

Land Division Resources

A land division ordinance is used to regulate the division of land within unincorporated areas of a county and to ensure an adequate legal description of the subdivided land. The Lafayette County Land Division Ordinance includes requiring a Certified Survey Map (CSM) to be recorded for minor land divisions resulting in lots 15 acres or less; a minimum lot size of 1.5 acres unless County Zoning Regulations apply, and CSM review prior to recording with the Register of Deeds. The Ordinance all includes specifications regarding subdivision and condominium plats.

[Click Here to View the full Lafayette County Land Division Ordinance](#)

Land Division Basics

Certified Survey Map (CSM)

- CSM's are required for any minor land division that includes the creation of one (1) but not more than four (4) parcels or building sites which are fifteen (15) acres or less but at least one and a half (1.5) acres in size (unless County Zoning standards apply).
- All CSM's will be subject for County Review and associated review fee before they can be recorded. A completed checklist must be submitted with the final CSM before the Register of Deeds will accept the document for recording.
- The CSM Review Checklist can be found below. The checklist and preliminary CSM should be emailed to [Land Information](#). Review fees may be sent to Lafayette County Land Information Office, 626 Main St, Darlington, WI 53530. Checks should be made payable to "Lafayette County Land Info".

Subdivisions/Condos

- Subdivisions are subject to mandatory State review under Chapter 236 of State Statutes as well as review from the Planning and Zoning Dept.
- The following are recommended or required when creating a County Subdivision:
 - Preliminary Plat Conference - Meet with the Zoning Administrator and Town Board prior to the preliminary plat
 - Preliminary Plat Submittal - this shall include a preliminary plat and application form provided by the Zoning Department. The Committee has 60 days from the filing date to approve, conditionally approve, or reject said plat.
 - Final Plat - upon approval of the preliminary plat, the subdivider shall prepare a final plat. The Committee has 90 days from the filing date to approve, conditionally approve, or reject said plat.

Fee Schedule

Type of Land Division	Fee
Certified Survey Map	\$100.00* (<i>Fees set by the Land Information Council</i>) *Numerous review resubmittals shall result in additional \$100 fees to be decided at the discretion of the Department.
Subdivision	\$100.00 per Lot (<i>Fees set by Planning & Zoning Committee</i>)
Condominium	\$100.00 per Lot (<i>Fees set by Planning & Zoning Committee</i>)

Checklists & Requirements

- CSM Checklist
- Zoning Requirements