



1997 ASSEMBLY BILL 659

December 18, 1997 - Introduced by Representatives GREEN, HUTCHISON, PLOUFF, HANDRICK, HANSON, JENSEN, HUBER, F. LASEE, RYBA, SERATTI, GRONEMUS, OTT, LA FAVE, ALBERS, HASENOHRL, FREESE, STASKUNAS, MUSSER, SYKORA, DUFF, SCHAFER, JESKEWITZ, PORTER, OTTE, GROTHMAN, HAHN, GUNDERSON and DOBYNS, cosponsored by Senators WELCH, WINEKE, DRZEWIECKI, HUELSMAN, ROSENZWEIG, ROESSLER, FARROW, PANZER, RUDE and DARLING. Referred to Committee on Urban and Local Affairs.

- 1 **AN ACT to amend** 236.11 (1) (b) and 236.25 (2) (b) of the statutes; **relating to:**
2 approval and recording of final plats.

Analysis by the Legislative Reference Bureau

Under current law, a division of land that results in a subdivision of 5 or more parcels or building sites of 1 1/2 acres each or less must be surveyed. In addition, a plat (map) of the subdivision must be approved by the appropriate approving authorities and recorded in the office of the register of deeds.

If a preliminary plat is submitted for approval, a final plat that substantially conforms to the preliminary plat as approved, including any conditions of approval, and to local plans and ordinances is entitled to approval as long as the final plat is submitted to the appropriate approving authorities within 6 months after the last required approval of the preliminary plat. This bill changes the time within which a final plat that is entitled to approval must be submitted to 24 months after the last required approval of a preliminary plat.

The register of deeds is not required to accept a final plat for recording unless it complies with a number of requirements, one of which is that it must be offered for recording within 30 days after its last approval and 6 months after its first approval. The bill changes the time within which a final plat must be offered for recording in order for the register of deeds to be required to accept the plat to within 30 days after the last approval and 24 months after the first approval of the plat.

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

- 3 **SECTION 1.** 236.11 (1) (b) of the statutes is amended to read:
4 236.11 (1) (b) If the final plat conforms substantially to the preliminary plat
5 as approved, including any conditions of that approval, and to local plans and

SECTION 1

1 ordinances adopted as authorized by law, it is entitled to approval. If the final plat
2 is not submitted within 6 24 months of after the last required approval of the
3 preliminary plat, any approving authority may refuse to approve the final plat. The
4 final plat may, if permitted by the approving authority, constitute only that portion
5 of the approved preliminary plat which the subdivider proposes to record at that
6 time.

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

8 236.25 (2) (b) The plat is offered for record within 30 days of after the date of
9 the last approval of the plat and within 6 24 months of after the first approval;

10

(END)