

Summary of Proposed Changes to
 Subchapter 902. ZONING DISTRICTS, LOT SIZES, SETBACKS AND PERMITTED
 USES

Current Number	Current Ordinance	New Number	Proposed Change
		902.9.1	Divisions of Land. Land divisions are those changes to property descriptions that result in the creation of a new tax parcel. All divisions of land require the preparation of a plat (a map) prepared by a Wisconsin Professional Land Surveyor (PLS).
902.9.1	Any proposed division of land that creates one or more lots of five (5) acres or less shall be submitted to the Zoning Committee for review. At least five (5) copies of a Certified Survey Map (CSM), prepared by a state registered surveyor, shall be required. The Zoning Committee shall forward their recommendation on the proposed division of land to the Town Board within sixty (60) days of submission. Failure of the Town Board to act within thirty (30) days after receipt of the Zoning Committee's recommendation, or extension thereof, shall constitute disapproval.	902.9.2	<u>Plat Submission Procedure</u> All proposed divisions of land, whether on or off water, regardless of size of the original parcel or of size of proposed new parcels, shall be submitted to the Zoning Committee for review. At least six (6) copies of a Certified Survey Map (CSM), or of a subdivision plat, must be submitted to the Zoning Administrator at least one week prior to a scheduled meeting of the Zoning Committee. Both CSM plats and subdivision plats must be prepared in accordance with requirements set forth in Wis. Stats. Chapter 236. Surveyors should also note the requirements set forth in Chapters 902, 906, 908 and 909 of the Town of Presque Isle Comprehensive Shoreland District and Zoning Ordinance. Land dividers may submit a preliminary CSM or subdivision plat, prior to submitting the final plat, or they may present only a final plat. The Zoning Committee has no jurisdiction to approve plats but acts as an advisory Committee to the Town Board. The Zoning Committee shall recommend approval of the plat, conditional approval, or denial of the plat, stating in writing and in detail any conditions of approval, or reasons for denial. The minutes of the Zoning Committee may serve as written documentation for the decision. Only final plats of land divisions that meet the requirements of the Presque Isle Comprehensive Shoreland District and Zoning Ordinance will be recommended to the Town Board for their approval; the

			Committee shall submit this recommendation to the Town Board within 30 days of the recommendation decision meeting. Failure of the Town Board to act within 60 days after receipt of the Committee's recommendation shall constitute approval.
902.9.4	Any proposed boundary line, legal description, change, or re-survey of a parcel which abuts a navigable body of water and/or one or more lots of five (5) acres or less shall be submitted to the Zoning Administrator for his/her review. The Zoning Administrator shall have the authority to approve such change provided no additional tax parcels or nonconforming lots are created. Changes creating additional tax parcels (land divisions) or lots that do not conform to the Presque Isle Zoning Ordinance shall be governed by Section 902.9.1	912.9.5	<u>Property Description Changes.</u> Property owners proposing any dimensional or land description changes to existing parcels, both on and off water, must submit the proposed modifications to the Zoning Administrator for review. The Zoning Administrator shall have the authority to approve these changes providing the following factors are met: 1) No new parcels are created; 2) Proposed changes do not produce a land parcel that violates property dimensional features required by the Presque Isle Comprehensive Shoreland District and Zoning Ordinance provisions. Parcel boundary changes resulting in the creation of new parcels are land divisions and will be governed by applicable subsections of Section 902.9.