

CHAPTER 2

MINOR LAND DIVISIONS

2.01 Certified Survey Map Required. Land divisions that create 4 or fewer parcels or building sites that are 10 acres or less in area either through a single division or successive divisions by either the same or subsequent owner(s) within a period of 5 years shall follow the procedures contained in this chapter.

2.02 Submittal. The certified survey map shall be submitted to the Planning Department. The certified survey map shall be prepared according to s. 236.34, Wis. Stats., and shall show clearly on its face the following:

- (1) All existing buildings, driveways, and access and utility easements. Additionally, building setbacks shall be shown, if the Door County Zoning Ordinance is applicable to the land being divided.
- (2) Date the map was prepared.

2.03 Requirements for Minor Land Divisions. Minor land divisions shall comply with the following:

- (1) S. 1.09(2) of this Ordinance.
- (2) The minimum lot area, minimum lot width, and minimum building setback requirements of the Door County Zoning Ordinance, if applicable.
- (3) Chapter 6, Design Standards, Improvements and Dedications, of this Ordinance.

2.04 Review and Approval.

- (1) Review. The Planning Department shall review the minor land division for compliance with this Ordinance and shall approve or reject the certified survey map within 15 working days of its submission, unless such time is mutually extended by both parties, or unless the approval of the governmental entity(ies) is required under s. 2.05, Minor Land Divisions Involving Dedication of Land. Failure of the Planning Department to act within the time limits imposed in this subsection shall constitute an approval.
- (2) Approval. If approved, a written statement certifying approval by the Planning Department shall be affixed to the certified survey map.
- (3) Rejection. If rejected, the applicant shall be notified, in writing, of the reasons for rejection.

2.05 Minor Land Divisions Involving Dedication of Land. Minor land divisions that involve the dedication of public rights-of-way or other dedications of public lands shall require approval of the applicable governmental entity(ies). The Planning Department shall not approve such minor land divisions until approval of the applicable governmental entity(ies) has been obtained.