

**MINOR SUBDIVISION/CERTIFIED SURVEY LETTER OF INTENT
Town of Ashippun, Dodge County, Wisconsin**

Date: _____ Tax Parcel Number: _____ Fee: \$150

When proposing to divide land into four or less parcels, including any remainder of the original parcel, please complete this form and turn it in to the Town Clerk.

Property Owner: _____
Mailing Address: _____

Subdivider: _____ Surveyor: _____ Prospective Buyer: _____
Address: _____ Address: _____ Address: _____

Location of Property: ___ 1/4 ___ 1/4 , Section _____

Present Use of Land: _____ Current Zoning of Property: _____
Intended Use of Land: _____ Will Zoning Changes Be Required: Y N

If Zoned RESIDENTIAL:

	<u>Min. Lot Size</u>	<u>Max. Lot Size</u>	<u>Avg. Lot Size</u>	<u>Front Line Min. Width</u>
Served By Public Sewer	18,000 sf	43,000 sf	20,000 sf	80 ft. (except cul-de-sacs)
Not Served By Public Sewer	1 acre	2 acre	-	150 ft. (except cul-de-sacs)

If Zoned AGRICULTURAL-2 for Non-Farm Residential Uses

The right to divide and develop one (1) non-farm lot is granted for the first fifteen (15) contiguous acres and one (1) additional non-farm development right for each additional fifty (50) acres. As an example the total number of non-farm lots that can be divided from parent tracts of a given size are notes as below:

Parent Tract Size (contiguous acres)	Total Development Rights: Non-Farm Lots	Total Development Rights: Non-Farm Plus Farm (includes one development right per farm parent tract)
0-14.9	0	1
15.0-64.9	1	2
65.0-114.9	2	3
115.0-164.9	3	4

Read Land Division Ordinance Article V for more details.

NOTE: If parcel is zoned Agricultural 1, rezoning will be required prior to any action.

PROPOSED LOT SIZES:

Proposed Parcel #1: _____ sf OR _____ acres
Proposed Parcel #2: _____ sf OR _____ acres
Proposed Parcel #3: _____ sf OR _____ acres
Proposed Parcel #4 (Remnant Parcel): _____ sf OR _____ acres
TOTAL: _____ SF OR _____ ACRES

**MINOR SUBDIVISION – LETTER OF INTENT
SKETCH MAP CHECKLIST**

Please attach a sketch map of the proposed minor subdivision or land split at a scale of 1"=200' or other appropriate scale. More than one sheet may be used, but no sheet should be larger than 8-1/2" x 14". Identify all contiguously owned land in the sketch. Make 10 copies of your plan and this Letter of Intent. All of the following information must be included on your map for review by the Plan Commission.

Must have the following:

- | | |
|--|---|
| <input type="checkbox"/> Date | <input type="checkbox"/> Building setback lines |
| <input type="checkbox"/> North Arrow | <input type="checkbox"/> Deed |
| <input type="checkbox"/> Scale | <input type="checkbox"/> Neighboring land owners' names and existing zoning |
| <input type="checkbox"/> Reference to Section Corner | <input type="checkbox"/> Approximate dimensions and areas of the parcels |

- | | |
|---|--|
| Are there any easements across the site? | <input type="checkbox"/> No <input type="checkbox"/> Yes, If yes, please show on sketch. |
| Are there existing buildings on site? | <input type="checkbox"/> No <input type="checkbox"/> Yes, If yes, please show on sketch. |
| Are there existing wells on site? | <input type="checkbox"/> No <input type="checkbox"/> Yes, If yes, please show on sketch. |
| Is public water available? | <input type="checkbox"/> No <input type="checkbox"/> Yes |
| Are there existing sewerage/septic systems on site? | <input type="checkbox"/> No <input type="checkbox"/> Yes, If yes, please show on sketch. |
| Is public sewer available? | <input type="checkbox"/> No <input type="checkbox"/> Yes |

If an on site sewer system is proposed, soil borings must be provided at the time of final approval.

- | | |
|--|--|
| Are there any other utilities on the site?
(Phone pedestals, junction boxes, power poles, etc.) | <input type="checkbox"/> No <input type="checkbox"/> Yes, If yes, please show on sketch. |
| Are there roads adjacent to the property? | <input type="checkbox"/> No <input type="checkbox"/> Yes, If yes, please show on sketch and write the street name. |

- | | |
|--|--|
| Is there an existing driveway to the property? | <input type="checkbox"/> No <input type="checkbox"/> Yes, If yes, please show on sketch. |
| Distance to the centerline of the nearest driveway
from the centerline of the existing driveway | Direction: (Circle) N S W E Distance: _____
Direction: (Circle) N S W E Distance: _____ |
| Are there wetlands on site? | <input type="checkbox"/> No <input type="checkbox"/> Yes, If yes, please show on sketch. |
| Are there any watercourses, drainage ditches,
or other pertinent features? | <input type="checkbox"/> No <input type="checkbox"/> Yes, If yes, please show on sketch. |
| Is this property in Managed Forest, Farmland
Preservation, Forest Cropland, or CRP Program? | <input type="checkbox"/> No <input type="checkbox"/> Yes, If yes, attach contract. |

Adjacent Land Uses:

The adjacent property to the **NORTH** is used for (residential, commercial, agricultural, other) purposes.
 (Please circle one for each direction)

SOUTH	(residential, commercial, agricultural, other)
WEST	(residential, commercial, agricultural, other)
EAST	(residential, commercial, agricultural, other)

Time Table for Development: _____
 When was the last land split of property? _____ (Note: County and Town restriction of Agricultural lots created in five year period (including parent parcel), doesn't matter who the current landowner is, restriction follows parcel).

A stormwater management/erosion control plan, road construction plan, and/or utility construction plans, may be required prior to final approval.

This information provided is true to the best of my knowledge.	
Property Owner	Date
Property Owner	Date

Planning Commission Approval	Date
Town Board Approval	Date

This application is for Town of Ashippun approval only. Owner shall submit separate packet to County for their approval.