ORDINANCE NO. 003-2009-69

ASHLAND COUNTY WISCONSIN

SUBDIVISION CONTROL

ORDINANCE

ASHLAND COUNTY SUBDIVISION CONTROL ORDINANCE

Amended _____

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This ordinance incorporates by reference all applicable rules, regulations and laws as set forth in the Wisconsin Statutes and Wisconsin Administrative Code, and all other subsequent rules and regulations promulgated thereunder, Pursuant to Chapter 236.45 Wisconsin Statutes, the Ashland County Board of Supervisors does ordain as follows:

Section

1.0 DEFINITIONS

1. **APPLICANT:** Any person or persons, firm or corporation or any thereof, dividing or proposing to divide land as defined by the terms of this ordinance.

2. **ALLEY:** A public or private right-of-way which provides secondary access to abutting properties.

3. **BLOCK:** A group of lots existing within well-defined and fixed boundaries, usually being an area surrounded by streets or other physical barriers and having an assigned number, letter or other name through which it may be identified.

4. **CERTIFIED SURVEY MAP:** A map made according to Chapter 236, Wisconsin State Statutes. Chapter A-E 7, Wisconsin Administrative Code.

5. **CONDOMINIUMS/CONDOMINIUM PLAT:** A map of survey establishing boundaries, common areas and individual units of air space as described in the condominium declaration. The condominium plat is different from other plats because it does not subdivide land. A condominium plat shall be made according to, (see appendix for Wisconsin Statute and Administration Code), Chapter 703, Wisconsin State Statutes. Chapter A-E 7, Wisconsin Administrative Code.

6. **CUL-DE-SAC:** A road having one end open to traffic and the other permanently terminated by a vehicular turnaround.

7. **DEVELOPABLE BUILDING SITE:** An area suitable for construction. This area may not be in defined floodplain or wetland areas. This area must have adequate area for necessary portable water supply and private sewage disposal systems, if not served by public utilities.

8. **EASEMENT:** The legal authorization by a property owner providing for the use by another of a designated portion of his and or her property for a specified purpose.

9. **EXTRATERRITORIAL PLAT APPROVAL JURISDICTION:** The unincorporated area within 3 miles of the corporate limits of a first, second or third class City or 1 ½ miles of a fourth class City or a Village.

10. **LAND DIVISION:** The act or process of dividing land into two or more parcels.

11. **LOT:** A designated parcel tract or area of land established by plat, subdivision or as otherwise permitted by law to be used, developed or built upon as a unit, and containing the minimum frontage, width, and area sufficient to meet building, parking, setback, open space, sanitary, or other requirements. A lot shall have a single contiguous perimeter unbroken by public right-of-way, navigable waters, road easements, easements or other public or privately held lands. Utility easements not in existence at the time of the establishment of the lot shall not be considered a perimeter break.

12. **LOT AREA:** The total footage lying within the peripheral boundaries of a parcel of land. In any zoning jurisdiction, the area of a lot specifically excludes: any portion of public right-of way, areas of navigable water and shared private road easements. See 6.0 Survey Requirements, for areas on navigable waters.

13. **LOT WIDTH:** The mean horizontal distance between the side lot lines of a lot measured at right angles to the depth. On irregularly (non-perpendicular) shaped lots, the width shall be the average width of the lot computed according to Table 2 (in Section 16.0, appendix). Lot width shall be measured at the street setback line applicable to the zoning district the parcel is located within. In the shoreline jurisdiction, the lot width shall also be measured at the shore yard setback line applicable to the zoning district the parcel is located within. At least 50% of the lot shall be greater than or equal to the required lot width.

14. **ORDINARY HIGHWATER MARK:** The point on the bank or shore up to which the presence and action of surface water is so continuous as to leave a distinctive mark such as by erosion, destruction or prevention or terrestrial vegetation, predominance of aquatic vegetation, or other easily recognized characteristic. (see Ashland County Shoreland Amendatory Ordinance, Ashland County Zoning Administrator).

15. **OUTLOT:** A remnant parcel of land, other than a lot or block, not to be used for building purposes, so designated on a plat or Certified Survey Map.

16. **PARCEL:** A lot created by a division of land. A parcel(s) which is owned, controlled or managed as a single entity shall be treated as a single tract, unless separated by a public road and navigable and non-navigable waters. A parcel is created as of the date the deed, land contract, lease, etc., is recorded with the Register of Deeds Office.

17. **PLAT:** A map of specific land area such as a town, section, or subdivision showing the location and boundaries of individual parcels of land subdivided into lots, with streets, easements, etc., drawn to scale. The map is representative of a survey performed by a registered land surveyor. Plats must receive approval by state and local government in order to be filed with the register of deeds. The plats become effective upon being recorded and filed.

18. **PROPERTY SURVEY (MAP OF SURVEY):** A survey made by a Registered-Licensed Land Surveyor in the State of Wisconsin. Such Survey will be prepared according to Chapter A-E 7, Wisconsin Administrative Code.

19. **RECORDING:** The filing for the record of a Subdivision Plat, Certified Survey Map or Map of Survey with the Register of Deeds of Ashland County.

20. **REPLAT:** The process of changing, or the map or plat which changes the boundaries of a recorded subdivision plat or part thereof. The legal dividing of a large block, lot or outlot within a recorded subdivision plat without changing exterior boundaries of said block, lot or outlot is not a replat.

21. **ROAD EASEMENT:** A privately owned parcel of land reserved for the construction and maintenance of a roadway and its appurtenances.

22. **ROAD RIGHT-OF-WAY:** A publicly owned parcel of land reserved for the construction and maintenance of a roadway and its appurtenances.

23. **SHORELAND AREA:** Lands within the following distances from the ordinary highwater mark of navigable waters: 1,000 feet from a lake, pond or flowage; and 300 feet from a river or stream or the landward side of the floodplain, whichever distance is greater.

24. **SUBDIVISION PLAT (COUNTY):** A division of a lot, parcel or tract of land by the owner thereof or the owner's agent for the purpose of sale or of building development, where: The act of division creates 5 or more parcels or building sites, each of which is larger than 1 ½ acres and which is 5.0 acres or smaller in size, (larger lot sizes need County Zoning Administrator and County Surveyor approval), or 5 or more parcels or building sites which are larger than 1 ½ acres and 5.0 acres or less in size and created by successive divisions within a period of 5 years. Subdivisions to be prepared in accordance with Chapter 236 Wisconsin Statutes. Subdivisions satisfying this classification are subject to County review under this Ordinance.

25. **SUBDIVISION PLAT (STATE):** A division of a lot, parcel or tract of land by the owner thereof or the owner's agent for the purpose of sale or of building development, where: The act of division creates 5 or more parcels or building sites of 1 1/2 acres each or less in area; or 5 or more parcels or building sites of 1 1/2 acres each or less in area are created by successive divisions within a period of 5 years. Subdivisions satisfying this classification are subject to Plat Review (Department of Administration Madison Wisconsin) under Chapter 236 of the Wisconsin Statutes. See appendix for State Statute Chapter 236 and check list.

26. **ZONING & LAND COMMITTEE:** The Ashland County Zoning and Land Committee is charged with oversight of all Zoning related Land issues and application of the Ashland County Subdivision Control Ordinance.

27. **DIVISION OF LAND ABUTTING A STATE TRUNK HIGHWAY OR CONNECTING HIGHWAY. CHAPTER TRANS 233, WISCONSIN ADMINISTRATIVE CODE (DEPARTMENT OF TRANSPORTATION):**
Applicability. In accordance with ss. 86.07 (2), 236.12, 236.34 and 236.45, Stats., this chapter applies to all land division maps reviewed by a city, village, town or county, the Department of Administration and the Department of Transportation. This chapter applies to any land division that is created by plat or map under s. 236.12 or 236.45, Stats, by certified survey map under s. 236.14, Stats, or by condominium plat under s. 703.11 Stats, or other means not provided by statute, and that abuts a state trunk highway,

connecting highway or service road. See appendix for Wisconsin Statute Chapter Trans 233, Department of Transportation).

2.0 JURISDICTION

The Ashland County Subdivision Control Ordinance shall apply to the unincorporated areas of Ashland County, and shall apply to all incorporated areas that do not enforce their own Subdivision Control Ordinance. The Ashland County Subdivision Control Ordinance shall not apply to the Bad River Indian Reservation, and Madeline Island Reservation, and those lands held in public trust by Federal Government where this Ordinance shall apply as recommendations without the force of jurisdiction.

3.0 GENERAL PROVISIONS

3.1 No division of land for the purpose of transfer, lease, sale or building development, except those excepted under Chapter 236 of the Wisconsin Statutes, shall be made without compliance with this ordinance.

3.11 No division of land shall be made prior to any required compliance to this ordinance.

3.12 Subdivision created under Chapter 236, Wisconsin Statutes shall be subject to the applicable provisions of this ordinance.

3.13 Replats shall be governed by the provisions of Chapter 236, Wisconsin Statutes.

4.0 APPROVALS

4.1 Approval of the land divisions for residential development will be based on consideration for the health and welfare of future residents, such as proper relation to adjoining areas, favorable topography and soil conditions, erosion and flooding danger, waste disposal needs and access to navigable waters where required (see sections 6.0 & 7.0).

4.2 Approval of land divisions for other than residential purposes shall be based on the suitability of the land for the proposed use.

4.3 Approval of land divisions shall comply with the requirements of the Ashland County Subdivision Control Ordinance and the Ashland County Zoning Ordinance.

4.4 Where the act of land division under Section 3.1 creates five lots or more having an area of more than 1 1/2 acres and not more than 5.0 acres each within a 5-year period, the approval, where required, of the town board and municipality having extraterritorial plat approval, jurisdiction will be a condition of approval by the Zoning and Land Committee and the Ashland County Surveyor.

4.5 In applying the provisions of this section, the Zoning and Land Committee shall state in writing and file with the County Clerk the particular facts upon which it bases any conclusion of unsuitability and such statement to be filed within 20 days after such conclusion is reached.

4.6 A certificate of approval of the Ashland County Surveyor and a certificate of approval of the Ashland County Zoning Administrator shall appear within the certificates of any Ashland County Certified Survey Map, (except within the City of Ashland limits and any Town having their own Subdivision Control Ordinance), submitted for approval.

4.7 Any substandard parcel of land created that does not meet the conditions of this ordinance must be approved or disapproved by the Ashland County Surveyor and the Ashland County Zoning Administrator where this ordinance has jurisdiction.

5.0 PROCEDURE FOR LAND DIVISION APPLICATION AND APPROVAL.

The subdivider shall submit a preliminary survey map to the Register of Deeds for a review of the proposed land division. The preliminary survey is reviewed by a committee made up of the following County Officers: the Zoning Administrator, Land Description Officer, County Surveyor and Register of Deeds. The committee will approve, approve conditionally, or disapprove the proposed division within 40 working days following submission of the survey map. The appropriate review fee shall be paid when a preliminary survey map is submitted to the Ashland County Register of Deeds. The preliminary survey map will not be reviewed until the fee is paid. A current fee schedule is on file at the Ashland County Register of Deeds.

5.1 The final survey map shall be complete and ready for recording.

5.2 The preliminary/final survey map shall be submitted to any Town having adopted an approved Subdivision Control Ordinance. Town approval where required is a condition of County approval.

5.3 Conceptual maps or surveys will be reviewed at no charge if these maps or surveys are submitted by a licensed Registered Land Surveyor, Professional Engineer or other qualified person.

6.0 SURVEY REQUIREMENTS

6.1 A Certified Survey Map shall be prepared by a Registered Land Surveyor, and recorded as required under Chapter 236, Wisconsin Statutes, Chapter A-E7, (Minimum Standards for Property Surveys) and Chapter Trans 233, Wisconsin Statutes, for all lots 5.0 acres and less in area, and shall show clearly on its face the following:

6.11 All existing buildings (permanent structures), setbacks to buildings (permanent structures), including those on adjacent property, (possible encroachments and their setbacks), location of public and or private road right-of-ways and existing roadway surfaces that cross or are adjacent to lots or parcels and other features pertinent to division of property shall be shown on all surveys.

6.12 Certified Survey Maps prepared on navigable waters, (for lots bounded by water), shall show on the map, the Ordinary Highwater Mark, Elevation and Datum along with and in addition to the overall area, (square footage), to the waters edge, include area, (square footage), to meander lines. If the lots are cluttered, show the areas, (square footage), in a table.

6.13 Owner's Certificates, (s. 236.21 (2) (a), Wis. Stats.), are required if the Certified Survey Map or State approved Subdivision Plat or County Plat includes public dedications, (ex. Streets, Roads, Parks, open space, etc.), or if the Certified Survey Map crosses the exterior boundary of a recorded subdivision plat or assessor's plat. A Village Board, or Town Board Approval Certificate is required when the map includes a public dedication.

6.14 Certified Survey Maps must be drawn at a scale of not more than 500 feet to one inch and in reference to a standard engineer scale.

6.15 Ashland County Certified Survey Map (sheet) requirements; the title **ASHLAND COUNTY CERTIFIED SURVEY MAP NO. _____ ,** in prominent letters, at the top of each sheet, along with location by Private Claim, Government Lot (include 1/4-1/4 Section in with Government Lot locations), 1/4-1/4 Section, Township, Range, Town, County and State.

6.16 In the preparation of any Ashland County Survey, the area of abutting roads or streets is not to be included in determining the size of lots or parcels and any boundary line surveyed that intersects a public road or street right of way, must have a monument set, (s. 236.15 (1) (c) , Wis. Stats.), at the boundary line and right of way line intersection, whether the public holds a fee or an easement, and regardless of the status of such road or street.

6.17 In subdividing land, a public road or street, whether the public holds a fee or an easement, regardless of the status of such road or street, constitutes a separation in a lot or parcel of land being created.

6.18 In subdividing land, navigable waters constitute a separation in a Lot or Parcel of land being created.

6.19 Survey drafting requirements of recordable documents, (8 ½" x 14" documents, (sheet)(s)), Certified Survey Maps, Maps of Survey, Section Corner Restoration Sheets), must leave a 3"x 3" space for Register of Deeds recording information, in the upper right hand corner, within the edge of sheet limits.

6.20 A Certified Survey Map must be prepared when any existing Lot or Parcel of land 5.0 acres or less in area, is acquiring, adding and or conveying land to create a new lot or parcel of land. Lot and Parcel remnants, of such division, of 5.0 acres or less in area must be included in Certified Survey as a separate lot and meet the requirements of the Ashland County Subdivision Control Ordinance, Chapter 236, Wisconsin Statutes, Chapter A-E7, (Minimum Standards for Property Surveys) and Chapter Trans 233, Wisconsin Statutes.

6.21 A Certified Survey Map must be prepared in any re-division of any existing Certified Survey Map, recorded in the Ashland County Register of Deeds Office, regardless of the record date. Any Lot or Parcel remnants created from such land division must be included in the required Certified Survey as a separate lot and meet the requirements of the Ashland County Subdivision Control Ordinance, Chapter 236, Wisconsin Statutes, Chapter A-E7, (Minimum Standards for Property Surveys) and Chapter Trans 233, Wisconsin Statutes.

6.22 Procedure for U.S. Public Land Survey Monument Record: A U.S. public land survey monument record shall be prepared and filed with the county surveyor's office as part of **Any Land Survey** which includes or requires the perpetuation, restoration, reestablishment or use of a U.S. public survey corner as per **Chapter A-E 7** of the Wisconsin Administrative Code. In the course of a Registered Land Surveyor's survey work in Ashland County, the Surveyor must contact the Ashland County Surveyor prior to the perpetuation of any U.S. Public Land Survey Monument location. The Ashland County Surveyor must approve or disapprove the perpetuated monument location through the completion to proceed part of an Ashland County Corner Restoration Application, (a copy found in the appendix of this ordinance), before any monumentation is set for the section corner location. When the proper Ashland County Surveyor's approval to proceed is obtained, only then will Ashland County Monuments be checked out of the Ashland County's Surveyor's office for section corner placement. Ashland County Monuments are to be used at section corner locations only, and not as accessory or witness reference points to a section corner location. This procedure does apply to Meander Corner locations as per Original Government Survey of the U.S. Public Land Survey in Ashland County Wisconsin. The above procedure is to insure and not impede that the proper section corner location is established or reestablished, (perpetuated), and used in the future as a correct section corner location and to eliminate multiple or erroneous section corner locations.

6.2 For One, Two, Three or Four lots, 5.0 acres or less each in area: A Certified Survey Map shall be prepared by a Registered Land Surveyor, and recorded as required under Chapter 236, Wisconsin Statutes, Chapter A-E7 (Minimum Standards for Property Surveys) and Chapter Trans 233, Wisconsin Statutes.

6.3 For Five lots or more, having an area of more than 1 1/2 acres each and 5.0 acres or less each, (larger lot sizes need County Zoning Administrator and County Surveyor approval), within a 5-year period: a Subdivision Plat (County) shall be prepared and recorded as permitted under Chapter 236, Wisconsin Statutes and Chapter Trans 233 Wisconsin Statutes.

6.31 In lieu of this requirement the subdivider may prepare and record two or more Certified Survey Maps in accordance with section 6.2. The Ashland County Zoning and Land Committee may however require the subdivider to file a Subdivision Plat (County) in accordance with section 6.3.

6.4 For Five lots or more, having an area of 1 1/2 acres each or less in area, within a 5-year period: a Subdivision Plat (State) shall be prepared and recorded as permitted under Chapter 236, Wisconsin Statutes and Chapter Trans 233 Wisconsin Statutes.

7.0 DESIGN STANDARDS

7.1 Minimum lot size for residential purpose, for lots not served by public sewer, shall be 150 feet at the shoreline, or other frontage, 150 feet average width and 30,000 square feet in area. Any part of a lot less than 30 feet in width shall not be used in computing the minimum lot area. Road or street right-of-ways and road or street easements shall not be included in calculations of minimum lot area.

7.11 Lots served by public sewer shall have a minimum width of 65 feet at the shoreline or other frontage, 65 feet average width, 10,000 square feet in area. (see Ashland County Shoreland Amendatory Ordinance, Ashland County Zoning Administrator).

7.12 The Ashland County Zoning Administrator may require larger lot sizes in case of adverse soil or topographical conditions or to provide a greater degree of protection for natural resources. (see Ashland County Zoning Administrator).

7.13 The size, shape, elevation and percent of slope of a lot shall permit the installation of a water supply system and a waste disposal system meeting the requirements of the Ashland County Private Sewage System Ordinance unless the lot is served by public sewer. (see Ashland County Zoning Administrator).

7.14 Only one resident unit or structure shall be allowed on a lot as per 9.6. Lake and stream classification Standards may govern lots in shoreland areas (see Table 1 in Section 16.0 appendix). (see Ashland County Shoreland Amendatory Ordinance, Ashland County Zoning Administrator).

7.2 Lots shall be designed and laid out with due regard to convenient access, shape and topographical conditions. All lots shall have frontage on a road right-of-way or road easement. Road right-of-ways and road easements should follow lot lines whenever possible.

7.3 Where more than one lot abuts a highway, a service road may be required to obtain a minimum number of access driveways as determined by proper highway authority. Highway access must be approved by the appropriate road or highway jurisdiction.

7.4 The construction of streets and roads, within a platted area, shall comply with local standards. Construction of streets and roads shall adhere to the most restrictive standard of either, the Town, Municipality, or Ashland County, Wisconsin State Statutes or Wisconsin Administrative rule. In addition the geometrics, grades, curves and radii of a road and street shall meet the guidelines set forth by the American Association of State Highway and Transportation Officials in its "Policy on Geometric Design of Highways and Streets", current edition. Variance to standards can be given after a review of the subdividers proposed road or street plan by the Ashland County Highway Commissioner and a subsequent approval of reduced standards by the Zoning and Land Committee. This approval shall be based on a determination that no significant safety problems would occur due to the exception to standards and a written agreement that the street or road will be maintained by the property owners in perpetuity. All roads and streets will have at a minimum a gravel surface that will provide year round usage of and provide access to

14.2 The Zoning and Land Committee with the approval of the County Board shall provide enforcement oversight of this ordinance.

15.0 AMENDMENTS

The County Board of Supervisors may make amendments to this ordinance in the manner prescribed by law.

16.0 APPENDIX TABLE 1

The Lakes Classification Development Standards set forth in the Lakes Classification Development Standards Chart appearing below are adopted.

CLASS 1

Beaver Dam Lake
Butternut Lake
Day Lake
English Lake
Eureka Lake
Gallilee, Lake
Gordon Lake
Long Lake 22-44-2W
Meder Lake
Mineral Lake
Spider Lake
Tea Lake
Upper Clam Lake
White River Flowage
Twin Lakes (West)
West Twin Lake
Zielke Lake

CLASS 2

Augustine Lake
Bear Lake
Beaver Lake 21-44-4W
Caroline Lake
Dead Horse Slough
Hoffman Lake
McCarthy Lake
Moquah Lake
Muskellunge Lake
Pelican Lake
Snowshoe Lake
Spillerberg Lake
Summit Lake
Torrey Lake
Twin Lakes (East)
East Twin Lake
Gates Lake
Gilbert Lake
Honest John Lake
John Frank Lake
Kempf Springs
Kenyon Springs

CLASS 3

Bass Lake
Bay Springs
Beaver Lake 31-43-4W
Beaver Lake 7-44-4W
Blueberry Lake
Bullhead Lake
Cammerer Lake
Camp Four Lake
Conley Lake
Cranberry Lake
Cub Lake
Cycle Lake
Ditman's Lake
Dollar Lake
Dry Lake
Seitz Lake
Slim Lake
Three (Lake)
Wolf Lake
Nab Lake
Lindbergh Lake
Little Butternut Lake
Little Clam Lake
Long Lake 19-45-4W
Loon Lake
Lost Lake
Luebke Lake
McLaren Lake
Meyer Lake
Mud Lake
Parker Lake
Pole Lake
Potter Lake
Seagels Lake
Sells Lake
Snoose Lake
Trout Lake
Woodtick Lake

LAKE CLASSIFICATION DEVELOPMENT STANDARDS CHART

LAKES CLASSIFICATION	MINIMUM LOT SIZE	MINIMUM LOT WIDTH (FOR EACH SINGLE FAMILY DWELLING UNIT)	MINIMUM LOT DEPTH
CLASS 1	30,000 s.f.	150 ft. *300 ft.	200 ft.
CLASS 2	40,000 s.f.	200 ft. *400 ft.	200 ft.
CLASS 3	62,500 s.f.	250 ft. *500 ft.	250 ft.
RIVERS & STREAMS	62,500 s.f.	250 ft.	250 ft.

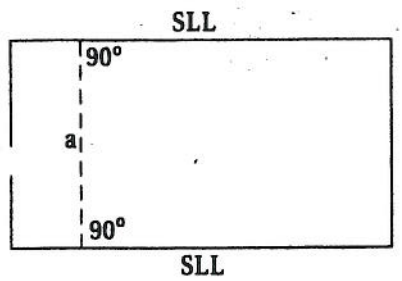
NOTE: *1. Two Family Dwelling/Unit
s.f. equals square feet

16.0 APPENDIX

Table 2

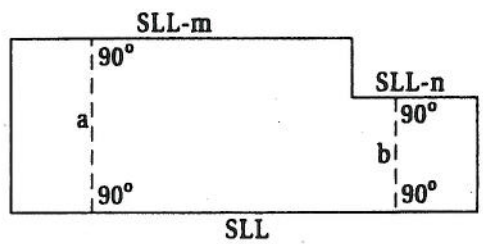
Average Lot Width. The following illustrations and formulas are provided to explain the methods of average lot width determination.

(a) *Parallel Lot Lines*



Average Lot Width is the perpendicular distance between Side Lot Lines (SLL)

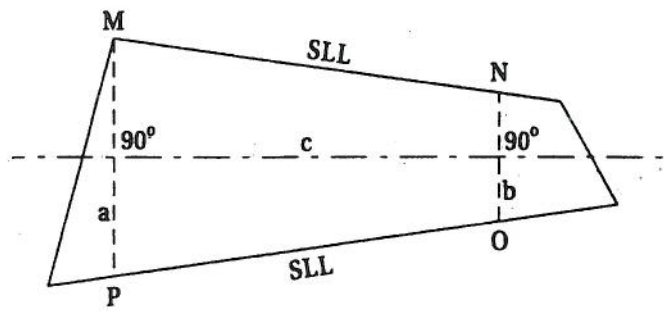
(b) *Parallel Side Lot Lines, Alternate.*



Average Lot Width is $a \times \frac{m}{m+n} + b \times \frac{n}{m+n}$.

Use only that part of length n that, when added to area of m portion of lot, satisfies minimum area requirements.

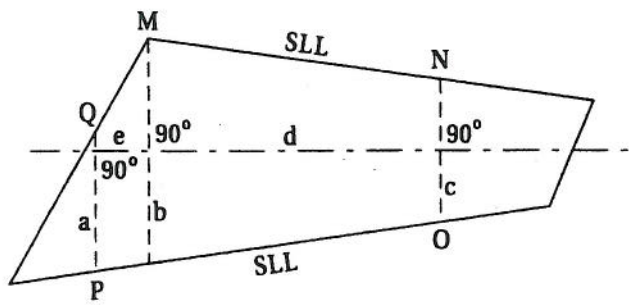
(c) *Nonparallel Lot Lines*



Average Lot Width is $\boxed{\frac{a + b}{2}}$

Area of MNOP equals Minimum Lot Area, and line c bisects angle formed by lines MN and OP extended.

(d) *Nonparallel Lot Lines, Alternate 1.*

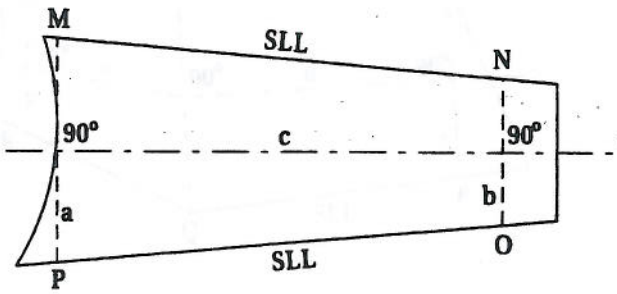


Average Lot Width is $\boxed{\frac{a + b}{2} \times \frac{e}{e + d} + \frac{b + c}{2} \times \frac{d}{e + d}.}$

Area of MNOPQ equals Minimum Lot Area and line d bisects angle formed by lines MN and OP extended. d is the perpendicular distance

between lines b and c. e is the perpendicular distance between lines a and b.

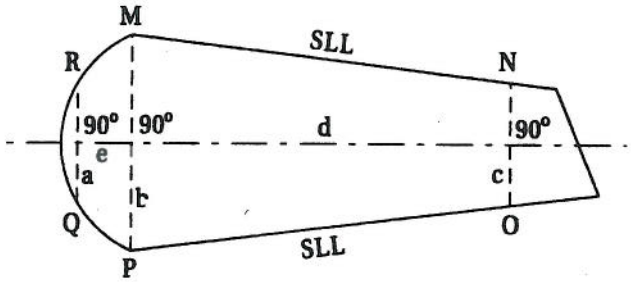
(e) *Nonparallel Lot Lines, Alternate 2.*



Average Lot Width is $\boxed{\dfrac{a + b}{2}}$

Area of MNOP equals Minimum Lot Area and line c bisects angle formed by lines MN and OP extended. c is the perpendicular distance between lines a and b.

(f) *Nonparallel Lot Lines, Alternate 3.*



Average Lot Width is $\boxed{\dfrac{a + b}{2} \times \dfrac{e}{e + d} + \dfrac{b + c}{2} \times \dfrac{d}{e + d}.}$

Area of MNOPQR equals Minimum Lot Area and line d bisects angle formed by lines MN and OP extended. d is the perpendicular distance between lines b and c. e is the perpendicular distance between lines a and b.

ASHLAND COUNTY SURVEYOR'S OFFICE
Room 205-courthouse-Ashland, WI 54806
David Carlson **Phone (715)682-7044**
Ashland County Surveyor **Fax (715)682-7032**

ASHLAND COUNTY CORNER RESTORATION APPLICATION FORM

Name of surveyor _____ WI Registration No._____
Address_____

I hereby apply to perpetuate the following corner(s)_____
_____
in conjunction with a private land survey for_____
_____

I hereby state that I understand and acknowledge that I am an independent contractor and am not an employee or agent of Ashland County for any purpose, including workers compensation.

I hereby agree to protect, indemnify and save harmless Ashland County from any and all causes of action, claims, demands, suits, liability or expense by reason of loss or damage to any property, or bodily injury to any person as direct or indirect result of my operations or with any action or omission of mine or those employed by me.

I further understand and agree that acceptance of a Land Corner Record or payment for same under this program, shall not be construed to imply that Ashland County places any sanction, written or unwritten, on the corner position, and that the liability for the authenticity, accuracy and acceptability of the corner position lies entirely with the surveyor who places and records the corner.
Surveyors Signature _____ Date_____

Approval to proceed Yes ___No ___ County Surveyor_____
Date_____

I have perpetuated the above corner and submit this Land Corner Record for approval and payment. Signature_____ Date_____
Application approved _____Denied_____ Reason for denial_____
_____

Ashland County Signature_____ Date_____

I have satisfied the above objections and resubmit this Land Corner Record for approval and payment. Signature_____ Date_____

Payment of $_____ is hereby approved to the above surveyor for corner perpetuation.
Ashland County Surveyor _____ Date_____
Paid on _____, 20___, County Clerk_____

Dated at the City of Ashland, Wisconsin, this 12th day of March, 2009.

Signed:

Peg Kurella

George Mitsa

Helen Crateau

Clarence L. Campbell

Carol Rubley

Allan R. Lindquist

Ken Lindquist

[illegible]

[illegible]

D N Williamson

Bud Holt

[illegible]