



Department of City Development
City Plan Commission
Redevelopment Authority of the City of Milwaukee
Neighborhood Improvement Development Corporation

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MEMORANDUM

January 9, 2020

RE: File No 180724

Title: A substitute ordinance relating to requirements for certified survey maps and subdivision plats.

This ordinance repeals and replaces Milwaukee Code of Ordinances Chapter 119 and makes a minor edit to Chapter 81. Chapter 119 contains the city's requirements and procedures for Certified Survey Maps (CSMs) and Subdivision Plats. The departments of city development, public works, neighborhood services and the attorney's office undertook this update to bring the ordinance up to date with current procedures and with state regulations.

The following summarizes the changes:

- In April 2018, the State amended Wisconsin Statutes Chapter 236 – Platting Lands and Recording and Vacating Plats. One of the amendments allows for municipalities to increase the number of lots that can be created through a certified survey map for land that is zoned commercial, multifamily dwelling, industrial, or mixed-use development. Thus, the updated Chapter 119 allows for a certified survey map to create up to 8 lots (previously 4) for zones falling into these categories.
- Changes were made to reflect current city procedures. This includes removing a section for preliminary CSMs, which are no longer required.
- Changes were made to simplify the document by reducing duplication and changing the order of some of the sections. A few sections were combined, such as the technical requirements for CSMs and final subdivision plats. There are more references to the requirements in Wis. Stats. Ch. 236 as staff found that the existing Chapter 119 repeated language in Wis. Stats. Ch. 236 instead of referencing it. This should help limit the number of updates needed when the state updates Wis. Stats. Ch. 236 in the future.
- The section on Correcting Instruments was pulled into its own section and expanded upon for additional clarification. Forms to use for correcting recorded CSMs or recorded final subdivision plats are now included.

