

*Town of Cleveland, Chippewa County*  
**Thinking of Dividing Land?**

**Frequently Asked Questions:**

**Q:** *Do I need a permit from the Town to divide land?*

**A:** **Yes.** Land divisions in the Town of Cleveland must comply with the Town's Land Division Ordinance and, (if applicable), the Town's Private Road Ordinance. **A permit must be obtained** from the Town to create a Land Division.

**Q:** *How can I get a copy of the Town's ordinances and of the Land Division permit application?*

**A:** Contact the Town Clerk, Linda Laird, at (715) 239-3922 or  
Town Website: [townofclevelandchipco.com](http://townofclevelandchipco.com)

**Q:** *Should I consult the Town before I submit my application for the Land Division permit?*

**A:** **Yes.** Though this is not required, the Town's Plan Commission or Town Board members can assist you in understanding the Town ordinances and the application process. The chairman of the Town Plan Commission is Suzanne Laird at (715) 239-6166, and the Town Chairman is Mike Beighley, at (715) 530-0769.

**Q:** *Do I still have to comply with County and State regulations after satisfying Town requirements?*

**A:** **Yes.**

**Q:** *How do I apply for a Town of Cleveland Land Division permit?*

**A:** After obtaining a copy of the permit application and the Town ordinances, and consulting with a member of the Town government, you should submit the completed and signed Land Division Permit Application Form, a \$50 fee, and either a Certified Survey Map, Subdivision Plat, or Condominium Plat to the Town Clerk.

**Q:** *When does the Land Division Ordinance apply?*

**A:** The Land Division Ordinance applies when the proposed land division will create a parcel or parcels of less than 20 acres.

**Q:** *What is the minimum lot size?*

**A:** **2.5 acres.** This applies to both land divisions and condominium developments. Lots located on water frontage are subject to additional restrictions found in section 7-1-5 of the Town's Land Division Ordinance.

**Q:** *How many structures are permitted on a newly created parcel or lot?*

**A:** No more than one (1) principal structure per 2.5 acres.

**Q:** *Does a parcel or lot have to have direct access to a public road?*

**A:** **Yes.** A parcel must have a minimum frontage of 66 feet on a public or private road, or the parcel must have a legal easement of at least 66 feet in width across intervening property to a public or private road.

**Q:** *Do I have to build a private road when I create a land division?*

**A:** You will have to build a private road only under certain conditions. If a land division creates more than two parcels which do not have access to a public road, then a private road must be built in compliance with the Town's Private Road Ordinance.

**Q:** *Do I need a permit to build a private road in the Town?*

**A:** **Yes.** A Private Road Plan that satisfies the specifications and conditions in the Private Road Ordinance must be submitted, along with a \$150 fee, and approved by the Town before construction can begin.

**Q:** *Will the Town consider converting a private road to a public road?*

**A:** The Town will only consider taking over private roads built to the specifications of Town roads. But there is no guarantee that the Town will take over any private road.