

# Subdivision Plats Condominium Plats Certified Survey Maps

How are they alike?

How are they different?

When are they required?

# Subdivision Plats

What are the basics?

- Can contain 1 to 100's of parcels.
- Drafted on durable white media that is 22" x 30".
- Can be multiple sheets.
- Must be prepared by a Professional Land Surveyor licensed in WI.
- Subdivision name, location and county name must appear on first sheet of the plat. Subdivision name and county name on remaining sheets.

# Condominium Plats

What are the basics?

- Can contain 2 to 100's of units and common elements.
- Drafted on media that is 14" x 22" and acceptable to the Register of Deeds.
- Can be multiple sheets.
- Must be prepared by a Professional Land Surveyor licensed in WI.
- Condominium name and county name must appear on each sheet of the plat. (Suggest full location description.)

# Certified Survey Maps (CSMs)

What are the basics?

- Can contain 1 to 4 parcels.
- Drafted on durable white media that is 8 1/2" x 14".
- Can be multiple sheets.
- Must be prepared by a Professional Land Surveyor licensed in WI.
- “Certified Survey Map” along with the location and county name on each sheet of the map.

# Subdivision Plats Condominium Plats Certified Survey Maps

How are they alike?

# How are they alike?

- All are instruments prepared by professional land surveyors that are used to convey an interest in real property.
- Recorded/filed in the Register of Deeds office.
- Are created and regulated in accordance with state statutes.
- Are often reviewed locally.

# Subdivision Plats Condominium Plats Certified Survey Maps

How are they different?

# How are they different?

- Subdivision Plats and CSMs create Lots/Outlots/Public Dedications.
- Condominium Plats create Units/Common Elements/Limited Common Elements.
- State statute requires that local units of government review Subdivision Plats.
- Local units of government must adopt an ordinance giving them review authority for CSMs and Condominiums.
- Condominium owners are “Tenants in Common” and do not have exclusive ownership of the land.



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**When are they required?**

# When are they required?

- State statute specifies when a Subdivision Plat is required, and local ordinances can have a more restrictive requirement.
- Local ordinances may specify when a CSM is required.
- The desire for the condominium form of ownership\*\* determines when a Condominium Plat is prepared.

# Frequently Asked Questions

- Preliminary plats
- Reconfiguring developments
- Plats of survey
- Ordinary High-Water marks
- Sale and exchange between adjoining owners
- Time limits

# Thank You!

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