A condominium plat may consist of  
11 one or more sheets, shall be produced on any material capable of clearly legible  
12 reproduction or other media that is acceptable to the register of deeds, and shall  
13 contain at least the following particulars:

14          **SECTION 136.** 703.11 (2) (b) of the statutes is amended to read:

15          703.11 **(2)** (b) A survey of the property described in the declaration complying  
16 with minimum standards for property surveys adopted by the examining board of  
17 architects, landscape architects, professional engineers, designers and professional  
18 land surveyors and showing the location of any unit or building located or to be  
19 located on the property.

20          **SECTION 137.** 703.11 (4) of the statutes is amended to read:

21          703.11 **(4)** SURVEYOR'S PROFESSIONAL LAND SURVEYOR'S CERTIFICATE. A  
22 condominium plat is sufficient for the purposes of this chapter if there is attached to  
23 or included in it a certificate of a licensed professional land surveyor ~~authorized to~~  
24 ~~practice that profession in this state~~ that the plat is a correct representation of the



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1 condominium described and the identification and location of each unit and the  
2 common elements can be determined from the plat.

3 **SECTION 138.** 703.115 (1) (b) of the statutes is amended to read:

4 703.115 (1) (b) Provides that a condominium instrument may be rejected only  
5 if it fails to comply with the applicable requirements of ss. 703.095, 703.11 (2) (a), (c)  
6 and (d) and (3), 703.275 (5) and 703.28 (1m) or if the professional land surveyor's  
7 certificate under s. 703.11 (4) is not attached to or included in the condominium plat.

8 **SECTION 139.** 703.13 (6) (e) of the statutes is amended to read:

9 703.13 (6) (e) Plats and plans showing the altered boundaries and the  
10 dimensions thereof between adjoining units, and their identifying numbers or  
11 letters, shall be prepared. The plats and plans shall be certified as to their accuracy  
12 in compliance with this subsection by a civil engineer, architect, or licensed  
13 professional land surveyor authorized to practice his or her profession in the state.

14 **SECTION 140.** 703.13 (7) (c) of the statutes is amended to read:

15 703.13 (7) (c) Plats and plans showing the boundaries and dimensions  
16 separating the new units together with their other boundaries and their new  
17 identifying numbers or letters shall be prepared. The plats and plans shall be  
18 certified as to their accuracy and compliance with this subsection by a civil engineer,  
19 architect, or licensed professional land surveyor authorized to practice his or her  
20 profession in the state.

21 **SECTION 141.** 703.13 (8) (c) of the statutes is amended to read:

22 703.13 (8) (c) Plats and plans showing the boundaries and dimensions of the  
23 new unit together with the new identifying number or letter shall be prepared. The  
24 plats and plans shall be certified as to their accuracy and compliance with this

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1 subsection by a civil engineer, architect, or ~~licensed~~ professional land surveyor  
2 authorized to practice in this state.

3 **SECTION 142.** 707.215 (2) (intro.) of the statutes is amended to read:

4 707.215 (2) REQUIRED CONTENTS. (intro.) A plat filed for recording under sub.  
5 (1) may consist of one or more sheets, shall be produced on any material capable of  
6 clearly legible reproduction or other media that is acceptable to the register of deeds,  
7 and shall contain at least all of the following:

8 **SECTION 143.** 707.215 (3) of the statutes is amended to read:

9 707.215 (3) FORM OF MAPS AND PLANS. All survey maps and floor plans submitted  
10 for recording shall be legibly prepared with a binding margin of 1.5 inches on the left  
11 side and a one-inch margin on all other sides on durable white media that is 14  
12 inches in length and 22 inches in width, or on any material capable of clearly legible  
13 reproduction or other media that is acceptable to the register of deeds, with a  
14 permanent nonfading black image. The maps and plans shall be drawn to a  
15 convenient scale.

16 **SECTION 144.** 707.215 (5) (intro.) of the statutes is amended to read:

17 707.215 (5) ~~SURVEYOR'S~~ PROFESSIONAL LAND SURVEYOR'S CERTIFICATE. (intro.) A  
18 plat is sufficient for the purposes of this chapter if attached to or included in the plat  
19 is a certificate of a professional land surveyor licensed to practice in this state under  
20 ch. 443, and the certificate provides all of the following:

21 **SECTION 145.** 709.02 (1) of the statutes, as affected by 2011 Wisconsin Act 107,  
22 is amended to read:

23 709.02 (1) In regard to transfers described in s. 709.01, the owner of the  
24 property shall furnish, not later than 10 days after acceptance of a contract of sale  
25 or option contract, to the prospective buyer of the property a completed copy of the

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1 report under s. 709.03 or 709.033, whichever is applicable, subject to s. 709.035,  
2 except that the owner may substitute for any entry information supplied by a  
3 licensed engineer, professional land surveyor, as defined in s. 443.01 (7m), or  
4 structural pest control operator, by an individual who is a qualified 3rd party, or by  
5 a contractor about matters within the scope of the contractor's occupation if the  
6 information is in writing and is furnished on time and if the entry to which it relates  
7 is identified, and except that the owner may substitute for any entry information  
8 supplied by a public agency. Information that substitutes for an entry on the report  
9 under s. 709.03 or 709.033 and that is supplied by a person specified in this section  
10 may be submitted and certified on a supplemental report prepared by the person, as  
11 long as the information otherwise satisfies the requirements under this section. A  
12 prospective buyer who does not receive a report within the 10 days may, within 2  
13 business days after the end of that 10-day period, rescind the contract of sale or  
14 option contract by delivering a written notice of rescision to the owner or to the owner's  
15 agent.

16 **SECTION 146.** 709.07 of the statutes, as affected by 2011 Wisconsin Act 107, is  
17 amended to read:

18 **709.07 Liability precluded.** An owner is not liable for an error or omission  
19 in a report under s. 709.03 or 709.33 if the owner had no knowledge of that error or  
20 omission, if the error or omission was based on information provided by a public  
21 agency, by a licensed engineer, professional land surveyor, as defined in s. 443.01  
22 (7m), structural pest control operator, or qualified 3rd party, or by a contractor about  
23 matters within the scope of the contractor's occupation.

24 **SECTION 147.** 710.09 of the statutes is created to read:

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1           **710.09 Navigable stream does not divide parcel.** Unless otherwise  
2 provided by local ordinance, a navigable stream running through a parcel of land  
3 does not, in and of itself, divide the parcel into 2 parcels if the parcel, on both sides  
4 of the stream, is owned by the same owner.

5           **SECTION 148.** 893.37 of the statutes is amended to read:

6           **893.37 Survey.** No action may be brought against an engineer or any  
7 professional land surveyor, as defined in s. 443.01 (7m), to recover damages for  
8 negligence, errors, or omission in the making of any survey nor for contribution or  
9 indemnity related to such negligence, errors, or omissions more than 6 years after  
10 the completion of a survey.

11           **SECTION 149.** 2009 Wisconsin Act 376, section 13 (1) is amended to read:

12           [2009 Wisconsin Act 376] Section 13 (1) The treatment of section 236.13 (1) (b)  
13 ~~and (2) (a)~~ of the statutes first applies to preliminary plats or, in cases in which no  
14 preliminary plats are submitted, final plats that are submitted for approval on the  
15 effective date of this subsection.

16           **SECTION 150. Nonstatutory provisions.**

17           (1) Notwithstanding section 443.02 (4) of the statutes, as affected by this act,  
18 on the effective date of this subsection, a person who has been granted a certificate  
19 of registration as a land surveyor under section 443.06 (2), 2009 stats., or a permit  
20 to practice land surveying under section 443.06 (3), 2009 stats., is considered to be  
21 granted a license to engage in the practice of professional land surveying under  
22 section 443.06 (2) of the statutes, as affected by this act, or a permit to engage in the  
23 practice of professional land surveying under section 443.06 (3) of the statutes, as  
24 affected by this act, and the professional land surveyor section of the examining  
25 board of architects, landscape architects, professional engineers, designers, and

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1 professional land surveyors shall issue to the person, as appropriate, a license to  
2 engage in the practice of professional land surveying under section 443.06 (2) of the  
3 statutes, as affected by this act, or a permit to engage in the practice of professional  
4 land surveying under section 443.06 (3) of the statutes, as affected by this act.

**SECTION 151. Initial applicability.**

5 (1) PROFESSIONAL LAND SURVEYORS.

6 (a) The treatment of section 26.09 (3) (b) 1. of the statutes first applies to  
7 surveys recorded on the effective date of this paragraph.

8 (b) The treatment of section 70.27 (5), (6), and (7) (intro.) and (d) of the statutes  
9 first applies to assessor's plats made on the effective date of this paragraph.

10 (c) The treatment of section 157.07 (1) of the statutes first applies to lands  
11 surveyed and platted on the effective date of this paragraph.

12 (d) The treatment of section 157.07 (2) and (3) of the statutes first applies to  
13 cemetery plats and maps created on the effective date of this paragraph.

14 (e) The treatment of section 236.21 (1) (intro.), (a), and (d) of the statutes first  
15 applies to plats certified by a professional land surveyor, as defined in section 443.01  
16 (7m) of the statutes, as created by this act, on the effective date of this paragraph.

17 (f) The treatment of section 236.02 (2m) of the statutes first applies to  
18 correction instruments that are drafted on the effective date of this paragraph.

19 (g) The treatment of sections 236.15 (2) and 236.34 (1) (a) of the statutes first  
20 applies to surveys that are performed on the effective date of this paragraph.

21 (h) The renumbering and amendment of section 236.32 of the statutes and the  
22 creation of section 236.32 (2m) of the statutes first apply to the placement, removal,  
23 or disturbance of monuments, or the failure to replace monuments, on the effective  
24 date of this paragraph.  
25

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1 (i) The treatment of section 236.34 (1) (d) (intro.), 1., and 4. of the statutes first  
2 applies to certified survey maps recorded on the effective date of this paragraph.

3 (j) The treatment of section 703.02 (6m) of the statutes first applies to correction  
4 instruments drafted on the effective date of this paragraph.

5 (k) The treatment of section 703.11 (4) of the statutes first applies to  
6 condominium plats certified on the effective date of this paragraph.

7 (l) The treatment of section 703.13 (6) (e), (7) (c), and (8) (c) of the statutes first  
8 applies to condominium plats and plans certified on the effective date of this  
9 paragraph.

10 (m) The treatment of section 707.215 (5) (intro.) of the statutes first applies to  
11 certifications made on the effective date of this paragraph.

12 (n) The treatment of sections 709.02 (1) and 709.07 of the statutes first applies  
13 to original reports furnished on the effective date of this paragraph.

14 (o) The treatment of section 893.37 of the statutes first applies to acts or  
15 omissions occurring on the effective date of this paragraph.

16 (2) PLATS AND CERTIFIED SURVEY MAPS.

17 (a) The treatment of sections 236.12 (2) (intro.), (a), (ac), and (b), (3), (4), (5), (6),  
18 and (8), 236.13 (2m), and 236.20 (1) (b) of the statutes, the renumbering and  
19 amendment of section 236.11 (2) of the statutes, and the creation of section 236.11  
20 (2) (b) of the statutes first apply to preliminary plats or, in cases in which no  
21 preliminary plats are submitted, to final plats, that are submitted for approval on  
22 the effective date of this paragraph.

23 (b) The treatment of sections 236.025, 236.15 (1) (intro.), (a), and (d), and 236.34  
24 (1) (b) of the statutes first applies to surveys performed on the effective date of this  
25 paragraph.

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1 (c) The treatment of section 236.20 (1) (a), (2) (g) and (k), (3) (b), (4) (b), (5) (c),  
2 and (6) of the statutes first applies to final plats, and to certified survey maps if  
3 applicable, that are submitted for approval on the effective date of this paragraph.

4 (d) The treatment of sections 236.21 (1) (b) and 236.25 (2) (c) and (d) of the  
5 statutes first applies to final plats that are offered for record on the effective date of  
6 this paragraph.

7 (e) The treatment of section 236.34 (1) (d) 2. and (2) (b) 1. of the statutes first  
8 applies to certified survey maps that are offered for record on the effective date of this  
9 paragraph.

10 (f) The treatment of section 236.34 (1) (e) of the statutes first applies to certified  
11 survey maps that are submitted for approval on the effective date of this paragraph.

12 (3) RECORDING MEDIA.

13 (a) The treatment of section 70.27 (2) of the statutes first applies to assessor's  
14 plats that are offered for record on the effective date of this paragraph.

15 (b) The treatment of section 236.25 (2) (a) of the statutes first applies to final  
16 plats that are offered for record on the effective date of this paragraph.

17 (c) The treatment of section 236.34 (1) (c) of the statutes first applies to certified  
18 survey maps that are offered for record on the effective date of this paragraph.

19 (d) The treatment of section 703.11 (2) (intro.) of the statutes first applies to  
20 condominium plats that are offered for record on the effective date of this paragraph.

21 (e) The treatment of section 707.215 (2) (intro.) and (3) of the statutes first  
22 applies to time-share property plats or time-share property survey maps and floor  
23 plans, as applicable, that are offered for record on the effective date of this  
24 paragraph.

25 **SECTION 152. Effective date.**

