

DIVIDING LAND IN RUSK COUNTY

The Rusk County Subdivision Ordinance regulates the creation of new parcels under 10 acres in any unincorporated part of Rusk County. The Rusk County Shoreland Ordinance regulates the minimum lot size of parcels in shoreland areas of Rusk County. Both ordinances are administered by the Rusk County Zoning Office and the Rusk County Zoning Committee.

“Any creation of a parcel under 10 acres requires a survey and final plat.”

A final plat, which is usually in the form of a CSM (Certified Survey Map), is reviewed and approved or denied by the Zoning Administrator and Zoning Committee. There are a few exceptions to the “under 10 acres” requirement:

- 1) If the parcel being divided has been owned by the subdivider for 5 years prior to conveyance and conveys parcels to his or her spouse, children, grandchildren or parents, no final plat is required.
- 2) If the parcel is entirely outside of a shoreland area, and if only one parcel of under 10 acres has been created by the subdivider within the past 5 years, no final plat is required.

When reviewing land division applications the Zoning Administrator and Zoning Committee must consider the protection of public health, safety, and welfare. A subdivision that does not allow safe and reasonable use of land because may not be allowed of: dimensional requirements, or flood hazards, or inadequate drainage, or adverse soil or rock formations, or severe slopes, or inadequate water supply, or unsuitable soils for private sewage disposal may not be allowed.

A state subdivision is required if an owner or agent has created 5 or more parcels or building sites of 1½ acres each or less within a period of 5 years.”