

**TOWN OF CAMPBELL**  
**LA CROSSE COUNTY, WISCONSIN**

**ORDINANCE NO. 2017-3**

**AN ORDINANCE AMENDING SECTIONS 32-8 (4) & 32-46 (b), AND TO REPEAL AND RECREATE SECTION 32-47, SUBDIVISIONS, OF THE TOWN OF CAMPBELL CODE OF ORDINANCES RELATING TO ADMINISTRATIVE REVIEW OF CERTIFIED SURVEY MAPS**

BE IT ORDAINED by the Town Board of Supervisors, Town of Campbell, La Crosse County, Wisconsin, as follows:

**Section I:** Section 32-8 (4) is hereby amended to read as follows:

(4) *Splitting lots or portions of lots.* No person may divide any lot or block in a recorded subdivision, plat or certified survey map or in an unplatted area without prior approval by the Town. A petitioner shall file an application for a lot split by means of a certified survey map (CSM), and file said application with a filing fee (on record in the town clerk's office). The lot split shall be reviewed in accordance with Section 32-47 of this Chapter. If land is split without benefit of town review, those involved in the illegal lot split will be given 30 days to comply with this section.

**Section II:** Section 32-46 (b) is hereby amended to read as follows:

(b) *Certificates.* The surveyor shall certify on the face of the map that the map fully complies with all the provision of this article. Upon approval of the map, the Town Zoning Administrator shall certify its approval on the face of the map.

**Section III:** Section 32-47 is hereby repealed and recreated to read as follows:

(a) *Certified survey map review*

(1) *Technical review.* Prior to the filing of an application for approval of a certified survey map, the subdivider shall meet with town staff in order to obtain their advice and assistance. This consultation shall be informal and is intended to inform the subdivider of the requirements of the certified survey map. The applicant shall file an application for certified survey map approval and two copies of the proposed certified survey map in the office of the clerk/treasurer.

(2) *Review by Zoning Administrator.* The Zoning Administrator shall review the map for conformance with the certified survey map and zoning regulations and the satisfaction of any conditions to such approval, and the conformity of the certified survey map to

the requirements of this article and all other applicable ordinances, rules, regulations and comprehensive plan provisions. The Zoning Administrator shall, within 30 days from the date of filing of the map approve, conditional approve or reject the map. The Zoning Administrator shall specify the reasons for any proposed rejection.

- (b) *Recordation.* The subdivider shall record the map with the county register of deeds within 90 days of the date of its last approval. The failure to record the map within such time shall render the Zoning Administrator's approval and certification void. A copy of the recorded map shall be filed with the clerk/treasurer within 30 days after the date of recording.
- (c) *Appeals for Certified Survey Maps.* Any person aggrieved by an objection to a Certified Survey Map or a failure to approve a Certified Survey Map may appeal therefrom to the Town Planning & Zoning Commission and subsequently the Town Board within 30 days of notification of the rejection of the Certified Survey Map. Where failure to approve is based on an unsatisfied objection, the agency making the objection shall be made a party to the action.

**Section IV:** This Ordinance shall take effect and be in force from and after its passage and publication as required by Section 60.80 of the Wisconsin State Statutes.

Dated this 11<sup>th</sup> day of July, 2017

Town of Campbell

By:   
Terry Schaller, Town Chairman

By:   
Chadwick Hawkins, Town Clerk

Passed: 07/05/2017

Approved: 07/11/2017

Published: 07/18/2017 – La Crosse Tribune