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## WISCONSIN LEGISLATIVE COUNCIL ACT MEMO

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**2013 Wisconsin Act 272**  
[2013 Senate Bill 502]

**Division of Land by  
Certified Survey Map**

In general, a subdivision is a division of land for the purpose of sale or building development that results in the establishment of five or more parcels of 1.5 acres or less within five years. Under prior law, a subdivision required preparation of a plat in all cases. Boundary changes to land that do not result in a subdivision may generally be made by the preparation of a certified survey map (CSM), as opposed to a plat. Numerous requirements and approvals that apply to the preparation of a plat do not apply to the preparation and recording of a CSM.

2013 Wisconsin Act 272 (the Act) creates an exception that will allow land to be subdivided, without the preparation of a plat, under certain circumstances. In order for the exception to apply, all of the following must be true:

- The land is zoned for commercial, industrial, or mixed-use development.
- The city, village, town, or county (municipality) in which the land is located has established a municipal planning agency, and the planning agency has recommended that the municipality allow subdivision of land by CSM.
- After a public hearing, the municipality has adopted an ordinance or resolution specifying a maximum number of parcels, above four, into which land may be subdivided by CSM.

Also, certain requirements for subdivision plats will apply to a subdivision by CSM under the Act, including requirements related to the form and content of the map. In addition, the Act requires submission of the CSM to the Department of Administration for approval, in most cases, and to the Department of Transportation for approval, in certain cases.

*Effective date:* April 18, 2014.

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This memo provides a brief description of the Act. For more detailed information, consult the text of the law and related legislative documents at the Legislature's Web site at: <http://www.legis.wisconsin.gov>.