

1 **WASHINGTON COUNTY, WISCONSIN**

2
3 Date of enactment: 1/15/11
4 Date of publication: 1/15/11

5 **VOTE**

6 **2010 ORDINANCE 17**

7
8 AN ORDINANCE to amend Section 24.03 relating to: Procedure.

9
10 *The people of the County of Washington, represented in the Board of Supervisors, do*
11 *ordain as follows:*

12
13 **SECTION 1.** Section 24.03 of the code is amended to read:
14 **24.03 PROCEDURE.** (2)(AM 10-17) **Preliminary Plat.**

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16 * * *

17 (e) Approval of a Preliminary Plat shall not constitute automatic approval of the
18 Final Plat. If the Final Plat is submitted within 24 thirty-six (36) months of the last required
19 Preliminary Plat approval and conforms substantially to the Preliminary Plat layout, the Final Plat
20 may be entitled to approval with respect to such layout unless conditions in the area of the plat
21 have changed substantially to require an alteration to the plat. The Preliminary Plat shall be
22 deemed an expression of approval or conditional approval of the layout submitted and as a
23 guide to the preparation of the Final Plat which will be subject to further consideration by the town
24 and the County at the time of its submission. The Final Plat must be recorded within twelve (12)
25 months after the last approval and thirty-six (36) months from the first approval.

26
27 (3)(AM 10-17) **Final Plat.**

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29 * * *

30 (c) The County and the town shall, within 60 days of the date of submittal of
31 the Final Plat to the approving authorities, approve or reject such plat unless the time is extended
32 by agreement with the subdivider or unless objections have been filed or required improvements
33 not in place or financially guaranteed by the subdivider, or unless required improvements
34 (including streets, ditches, culverts, soil erosion and sedimentation measures) have not been
35 completed to the satisfaction of the town or a financial guarantee for such incomplete
36 improvements which is acceptable to the town has not been executed and posted. The town and
37 County shall examine the Final Plat as to its conformance with the approved Preliminary Plat, this
38 chapter and all ordinances, rules, regulations or other plans which may affect the plat. The Final
39 Plat may constitute only that portion of the approved Preliminary Plat which the subdivider
40 proposes to record at that time. The Final Plat may be rejected if it is not submitted within 24
41 thirty-six (36) months of the date of the last required approval of the Preliminary Plat. No approval
42 by any approving agency can be granted until all formal objections have been satisfied. Failure of
43 any approving agency to act within 60 days, the time not having been extended and no objections
44 having been filed, shall constitute an approval. The necessary certificates shall also be placed upon
45 the original drawing of the Final Plat and must be signed by all appropriate review agencies prior
46 to recording.

1 (d) The Final Plat shall be recorded in the Register of Deeds office of
2 Washington County in accordance with §236.25, Wis. Stats. Within ~~2 working days~~ twelve (12)
3 months after all required certificates are properly executed on the face of said plat, the Washington
4 County Planning and Parks Department shall record said plat at the Register of Deeds office. With
5 submittal of said Final Plat, the subdivider shall include the recording fee which is \$25 minimum
6 plus 10 cents per lot for every lot created within the plat over 50. A separate check to the
7 Washington County Register of Deeds shall be filed in the amount of said fee with submittal as per
8 sub. 24.02(3)(j) of this chapter.

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10 **SECTION 2. EFFECTIVE DATE.** This ordinance shall become effective upon
11 passage by the Board of Supervisors and publication as provided by law.

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13 **SECTION 3. SUMMARY.** An ordinance amendment to comply with 2009 Wisconsin
14 Act 376 relating to changes to Chapter 236 of the Wisconsin Statutes.

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18 VOTE REQUIREMENT FOR PASSAGE: Majority

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20 APPROVED: Introduced by members of the PLANNING
21 **(signed by Kimberly A. Nass)** CONSERVATION & PARKS COMMITTEE
22 Kimberly A. Nass, County Attorney as filed with the County Clerk.

23 Dated **(signed by Kimberly A. Nass)** **(signed by John W. Stern)**
24 Considered **1/11/11** John W. Stern, Chairperson

25 Adopted **1/11/11**
26 Ayes **27** Noes **1** Absent **2**

27 Voice Vote _____

28 Countersigned:
29 _____

30 Herbert J. Tennies
31 County Board Chairperson

32
33 (No fiscal effect.)