

Appendix D

SCOPE OF LOCAL AND COUNTY SUBDIVISION ORDINANCES IN THE SOUTHEASTERN WISCONSIN REGION: 2010

Analysis Area/ Community	Governing Body Has Adopted a Subdivision Control Ordinance	Ordinance Applies to Divisions of Land Other than Subdivisions as Defined in State Statutes <sup>a</sup>	Scope of Ordinance <sup>b</sup>
1 Village of Belgium	Yes	Yes	Ordinance applies to all lands within the limits of the Village and within the Village's extraterritorial plat approval jurisdiction. A subdivision is defined as a land division that creates three or more parcels or building sites of 1.5 acres each or less in area; or where three or more parcels or building sites of 1.5 acres each or less are created within a five-year period. A minor land division is defined as a division of land into not more than two parcels or building sites, any of which is 10 acres or less in area; or when it is proposed to divide a block, lot, or outlot within a recorded subdivision plat into not more than two parcels or building sites without changing the boundaries of said block, lot, or outlot
Village of Fredonia	Yes	Yes	Ordinance applies to all lands within the limits of the Village and within the Village's extraterritorial plat approval jurisdiction. A subdivision is defined as a land division that creates five or more parcels or building sites of 1.5 acres each or less in area; or where five or more parcels or building sites of 1.5 acres each or less are created within a five-year period (Statutory definition). Condominium plats are also considered subdivisions. A minor land division is defined as any division of land resulting in more than one, but less than five, parcels or building sites, any one of which is less than five acres in size; or the division of a block, lot, or outlot within a recorded subdivision plat into more than one, but less than five parcels or building sites without changing the exterior boundaries of said block, lot, or outlot
Town of Belgium	Yes	Yes	Ordinance applies to all lands within the Town. A subdivision is defined as a land division that creates five or more parcels or building sites of 35 acres each or less in area; or where five or more parcels or building sites of 35 acres or less in area are created within a five-year period. A minor land division is defined as the division of land resulting in more than one, but not more than four, parcels or building sites, any one of which is less than 35 acres in size; or the division of a block, lot, or outlot within a recorded subdivision plat into not more than four parcels or building sites without changing the exterior boundaries of said block, lot, or outlot
Town of Fredonia	Yes	Yes	Ordinance applies to all lands within the Town. A subdivision is defined as a land division that creates five or more parcels or building sites of five acres each or less in area; or where five or more parcels or building sites of five acres or less in area are created within a five-year period. A minor land division is defined as the division of land resulting in more than one, but not more than four, parcels or building sites of any size; or the division of a block, lot, or outlot within a recorded subdivision plat into not more than four parcels or building sites without changing the exterior boundaries of said block, lot, or outlot

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(continued)**

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<sup>2</sup> City of Port Washington	Yes	Yes	Ordinance applies to all lands within the limits of the City and within the City's extraterritorial plat approval jurisdiction. A subdivision is defined as a land division that creates five or more parcels or building sites of 1.5 acres each or less in area; or where five or more parcels or building sites of 1.5 acres each or less are created within a five-year period (Statutory definition). Condominium plats are also considered subdivisions. All other divisions of land within the limits of the City or the City's extraterritorial plat approval jurisdiction require City approval of a certified survey map
Village of Saukville	Yes	Yes	Ordinance applies to all lands within the limits of the Village and within the Village's extraterritorial plat approval jurisdiction. A subdivision is defined as a land division that creates five or more parcels or building sites of 1.5 acres each or less in area; or where five or more parcels or building sites of 1.5 acres each or less are created within a five-year period (Statutory definition). A minor land division is defined as any division of land resulting in more than one, but less than five, parcels or building sites, any one of which is less than 10 acres in size; or the division of a block, lot, or outlot within a recorded subdivision plat into more than one, but less than five parcels or building sites without changing the exterior boundaries of said block, lot, or outlot
Town of Port Washington	Yes	Yes	Ordinance applies to all lands within the Town. A subdivision is defined as a land division that creates five or more parcels or building sites of five acres each or less in area; or where five or more parcels or building sites of five acres or less in area are created within a five-year period. Condominium plats are also considered subdivisions. All other divisions of land within the Town require Town approval of a certified survey map
Town of Saukville	Yes	Yes	Ordinance applies to all lands within the Town. A subdivision is defined as a land division that creates five or more parcels or building sites of 35 acres each or less in area or where five or more parcels or building sites of 35 acres or less in area are created within a five-year period. Condominium plats are also considered subdivisions. A minor land division is defined as the division of land resulting in more than one, but not more than four, parcels or building sites, any one of which is less than 35 acres in size; or the division of a block, lot, or outlot within a recorded subdivision plat into not more than four parcels or building sites without changing the exterior boundaries of said block, lot, or outlot



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<p><sup>4</sup> City of Mequon</p> <p>Village of Thiensville</p>	<p>Yes</p> <p>Yes</p>	<p>Yes</p> <p>Yes</p>	<p>Ordinance applies to all lands within the limits of the City and within the City's extraterritorial plat approval jurisdiction. A subdivision is defined as a land division that creates five or more parcels or building sites of 20 acres each or less in area; or where five or more parcels or building sites of 20 acres each or less are created within a five-year period. Condominium plats are also considered subdivisions. All other divisions of land within the limits of the City or the City's extraterritorial plat approval jurisdiction require City approval of a certified survey map</p> <p>Ordinance applies to all lands within the limits of the Village. A subdivision is defined as a land division that creates five or more parcels or building sites of 1.5 acres each or less in area; or where five or more parcels or building sites of 1.5 acres each or less are created within a five-year period (Statutory definition). All other divisions of land within the limits of the Village require Village approval of a certified survey map</p>
<p><b>Ozaukee County</b></p>	<p>Yes<sup>c</sup></p>	<p>Yes</p>	<p>Ordinance applies in unincorporated shoreland areas only. A subdivision is defined as a land division that creates five or more parcels or building sites of 1.5 acres each or less in area; or where five or more parcels or building sites of 1.5 acres each or less are created within a five-year period (Statutory definition). Any other land division resulting in three or more parcels, any one of which is five acres or less, requires County approval of a certified survey map</p>
<p><sup>5</sup> Village of Kewaskum</p> <p>Town of Farmington</p>	<p>Yes</p> <p>Yes</p>	<p>Yes</p> <p>Yes</p>	<p>Ordinance applies to all lands within the limits of the Village and within the Village's extraterritorial plat approval jurisdiction. A subdivision is defined as a land division that creates five or more parcels or building sites of 1.5 acres each or less in area; or where five or more parcels or building sites of 1.5 acres each or less are created within a five-year period (Statutory definition). All other divisions of land within the limits of the Village or the Village's extraterritorial plat approval jurisdiction require Village approval of a certified survey map</p> <p>Ordinance applies to all lands within the Town. A subdivision is defined as a land division that creates five or more parcels or building sites of 10 acres each or less in area; or where five or more parcels or building sites of 10 acres or less are created in a five-year period. A minor land division is defined as a division of land into not more than four parcels or building sites, any of which is 10 acres or less in area; or when it is proposed to divide a block, lot, or outlot within a recorded subdivision plat into not more than four parcels or building sites without changing the boundaries of said block, lot, or outlot. A land division creating a parcel or parcels greater than 10 acres requires review by the Town Plan Commission</p>

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(continued)**

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5 (continued) Town of Kewaskum	Yes	Yes	Ordinance applies to all lands within the Town. A subdivision is defined as a land division that creates five or more parcels or building sites 10 acres each or less in area; or where five or more parcels or building sites of 10 acres or less in area are created within a five-year period. A minor land division is defined as the division of land resulting in not more than four parcels or building sites, any one of which is less than 10 acres in size; or the division of a block, lot, or outlet within a recorded subdivision plat into not more than four parcels or building sites without changing the exterior boundaries of said block, lot, or outlet. A land division creating a parcel or parcels greater than 10 acres but less than 35 acres requires approval by the Town
6 City of West Bend	Yes	Yes	Ordinance applies to all lands within the limits of the City and within the City's extraterritorial plat approval jurisdiction. A subdivision is defined as a land division that creates five or more parcels or building sites of 1.5 acres each or less in area; or where five or more parcels or building sites of 1.5 acres each or less are created within a five-year period (Statutory definition). A minor land division is any division of land resulting in two, but not more than four, parcels or building sites, any one of which is less than 10 acres in size; or the division of a block, lot, or outlet within a recorded subdivision plat into not more than four parcels or building sites without changing the exterior boundaries of said block, lot, or outlet
Village of Newburg	Yes	Yes	Ordinance applies to all lands within the limits of the Village and within the Village's extraterritorial plat approval jurisdiction. A subdivision is defined as a land division that creates five or more parcels or building sites of five acres each or less in area; or where five or more parcels or building sites of five acres each or less are created within a five-year period. Land divisions creating two or more parcels or building sites, any one of which is less than 10 acres in size; or dividing a block, lot, or outlet into not more than four parcels or building sites within a recorded subdivision plat without changing the boundaries of said block, lot, or outlet require Village approval of a certified survey map
Town of Barton	Yes	Yes	Ordinance applies to all lands within the Town. A subdivision is defined as a land division that creates five or more parcels or building sites of 10 acres each or less in area; or where five or more parcels or building sites of 10 acres or less in area are created within a five-year period. A minor land division is defined as the division of land resulting in not more than four parcels or building sites, any one of which is less than 10 acres in size; or the division of a block, lot, or outlet within a recorded subdivision plat into not more than four parcels or building sites without changing the exterior boundaries of said block, lot, or outlet. A land division creating a parcel or parcels greater than 10 acres requires approval by the Town Plan Commission





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(continued)**

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9 (continued) Town of Hartford           Town of Polk	Yes           Yes	Yes           Yes	<p>Ordinance applies to all lands within the Town. A subdivision is defined as a land division that creates five or more parcels or building sites 10 acres each or less in area; or where five or more parcels or building sites of 10 acres or less in area are created within a five-year period. A minor land division is defined as the division of land resulting in not more than four parcels or building sites, any one of which is less than 10 acres in size; or the division of a block, lot, or outlot within a recorded subdivision plat into not more than four parcels or building sites without changing the exterior boundaries of said block, lot, or outlot. A land division creating a parcel or parcels greater than 10 acres requires approval by the Town Plan Commission</p> <p>Ordinance applies to all lands within the Town. A subdivision is defined as a land division that creates five or more parcels or building sites of 1.5 acres each or less in area; or where five or more parcels or building sites of 1.5 acres or less in area are created within a five-year period (Statutory definition). A minor land division is defined as the division of land resulting in not more than four parcels or building sites, any one of which is less than 20 acres in size; or the division of a block, lot, or outlot within a recorded subdivision plat into not more than four parcels or building sites without changing the exterior boundaries of said block, lot, or outlot. A land division creating a parcel or parcels greater than 20 acres requires approval by the Town Plan Commission</p>
10 Village of Germantown           Town of Germantown	Yes           No <sup>d</sup>	Yes           --	<p>Ordinance applies to all lands within the limits of the Village and within the Village's extraterritorial plat approval jurisdiction. A subdivision is defined as a land division that creates five or more parcels or building sites; or where five or more parcels or building sites are created within a five-year period. A minor land division is defined as the division of land resulting in two, but not more than four, parcels or building sites, any one of which is less than 20 acres in size; or the division of a block, lot, or outlot within a recorded subdivision plat into not more than four parcels or building sites without changing the exterior boundaries of said block, lot, or outlot. Condominiums are also considered subdivisions if they have more than one principal building</p> <p align="center">--</p>

**Appendix D**

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(continued)**

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<p>11 Village of Richfield</p> <p>Town of Erin</p>	<p>Yes</p> <p>Yes</p>	<p>Yes</p> <p>Yes</p>	<p>Ordinance applies to all lands within the Village and within the Village's extraterritorial plat approval jurisdiction. A subdivision is defined as a land division that creates five or more parcels or building sites 20 acres each or less in area; or where five or more parcels or building sites of 20 acres or less in area are created within a five-year period. A minor land division is defined as the division of land resulting in more than one but less than five parcels of 20 acres or less in size; or the division of a block, lot, or outlot within a recorded subdivision plat or certified survey map (CSM), provided the exterior boundaries of the plat or CSM are not altered</p> <p>Ordinance applies to all lands within the Town. A subdivision is defined as a land division that creates five or more parcels or building sites 10 acres each or less in area; or where five or more parcels or building sites of 10 acres or less in area are created within a five-year period. A minor land division is any division of land that creates one or more parcels and is not defined as a subdivision</p>
<p><b>Washington County<sup>e</sup></b></p>	<p>Yes</p>	<p>Yes</p>	<p>Ordinance applies in unincorporated areas. Where a town has adopted a subdivision control ordinance, the provisions of the County ordinance apply if they are more restrictive than the town ordinance. The County ordinance defines a subdivision as a land division that creates five or more parcels or building sites of five acres each or less in area, or where five or more parcels or building sites of five acres each or less are created within a five-year period</p>
<p>12 City of Glendale</p> <p>Village of Bayside</p>	<p>Yes</p> <p>Yes</p>	<p>Yes</p> <p>Yes</p>	<p>Ordinance applies to all lands within the limits of the City. A subdivision is defined as a land division that creates five or more parcels or building sites of 1.5 acres each or less in area; or where five or more parcels or building sites of 1.5 acres each or less are created within a five-year period (Statutory definition). All other divisions of land within the limits of the City require City approval of a certified survey map</p> <p>Ordinance applies to all lands within the limits of the Village. A subdivision is defined as a land division that creates three or more parcels or building sites of 1.5 acres each or less in area; or where three or more parcels or building sites of 1.5 acres each or less are created within a five-year period; or any division of land that involves the creation of a new street. All other divisions of land within the limits of the Village require Village approval of a certified survey map</p>

**Appendix D**

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(continued)**

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12 (continued) Village of Brown Deer           Village of Fox Point           Village of River Hills           Village of Shorewood           Village of Whitefish Bay	Yes           Yes           Yes           Yes           No <sup>f</sup>	Yes           Yes           Yes           Yes           --	Ordinance applies to all lands within the limits of the Village. A subdivision is defined as a land division that creates five or more parcels or building sites of four acres each or less area by successive division within a five-year period. Condominium plats are also considered subdivisions. A minor land division is defined as any division of land resulting in two or more parcels or building sites, any of which is four acres in area or less; or the division of a block, lot, or outlot within a recorded subdivision plat into not more than four parcels or building sites without changing the exterior boundaries of said block, lot, or outlot  Ordinance applies to all lands within the limits of the Village. A subdivision is defined as a land division that creates five or more parcels or building sites of 1.5 acres each or less in area; or where five or more parcels or building sites of 1.5 acres each or less are created within a five-year period (Statutory definition). All other divisions of land within the limits of the Village require Village approval of a certified survey map  Ordinance applies to all lands within the Village. A subdivision is defined as a land division that creates five or more parcels or building sites 10 acres each or less in area; or where five or more parcels or building sites of 10 acres or less in area are created within a five-year period. All other divisions of land within the limits of the Village require Village approval of a certified survey map  Ordinance applies to all lands within the limits of the Village. A subdivision is defined as a land division that creates five or more parcels or building sites of 1.5 acres each or less in area; or where five or more parcels or building sites of 1.5 acres each or less are created within a five-year period (Statutory definition). All other divisions of land within the limits of the Village require Village approval of a certified survey map  --
13-16 City of Milwaukee	Yes	Yes	Ordinance applies to all lands within the limits of the City. Any land division creating more than four parcels of any size requires City approval of a subdivision plat. Any land division creating up to four parcels of any size requires City approval of a certified survey map or a subdivision plat

**Appendix D**

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(continued)**

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17 City of Greenfield	Yes	Yes	Ordinance applies to all lands within the limits of the City. A subdivision is defined as a land division that creates five or more parcels or building sites of 1.5 acres each or less in area; or where five or more parcels or building sites of 1.5 acres each or less are created within a five-year period (Statutory definition). All other divisions of land within the limits of the City require City approval of a certified survey map
City of Wauwatosa	Yes	Yes	Ordinance applies to all lands within the limits of the City. A subdivision is defined as a land division that creates five or more parcels or building sites of 1.5 acres each or less in area; or where five or more parcels or building sites of 1.5 acres each or less are created within a five-year period (Statutory definition). Any land division creating more than one, but no more than four, parcels or building sites; or the division of a block, lot, or outlot within a recorded subdivision plat into not more than four parcels or building sites without changing the exterior boundaries of said block, lot, or outlot requires City approval of a certified survey map
City of West Allis	Yes	Yes	Ordinance applies to all lands within the limits of the City. A subdivision is defined as a land division that creates five or more parcels or building sites of 1.5 acres each or less in area; or where five or more parcels or building sites of 1.5 acres each or less are created within a five-year period (Statutory definition). All other divisions of land within the limits of the City require City approval of a certified survey map
Village of Greendale	Yes	Yes	Ordinance applies to all lands within the limits of the Village. A subdivision is defined as a land division that creates five or more parcels or building sites of 1.5 acres each or less in area; or where five or more parcels or building sites of 1.5 acres each or less are created within a five-year period (Statutory definition). All other divisions of land within the limits of the Village require Village approval of a certified survey map.
Village of Hales Corners	Yes	Yes	Ordinance applies to all lands within the limits of the Village. A subdivision is defined as a land division that creates five or more parcels or building sites of 1.5 acres each or less in area; or where five or more parcels or building sites of 1.5 acres each or less are created within a five-year period (Statutory definition). Any other division of land resulting in at least two, but not more than four, parcels or building sites, any one of which is less than 1.5 acres in size requires Village approval of a certified survey map

**Appendix D**

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(continued)**

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17 (continued) Village of West Milwaukee	Yes	Yes	Ordinance applies to all lands within the limits of the Village. A subdivision is defined as a land division that creates five or more parcels or building sites of 1.5 acres each or less in area; or where five or more parcels or building sites of 1.5 acres each or less are created within a five-year period; or any division of land that necessitates the construction of an improvement. Condominium plats are also considered subdivisions. All other divisions of land within the limits of the Village require Village approval of a certified survey map
18 City of Cudahy	Yes	Yes	Ordinance applies to all lands within the limits of the City. A subdivision is defined as a land division that creates five or more parcels or building sites of 1.5 acres each or less in area; or where five or more parcels or building sites of 1.5 acres each or less are created within a five-year period (Statutory definition). All other divisions of land within the limits of the City require City approval of a certified survey map
City of St. Francis	Yes	Yes	Ordinance applies to all lands within the limits of the City. A subdivision is defined as a land division that creates five or more parcels or building sites of 1.5 acres each or less in area; or where five or more parcels or building sites of 1.5 acres each or less are created within a five-year period (Statutory definition). All other divisions of land within the limits of the City require City approval of a certified survey map
City of South Milwaukee	Yes	Yes	Ordinance applies to all lands within the limits of the City. A subdivision is defined as a land division that creates three or more parcels or building sites of three acres each or less in area; or where three or more parcels or building sites of three acres each or less are created within a five-year period. All other divisions of land within the limits of the City require City approval of a certified survey map
19 City of Franklin	Yes	Yes	Ordinance applies to all lands within the limits of the City and within the City's extraterritorial plat approval jurisdiction. A subdivision is defined as a land division that creates five or more parcels or building sites of 1.5 acres each or less in area; or where five or more parcels or building sites of 1.5 acres each or less are created within a five-year period (Statutory definition). Condominium plats are also considered subdivisions. A minor land division is defined as a division of land into not more than four parcels or building sites, any of which is less than 35 acres in area; or when it is proposed to divide a block, lot, or outlot within a recorded subdivision plat into not more than four parcels or building sites without changing the boundaries of said block, lot, or outlot

**Appendix D**

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19 (continued) City of Oak Creek	Yes	Yes	Ordinance applies to all lands within the limits of the City and within the City's extraterritorial plat approval jurisdiction. A subdivision is defined as a land division that creates five or more parcels or building sites of 1.5 acres each or less in area; or where five or more parcels or building sites of 1.5 acres each or less are created within a five-year period (Statutory definition). Condominium plats are also considered subdivisions. All other divisions of land within the limits of the City or within the City's extraterritorial plat approval jurisdiction require City approval of a certified survey map
<b>Milwaukee County</b>	No <sup>g</sup>	--	--
20 Village of Butler	Yes	Yes	Ordinance applies to all lands within the limits of the Village. A subdivision is defined as a land division that creates three or more parcels or building sites of four acres each or less in area; or where three or more parcels or building sites of four acres each or less are created within a five-year period. A minor land division is defined as the division of land resulting in at least two, but not more than four, parcels or building sites of any size; or when it is proposed to divide a block, lot, or outlot within a recorded subdivision plat into not more than four parcels or building sites without changing the boundaries of said block, lot, or outlot
Village of Lannon	Yes	Yes	Ordinance applies to all lands within the limits of the Village and within the Village's extraterritorial plat approval jurisdiction. A subdivision is defined as a land division that creates five or more parcels or building sites of 1.5 acres each or less in area; or where five or more parcels or building sites of 1.5 acres each or less are created within a five-year period (Statutory definition). All other divisions of land within the limits of the Village or within the Village's extraterritorial plat approval jurisdiction require Village approval of a certified survey map
Village of Menomonee Falls	Yes	Yes	Ordinance applies to all lands within the limits of the Village and within the Village's extraterritorial plat approval jurisdiction. A subdivision is defined as a land division that creates five or more parcels or building sites of 1.5 acres each or less in area; or where the division creates more than six residential parcels or building sites of any size within five years. A minor land division is defined as any division of land resulting in less than five lots.

**Appendix D**

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<b>Analysis Area/ Community</b>	<b>Governing Body Has Adopted a Subdivision Control Ordinance</b>	<b>Ordinance Applies to Divisions of Land Other than Subdivisions as Defined in State Statutes<sup>a</sup></b>	<b>Scope of Ordinance<sup>b</sup></b>
21 City of Brookfield        Village of Elm Grove        Town of Brookfield	Yes        Yes        Yes	Yes        Yes        Yes	<p>Ordinance applies to all lands within the limits of the City and within the City's extraterritorial plat approval jurisdiction. A subdivision is defined as a land division that creates five or more parcels or building sites of 1.5 acres each or less in area; or where five or more parcels or building sites of 1.5 acres each or less are created within a five-year period (Statutory definition). All other divisions of land within the limits of the City or within the City's extraterritorial plat approval jurisdiction require City approval of a certified survey map</p> <p>Ordinance applies to all lands within the limits of the Village. A subdivision is defined as a land division that creates five or more parcels or building sites of 1.5 acres each or less in area; or where five or more parcels or building sites of 1.5 acres each or less are created within a five-year period (Statutory definition). All other divisions of land within the limits of the Village require Village approval of a certified survey map</p> <p>Ordinance applies to all lands within the limits of the Town. A subdivision is defined as a land division that creates five or more parcels or building sites of 1.5 acres each or less in area; or where five or more parcels or building sites of 1.5 acres each or less are created within a five-year period (Statutory definition). All other divisions of land within the limits of the Town require Town approval of a certified survey map</p>
22 City of New Berlin	Yes	Yes	<p>Ordinance applies to all lands within the limits of the City and within the City's extraterritorial plat approval jurisdiction. A subdivision is defined as a land division that creates five or more parcels or building sites of 1.5 acres each or less in area; or where five or more parcels or building sites of 1.5 acres each or less are created within a five-year period (Statutory definition). All other divisions of land within the limits of the City or within the City's extraterritorial plat approval jurisdiction require City approval of a certified survey map</p>
23 City of Muskego	Yes	Yes	<p>Ordinance applies to all lands within the limits of the City and within the City's extraterritorial plat approval jurisdiction. A subdivision is defined as a land division that creates five or more parcels or building sites of 1.5 acres each or less in area; or where five or more parcels or building sites of 1.5 acres each or less are created within a five-year period (Statutory definition). Condominium plats are also considered subdivisions. All other divisions of land within the limits of the City or within the City's extraterritorial plat approval jurisdiction require City approval of a certified survey map</p>

**Appendix D**

**SCOPE OF LOCAL AND COUNTY SUBDIVISION ORDINANCES IN THE SOUTHEASTERN WISCONSIN REGION: 2010  
(continued)**

<b>Analysis Area/ Community</b>	<b>Governing Body Has Adopted a Subdivision Control Ordinance</b>	<b>Ordinance Applies to Divisions of Land Other than Subdivisions as Defined in State Statutes<sup>a</sup></b>	<b>Scope of Ordinance<sup>b</sup></b>
24 Village of Sussex           Town of Lisbon	Yes           Yes	Yes           Yes	<p>Ordinance applies to all lands within the limits of the Village and within the Village's extraterritorial plat approval jurisdiction. A subdivision is defined as a land division that creates five or more parcels or building sites of 1.5 acres each or less in area; or where five or more parcels or building sites of 1.5 acres each or less are created within a five-year period; or a land division that results in six or more parcels or building sites for residential development inclusive of the original remnant parcel of any size by successive divisions of any part of the original property by any person within a period of five years. Condominium plats are also considered subdivisions. All other divisions of land within the limits of the Village or within the Village's extraterritorial plat approval jurisdiction require Village approval of a certified survey map</p> <p>Ordinance applies to all lands within the limits of the Town. A subdivision is defined as a land division that creates five or more parcels or building sites of 1.5 acres each or less in area; or where five or more parcels or building sites of 1.5 acres each or less are created within a five-year period (Statutory definition). Condominium plats are also considered subdivisions. A minor land division is defined as any division of land which results in at least one but not more than four parcels of five acres or less in area</p>
25 City of Oconomowoc           City of Delafield	Yes           Yes	Yes           Yes	<p>Ordinance applies to all lands within the limits of the City and within the City's extraterritorial plat approval jurisdiction. A subdivision is defined as a land division that creates five or more parcels or building sites. A minor land division is defined as any division of land into not more than four parcels or building sites, any of which is less than five acres in area</p> <p>Ordinance applies to all lands within the limits of the City and within the City's extraterritorial plat approval jurisdiction. A subdivision is defined as a land division that creates five or more parcels or building sites of 1.5 acres each or less in area; or where five or more parcels or building sites of 1.5 acres each or less are created within a five-year period (Statutory definition). Condominium plats are also considered subdivisions. A minor land division is defined as the division of land resulting in at least two, but not more than four, parcels or building sites, any one of which is less than 1.5 acres in area; or when it is proposed to divide a block, lot, or outlot within a recorded subdivision plat into not more than four parcels or building sites without changing the boundaries of said block, lot, or outlot</p>

**Appendix D**

**SCOPE OF LOCAL AND COUNTY SUBDIVISION ORDINANCES IN THE SOUTHEASTERN WISCONSIN REGION: 2010  
(continued)**

<b>Analysis Area/ Community</b>	<b>Governing Body Has Adopted a Subdivision Control Ordinance</b>	<b>Ordinance Applies to Divisions of Land Other than Subdivisions as Defined in State Statutes<sup>a</sup></b>	<b>Scope of Ordinance<sup>b</sup></b>
25 (continued) Village of Chenequa	Yes	Yes	Ordinance applies to all lands within the limits of the Village and within the Village's extraterritorial plat approval jurisdiction. A subdivision is defined as a land division that creates four or more parcels or building sites of 10 acres each or less in area; or where four or more parcels or building sites of 10 acres each or less are created within a five-year period. All other divisions of land within the limits of the Village or within the Village's extraterritorial plat approval jurisdiction require Village approval of a certified survey map
Village of Hartland	Yes	Yes	Ordinance applies to all lands within the limits of the Village and within the Village's extraterritorial plat approval jurisdiction. A subdivision is defined as a land division that creates five or more parcels or building sites of 1.5 acres each or less in area; or where five or more parcels or building sites of 1.5 acres each or less are created within a five-year period (Statutory definition). A minor land division is defined as the division of land resulting in at least two, but not more than four, parcels or building sites, any one of which is less than 1.5 acres in area; or when it is proposed to divide a block, lot, or outlot within a recorded subdivision plat into not more than four parcels or building sites without changing the boundaries of said block, lot, or outlot
Village of Lac La Belle	Yes	Yes	Ordinance applies to all lands within the limits of the Village and within the Village's extraterritorial plat approval jurisdiction. A subdivision is defined as a land division that creates five or more parcels or building sites of four acres each or less in area; or where five or more parcels or building sites of four acres each or less are created within a five-year period. All other divisions of land within the limits of the Village or within the Village's extraterritorial plat approval jurisdiction require Village approval of a certified survey map
Village of Merton	Yes	Yes	Ordinance applies to all lands within the limits of the Village and within the Village's extraterritorial plat approval jurisdiction. A subdivision is defined as a land division that creates five or more parcels or building sites of five acres each or less in area; or where five or more parcels or building sites of five acres each or less are created within a five-year period. A minor land division is defined as the division of land resulting in at least two, but not more than four, parcels or building sites, any one of which is less than 1.5 acres in area

**Appendix D**

**SCOPE OF LOCAL AND COUNTY SUBDIVISION ORDINANCES IN THE SOUTHEASTERN WISCONSIN REGION: 2010  
(continued)**

<b>Analysis Area/ Community</b>	<b>Governing Body Has Adopted a Subdivision Control Ordinance</b>	<b>Ordinance Applies to Divisions of Land Other than Subdivisions as Defined in State Statutes<sup>a</sup></b>	<b>Scope of Ordinance<sup>b</sup></b>
25 (continued) Village of Nashotah	Yes	Yes	Ordinance applies to all lands within the limits of the Village and within the Village's extraterritorial plat approval jurisdiction. A subdivision is defined as a land division that creates five or more parcels or building sites of 20 acres each or less in area; or where five or more parcels or building sites of 20 acres each or less are created within a five-year period. A minor land division is defined as the division of land resulting in at least two, but not more than four, parcels or building sites, any one of which is less than 20 acres in area; or when it is proposed to divide a block, lot, or outlot within a recorded subdivision plat into not more than four parcels or building sites without changing the boundaries of said block, lot, or outlot
Village of Oconomowoc Lake	Yes	Yes	Ordinance applies to all lands within the limits of the Village and within the Village's extraterritorial plat approval jurisdiction. A subdivision is defined as a land division that creates five or more parcels or building sites of 1.5 acres each or less in area; or where five or more parcels or building sites of 1.5 acres each or less are created within a five-year period (Statutory definition). All other divisions of land within the limits of the Village or within the Village's extraterritorial plat approval jurisdiction require Village approval of a certified survey map
Town of Delafield	Yes	Yes	Ordinance applies to all lands within the limits of the Town. A subdivision is defined as a land division that creates two or more parcels or building sites of five acres each or less in area; or where two or more parcels or building sites of five acres each or less are created within a five-year period; or where the division creates more than three residential parcels or building sites of any size within five years. All other divisions of land in the Town require Town approval of a certified survey map
Town of Merton	Yes	Yes	Ordinance applies to all lands within the limits of the Town. A subdivision is defined as a land division that creates three or more parcels or building sites of five acres each or less in area; or where three or more parcels or building sites of five acres each or less are created within a five-year period. All other divisions of land in the Town require Town approval of a certified survey map
Town of Oconomowoc	Yes	Yes	Ordinance applies to all lands within the limits of the Town. A subdivision is defined as a land division that creates four or more parcels or building sites of five acres each or less in area; or where four or more parcels or building sites of five acres each or less are created within a five-year period; or any division which creates 10 or more parcels of any size in a contiguous area within five years, although it may be divided by streets or roads. All other divisions of land in the Town require Town approval of a certified survey map

**Appendix D**

**SCOPE OF LOCAL AND COUNTY SUBDIVISION ORDINANCES IN THE SOUTHEASTERN WISCONSIN REGION: 2010  
(continued)**

<b>Analysis Area/ Community</b>	<b>Governing Body Has Adopted a Subdivision Control Ordinance</b>	<b>Ordinance Applies to Divisions of Land Other than Subdivisions as Defined in State Statutes<sup>a</sup></b>	<b>Scope of Ordinance<sup>b</sup></b>
25 (continued) Town of Summit	Yes	Yes	Ordinance applies to all lands within the limits of the Town. A subdivision is defined as a land division that creates five or more parcels or building sites of 1.5 acres each or less in area; or where five or more parcels or building sites of 1.5 acres each or less are created within a five-year period (Statutory definition). All other divisions of land in the Town require Town approval of a certified survey map
26 City of Pewaukee	Yes	Yes	Ordinance applies to all lands within the limits of the City and within the City's extraterritorial plat approval jurisdiction. <sup>h</sup> A subdivision is defined as a land division that creates five or more parcels or building sites; or where five or more parcels or building sites of any size are created by successive division within a five-year period. A minor land division is defined as the division of land resulting in at least two, but not more than four, parcels or building sites, any one of which is less than 20 acres in area; or when it is proposed to divide a block, lot, or outlot within a recorded subdivision plat into not more than four parcels or building sites without changing the boundaries of said block, lot, or outlot
City of Waukesha	Yes	Yes	Ordinance applies to all lands within the limits of the City and within the City's extraterritorial plat approval jurisdiction. A subdivision is defined as a land division that creates five or more parcels or building sites of 1.5 acres each or less in area; or where five or more parcels or building sites of 1.5 acres each or less are created within a five-year period; or a division of land into parcels of more than 1.5 acres in area involving any new streets or easements of access. All other divisions of land within the limits of the City or within the City's extraterritorial plat approval jurisdiction require City approval of a certified survey map
Village of Pewaukee	Yes	Yes	Ordinance applies to all lands within the limits of the Village and within the Village's extraterritorial plat approval jurisdiction. A subdivision is defined as a land division that creates five or more parcels or building sites of 1.5 acres each or less in area; or where five or more parcels or building sites of 1.5 acres each or less are created within a five-year period (Statutory definition). Condominium plats are also considered subdivisions. All other divisions of land within the Village or within the Village's extraterritorial plat approval jurisdiction require Village approval of a certified survey map

**Appendix D**

**SCOPE OF LOCAL AND COUNTY SUBDIVISION ORDINANCES IN THE SOUTHEASTERN WISCONSIN REGION: 2010  
(continued)**

<b>Analysis Area/ Community</b>	<b>Governing Body Has Adopted a Subdivision Control Ordinance</b>	<b>Ordinance Applies to Divisions of Land Other than Subdivisions as Defined in State Statutes<sup>a</sup></b>	<b>Scope of Ordinance<sup>b</sup></b>
26 (continued) Town of Waukesha	Yes	Yes	Ordinance applies to all lands within the limits of the Town. A subdivision is defined as a land division that creates five or more parcels or building sites of 1.5 acres each or less in area or where five or more parcels or building sites of 1.5 acres each or less are created within a five-year period (Statutory definition). Condominium plats are also considered subdivisions. All other divisions of land in the Town require Town approval of a certified survey map
27 Village of Big Bend	Yes	Yes	Ordinance applies to all lands within the limits of the Village and within the Village's extraterritorial plat approval jurisdiction. A subdivision is defined as a land division that creates five or more parcels or building sites of 1.5 acres each or less in area; or where five or more parcels or building sites of 1.5 acres each or less are created within a five-year period; or where the division creates six or more parcels or building sites for single-family residential development of any size within five years. All other divisions of land within the limits of the Village or within the Village's extraterritorial plat approval jurisdiction require Village approval of a certified survey map
Village of Mukwonago	Yes	Yes	Ordinance applies to all lands within the limits of the Village and within the Village's extraterritorial plat approval jurisdiction. A subdivision is defined as a land division that creates five or more parcels or building sites of five acres each or less in area; or where five or more parcels or building sites of five acres each or less are created within a five-year period. A minor land division is defined as the division of land resulting in at least two, but not more than four, parcels or building sites, any one of which is less than five acres in area; or when it is proposed to divide a block, lot, or outlot within a recorded subdivision plat into not more than four parcels or building sites without changing the boundaries of said block, lot, or outlot
Village of North Prairie	Yes	Yes	Ordinance applies to all lands within the limits of the Village and within the Village's extraterritorial plat approval jurisdiction. A subdivision is defined as a land division that creates five or more parcels or building sites of five acres each or less in area; or where five or more parcels or building sites of five acres each or less are created within a five-year period. Condominium plats are also considered subdivisions. A minor land division is defined as the division of land resulting in at least two, but not more than four, parcels or building sites of any size; or when it is proposed to divide a block, lot, or outlot within a recorded subdivision plat into not more than four parcels or building sites without changing the boundaries of said block, lot, or outlot

**Appendix D**

**SCOPE OF LOCAL AND COUNTY SUBDIVISION ORDINANCES IN THE SOUTHEASTERN WISCONSIN REGION: 2010  
(continued)**

<b>Analysis Area/ Community</b>	<b>Governing Body Has Adopted a Subdivision Control Ordinance</b>	<b>Ordinance Applies to Divisions of Land Other than Subdivisions as Defined in State Statutes<sup>a</sup></b>	<b>Scope of Ordinance<sup>b</sup></b>
27 (continued) Village of Wales	Yes	Yes	Ordinance applies to all lands within the limits of the Village and within the Village's extraterritorial plat approval jurisdiction. A subdivision is defined as a land division that creates five or more parcels or building sites of five acres each or less in area; or where five or more parcels or building sites of five acres each or less are created within a five-year period. A minor land division is defined as the division of land resulting in at least two, but not more than four, parcels or building sites, any one of which is less than five acres in area; or when it is proposed to divide a block, lot, or outlot within a recorded subdivision plat into not more than four parcels or building sites without changing the boundaries of said block, lot, or outlot
Town of Genesee	Yes	Yes	Ordinance applies to all lands within the limits of the Town. A subdivision is defined as a land division that creates five or more parcels or building sites of 1.5 acres each or less in area; or where five or more parcels or building sites of 1.5 acres each or less are created within a five-year period; or where the division necessitates the construction of an improvement. All other divisions of land within the limits of the Town require Town approval of a certified survey map
Town of Mukwonago	Yes	Yes	Ordinance applies to all lands within the limits of the Town. A subdivision is defined as a land division that creates five or more parcels or building sites of 1.5 acres each or less in area; or where five or more parcels or building sites of 1.5 acres each or less are created within a five-year period; or where the division creates six or more parcels or building sites for single-family residential development of any size within five years; or where the act of division is authorized by a planned unit development or conservation design development conditional use. Condominium plats are also considered subdivisions. All other divisions of land within the limits of the Town require Town approval of a certified survey map
Town of Vernon	Yes	Yes	Ordinance applies to all lands within the limits of the Town. A subdivision is defined as a land division that creates five or more parcels or building sites of 1.5 acres each or less in area within a five-year period; or where the division creates two or more parcels or building sites of any size within one year; or where the division creates more than six lots of any size within a five-year period. Condominium plats are also considered subdivisions. A minor subdivision is defined as any division of land less than 40 acres in size other than a subdivision

**Appendix D**

**SCOPE OF LOCAL AND COUNTY SUBDIVISION ORDINANCES IN THE SOUTHEASTERN WISCONSIN REGION: 2010  
(continued)**

<b>Analysis Area/ Community</b>	<b>Governing Body Has Adopted a Subdivision Control Ordinance</b>	<b>Ordinance Applies to Divisions of Land Other than Subdivisions as Defined in State Statutes<sup>a</sup></b>	<b>Scope of Ordinance<sup>b</sup></b>
28 Village of Dousman	Yes	Yes	Ordinance applies to all lands within the limits of the Village and within the Village's extraterritorial plat approval jurisdiction. A subdivision is defined as a land division that creates five or more parcels or building sites of 1.5 acres each or less in area; or where five or more parcels or building sites of 1.5 acres each or less are created within a five-year period; or where the division creates six or more parcels or building sites for single-family residential development of any size within five years. Condominium plats are also considered subdivisions. All other divisions of land within the limits of the Village or within the Village's extraterritorial plat approval jurisdiction require Village approval of a certified survey map
Village of Eagle	Yes	Yes	Ordinance applies to all lands within the limits of the Village and within the Village's extraterritorial plat approval jurisdiction. A subdivision is defined as a land division that creates five or more parcels or building sites of five acres each or less in area; or where five or more parcels or building sites of five acres each or less are created within a five-year period. A minor land division is defined as the division of land resulting in at least two, but not more than four, parcels or building sites, any one of which is less than five acres in area; or when it is proposed to divide a block, lot, or outlot within a recorded subdivision plat into not more than four parcels or building sites without changing the boundaries of said block, lot, or outlot
Town of Eagle	Yes	Yes	Ordinance applies to all lands within the limits of the Town. A subdivision is defined as a land division that creates six or more parcels or building sites of any size within a five-year period. Condominium plats are also considered subdivisions. A minor land division is defined as a division of land resulting in the creation of not more than five parcels or building sites of any size within a five-year period
Town of Ottawa	Yes	Yes	Ordinance applies to all lands within the limits of the Town. A subdivision is defined as a land division that creates five or more parcels or building sites, the size of which is controlled by the Zoning Ordinance; or where five or more parcels or building sites of five acres each or less are created within a five-year period, the size of which is controlled by the Zoning Ordinance; or where the act of division necessitates the construction of an improvement. Condominium plats are also considered subdivisions. All other divisions of land within the limits of the Town require Town approval of a certified survey map



**Appendix D**

**SCOPE OF LOCAL AND COUNTY SUBDIVISION ORDINANCES IN THE SOUTHEASTERN WISCONSIN REGION: 2010  
(continued)**

<b>Analysis Area/ Community</b>	<b>Governing Body Has Adopted a Subdivision Control Ordinance</b>	<b>Ordinance Applies to Divisions of Land Other than Subdivisions as Defined in State Statutes<sup>a</sup></b>	<b>Scope of Ordinance<sup>b</sup></b>
29 (continued) Village of Sturtevant          Village of Wind Point	Yes          Yes	Yes          Yes	Ordinance applies to all lands within the limits of the Village and within the Village's extraterritorial plat approval jurisdiction. A subdivision is defined as a land division that creates five or more parcels or building sites of 1.5 acres each or less in area; or where five or more parcels or building sites of 1.5 acres each or less are created within a five-year period (Statutory definition). All other divisions of land within the limits of the Village or within the Village's extraterritorial plat approval jurisdiction require Village approval of a certified survey map          Ordinance applies to all lands within the limits of the Village and within the Village's extraterritorial plat approval jurisdiction. A subdivision is defined as a land division that creates three or more parcels or building sites of 1.5 acres each or less in area; or where three or more parcels or building sites of 1.5 acres each or less are created within a five-year period. All other divisions of land within the limits of the Village or within the Village's extraterritorial plat approval jurisdiction require Village approval of a certified survey map
30 City of Racine <sup>j</sup>          Village of North Bay	Yes          No <sup>k</sup>	Yes          --	Ordinance applies to all lands within the limits of the City and within the City's extraterritorial plat approval jurisdiction. A subdivision is defined as a land division that creates three or more parcels or building sites of three acres each or less in area; or where three or more parcels or building sites of three acres each or less are created within a three-year period. All other divisions of land within the limits of the City or within the City's extraterritorial plat approval jurisdiction require City approval of a certified survey map          --
31 Village of Rochester	Yes	Yes	Ordinance applies to all lands within the limits of the Village and within the Village's extraterritorial plat approval jurisdiction. A subdivision is defined as a land division that creates five or more parcels or building sites of five acres each or less in area; or where five or more parcels or building sites of five acres each or less are created within a five-year period. A minor land division is defined as the division of land resulting in at least two, but not more than four, parcels or building sites, any one of which is less than five acres in area; or when it is proposed to divide a block, lot, or outlot within a recorded subdivision plat into not more than four parcels or building sites without changing the boundaries of said block, lot, or outlot

**Appendix D**

**SCOPE OF LOCAL AND COUNTY SUBDIVISION ORDINANCES IN THE SOUTHEASTERN WISCONSIN REGION: 2010  
(continued)**

<b>Analysis Area/ Community</b>	<b>Governing Body Has Adopted a Subdivision Control Ordinance</b>	<b>Ordinance Applies to Divisions of Land Other than Subdivisions as Defined in State Statutes<sup>a</sup></b>	<b>Scope of Ordinance<sup>b</sup></b>
31 (continued) Village of Union Grove	Yes	Yes	Ordinance applies to all lands within the limits of the Village and within the Village's extraterritorial plat approval jurisdiction. A subdivision is defined as a land division that creates two or more parcels or building sites of 1.5 acres each or less in area; or where two or more parcels or building sites of 1.5 acres each or less are created within a five-year period
Village of Waterford	Yes	Yes	Ordinance applies to all lands within the limits of the Village and within the Village's extraterritorial plat approval jurisdiction. A subdivision is defined as a land division that creates two or more parcels or building sites of any size; or where two or more parcels or building sites of any size are created within a five-year period. Condominium plats are also considered subdivisions
Town of Dover	Yes	Yes	Ordinance applies to all lands within the limits of the Town. A subdivision is defined as a land division that creates five or more parcels or building sites of three acres each or less in area; or where five or more parcels or building sites of three acres each or less are created within a five-year period. Condominium plats are also considered subdivisions. All other divisions of land within the limits of the Town require Town approval of a certified survey map
Town of Norway	Yes	Yes	Ordinance applies to all lands within the limits of the Town. A subdivision is defined as a land division that creates five or more parcels or building sites of any size; or where five or more parcels or building sites of any size are created within a five-year period. Condominium plats are also considered subdivisions. A minor land division is defined as any division of land, whether by one or successive owners, which creates one or more parcels or building sites, any one of which is 20 acres in size or less; or the division of a block, lot or outlot within a recorded subdivision plat into one or more parcels or building sites without changing the exterior boundaries of said block, lot or outlot
Town of Raymond	Yes	Yes	Ordinance applies to all lands within the limits of the Town. A subdivision is defined as a land division that creates five or more parcels or building sites of any size; or where five or more parcels or building sites of any size are created within a five-year period. Conservation subdivisions are required for land divisions resulting in the creation of a subdivision on any parcel. Condominium plats are also considered subdivisions. A minor land division is defined as the division of land resulting in at least two, but not more than four, parcels or building sites, any one of which is 40 acres or less in area; or when it is proposed to divide a block, lot, or outlot within a recorded subdivision plat into not more than four parcels or building sites without changing the boundaries of said block, lot, or outlot



**Appendix D**

**SCOPE OF LOCAL AND COUNTY SUBDIVISION ORDINANCES IN THE SOUTHEASTERN WISCONSIN REGION: 2010  
(continued)**

Analysis Area/ Community	Governing Body Has Adopted a Subdivision Control Ordinance	Ordinance Applies to Divisions of Land Other than Subdivisions as Defined in State Statutes <sup>a</sup>	Scope of Ordinance <sup>b</sup>
Racine County <sup>e</sup>	Yes	Yes	Ordinance applies in unincorporated areas. Where a town has adopted a subdivision control ordinance, the provisions of the County ordinance apply if they are more restrictive than the town ordinance. The County ordinance defines a subdivision as a land division that creates five or more parcels or building sites of three acres each or less in area; or where five or more parcels or building sites of three acres each or less are created within a five-year period. Condominiums are also considered subdivisions
<p>33 Village of Pleasant Prairie</p> <p>Town of Somers</p>	<p>Yes</p> <p>Yes</p>	<p>Yes</p> <p>Yes</p>	<p>Ordinance applies to all lands within the limits of the Village and to those lands within the Village's extraterritorial plat approval jurisdiction. A subdivision is defined as a land division that creates five or more parcels or building sites of 1.5 acres each or less in area; or where five or more parcels or building sites of 1.5 acres each or less are created within a five-year period (Statutory definition). A minor land division is defined as the division of land resulting in less than five lots. Condominiums are also considered subdivisions if they consist of more than one principal building; condominium conversions are not considered subdivisions</p> <p>Ordinance applies to all lands within the Town, with the exception of the "City Growth Area" as delineated in the cooperative boundary agreement between the City of Kenosha and the Town of Somers. A subdivision is defined as a land division that creates five or more lots, outlots, parcels, or tracts; or where five or more parcels or building sites are created within a five-year period irrespective of size. A minor land division is defined as the division of land resulting in the creation of at least one, but not more than four, parcels or building sites, any one of which is less than 20 acres in size; or the division of a block, lot, or outlot within a recorded subdivision into not more than four parcels or building sites without changing the exterior of said block, lot, or outlot; or any division greater than five acres that does not meet the definition of a subdivision. Condominiums are also considered subdivisions</p>

**Appendix D**

**SCOPE OF LOCAL AND COUNTY SUBDIVISION ORDINANCES IN THE SOUTHEASTERN WISCONSIN REGION: 2010  
(continued)**

<b>Analysis Area/ Community</b>	<b>Governing Body Has Adopted a Subdivision Control Ordinance</b>	<b>Ordinance Applies to Divisions of Land Other than Subdivisions as Defined in State Statutes<sup>a</sup></b>	<b>Scope of Ordinance<sup>b</sup></b>
34 City of Kenosha	Yes	Yes	Ordinance applies to all lands within the limits of the City, to lands within the City's extraterritorial plat approval jurisdiction, and to those lands delineated by boundary agreements between the City of Kenosha and Town of Somers, and the City of Kenosha and the Town of Bristol, within "City Growth Areas." A subdivision is defined as a land division that creates five or more parcels or building sites of 1.5 acres each or less in area; or where five or more parcels or building sites of 1.5 acres each or less are created within a five-year period (Statutory definition). Condominium plats are also considered subdivisions. A minor land division is any division of land resulting in not more than four parcels or building sites; or the division of a block, lot, or outlot within a recorded subdivision plat into not more than four parcels or building sites without changing the exterior boundaries of said block, lot, or outlot
35 Village of Paddock Lake  Village of Silver Lake	Yes  Yes	Yes  Yes	Ordinance applies to all lands within the limits of the Village, to those lands within the Village's extraterritorial plat approval jurisdiction, and to those lands delineated by the boundary agreement between the Village and the Town of Salem, within the "Village Growth Area." A subdivision is defined as a land division that creates five or more lots, any one of which is 1.5 acres or less in area; or where five or more lots, any one of which is 1.5 acres or less are created within a five-year period. Condominium plats are also considered subdivisions. Land divisions other than subdivisions require Village approval of a certified survey map  Ordinance applies to all lands within the limits of the Village and within the Village's extraterritorial plat approval jurisdiction. A subdivision is defined as a land division that creates five or more parcels, lots, or building sites of five acres each or less in area; or where five or more parcels, lots, or building sites of five acres each or less are created within a five-year period. A minor land division is defined as the division of land resulting in at least two, but not more than four, parcels, lots, or building sites, any one of which is less than 35 acres in size; or the division of a block, lot, or outlot within a recorded subdivision. Condominiums are also considered subdivisions

**Appendix D**

**SCOPE OF LOCAL AND COUNTY SUBDIVISION ORDINANCES IN THE SOUTHEASTERN WISCONSIN REGION: 2010  
(continued)**

<b>Analysis Area/ Community</b>	<b>Governing Body Has Adopted a Subdivision Control Ordinance</b>	<b>Ordinance Applies to Divisions of Land Other than Subdivisions as Defined in State Statutes<sup>a</sup></b>	<b>Scope of Ordinance<sup>b</sup></b>
35 (continued) Village of Twin Lakes	Yes	Yes	Ordinance applies to all lands within the limits of the Village and within the Village's extraterritorial plat approval jurisdiction. A subdivision is not specifically defined, so the Statutory definition applies (a land division that creates five or more parcels, lots, or building sites of 1.5 acres or each or less in area; or where five or more parcels, lots, or building sites of 1.5 acres each or less are created within a five-year period). Village approval of a certifies survey map is required for land divisions creating four or fewer lots; when two or more lots are proposed to be combined; or for any land division, other than a subdivision, that contains floodplains, shorelands, or a proposed street dedication
Town of Brighton	No <sup>d</sup>	--	--
Village of Bristol <sup>l</sup>	Yes	Yes	Ordinance applies to all lands within the Village, with the exception of the "City Growth Area" delineated in cooperative agreements between the Village (formerly the Town of Bristol) and the City of Kenosha. A subdivision is defined as a land division that creates five or more lots, parcels, or tracts of 10 acres each or less in area; or where five or more parcels or building sites of 10 acres each or less are created by successive division within a five year period. A minor land division is defined as the division of land resulting in at least two, but not more than four, parcels or building sites, any one of which is less than 35 acres in size; or the division of a block, lot, or outlot within a recorded subdivision into not more than four parcels or building sites. Condominiums are also considered subdivisions if they have one or more principal structures on any parcel, including condominium conversions of existing structures
Town of Paris	No <sup>d</sup>	--	--
Town of Randall	Yes	Yes	Ordinance applies to all lands within the Town. A subdivision is defined as a land division that creates five or more parcels or building sites of five acres each or less in area; or creates six or more parcels or building sites of any size by a division or successive divisions of any part of the original property within a five-year period. A minor land division is defined as the division of land resulting in more than one but less than five parcels or building sites, any one of which is five acres or less in size; or the division of a block, lot, or outlot within a recorded subdivision into not more than four parcels or building sites without changing the exterior boundaries of said subdivision plat or blocks within the subdivision plat, and the division does not result in a subdivision. Condominiums are considered subdivisions



**Appendix D**

**SCOPE OF LOCAL AND COUNTY SUBDIVISION ORDINANCES IN THE SOUTHEASTERN WISCONSIN REGION: 2010  
(continued)**

<b>Analysis Area/ Community</b>	<b>Governing Body Has Adopted a Subdivision Control Ordinance</b>	<b>Ordinance Applies to Divisions of Land Other than Subdivisions as Defined in State Statutes<sup>a</sup></b>	<b>Scope of Ordinance<sup>b</sup></b>
<p>36 (continued) Town of East Troy</p> <p>Town of Spring Prairie</p> <p>Town of Troy</p>	<p>Yes</p> <p>Yes</p> <p>Yes</p>	<p>Yes</p> <p>Yes</p> <p>Yes</p>	<p>Ordinance applies to all lands within the Town. A subdivision is defined as a land division that creates four or more lots or building sites of 15 acres each or less; or where four or more lots or building sites of 15 acres or less are created within a five-year period. Approval of a certified survey map is required for minor subdivisions, defined as land divisions creating not more than three parcels or building sites of 15 acres or less. Land divisions that result in parcels larger than 15 acres but less than 35 acres and condominium plats also require approval by the Town</p> <p>Ordinance applies to all lands within the Town. A subdivision is defined as a land division that creates five or more parcels or building sites five acres each or less in area; or where five or more parcels or building sites of five acres or less in area are created within a five-year period. A minor land division is defined as any division of land resulting in not more than four parcels or building sites, any one of which is 15 acres or less in area; or the division of a block, lot, or outlot within a recorded subdivision plat into not more than four parcels or building sites without changing the exterior boundaries of said block, lot, or outlot</p> <p>Ordinance applies to all lands within the Town. A subdivision is defined as a land division that creates five or more lots of 35 acres or less in area by one-time or successive lot creation within a period of five years. A minor land division is defined as a land division that creates four or fewer lots of 35 acres or less in area by one-time or successive lot creation within a period of five years</p>
<p>37 City of Whitewater</p>	<p>Yes</p>	<p>Yes</p>	<p>Ordinance applies to all lands within the limits of the City and within the City's extraterritorial plat approval jurisdiction. A subdivision is defined as a land division that creates five or more parcels or building sites five acres each or less in area; or where five or more parcels or building sites within a five-year period where at least five of the parcels or sites are less than 1.5 acres in size in the M-1 General Manufacturing District, or less than five acres in size in all other districts. A minor land division is defined as any single land division resulting in the creation of not more than four parcels or building sites, each less than five acres in size; or the reconfiguration of a previously recorded plat or certified survey map</p>

**Appendix D**

**SCOPE OF LOCAL AND COUNTY SUBDIVISION ORDINANCES IN THE SOUTHEASTERN WISCONSIN REGION: 2010  
(continued)**

<b>Analysis Area/ Community</b>	<b>Governing Body Has Adopted a Subdivision Control Ordinance</b>	<b>Ordinance Applies to Divisions of Land Other than Subdivisions as Defined in State Statutes<sup>a</sup></b>	<b>Scope of Ordinance<sup>b</sup></b>
37 (continued) Town of La Grange     Town of Richmond   Town of Whitewater	Yes     No <sup>d</sup>  No <sup>d</sup>	Yes     --  --	Ordinance applies to all lands within the Town. A subdivision is defined as a land division that creates five or more lots of 35 acres each or less in area; or where five or more parcels or building sites of 35 acres each or less are created within a five-year period. Condominium plats are also considered subdivisions. A minor land division is any division of land resulting in at least two, but not more than four, parcels or building sites, any one of which is less than 35 acres in size; or the division of a block, lot, or outlet within a recorded subdivision plat into not more than four parcels or building sites without changing the exterior boundaries of said block, lot, or outlot     --  --
38 City of Delavan     City of Elkhorn     City of Lake Geneva	Yes     Yes     Yes	Yes     Yes     Yes	Ordinance applies to all lands within the limits of the City and within the City's extraterritorial plat approval jurisdiction. A subdivision is defined as a land division that creates five or more lots of five acres each or less in area; or where five or more parcels or building sites of five acres each or less are created within a five-year period. Condominium plats are also considered subdivisions. All other divisions of land within the limits of the City or within the City's extraterritorial plat approval jurisdiction require City approval of a certified survey map     Ordinance applies to all lands within the limits of the City and within the City's extraterritorial plat approval jurisdiction. A subdivision is defined as a land division that creates five or more lots of two acres each or less in area within a five-year period. Condominium plats are also considered subdivisions. A minor land division is any division of land resulting in at least two and not more than four parcels, any one of which is less than 10 acres in size; or the division of a block, lot, or outlet within a recorded subdivision plat into not more than four parcels or building sites without changing the exterior boundaries of said block, lot, or outlot     Ordinance applies to all lands within the limits of the City and within the City's extraterritorial plat approval jurisdiction. A subdivision is defined as a land division that creates five or more parcels or building sites of 1.5 acres each or less in area; or where five or more parcels or building sites of 1.5 acres each or less are created within a five-year period; or any division of land that necessitates the creation of a new street. Condominium plats are also considered subdivisions. All other divisions of land within the limits of the City or the City's extraterritorial plat approval jurisdiction require City approval of a certified survey map

**Appendix D**

**SCOPE OF LOCAL AND COUNTY SUBDIVISION ORDINANCES IN THE SOUTHEASTERN WISCONSIN REGION: 2010  
(continued)**

<b>Analysis Area/ Community</b>	<b>Governing Body Has Adopted a Subdivision Control Ordinance</b>	<b>Ordinance Applies to Divisions of Land Other than Subdivisions as Defined in State Statutes<sup>a</sup></b>	<b>Scope of Ordinance<sup>b</sup></b>
38 (continued) Village of Darien	Yes	Yes	Ordinance applies to all lands within the limits of the Village and within the Village's extraterritorial plat approval jurisdiction. A subdivision is defined as a land division that creates five or more lots of 35 acres each or less in area; or where five or more parcels or building sites of 35 acres each or less are created within a five-year period. Condominium plats are also considered subdivisions. A minor land division is any division of land resulting in at least two, but not more than four, parcels or building sites, any one of which is less than 35 acres in size; or the division of a block, lot, or outlet within a recorded subdivision plat into not more than four parcels or building sites without changing the exterior boundaries of said block, lot, or outlet
Village of Genoa City	Yes	Yes	Ordinance applies to all lands within the limits of the Village and within the Village's extraterritorial plat approval jurisdiction. A subdivision is defined as a land division that creates five or more lots of 1.5 acres each or less in area; or where five or more parcels or building sites of 1.5 acres each or less are created within a five-year period (Statutory definition). Condominium plats are also considered subdivisions. A minor land division is any division of land resulting in at least two, but not more than four parcels, any one of which is less than five acres in size; or the division of a block, lot, or outlet within a recorded subdivision plat into not more than four parcels or building sites without changing the exterior boundaries of said block, lot, or outlet
Village of Sharon	Yes	Yes	Ordinance applies to all lands within the limits of the Village and within the Village's extraterritorial plat approval jurisdiction. A subdivision is defined as a land division that creates five or more lots of 15 acres each or less in area; or where five or more parcels or building sites of 15 acres each or less are created within a five-year period. Condominium plats are also considered subdivisions. A minor land division is any division of land resulting in at least two, but not more than four, parcels or building sites, any one of which is less than 15 acres in size; or the division of a block, lot, or outlet within a recorded subdivision plat into not more than four parcels or building sites without changing the exterior boundaries of said block, lot, or outlet
Town of Bloomfield	Yes	Yes	Ordinance applies to all lands within the Town. A subdivision is defined as a land division that creates five or more lots of 15 acres each or less in area; or where five or more parcels or building sites of 15 acres each or less are created within a five-year period. Condominium plats are also considered subdivisions. A minor land division is any division of land resulting in at least two, but not more than four, parcels or building sites, any one of which is less than 15 acres in size; or the division of a block, lot, or outlet within a recorded subdivision plat into not more than four parcels or building sites without changing the exterior boundaries of said block, lot, or outlet

**Appendix D**

**SCOPE OF LOCAL AND COUNTY SUBDIVISION ORDINANCES IN THE SOUTHEASTERN WISCONSIN REGION: 2010  
(continued)**

<b>Analysis Area/ Community</b>	<b>Governing Body Has Adopted a Subdivision Control Ordinance</b>	<b>Ordinance Applies to Divisions of Land Other than Subdivisions as Defined in State Statutes<sup>a</sup></b>	<b>Scope of Ordinance<sup>b</sup></b>
38 (continued) Town of Darien	Yes	Yes	Ordinance applies to all lands within the Town. A subdivision is defined as a land division that creates five or more lots, parcels or tracts of 1.5 acres each or less in area; or where five or more parcels or building sites of 1.5 acres each or less are created within a five-year period (Statutory definition). All other divisions of land within the Town require Town approval of a certified survey map
Town of Delavan	Yes	Yes	Ordinance applies to all lands within the Town. A subdivision is defined as a land division that creates five or more lots of 15 acres each or less in area; or where five or more parcels or building sites of 15 acres each or less are created within a five-year period. Condominium plats are also considered subdivisions. A minor land division is any division of land resulting in at least two, but not more than four, parcels or building sites, any one of which is less than 15 acres in size; or the division of a block, lot, or outlet within a recorded subdivision plat into not more than four parcels or building sites without changing the exterior boundaries of said block, lot, or outlet
Town of Geneva	Yes	--	Ordinance applies to all lands within the Town. A subdivision is defined as a land division that creates five or more lots of 15 acres each or less in area; or where five or more parcels or building sites of 15 acres each or less are created within a five-year period. Condominium plats must also comply with the subdivision ordinance. A minor land division is any division of land resulting in at least two, but not more than four, parcels or building sites, any one of which is less than 15 acres in size; or the division of a block, lot, or outlet within a recorded subdivision plat into not more than four parcels or building sites without changing the exterior boundaries of said block, lot, or outlet
Town of Lafayette	Yes	Yes	Ordinance applies to all lands within the Town. A subdivision is defined as a land division that creates five or more lots of five acres each or less in area; or where five or more parcels or building sites of five acres each or less are created within a five-year period. A minor land division is defined as any division of land resulting in at least two, but not more than four, parcels or building sites, any one of which is less than 35 acres in size; or the division of a block, lot, or outlet within a recorded subdivision plat into not more than four parcels or building sites without changing the exterior boundaries of said block, lot, or outlet

**Appendix D**

**SCOPE OF LOCAL AND COUNTY SUBDIVISION ORDINANCES IN THE SOUTHEASTERN WISCONSIN REGION: 2010  
(continued)**

<b>Analysis Area/ Community</b>	<b>Governing Body Has Adopted a Subdivision Control Ordinance</b>	<b>Ordinance Applies to Divisions of Land Other than Subdivisions as Defined in State Statutes<sup>a</sup></b>	<b>Scope of Ordinance<sup>b</sup></b>
38 (continued) Town of Linn	Yes <sup>m</sup>	Yes	Ordinance applies to all lands within the Town. A subdivision is defined as a land division that creates five or more parcels or building sites of 15 acres each or less in area; or where five or more parcels or building sites of 15 acres each or less are created within a five-year period. Condominium plats are also considered subdivisions. A minor land division is defined as any division of land resulting in at least two, but not more than four, parcels or building sites, any one of which is less than 15 acres in size; or the division of a block, lot, or outlet within a recorded subdivision plat into not more than four parcels or building sites without changing the exterior boundaries of said block, lot, or outlet
Town of Lyons	Yes	Yes	Ordinance applies to all lands within the Town. A subdivision is defined as a land division that creates five or more lots of 35 acres each or less in area; or where five or more parcels or building sites of 35 acres each or less are created within a five-year period. Condominium plats are also considered subdivisions. A minor land division is defined as any division of land resulting in at least two, but not more than four, parcels or building sites, any one of which is less than 35 acres in size
Town of Sharon	No <sup>d</sup>	- -	- -
Town of Sugar Creek	Yes	Yes	Ordinance applies to all lands within the Town. A subdivision is defined as a land division that creates five or more parcels or building sites of 15 acres each or less in area; or where five or more parcels or building sites of 15 acres each or less are created within a five-year period. Condominium plats are also considered subdivisions. A minor land division is defined as any division of land resulting in at least two, but not more than four, parcels or building sites, any one of which is less than 15 acres in size; or the division of a block, lot, or outlet within a recorded subdivision plat into not more than four parcels or building sites without changing the exterior boundaries of said block, lot, or outlet

**Appendix D**

**SCOPE OF LOCAL AND COUNTY SUBDIVISION ORDINANCES IN THE SOUTHEASTERN WISCONSIN REGION: 2010  
(continued)**

<b>Analysis Area/ Community</b>	<b>Governing Body Has Adopted a Subdivision Control Ordinance</b>	<b>Ordinance Applies to Divisions of Land Other than Subdivisions as Defined in State Statutes<sup>a</sup></b>	<b>Scope of Ordinance<sup>b</sup></b>
39 Village of Fontana on Geneva Lake	Yes	Yes	Ordinance applies to all lands within the limits of the Village and within the Village's extraterritorial plat approval jurisdiction. A subdivision is defined as a land division that creates five or more lots of 35 acres each or less in area; or where five or more parcels or building sites of 35 acres each or less are created within a five-year period. Condominium plats are also considered subdivisions. A minor land division is defined as any division of land resulting in at least two, but not more than four, parcels or building sites, any one of which is less than 35 acres in size
Village of Walworth	Yes	Yes	Ordinance applies to all lands within the limits of the Village and within the Village's extraterritorial plat approval jurisdiction. A subdivision is defined as a land division that creates five or more lots of 1.5 acres each or less in area; or where five or more parcels or building sites of 1.5 acres each or less are created within a five-year period (Statutory definition). A minor land division is defined as any division of land resulting in at least two, but not more than four, parcels or building sites, any one of which is less than 35 acres in size; or the division of a block, lot, or outlet within a recorded subdivision plat into not more than four parcels or building sites without changing the exterior boundaries of said block, lot, or outlet
Village of Williams Bay	Yes	Yes	Ordinance applies to all lands within the limits of the Village and within the Village's extraterritorial plat approval jurisdiction. A subdivision is defined as a land division that creates five or more lots of 1.5 acres each or less in area or where five or more parcels or building sites of 1.5 acres each or less are created within a five-year period (Statutory definition). Condominium plats are also considered subdivisions. All other divisions of land within the limits of the Village or the Village's extraterritorial plat approval jurisdiction require Village approval of a certified survey map
Town of Walworth	Yes	Yes	Ordinance applies to all lands within the Town. A subdivision is defined as a land division that creates five or more lots of five acres each or less in area; or where five or more parcels or building sites of five acres each or less are created within a five-year period. Condominium plats are also considered subdivisions. A minor land division is defined as any division of land resulting in at least two, but not more than four, parcels or building sites, any one of which is less than 35 acres in size; or the division of a block, lot, or outlet within a recorded subdivision plat into not more than four parcels or building sites without changing the exterior boundaries of said block, lot, or outlet

**Appendix D**

**SCOPE OF LOCAL AND COUNTY SUBDIVISION ORDINANCES IN THE SOUTHEASTERN WISCONSIN REGION: 2010  
(continued)**

Analysis Area/ Community	Governing Body Has Adopted a Subdivision Control Ordinance	Ordinance Applies to Divisions of Land Other than Subdivisions as Defined in State Statutes <sup>a</sup>	Scope of Ordinance <sup>b</sup>
Walworth County <sup>e</sup>	Yes	Yes	Ordinance applies in unincorporated areas. Where a town has adopted a subdivision control ordinance, the provisions of the County ordinance apply if they are more restrictive than the town ordinance. The County ordinance defines a subdivision as a land division that creates five or more parcels or building sites of 15 acres each or less in area; or where five or more parcels or building sites of 15 acres each or less are created within a five-year period. Condominium plats are also considered subdivisions. A minor land division is defined as any division of land resulting in at least two, but not more than four, parcels or building sites, any one of which is less than 15 acres in size; or the division of a block, lot, or outlet within a recorded subdivision plat into not more than four parcels or building sites without changing the exterior boundaries of said block, lot, or outlot

<sup>a</sup>Under Chapter 236 of the Wisconsin Statutes, a subdivision is defined as the division of a lot, parcel, or tract of land where the act of division creates five or more parcels or building sites of 1.5 acres each or less in area; or where five or more parcels or building sites of 1.5 acres each or less in area are created by successive division within a period of five years.

<sup>b</sup>Subdivisions require submittal of a plat for review and approval by the plan commission and governing body. Minor land divisions require submittal of a certified survey map (CSM) for approval. Under Chapter 236 of the Statutes, cities of the first, second, or third class may review and approve or deny subdivision plats within three miles of city limits, and villages and cities of the fourth class may approve or deny plats within 1.5 miles of village or city limits, if the city or village has adopted a subdivision ordinance or an official map. In situations where extraterritorial areas overlap, Section 66.0105 of the Statutes provides that the extraterritorial area be divided evenly between or among the cities and/or villages concerned.

<sup>c</sup>The Ozaukee County Shoreland and Floodplain Zoning Ordinance requires County approval of subdivisions in shoreland areas creating three or more lots of five acres or less, as required by Section 115.05(2) of the Wisconsin Administrative Code, and other land divisions as defined in the County ordinance.

<sup>d</sup>Land divisions in the Town are regulated under the County subdivision ordinance.

<sup>e</sup>Kenosha County, Racine County, Walworth County, and Washington County have each adopted a County subdivision ordinance that applies to all unincorporated (town) areas within the County. Each ordinance also applies to review of land divisions creating three or more lots of five acres or less in shoreland areas, as required by Section 115.05(2) of the Wisconsin Administrative Code.

<sup>f</sup>Subdivisions in the Village of Whitefish Bay are regulated, and defined, under Section 236 of the Wisconsin Statutes.

<sup>g</sup>There are no unincorporated areas in Milwaukee County. The County is therefore not required to adopt subdivision regulations for shoreland areas under Section 115.05(2) of the Wisconsin Administrative Code.

<sup>h</sup>The City of Pewaukee's extraterritorial plat approval jurisdiction does not include any land or water within the Towns of Brookfield, Delafield, Genesee, Merton, or Waukesha and includes only those lands in the Town of Lisbon lying within 1.5 miles of the City boundary outside any other municipality's extraterritorial jurisdiction.

## Appendix D

### SCOPE OF LOCAL AND COUNTY SUBDIVISION ORDINANCES IN THE SOUTHEASTERN WISCONSIN REGION: 2010 (continued)

<sup>i</sup>The Waukesha County Shoreland and Floodland Protection Ordinance requires County approval of subdivisions in shoreland areas creating three or more lots of five acres or less, as required by Section 115.05(2) of the Wisconsin Administrative Code, and other land divisions as defined in the County ordinance.

<sup>j</sup>The area of the City of Racine containing Johnson Park is included in Sub-area 29.

<sup>k</sup>The Village of North Bay has not adopted a subdivision ordinance. However, the Village Planning and Zoning Ordinance incorporates the definitions of Chapter 236 of the Wisconsin Statutes by reference.

<sup>l</sup>A portion of the Town of Bristol was incorporated as the Village of Bristol in December 2009. Remaining portions of the Town were annexed into the Village of Bristol in June 2010. The Village Board has adopted the Town subdivision ordinance as the Village subdivision ordinance.

<sup>m</sup>The Town of Linn has adopted the Walworth County subdivision ordinance by reference as part of the Town Code of Ordinances.

Source: SEWRPC (from County and local land division ordinances).