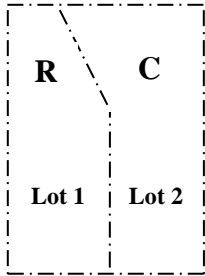


Fact Sheet – Land Transfers

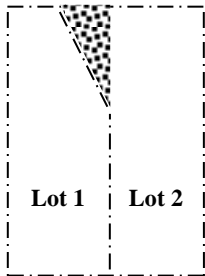
Village of Richfield, Wisconsin

Version: July 10, 2020

In certain circumstances, adjoining property owners can transfer land from one lot to another. This fact sheet describes a hypothetical situation and is intended to generally describe how a land transfer works and what it means for future development on a lot that has acquired additional land.

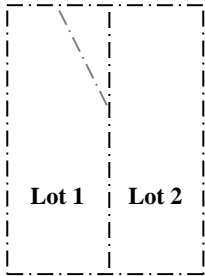


In this example, there are two adjoining lots, and Lot 1 is zoned residential and Lot 2 is zoned commercial.



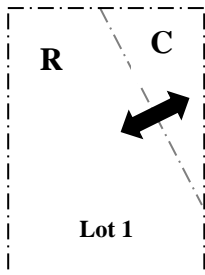
The owner of Lot 1 wants to buy the shaded part currently in Lot 2. The adjoining lot owners agree on the terms of the transfer and work with a professional land surveyor to get a legal description for the area being transferred.

The owners submit the proposed land transfer to the Village to make sure the transfer complies with local zoning regulations. In this instance, Lot 1 must comply with the appropriate residential zoning requirements, and Lot 2 (now smaller) must comply with the requirements for the commercial zoning district.



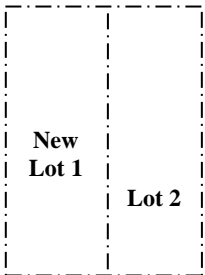
If the land transfer is permissible, the owner of Lot 2 transfers the shaded part to Lot 1. Typically, this is done with a quit claim deed which is recorded at the register of deeds office.

After the land transfer, Lot 1 is now larger, but consists of two parts. The new legal description for Lot 1 includes the description of the 'old' lot plus the description of the area that was transferred. The legal description for Lot 2 includes the description of the 'old' lot less the area transferred.



After the land transfer, the internal lot line remains. That means that any building setback lines still apply to that internal line.

If both of the original lots were in different zoning districts, as in this example, the zoning district boundary does not move with a land transfer. In this example, Lot 1 will have dual zoning designations. The only way to remove the dual zoning is to rezone the entire parcel.



The only way to remove the internal line is to do a certified survey map (CSM), which combines the two areas and creates a new legal description for the entire area.