

ORDINANCE NO. 2022- /

VERNON COUNTY CERTIFIED SURVEY MAP & PLAT REVIEW
ORDINANCE

(Revision of Ordinance 2019-1)

WHEREAS, in 2008 the Vernon County Board of Supervisors enacted Ordinance 2008-2, Certified Survey Map Review Ordinance, to ensure CSM's recorded with the Vernon County Register of Deeds comply with State of Wisconsin land surveying laws & regulations, and

WHEREAS, in 2015 the Vernon County Board of Supervisors appointed an Official County Surveyor with Resolution 2015-4 to perform said CSM reviews & enacted a revised CSM Review Ordinance 2015-1, and

WHEREAS, in 2019, the Vernon County Board of Supervisors enacted Ordinance 2019-1, CSM & Plat Review Ordinance to include the review of Plats, not reviewed by the state, and modify the review process, and

WHEREAS, it has been identified that there is a need to revise the CSM and Plat Review Ordinance to review all Plats and include the requirements of Shoreland Zoning and County Highway dedications.

WHEREAS, the Land Information Council has reviewed said revisions and recommends that the CSM & Plat Review Ordinance be updated,

NOW, THEREFORE the Vernon County Board of Supervisors does hereby ordain as follows:

(See Attached Ordinance)

This ordinance shall be effective March 1, 2022

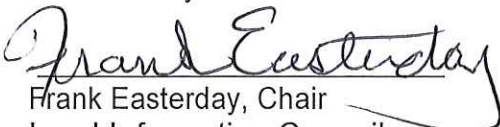
Adopted by the Vernon County Board of Supervisors on the 2ND day of February, 2022.

Attest:


Jody Audetat, Clerk

County Fiscal Impact: \$0.00

Submitted by:


Frank Easterday, Chair
Land Information Council

12/14/21
Date

10 0 4 Absent
Yes No Other

Date of Last Revision:

Approved by LIC:

Mike Leis
Mike Leis, Chair
Legal Affairs Committee

20 Jan 2022
Date

4 1 Absent
Yes No Other

Vernon County Certified Survey & Plat Review Ordinance

Section 1.

Purpose & Benefits:

To ensure that Certified Survey Maps (CSM's), Condominium Plats, Subdivision Plats and other plats recorded with the Vernon County Register of Deeds Office are in compliance with requirements as specified in Wisconsin land surveying laws under Chapter 236 & Chapter 703 of the State Statutes and Administrative Code AE-7. Ensuring full compliance with said Wisconsin land surveying laws will have many benefits. It will benefit the landowners who have hired land surveyors to prepare CSM's and Plats by ensuring compliance with uniform and high professional standards. It will be a benefit to the real property listing process because it will ensure that recorded CSM's and Plats provide improved clarity and more information for splitting and creating parcel records. Lastly, it will be a benefit to land record modernization efforts through improved Public Land Survey System (PLSS) Corner Remonumentation & PLSS Section division which supports cadastral based parcel mapping.

Section 2.

Requirements:

A) All Certified Survey Maps and Plats prepared for any lands surveyed within the unincorporated areas of Vernon County, shall be reviewed for compliance with Chap. 236; Chap 703; AE-7; Vernon County Shoreland Zoning Ordinance; and other applicable statutes, rules or ordinances and shall be approved for recording by the elected, appointed, and/or contracted Vernon County Surveyor or designated alternate professional land surveyor licensed in the State of Wisconsin, prior to being recorded with the Vernon County Register of Deeds.

B) All said CSM's shall contain a notarized owner certificate for all owners of the property being surveyed.

C) All said CSM's and Plats shall also contain a certificate of the professional land surveyor stating that the CSM or Plat complies with this ordinance, and a 3" x 3" blank area in the upper right corner for use by the Register of Deeds to place recording information.

D) Any CSM's or Plats that include lands subject to Shoreland Zoning requirements shall have a Shoreland Zoning statement placed on the face of the map.

Date of Last Revision:

Approved by LIC:

Section 3.

Process:

A) The CSM & Plat Review Process will be defined and approved by the Vernon County Land Information Committee and reviewed on a periodic basis. Vernon County will provide a copy of this process upon request. This process will be available in hardcopy format from the Land Information Office, Treasurer's Office, and Register of Deeds Office. This process will also be available in electronic format on the Vernon County Website, and will be emailed on request from the Land Information Office.

B) The elected, appointed, and/or contracted Vernon County Surveyor or designated alternate professional land surveyor licensed in the State of Wisconsin, will approve or deny the submitted CSM or Plat, and provide notice thereof to the originating surveyor.

Section 4.

Fees:

A) The CSM and Plat review fee will be established by the Vernon County Land Information Committee and reviewed on a periodic basis.

B) A notice of the applicable fees shall be available at the Register of Deeds, Treasurer, and Land Information Offices.