

Chapter H 65

PLATTING REQUIREMENTS FOR LAKE AND
STREAM PLATS

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H 65.01 Platting requirements, where applicable. The platting requirements herein provided apply to all lake and stream shore subdivisions hereafter made, which shall include subdivisions of land adjoining lakes or streams, or for which, though not so adjoining, provisions are made, directly or indirectly, for access to any lake or stream, and which are intended for dwelling purposes, except subdivisions lying in any county having a county planning board or department employing permanently at least one registered civil engineer.

H 65.02 Plats. All lake and stream shore plats submitted to the state board of health for the approval required by section 236.06 (1) (g), Wis. Stats., shall conform to the provisions of chapter 236, Wis. Stats., and also to this code.

(1) **TENTATIVE PLATS.** If the owner chooses, he may submit a tentative plat in advance of his application for formal approval of the final plat. The tentative plat must be in accordance with the requirements of section 236.04, Wis. Stats., and shall be clearly marked "tentative plat." The state board of health will examine such tentative plat and make tentative recommendations for necessary modifications, if any. A tentative approval, however does not constitute acceptance of the plat, and final plat must be submitted for approval.

(Note: See section 236.10, Wis. Stats., for requirements on tentative plats.)

(2) **SANITATION REPORT BLANK.** All plats submitted for approval must be accompanied by a sanitation report furnished by the board of health with all questions pertaining to such plat fully answered, to give a clear understanding of prevailing conditions. (See H 66.01-66.17.)

(Note: All lake and stream plats are subject to the sanitation regulations provided in section 140.05 (7), Wis. Stats., even though exempt from requirements of approval of state board of health. 17 Atty. Gen. 370.)

(3) **ELEVATIONS.** All platted lots must have one area of 8000 square feet or more three feet or more above the high water elevation of the lake or stream. A plat may be approved where not more than three lots lie below the three feet elevation providing a statement is placed on the plat map, listing such lot numbers and stating these lots will not be sold or offered for sale, or occupied for any purpose until such time as 8000 square feet or more has been filled to a point three or more feet above the high water elevation. Elevations shall be placed not more than 200 feet apart on the plat map. Additional elevations may be required. Contour lines at intervals of not more than 5 feet may be required.

(4) **APPROVAL.** A space with the following wording shall be provided on the plat map for the approval of the state board of health:

Approved by the Wisconsin State Board of Health this -----
day of -----, 19 --

Examined by -----
Supervisor, Plumbing Division

Approved by -----
State Health Officer

(5) **PHOTOSTATIC COPY.** A photostatic copy of each tentative approved plat will be taken for permanent record by the state board of health and a similar copy also of the final plat as approved by the board.

H 65.03 Width of roads. All highways, roads and streets in lake and stream plats shall be not less than 50 feet wide, measured by the shortest distance from lot line to lot line.

(Note: This rule does not modify the authority given to town boards, village and city governing bodies or to park boards, which may require greater widths than herein set forth.)

H 65.04 Building setback line. In all lake and stream plats, a minimum setback line from the street of 10 feet and a minimum of 5 feet from either side lot line shall be required and shall be shown on the plat map. Each plat shall also indicate a minimum setback line from the shore which shall not, however, apply to buildings used for either boat or bathhouse purposes exclusive of living quarters.

H 65.05 Size of lots. The minimum width of lots measured at right angles to its depth of side line shall be 60 feet; the minimum area shall be 8000 square feet. No building shall cover more than 20 per cent of the lot area and not more than one one-family residence, boat house and private garage shall be located on such lot. Exceptions to such lot sizes may be made in cases where it is shown to the satisfaction of the board that the entire plat will be served by both a public water supply system and a public sewerage and sewage disposal system. In such cases there shall appear on the face of the plat a restriction by the owner that no building shall be constructed or occupied on the lands included within the boundaries of the plat as living quarters until such building shall have been connected to a public sewerage system and public water system and a restriction that no private sewage disposal or water system may be connected or permitted on the lands included within the boundaries of the plat.

H 65.06 Irregular lots. Owners wishing to subdivide tracts into lots not rectangular shall plat the same in such shape and dimensions so as to conform to the spirit of H 65.05, provided the total area of each lot shall not be less than 8000 square feet and that the lot shall have a width of not less than 60 feet measured at right angles through the center of the building site on such lot.

H 65.07 Remnant lots. In cases where irregularity of ownership or street lines would produce small remnant lots, the area of which would be less than 8000 square feet, such areas shall be added to adjoining lots, or left unplatted and marked "lands" until such time as arrangements may be made with adjoining property owners for the proper platting of such lands.

H 65.08 Special requirements. When in the opinion of the state board of health it is necessary for the protection of the public health and welfare the owners of the subdivision will be required to agree to provide for any or all of the following requirements and give suitable guarantees for the performance of such requirements as may be imposed. (1) That favorably located park and other open areas of suitable size upon which shall be located community wells shall be set aside for community use. The areas so set aside shall be dedicated by the plat and shall definitely show whether it is dedicated to the public or to the lot owners.

(2) That community wells be constructed on such areas of such depth and design as to amply protect the water supply.

(3) That the subdivision area be provided with a public water supply and distribution system to be installed according to plans approved by the state board of health under chapter 144 of the statutes and the Wisconsin waterworks, sewage and refuse disposal code. The state board of health may permit modifications from the provisions of such code to meet plat conditions.

(4) Private sewage disposal systems, chemical closets, or waste disposal pits, provided for in H 66.01 to 66.16 inclusive of the sanitation code for lake and stream shore plats may be permitted in platted areas equipped with such water distribution system in cases where soil conditions are favorable.

(5) That the platted area be provided with a public sewerage system.

(6) That all instruments of conveyance for any lots of such subdivision contain adequate restriction prohibiting outhouses, cesspools, dry wells, refuse disposal pits or other absorption units which are liable to cause contamination of wells or the source of water supply.

(7) That there be submitted with the plat, approval of which is sought, complete plans for the foregoing sanitary equipment and copies of deeds of conveyance proposed to be used in the sale of lots for the approval of the state board of health.