

No. 315, A.]

[Published June 30, 1949.

**CHAPTER 372.**

AN ACT to create 236.22 of the statutes, relating to division of lands and imposing a penalty.

*The people of the state of Wisconsin, represented in senate and assembly, do enact as follows:*

236.22 of the statutes is created to read:

236.22 DIVISION OF LAND INTO SMALL PARCELS PROHIBITED; PENALTY. It shall be unlawful to divide or subdivide and convey by deed or otherwise any lot in any recorded plat or any parcel or tract of unplatted land so as to create a lot or parcel of land which does not have street or public highway frontage of at least 4 feet or an easement to a street or public highway of a minimum width of 4 feet but this section shall not apply to conveyances by tax deed or through the exercise of eminent domain or to such reductions in size or area as are caused by the taking of property for public purposes. The provisions of this section shall not be construed to prohibit the dividing or subdividing of any lot or parcel of land where the divided or subdivided parts thereof which become joined in ownership with any other lot or parcel of land comply with requirements of this section, if the remaining portion of such lot or parcel so divided or subdivided complies with the requirements of this section. Any person who shall make such conveyance or procure such a sale or act as agent in procuring such sale or conveyance shall be punished by a fine of not less than \$100 or more than \$500 or by imprisonment in the county jail not more than 6 months or by both such fine and imprisonment.

Approved June 27, 1949.

---