

**ONEIDA COUNTY  
SUBDIVISION REQUIREMENTS**

1. Definition – A division of land where two or more parcels of five acres each or less are created within a five year time period. This subdivision must be submitted to the Oneida County Planning & Zoning Office for approval prior to recording.

Also, where two or more parcels of 10 acres each or less are created within a five year period and the lots are not served by a town road, county trunk, or state or federal highway, the access road to the town road, county trunk, or state or federal highway shall be approved by the town board and the Oneida County Planning and Zoning Committee.

2. The plat or certified survey must be prepared by a Wisconsin registered land surveyor.
3. A preliminary subdivision (3 copies) must be submitted to the Oneida County Planning & Zoning Department for approval prior to final approval and recorded at the Register of Deeds office. This preliminary survey shall contain the following:
  - A. Slopes in excess of 20%, direction of slope (rise to run over 50')
  - B. Two ft. floodwater contour and five ft. high groundwater contours
  - C. A minimum of one soil evaluation per lot
  - D. Wetland boundaries
  - E. Floodplain boundaries
  - F. Buildings and structures
  - G. Easements, existing and/or proposed
  - H. Lot dimensions and lot size in square feet
  - I. Streets and roads
  - J. Any proposed restrictive conveyance
  - K. Location, size and condition of existing sewage systems. One soil evaluation is required adjacent to the absorption area and must extend to a depth at least three feet below the drainfield. If the septic system had been installed after 1974, the Oneida County Planning & Zoning Office may have information on file.
  - L. Existing well locations(s)
  - M. Fee - \$100 per lot
  - N. Scaled Drawing (1"=50' preferred) with general location sketch
  - O. North Directional Arrow
  - P. Signed, dated, and stamped by surveyor
4. A copy of the preliminary plan is sent to the appropriate town board for their input.
5. The Oneida County Planning & Zoning Committee shall act on the preliminary plan submitted within six months of the preliminary plat acceptance. When the Oneida County Zoning Director signs the final plat, it is ready to be recorded at the Register of Deeds office, and must be filed within six months.
6. Additional information may be required. Inquiries and questions can be forwarded to: Oneida County Planning and Zoning Department, P.O. Box 400, Rhinelander, WI 54501, telephone (715) 369-6130 or e-mail [zoning@co.oneida.wi.us](mailto:zoning@co.oneida.wi.us) or visit our website at [www.oneida.wi.gov](http://www.oneida.wi.gov)
7. Several towns have more restrictive subdivision, road and driveway requirements than Oneida County. Contact the town for this information.