

**AN ORDINANCE TO MAKE REVISIONS TO, AND RENUMBER CHAPTER 12,  
SUBDIVISION ORDINANCE, OF THE TOWN OF LYNDON ZONING ORDINANCE**

**WHEREAS**, from time to time Town of Lyndon officials, in the due course of administering the Town's Zoning Ordinance and applying its standards, find opportunities to improve certain regulations in the Ordinance and to correct certain errors or omissions, and

**WHEREAS**, 2025 Wisconsin Act 68, signed in December 2025 and effective July 1, 2026, streamlines subdivision plat approvals to accelerate housing development, limits local government authority to delay projects over public improvements, mandates approval timelines, and authorizes recording of plats upon compliance, and

**WHEREAS**, Chapter 12 Subdivision Ordinance, last amended January 12, 2022, to be consistent with the current Zoning Ordinance numbering system of the Town of Lyndon shall be renumbered, and

**WHEREAS**, the following changes to the Ordinance have been recommended by the Plan Commission:

- 1) **Section 12.12 Purposes:** Insert Wi Stat §236.01 verbiage. Section shall now read: *"The purpose of this chapter is to regulate the subdivision of land to promote public health, safety, and general welfare; to further the orderly layout and use of land; to ensure that land is developed in a manner that supports healthy, livable communities; to foster the development of a range of housing types; to advance complete streets that prioritize safety, comfort, and accessibility for pedestrians, cyclists, transit riders, and motorists alike; to provide for adequate light and air; to facilitate adequate provision for water, sewerage, and other public requirements; to encourage development patterns that provide safe and convenient transportation choices for a variety of users; to provide for proper ingress and egress; and to promote proper monumenting of land subdivided and conveyancing by accurate legal description. The approvals to be obtained by the subdivider as required in this chapter shall be based on requirements designed to accomplish the aforesaid purposes."*
- 2) **Section 12.32 Initial Consultations:** Insert verbiage prior to original sentence. Section shall now read: *"**Pre-submission Conceptual review.** The Town of Lyndon, that has the authority under Wi Stats §236.10 to approve a subdivision, shall provide the subdivider the opportunity to meet informally with representatives of the municipality, town, or county before the subdivider submits a preliminary plat for approval, or a final plat if the subdivider does not intend to submit a preliminary plat for approval, to obtain the representatives' conceptual review of the subdivider's proposed subdivision and opinions regarding whether the subdivision complies with the Town's requirements and conditions for approving plats. Conceptual reviews and opinions provided under this section are not binding on the Town or the subdivider."*
- 3) **Section 12.52 Preliminary Plat Requirements:** Insert language from Wi Stat §236.11 (1)(d). Section shall now read: *"Wi Stat §236.11 (1)(d) A subdivider that submits a preliminary plat for approval under Wi Stat §236.11 (1)(a) may submit preliminary, rather than final, plans and reports*

regarding sewer, water, road cross-sections, grading, stormwater, soil testing, landscaping and street lighting. The Town or its agent authorized to approve preliminary plats, may not reject the preliminary plat on the basis that the plans and reports are not final, but the Town or its agent may approve conditionally the preliminary plat on that basis and state in writing the conditions of approval as allowed under Wi Stat §236.11 (1)(a), including conditions that the final plans and reports are submitted. The preliminary plat shall be prepared by a licensed land surveyor or engineer at a convenient scale not less than one (1) inch equals one hundred (100) feet, and shall include the following:"


- 4) Section 12.612 (1): Change statute reference from 236.13(2)(a) to 236.12(2)(am). Section shall now read: "Any public improvements required herein must be required by the Town in which the subdivision lies under the authority of § 236.13(2) (am), Wis. Stats."
- 5) Section 12.54(1)(m): Insert language with reference to Wi Stat §236.25. Section shall now read: "**Recording.** The subdivider shall have the final plat recorded in the office of the register of deeds of the county in which the subdivision is located within 30 days of its approval by the Town Board. Subject to WI Stats 236.25 (2), a final plat that has the approvals required under s. 236.10, or that is deemed approved under s. 236.11, is entitled to be recorded. The approving authority for the plat shall make a certificate to that effect on the face of the plat no later than 10 days after the subdivider submits the plat with the certificates and affidavits required under WI Stats 236.25, sub. (2) (c) and (d)."

**NOW, THEREFORE,** the Town Board of the Town of Lyndon does amend its existing Chapter 12 Subdivision Ordinance to make the revisions described above and re-numbered as shown in Exhibit A.


**Effective Date.** The herein revisions to the Ordinance shall take effect immediately upon adoption and posting as provided by law.

Adopted this 10 day of June 2020.

The Town of Lyndon Board of Supervisors

  
Chairperson

  
Supervisor

  
Supervisor

  
Supervisor

  
Supervisor

CERTIFICATE OF ADOPTION

This is to certify that the foregoing Ordinance was duly adopted by the Town Board of the Town of Lyndon on the 10 day of June 2026.



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Rhonda Klatt, Clerk/Treasurer