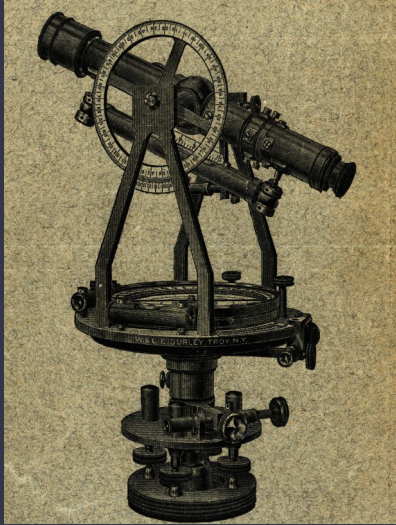


RECORDED AS...

Northeast Chapter of the Wisconsin Society of Land Surveyors



Visit us on the web: www.wsls-nec.org



CHAPTER MEETING

Thursday

July 23, 2020, 5:00PM

Hilly Haven Golf Course

5911 CTH PP

De Pere, WI 54115

This is our annual Golf Outing at Hilly Haven Golf Course, 5911 CTH PP in De Pere and Trap Shoot at Triple J Wing & Clay, 2687 Man Cal Rd in Brillion.

Good Luck to everyone!

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2020 MEETINGS, SCHEDULE & LOCATION

Annual General Meeting

Rock Garden—Comfort Suites in Green Bay
 January 23, 2020 5:00pm Social 5:30pm Dinner/Mtg

Winter Board Meeting

Nicky’s in De Pere
 February 13, 2020 6pm Social 6:45pm Dinner/Mtg

Spring General Meeting

CANCELLED
 April 16, 2020 6pm Social 6:45 pm Dinner/Mtg

Spring Board Meeting

CANCELLED
 May 14, 2020 6pm Social 6:45 pm Dinner/Mtg

Summer Golf/Trap Outing

Hilly Haven & Triple J in De Pere
 Area golf course/trap shoot
 July 23, 2020 5pm Social 5:30 pm Dinner/Mtg

Summer Board Meeting

Wave Pointe Marina & Resort in Little Sturgeon
 August 13, 2020 6 pm Social 6:45 pm Dinner/Mtg

Fall General Meeting

Little Chicago in Kaukauna
 October 15, 2020 6pm Social 6:45pm Dinner/Mtg

Fall Board Meeting

After Burners in Sheboygan
 November 5, 2020 6pm Social 6:45pm Dinner/Mtg

Annual General Meeting

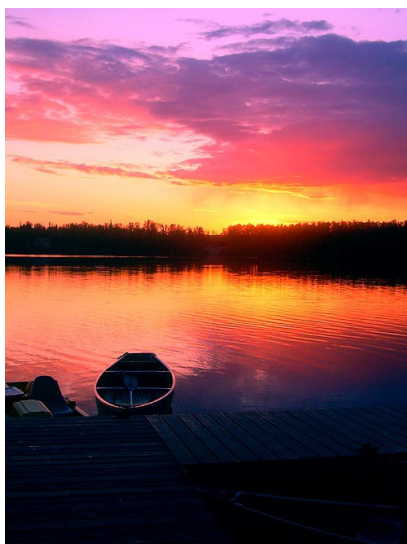
TBD
 January 21, 2020 5:00pm Social 5:30pm Dinner/Mtg

**Newsletter
Online**

Please let me know if anyone would like anything additional added to the newsletter.

Jill Bostedt - Newsletter Editor

Don't forget to pay your 2020 dues!



2019 Chapter Representatives

President - Brad Nelson - 715-938-2649

President Elect - Howard Herrild - 920-498-5674

Director - Ryan Beltrand - 920-366-7036

Past President - Ryan Duckart - 920-448-4493

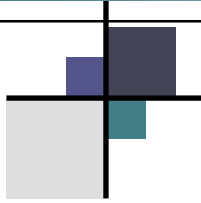
Secretary\Treasurer - Tom Leslie - 920-448-4495

NE Chapter Representative - Jim Sehloff - 920-562-6562

Newsletter Editor - Jill Bostedt - 920-327-7853

2020 OFFICERS:

- Kevin Boyer
WSLS President
- Mark Argent
NSPS President
- Jim Sehloff
NE Chapter Rep to WSLS



PRESIDENT'S MESSAGE:

President's Message:

Dear Fellow Surveyors,

I hope times have been good for your business and your family during the public health challenge. It seems that the only thing that has not changed is the July humidity. If working outside don't forget to stay hydrated and take breaks to cool down. I think that I'm starting to miss winter, at least the temps are manageable!

We have decided to go ahead with the golf outing at Hilly Haven Golf Course on July 23rd, 2020. The trap shoot will be held at Triple J Wing and Clay. If interested in golfing please RSVP Tom Leslie at leslie63@hotmail.com, (920) 448-4495. If interested in the trap shoot RSVP Tom or Aaron Ballast at tnt-pls@tntsurveyors.com. If you are unable to make the social events you are still welcome to attend the meeting. Please let Tom know so that we can get an accurate head count. For those who can't make the meeting, we will try a virtual "Zoom" meeting. Zoom is a cloud-based video conferencing service that lets you meet virtually by audio and video. We have a limit of 49 people that can attend the meeting/meal (due to Hilly Haven's policy) so we will need an accurate head count that will be first come, first serve basis.

On a technical note, NGS has announced a delay in the NSRS (National Spatial Reference System) Modernization from 2022 to likely the 2024-25 timeframe. However, the deprecation of the US survey foot will remain the same as the planned effective date of December 31, 2022. Below are the associated links from NGS. <https://geodesy.noaa.gov/datums/newdatums/NSRSModernizationNewsIssue20.pdf>

<https://geodesy.noaa.gov/datums/newdatums/FAQNewDatums.shtml>

As a final thought, stay safe and I look forward to seeing everyone at the Summer Meeting. I'd encourage everyone not to get caught up in the politics of the pandemic. Together as a profession, together as a community, together as neighbors we will get through this pandemic!

Sincerely,

Brad Nelson

Brad Nelson, PLS
President



~ GENERAL MEMBERSHIP MEETING ~

Northeast Chapter of the Wisconsin Society of Land Surveyors

Attitude adjustment is at 5:00 pm and Dinner is at 5:30 pm. Dinner will cost \$20.00.

If you plan on attending the meeting please RSVP so we can get an accurate count for the meal.

Tom Leslie Secretary/Treasurer (920) 448-4495 Leslie_TL@co.brown.wi.us

Brad Nelson President (715) 938-2649 bnelson@quantumspatial.com



Hilly Haven Golf Course

5911 CTH PP

De Pere, WI 54115

(On the Deck and the Golf Simulator Room)



Northeast Chapter
OF THE
Wisconsin Society of Land Surveyors
General Meeting Agenda



July 23, 2020 | 5:30PM | Meeting location: Hilly Haven Golf Course – De Pere

President	Brad Nelson
President Elect	Howard Herrild
Past President	Ryan Duckart
Director	Ryan Beltrand
Secretary/Treasurer	Tom Leslie
NE Chapter Rep	Jim Sehloff

AGENDA TOPICS

CALL THE MEETING TO ORDER	
ADDITIONS TO THE AGENDA	
APPROVE THE MINUTES FROM THE JANUARY 2020 GENERAL MEETING	
APPROVE THE TREASURER’S REPORT	Tom Leslie
NEWSLETTER EDITOR’S REPORT	Jill Bostedt
WLS REPORT	Jim Sehloff
NSPS REPORT	Lisa Van Horn
YOUNG SURVEYORS NETWORK	Dave Spielbauer

COMMITTEE REPORTS

Auditing Committee	Terry Van Hout
Business:	
CST Committee	Howard Herrild
Business:	
Ethics and Practices Committee	Tom Leslie
Business:	
Land Records Committee	Kory Rentmeester
Business:	
Legislative Committee	Jim Sehloff
Business:	

COMMITTEE REPORTS

Membership Committee

Brian Frisque

Business:

Nominating Committee

Ryan Duckart

Business:

Program Committee

Andy Cleveland

Business:

Public Relations Committee

John Sleik

Business:

Scholarship Committee

James Cappear

Business:

Seminar Committee

Terry Van Hout

Business:

Student Chapter Committee

Jake Kocken

Business:

Trig-Star Committee

Ryan Duckart

Business:

OLD BUSINESS

Seminar Rescheduled, Day in the Life and PLSS Forum Cancelled

NSRS 2022 / WSRS 2022 Update

NEW BUSINESS

NE Chapter Scholarship Ken Wolfe

Seiler Scholarship

Discuss Chapter Meal Cost

Any other new business?

Adjourn



TRIG-STAR NEWS RELEASE

2019-2020 TRIG-STAR

Maureen Mileski has won the designation 2019-2020 TRIG-STAR for Denmark High School in a competition held recently. She is the daughter of Micheal and Michelle Mileski from Green Bay, WI. The contest was sponsored by Ryan Duckart and the Northeast Chapter of Wisconsin Society of Land Surveyors.

A TRIG-STAR is a mathematics student who has demonstrated in competition that they are the most skilled among classmates in the practical application of trigonometry. The competition for the honor is a timed exercise which is the solving of a trigonometry problem that incorporates the use of right triangle formulas, circle formulas, the law of sines, and the law of cosines. The contest helps to promote careers in surveying and mapping to students at High Schools across the country. The award is sponsored by the National Society of Professional Surveyors and co-sponsored locally. State winners also have the opportunity to participate in the National TRIG-STAR competition for awards.





TRIG-STAR NEWS RELEASE

2019-2020 TRIG-STAR

Blas Guzman has won the designation 2019-020 TRIG-STAR for Two Rivers High School in a competition held recently. He is the son of Arlene Guzman from Mishicot, WI. The contest was sponsored by Ryan Duckart and the Northeast Chapter of Wisconsin Society of Land Surveyors.

A TRIG-STAR is a mathematics student who has demonstrated in competition that they are the most skilled among classmates in the practical application of trigonometry. The competition for the honor is a timed exercise which is the solving of a trigonometry problem that incorporates the use of right triangle formulas, circle formulas, the law of sines, and the law of cosines.

The contest helps to promote careers in surveying and mapping to students at High Schools across the country. The award is sponsored by the National Society of Professional Surveyors and co-sponsored locally. State winners also have the opportunity to participate in the National TRIG-STAR competition for awards.



CHAPTER UPDATE

Unfortunately, with the COVID crisis over the last 4 months, the Chapter had to cancel the following events:

SPRING GENERAL MEETING

SPRING BOARD MEETING

DAY IN A LIFE @ RR MUSEUM

SPRING CHAPTER SEMINAR

PLSS FORUM

The Seminar has been rescheduled to September 25. The Board will be monitoring and thoroughly discussing this issue as it gets closer to the date and will make a decision to hold or cancel using the most updated news and information.

The safety and well-being of Chapter Members are always first and foremost when making any decision.

Hopefully we can all get back to “normal” for 2021!

Thank you for hanging in there!

Northeast Chapter
OF THE
Wisconsin Society of Land Surveyors

TREASURER'S REPORT
July 15, 2020

Checking Account

Starting Balance 1-1-20 **9,916.61***

Deposits

3-10-20	Winter General Meeting/Dues	3,555.00
4-24-20	Dues	1,715.00
6-2-20	Dues	280.00

+ 5,550.00

Checks

Comfort Suites-Room for 2019 seminar	2538	120.12
Chapter Scholarship (Halbach)	2539	750.00
Appleton Trophy - Prez & Jill plqs	2540	149.31
Secretary/Treasurer Dues	2541	600.00
Scholarship (Braun)	2542	750.00
WSLS Bucky's Team	2543	250.00
WSLS Foundation	2544	1000.00
Secretary supplies	2545	120.86
Newsletter Editor dues	2546	400.00
WSLS Foundation-CST donation	2547	450.00
VOID	2549	0.00
NWTC NSPS Competition donation	2550	1,000.00
Service Charge		20.00

-5,610.29

+Outstanding checks:

Comfort Suites (Winter Mtg)	2548	1,639.32
-----------------------------	------	----------

Chapter Checking Acct: * 9,856.32

* Checking Acct contains \$1200 for donated student meals -1,200.00

+ Outstanding Checks -1639.32

Available Chapter Funds: 7,017.00

6-Month Certificate of Deposit

Last Maturity Balance 4-25-20 **2,257.01**

Current Interest Rate (0.15%) Next Maturity Date: 11-6-20

Summer 2020 Newsletter

Tom Leslie

Northeast Chapter Treasurer

TOTAL ASSETS: \$9,274.01



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Contact Us - Wisconsin Milwaukee

Holly Urbain - (608) 279-1007
 Steve Grady - (262) 219-2952
 Jim Nelson - (414) 322-9801
 Technical Support: 844-602-9312

Local Office: (414) 423-0780
 Email: solutions@seilerinst.com



Sales • Service • Rentals • Training • Financing • Repairs

Northeast Chapter
OF THE
Wisconsin Society of Land Surveyors

PAID MEMBERSHIP

As of July 15, 2020

PROFESSIONAL	69
AFFILIATE	22
STUDENT	29
SUSTAINING	4
LIFETIME	<u>28</u>
TOTAL	152

The Northeast Chapter of the Wisconsin Society of Land Surveyors

2020 Sponsor A Student Meal Program

Sponsorships are for a free meal at any of the 4 Quarterly Northeast Chapter General Meetings. Any student or person interested in the profession is eligible. If you have someone that would like to participate, please bring him or her along to the next meeting.

Thank you to all who participated in the past 13 years, it has been a HUGE success!

We are again asking for your support in sponsoring student meals in 2020 and beyond. Your donation will encourage students (and potential employees) to take an interest in the surveying industry and perhaps Chapter involvement.

-- Please fill out form below as you would like to be acknowledged for your free meal donation --

Date: _____

Name: _____

Company: _____

Phone Number: (H) _____ (W) _____ (Fax) _____

Email: _____

Sponsorship Fee: \$20.00 per meal

- I/We would like to sponsor _____ student meals (meals x \$20.00)... \$_____

Make checks payable to: The Northeast Chapter of WSLS

**Return to: Tom Leslie - Secretary/Treasurer
1951 Andraya Lane
De Pere, WI 54115**



Waushara County Land Conservation & Zoning

P.O. Box 1109

Wautoma, WI 54982

Lcd.zoning@co.waushara.wi.us

Fax (920) 787-6516

(920) 787-0453

DATE: June 29, 2020

TO: Surveyors
Title Agents
Interested Parties

The Waushara County Land Conservation & Zoning Office, after public hearing reviewal and subsequent approval by the Planning & Zoning Committee and County Board of Supervisor, has amended Chapter 42, The Waushara County Subdivision Ordinance. Attached to this correspondence is a copy of all the changes that were made to Chapter #42. However, below we are highlighting the most significant changes that are most likely to impact your interactions with the various County Offices in which you conduct business on a frequent basis.

1. The number of land divisions, parcels or building sites of 15 acres each or less in area by successive divisions within a period of ten years that is allowed has increased from 2 to 4. This also required that we amend the definition of a minor subdivision, as: Five or more lots, parcels or building sites of 15 acres each or less.
2. Adjoining landowner transfers will now require a certified survey map to include the lands being acquired *combined* with the parcel that it is to be adjoined to, *and* a certified survey of the remaining parcel. No longer can adjoining landowner transfers be done with a metes and bounds description via a quit claim deed and the "adjoining landowner statement" included on the deed. Combining parcels will also require a certified survey map.
3. The minimum road frontage requirements must now meet the minimum lot width requirements at the required front yard setback as listed in section 58-826 and as listed in chapter 58 of the Waushara County Codes. *(It is no longer 66' of public road frontage/40' Cul de sac)* Most zones require 100' of lot width, but the zoning classification of the property will impact the required lot width of new parcels. The new ordinance language states that at no time shall the minimum lot width be less than 75'.
4. Several notes regarding certified survey maps:
 - a. The following statement must be included on all csm's: "A survey does not establish ownership nor transfer property. Exchange and recording of deeds must occur for transfer to become final".
 - b. Lot lines shall not cross taxing districts and/or township lines.

If you have any questions, feel free to contact the Zoning Office at (920) 787-0453. Amy Schultz can be reached at extension 369, and Todd Wahler at extension 227.

SURVEYORS Please see the extra attachment -Certified Survey Map Reviewal Process / CSM Reviewal Checklist

Sincerely,

Amy Schultz

Amy Schultz, Deputy Director
Waushara County Land Conservation and Zoning

Cc: Todd Wahler, Zoning Administrator
Jerry Smart, County Surveyor
Zachary Newton, Tax Lister
Heather Schwersenska, Register of Deeds
Andrew Jennings

"High quality service for high quality living in the heart of Central Wisconsin's outdoors."

CERTIFIED SURVEY MAP REVIEWAL PROCESS

All certified survey maps shall be reviewed by the County Land Division Review Group consisting of the Zoning Department, County Surveyor, Register of Deeds, Tax Lister, and County/State Highway, where applicable, herein referred to as "Review Group". Reviewal fees will only be charged for new parcel surveys. Following are the steps for reviewal of all certified survey maps:

1. A preliminary reviewal of all CSM's are initiated by emailing a copy of the CSM to the Zoning Office. Contact is Amy Schultz, Deputy Director at amy.schultz@co.waushara.wi.us (If Amy is out of office, the map will automatically be forwarded to Todd Wahler, Zoning Administrator)
2. Zoning Office will forward copy of map to "Review Group" for preliminary review.
3. "Review Group" will provide comments to Zoning Office, or if map is "OK" for next step and/or recording.
4. The Zoning Office will contact the Surveyor after "Review Group" has finished preliminary review with all comments, if corrections are needed, or if map is ok to proceed to next step(s) of recording.
 - a. If map is "O.K." for recording, Zoning will confirm with surveyor amount of fees due, and either step #5 or #6 listed below.....
 - b. If map needs corrections, Zoning will list all corrections needed. Zoning will ask that once corrections are completed, that surveyor email a copy of corrected map to amy.schultz@co.waushara.wi.us for final approval. Zoning will then give final approval, and confirm with surveyor amount of fees due, and either step #5 or #6 listed below.....

5. Certified Survey Map of Existing Parcels:

Map will go Directly to Register of Deeds - No reviewal fees due to Zoning

Recording Fees due to Register of Deeds.....	\$30.00
Recorded copy returned.....	2.00/page
	1.00/additional pages

6. Certified Survey Map of New Parcels:

Township Signature Required – After Township signature obtained, the Map comes back to Zoning Office for signature with the reviewal fees, and then Zoning will take down to ROD for recording.

Reviewal Fees.....	50.00
	+ 10.00/lot
	+ 100.00/lot open space fee
Recording Fees	\$30.00
Recorded copy returned	2.00/page
	1.00/additional pages

***NOTE:** One check can be written to Waushara County Zoning for Reviewal/Recording Fees combined.

WAUSHARA COUNTY CERTIFIED SURVEY MAP CHECKLIST

Yes	No	N/A		
			1	Complies with Section 236.34 of Wisc Statutes, including ties to two established government corners, has a north arrow and graphic scale not more than 500 to one inch.
			2	Has names and addresses of individual(s) dividing the lands, as well as names and addresses of the landowner of record.
			3	Has the names, locations and ROW widths of all adjacent roads, alleys, easements, and utility ROW
			4	Has statement "A survey does not establish ownership nor transfer property. Exchange and recording of deeds must occur for transfer to become final."
			5	Shows location of all existing property lines, buildings, septic, ditches, driveways, streams, lakes, wetlands.
			6	Indicates all required building setbacks to public roads, navigable waters, mapped wetlands. Lot width at road and building setback matches applicable zoning district.
			7	The OHWM shall be noted as approximate unless determined by DNR and setback listed in narrative is preferred over showing as setback on map. The statement "Any land below the ordinary high water mark of a lake or navigable stream is subject to the public trust in navigable waters that is established under Article IX, Section 1, of the State Constitutions " shall be noted on all CSM's.
			8	Shows floodplain attributes and contour lines at two foot intervals, where applicable
			9	The areas of the parcels being created shall be noted. Where appropriate, two area calculations shall be shown, inclusive and exclusive of all existing and proposed public and private right-of-ways, easements, and roads and minimum acreages for the underlying zone are met.
			10	Indicates access restrictions where applicable, including required driveway spacing and location of existing driveways. Driveways may need to be installed prior to map approval.
			11	A certificate of acceptance from the appropriate municipality is required when lands are being dedicated, and names of public roads shall be in accordance with the uniform address code.
			12	Have a minimum of ½ inch margin on the sides and bottom of the map with sufficient room for recording and all approval information.
			13	Are all remaining lands of 15 acres or less surveyed? Has this resulted in additional parcels that are less than 15 acres in size? All remaining lands less than 15 acres must now be surveyed. Adjoining landowner transfers are not permitted by metes and bounds descriptions with the adjoining landowner statement on the deed.
			14	Has there been any prior land divisions of 15 acres or less in the past 10 years by this or former owners? 5 or more divisions meets minor or major subdivision definition, depending on size of parcels.....
			15	Certified survey maps that create minor subdivisions, or those in Townships that have an approved land use plan, shall have a signature page with the signature of appropriate representatives of the municipality as noted in the Code. Currently signatures are required from all the townships except Warren, and the City of Wautoma in their Extraterritorial Plat reviewal.
			16	Have proper reviewal fee of \$50 per map and \$110 per lot have been paid
			17	Does the soil survey indicate soils are suitable for a POWTS other than a holding tank, or is there an existing POWTS meeting this requirement?
			18	Wetland/Floodplain/Zoning maps reviewed.

Reviewed by: _____ Date: _____

WAUSHARA COUNTY CERTIFIED SURVEY MAP CHECKLIST

The criteria and requirements listed below apply to any land division or minor subdivision done in the **unincorporated** areas of Waushara County.

A land division is defined as:

“Less than five lots, parcels or building sites of 15 acres each or less in area by successive divisions within a period of ten years. All area calculations are to be exclusive of any dedications, public right-of-way, easements for ingress-egress or reservations.

A minor subdivision is defined as:

“Five or more lots, parcels or building sites of 15 acres each or less in area by successive divisions within a period of ten years which do not constitute a major subdivision. All area calculations are to be exclusive of any dedications public right-of-way, easements for ingress-egress or reservations.

A major subdivision is defined as:

“Five or more lots, parcels or building sites of five acres each or less in area by successive divisions within a period of ten years. All area calculations are to be exclusive of any dedications, public right-of way, easements for ingress-egress, or reservations.

Major subdivisions shall be created by means of a plat

Other items to consider:

1. Land divisions and minor subdivisions shall be created by means of a certified survey map. The certified survey map shall include the newly created lots and any contiguous remnant 15 acres or less in size. All lots created in this manner shall abut on a public street. Except as provided in subsection 42-86(b), all lots shall maintain a minimum frontage of 66' to facilitate the possible development of a public right-of-way, that could serve additional lots.
2. No new parcels of land of 15 acres or less can be created in Waushara County that can only be served by a holding tank. In areas of the County with questionable soils, a boring or complete soil profile may be required prior to approval of a certified survey map for a parcel subject to this situation.
3. New parcels must meet the minimum parcel size (net) of the required zoning District. Some Townships have approved A-G zoning classifications with greater defined breakdowns (AG-3, AG-5, etc) requiring greater minimum net square footage than one acre. Please check with the zoning office or online GIS mapping for the proper zoning classification to determine minimum parcel size and lot width.
4. Adjoining landowner transfers now require a certified survey map of the lands being acquired with the existing parcel, as well as the remnant parcel, if it is less than 15 acres in size. Adjoining landowner transfers can no longer be done with a metes and bounds description on a deed with the adjoining landowner statement.
5. New parcels on a State and County Highway are forwarded to the applicable entity for comment. They have 10 days to respond with comments, so please plan accordingly.
6. Minimum road frontages requirements for new lots must now meet the width requirements stated in the applicable zone, and are required at the road and building setback. At no time, can it be less than 75'. (previous 66' public road frontage has been removed from the code)
7. All surveys should include the statement “A survey does not establish ownership nor transfer property. Exchange and recording of deeds must occur for transfer to become final.”
8. There is no longer a standard for “existing parcels” (65' wide, 10,000 square feet for unsewered lots....). This standard eliminated, per a legislative ruling.

Additional information is available by referring the Waushara County Code, Chapters 42 Subdivisions) and 58 (Zoning). These are available on the Waushara County website at www.co.waushara.wi.us or by contacting the Zoning Office at 920-787-0453 Extension 369 (Amy), 227 (Todd), 212 (Kyle), 228 (Rick)

**ORDINANCE AMENDING WAUSHARA COUNTY CODE
CHAPTER 42**

WHEREAS, Waushara County has enacted Chapters 42 to promote and protect the public health, safety, comfort, convenience, prosperity, aesthetics, and other aspects of the general welfare and to affix reasonable standards as applicable thereto; and

WHEREAS, the Waushara County Planning and Zoning Committee has determined that it is in the interest of the public health, safety and welfare to enact certain amendments to such Chapter; then

NOW, THEREFORE BE IT RESOLVED the County Board of Waushara County, Wisconsin, do hereby ordain as follows:

***FOLLOWING ARE AMENDMENTS TO THE WAUSHARA COUNTY CODE CHAPTER 42
(Subdivision Code):***

(amended sections are underlined) ~~(deleted sections are stricken)~~

Explanatory notations are in italics

A PORTION OF SECTION 42-7 IS HEREBY CREATED and AMENDED TO READ AS FOLLOWS:

Section 42-7. Definitions.

Condominium means a system of ownership by which owners have title to an individual apartment or house and an undivided interest in the shared parts of the property which are subject to a Condominium Plat and Declarations established or being established in accordance with Wis. Stats. § 703.

County Land Division Review Group shall consist of the Zoning Department, County Surveyor, Register of Deeds, Tax Lister and the Highway Department. The County Land Division Review Group shall review all Subdivision Plats, Certified Survey Maps and Condominium Plats for compliance with County Ordinances, State Statutes and Administrative Codes and report findings to the Zoning Administrator.

Land division means a division of a parcel of land where the act of division creates:

- (1) Less than ~~three~~ five lots, parcels or building sites of 15 acres each or less in area; or
- (2) Less than ~~three~~ five lots, parcels or building sites of 15 acres each or less in area by successive divisions within a period of ten years. All area calculations are to be exclusive of any dedications, public rights-of-way, easements for ingress-egress or reservations. ~~For the purposes of enforcement, no parcel of land existing at the time of the adoption of the ordinance from which this definition is derived (regardless of ownership) may be further divided into three or more~~ lots, parcels or building sites, as described in this definition, without meeting the requirements of this definition and other applicable sections of this chapter.

Lot width means the shorter dimension(e) of the perimeter dimensions of a parcel. Lot width is measured from the closest points of the lot lines that are considered as the length of the lot, and shall meet the minimum requirements of this chapter and chapter 58 of Wauchara County Codes if applicable. minimum horizontal distance between the side lot lines as measured at both the required front yard setback and all portions of the lot which are considered buildable. A lot may have more than one portion that is considered as the width portion of the lot.

Minor subdivision means a division of a parcel of land where the act of division creates:

- (1) ~~Three~~ Five or more lots, parcels or building sites of 15 acres each or less in area which do not constitute a major subdivision; or
- (2) ~~Three~~ Five or more lots, parcels or building sites of 15 acres each or less in area by successive divisions within a period of ten years which do not constitute a major subdivision. All area calculations are to be exclusive of any dedications, public rights-of-way, easements for ingress-egress or reservations. ~~For the purposes of enforcement, no parcel of land existing at the time of the adoption of the ordinance from which this definition is derived (regardless of ownership) may be further divided into three or more lots, parcels or building sites, as described in this definition, without meeting the requirements of this definition and other applicable sections of this chapter.~~

A PORTION OF SECTION 42-8 IS HEREBY AMENDED TO READ AS FOLLOWS:

Sec. 42-8. Classification of developments subject to this chapter.

Developments subject to this chapter are classified as either ~~land divisions~~, minor subdivisions or major subdivisions.

~~(1) *Land division; inclusions.* Land divisions shall include the creation of:~~

- a. ~~Less than three lots, parcels or building sites of 15 acres each or less in area; or~~
- b. ~~Less than three lots, parcels or building sites of 15 acres each or less in area by successive divisions within a period of ten years. All area calculations are to be exclusive of any dedications, public rights-of-way, easements for ingress-egress or reservations. For the purposes of enforcement, no parcel of land existing at the time of the adoption of the ordinance from which this section is derived (regardless of ownership) may be further divided into three or more lots, parcels or building sites, as described in this subsection (1), without meeting the requirements of this section and other applicable sections of this chapter.~~

~~Land divisions and minor subdivisions shall be created by means of a certified survey map. The certified survey map shall include the newly created lots and any contiguous remnant 15 acres or less in size. All lots created in this manner shall abut on a public street. Except as provided in subsection 42-86(b), all lots shall maintain a minimum frontage of 66 feet to facilitate the possible development of a public rights-of-way, that could serve additional lots.~~

~~(2)~~ (1) *Minor subdivisions.* Minor subdivisions shall include the creation of:

- a. ~~Three~~ Five or more lots, parcels or building sites of 15 acres each or less in area; or
- b. ~~Three~~ Five or more lots, parcels or building sites of 15 acres each or less in area by successive divisions within a period of ten years. All area calculations are to be exclusive of any dedications, public rights-of-way, easements for ingress-egress or reservations. ~~For the purposes of enforcement, no parcel of land existing at the time of the adoption of the ordinance from which this section is derived (regardless of ownership) may be further divided into three four or more less lots, parcels or building sites, as described in this subsection (2), without meeting the requirements of this section and other applicable sections of this chapter.~~

c. Land divisions and minor subdivisions shall be created by means of a certified survey map. The certified survey map shall include the newly created lots and any contiguous remnant 15 acres or less in size. All lots created in this manner shall abut on a public street. Except as provided in subsection 42-86(b), all lots shall maintain a minimum frontage of 66 feet to facilitate the possible development of a public rights-of-way, that could serve additional lots.

~~e. In addition to other applicable provisions in this section, the following provisions shall apply to minor subdivisions:~~

~~1. No minor subdivision shall be created in any township which has adopted chapter 58 of this Code, in accordance with Wis. Stats. § 59.60(5)(c), or within the shoreland area of any other township, without first obtaining the proper zoning classification for the proposed use, if applicable. No minor subdivision shall be created (as an example) for residential use without first obtaining the appropriate residential zoning classification.~~

~~2. In addition to the other provisions in this chapter regarding certified survey map requirements,~~

d. a signature page shall be attached to any certified survey map for a minor subdivision which contains, at a minimum, an owner's certificate with notarized signature, signature of a representative of the township, signature of a representative of the agency, and where extraterritorial plat review or extraterritorial zoning jurisdiction is applicable, the signature of a representative of the city.

~~(3) (2) Major subdivisions.~~ Major subdivisions shall include the creation of:

a. Five or more lots, parcels or building sites of five acres each or less in area; or

b. Five or more lots, parcels or building sites of five acres each or less in area by successive divisions within a period of ten years. All area calculations are to be exclusive of any dedications, public rights-of-way, easements for ingress-egress, or reservations. ~~For the purposes of enforcement, no parcel of land existing at the time of adoption of the ordinance from which this section is derived (regardless of ownership) may be further divided into five or more lots, parcels or building sites, as described in this subsection (3), without meeting the requirements of this section and other applicable sections of this chapter.~~

c. Major subdivisions shall be created by means of a plat.

~~e. No major subdivision shall be created in any township which has adopted chapter 58 of this Code, in accordance with Wis. Stats. § 59.60(5)(c), or within the shoreland area of any other township, without first obtaining the proper zoning classification for the proposed use. No major subdivision shall be created (as an example) for residential use without first obtaining the appropriate residential zoning classification.~~

(4) Condominiums.

a. Any property subject to a Condominium Plat and Declarations established or being established in accordance with Wis. Stats. § 703.

b. No Condominium shall be created without first obtaining the proper zoning classification.

A PORTION OF SECTION 42-11 IS HEREBY AMENDED TO READ AS FOLLOWS:**Sec. 42-11. - Exceptions to chapter provisions.**

- (a) The provisions of this chapter shall not apply to transfers of interest in lands by will or pursuant to court order; leases for a term not to exceed ten years, mortgages or easements; or the sale or exchange of parcels of land between owners of adjoining property if the resultant recorded documents state no additional lots are thereby created, the lands are considered adjoining as defined in this chapter, and the lots resulting are not reduced below the minimum sizes required by this chapter, chapter 58 of this Code or other applicable laws or ordinances. A Certified Survey Map of the parcel, the parcel that it is to be adjoined to and the remaining parcel must be created and recorded.
- (b) The sale or transfer of lands acquired through this exception separate from adjoining lands under the same ownership is prohibited, unless all applicable provisions of this chapter and chapter 58 of this Code are complied with.

A PORTION OF SECTION 42-48 IS HEREBY AMENDED TO READ AS FOLLOWS:**Sec. 42-48. - Certified survey map.**

- (a) Submittal for review. All certified survey maps shall be submitted to the Zoning Department. After initial review the agency shall either submit to the Register of Deeds for recording or begin the formal review process. No review fees shall be incurred unless the formal review process is required.
- ~~(a)~~ (b) Compliance with state law provisions. The certified survey map shall comply with the provisions of Wis. Stats. § 236.45 and the provisions of this chapter.
- ~~(b)~~ (c) Procedure. No person shall divide any land located within the unincorporated county which shall result in a land division or minor subdivision without first filing for approval by the agency and subsequently recording with the county register of deeds a certified survey map which complies fully with Wis. Stats. § 236.34 and with all applicable requirements within this chapter. The agency or authorized representative shall, within 14 working days, approve, approve conditionally, or reject the certified survey map for a proposed land division based on determination of conformance with the provisions of this chapter. Authority to approve certified survey maps may be delegated by the agency to an authorized representative serving the agency. In the event of rejection or conditional approval, the land divider may appeal the decision of the authorized representative to the agency. The certified survey map shall be prepared by a land surveyor registered in the state, complying with the requirements of Wis. Stats. § 236.34 at a scale of not more than 500 feet to one inch. The land divider or registered land surveyor acting as the agent for the land divider shall submit the original copy and two copies along with a letter of transmittal. Such certified survey map, in addition to Wis. Stats. § 236.34, shall include:
- (1) The names and addresses of the individuals dividing the lands and the names and addresses of the landowners of record.
 - (2) The date of the survey.
 - (3) The location, right-of-way widths and names of existing or proposed streets, alleys or other public ways; easements, railroad and utility rights-of-way; and all existing and proposed driveways included within or adjacent to the proposed land division.
 - (4) The locations of existing property lines, buildings, drainage ditches, drives, streams and watercourses, lakes, marshes, and other significant features within the parcels being created. Buildings, structures, driveways and their locations on the parcels shall be properly dimensioned

- to permit a determination of their relation to proposed property boundaries or to zoning requirements.
- (5) Building and visual setback lines required by chapter 58 of this Code or which are proposed by the subdivider.
 - (6) All lands reserved for future public acquisition.
 - (7) Floodplain and shoreland boundaries and the contour lines lying at a vertical distance of two feet above the elevation of the regional flood elevation as established by the state department of natural resources.
 - (8) The areas of the parcels being created. Where appropriate, two area calculations shall be shown, inclusive and exclusive of all existing and proposed public and private rights-of-way, easements and dedications.
 - (9) Utility easements where requested.
 - (10) The approximate locations of existing and proposed on-site sewage disposal systems.
 - (11) Access restrictions, where applicable, as specified by the state department of transportation, the county highway department and chapter 58 of this Code. When access to county or state trunk highways is required, copies of the certified survey map shall be provided to the county highway department or state department of transportation for review. Comments from these departments shall be submitted to the zoning office within ten working days. Prior to the agency's approval of lots which are created by means of a land division, minor subdivision, or major subdivision and which have frontage on a public road which is less than two times the required driveway spacing (as defined in section 58-9 of this Code), such lots shall be subject to additional assurances as deemed necessary by the agency that all proposed driveways will meet such required spacing. These assurances may include, but are not limited to, requiring permanent access restrictions shown on the certified survey map or plat, or the actual installation of the driveways, prior to approval of such map or plat.
 - (12) When dedication of lands is required, a governmental jurisdiction certificate of acceptance provided legibly on the face of the map.
 - (13) When dedication of lands is required, an owner's certificate of dedication prepared in accordance with Wis. Stats. § 236.34(1)(e), provided legibly on the face of the map.
 - (14) Upon approval, the authorized representative shall return the approved copies to the applicant, and record such action in a book kept at the authorized representative's office for that purpose.
 - (15) In addition to the other provisions in this chapter and other requirements, such as, but not limited to extraterritorial subdivision reviewal authority regarding certified survey map requirements, a signature page shall be attached to any certified survey map for any land division within a township that has an approved land use management or comprehensive plan, or in any township that requests in writing such review. Such page shall contain, at a minimum, signature of a representative of the township showing that they have reviewed and approved the land division.
 - (16) A graphic scale.
 - (17) A CSM that includes lots or outlots that extend to the water's edge per Wis Stats. § 236.16(4) shall show on its face the following statement: "Any land below the ordinary high-water mark of a lake or a navigable stream is subject to the public trust in navigable waters that is established under article IX, section 1, of the state Constitution."
 - (18) All certified survey maps shall include the following statement: "A survey does not establish ownership nor transfer property. Exchange and recording of deeds must occur for transfer to become final"

A PORTION OF SECTION 42-86 IS HEREBY AMENDED TO READ AS FOLLOWS:

Sec. 42-86. - Lots.

- (a) The size, shape, and orientation of the lots shall be appropriate for the location of the subdivision or land division and for the type of development and use contemplated. ~~The lots should be designed to provide an esthetically pleasing building site and a proper architectural setting for the building contemplated.~~
- (b) Every lot or parcel shall front or abut a public street. ~~Conventional~~ All lots shall maintain a minimum frontage of 66 feet to facilitate the possible development of a public right-of-way that could service additional lots. Cul-de-sac lots shall provide a minimum of 40 feet of frontage on a public street. the required minimum lot width at the required front yard setback per section 58-826 and as listed in chapter 58 of Waushara County Codes. The minimum ~~frontage~~ lot width shall also be maintained to all portions of the lot which are considered buildable. At no time shall the minimum lot width be less than 75'.
- (c) ~~Lot width as measured from the building setback line and lot area for residential development shall conform to the requirements of chapter 58 of this Code., but shall not be less than specified as follows:~~

Lots located in shoreland areas	Area	Width
Lots served by public sanitary sewers	10,000 square feet	Average: 65 feet
		At building line: 65 feet
		At ordinary high water mark: 65 feet
Lots not served by public sewers	20,000 square feet	Average: 100 feet
		At building line: 100 feet
		At ordinary high water mark: 100 feet
Lots not located in shoreland areas	Area	Width
Lots served by public sanitary sewers	10,000 square feet	75 feet
Lots not served by public sanitary sewers	20,000 square feet	100 feet

- (d) ~~(c)~~ Side lot lines shall be substantially at right angles or radial to street lines.
- (e) ~~(d)~~ Corner lots shall have an extra width of ten feet over the minimum requirements to permit adequate building setbacks from side streets.
- (f) ~~In case a parcel subdivided into smaller parcels, such parcels shall be arranged to allow the recubdivision of any such parcels into normal lots in accordance with the provisions of this chapter.~~
- (g) ~~(e)~~ Lot lines shall follow political and zoning boundary lines rather than cross them. Lot lines shall not cross taxing districts and/or township lines.

- (h) (f) Double frontage, or reverse frontage lots, shall be avoided except where essential to provide separation of residential development from traffic arteries or to overcome specific disadvantages of topography and orientation. A planting screen easement of at least ten feet shall be provided along the line of lots abutting such a traffic artery or other disadvantageous use.
- (i) (g) Depth and width of properties reserved or laid out for commercial or industrial use shall be adequate to provide for the off-street parking and service facilities required by the type of use and development contemplated

A PORTION OF SECTION 42-127 IS HEREBY AMENDED TO READ AS FOLLOWS:

Sec. 42-127. - Installation of improvements guaranteed.

- (a) *Completion of improvements.* Before approval of a final plat or certified survey map, the subdivider shall be required to complete all improvements specified in the final subdivision plat as approved by the county planning agency.
- (b) *Waiver of completion; fiscal surety.* The county planning agency may waive the requirement that the subdivider complete all required improvements before final plat or certified survey map approval if the subdivider provides a fiscal surety at the time of application for certified survey map or final plat approval. Such fiscal surety shall be in an amount estimated by the county planning agency as sufficient to secure to the county the satisfactory construction and installation of the incomplete portion of required improvements. Such bond, certified check, escrow account or irrevocable letter of credit shall comply with all statutory requirements and shall be satisfactory to the corporation counsel as to form, sufficiency, and manner of execution. The period within which required improvements must be completed shall be specified by the county planning agency in the resolution approving the final plat and shall be incorporated in the fiscal surety and shall not in any event exceed two years from the date of final approval. Such fiscal surety shall be approved by the county planning agency, and the planning agency may, upon proof of difficulty, approve such extension of the completion date set forth in such fiscal surety for a maximum period not to exceed one additional year.
- (c) *Inspection.* One week prior to the time each improvement is to be constructed and upon its completion, the subdivider shall notify the county zoning administrator so that adequate inspection can be made.
- ~~(d) *Issuance of permits.* No building or sanitary installation permit shall be issued for any lot, tract, or parcel of land which was created by subdivision after the effective date of the ordinance from which this chapter is derived and not in conformance with the regulations of this chapter, and no excavations of land or construction of any public or private improvements shall take place or commenced except in conformance with the regulations of this chapter.~~

Note: The proposed amendments are to bring our Codes more in line with State Statutes and provide definitions and standards for condominium platting which our codes have failed to address to this point. It was also noted that a section pertaining to non-conforming or minimum lot sizes was never deleted in the last go round of code amendments per State Statute. We have also refined several definitions and standards so as to be more user friendly.

2020 NORTHEAST CHAPTER OF WSLs MEMBERSHIP APPLICATION

Name: _____ Registration Number: _____

Mailing Address: _____

Place of Work: _____ Work Phone: _____ Cell: _____

Work Email: _____ Personal Email: _____

Signature: _____ Date: _____

MEMBERSHIP DUES

- | | | |
|-----|---------------------------------------|---|
| () | Professional Member
\$40.00 | Any person currently registered as a Professional Land Surveyor in the State of Wisconsin |
|-----|---------------------------------------|---|
- | | | |
|-----|------------------------------------|--|
| () | Affiliate Member
\$20.00 | Any person not registered, who is interested in land surveying |
|-----|------------------------------------|--|
- | | | |
|-----|-----------------------------------|--|
| () | Lifetime Member
No dues | Any person having reached the age of 65, retired from practice, having been a member for two years prior to the date of retirement, having been recommended by a member and application approved by the Board of Directors |
|-----|-----------------------------------|--|
- | | | |
|-----|----------------------------------|---|
| () | Student Member
\$20.00 | Any person currently enrolled in a surveying curriculum
(Membership will be from start of program to January following graduation) |
|-----|----------------------------------|---|
- | | | |
|-----|--------------------------|--|
| () | Sustaining Member | Any commercial or professional institution or individuals interested or affiliated with the surveying profession |
| | \$80.00 _____ | Membership includes a display of their business card in Quarterly newsletter and on website |
| | \$120.00 _____ | Membership includes a full page ad, display of their business card in quarterly newsletter and on the website |

MAKE CHECKS PAYABLE TO: "THE NORTHEAST CHAPTER OF WSLs"

Return application and dues to: Tom Leslie 1951 Andraya Lane De Pere, WI 54115

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7/15/2020

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