

**MAJOR SUBDIVISION - PRELIMINARY PLAT APPLICATION**  
**Town of Ashippun, Dodge County, Wisconsin**

Date: \_\_\_\_\_ Number: \_\_\_\_\_ Fee: \_\_\_\_\_

When proposing to divide land into five or more parcels, including any remainder of the original parcel, please complete this form and turn it in to the Town Clerk thirty (30) days prior to the Plan Commission Meeting .

Property Owner: \_\_\_\_\_

Mailing Address: \_\_\_\_\_  
 \_\_\_\_\_

Subdivider: \_\_\_\_\_ Surveyor: \_\_\_\_\_

Address: \_\_\_\_\_ Address: \_\_\_\_\_  
 \_\_\_\_\_

Location of Property: \_\_\_ 1/4 \_\_\_ 1/4 , Section \_\_\_\_\_, Tax Parcel # \_\_\_\_\_

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.

Minimum Lot Size in Proposed Development: \_\_\_\_\_ Does it meet requirements above? Y N

If no, state reason why: \_\_\_\_\_

Maximum Lot Size in Proposed Development: \_\_\_\_\_ Does it meet requirements above? Y N

If no, state reason why: \_\_\_\_\_

Average Lot Size in Proposed Development: \_\_\_\_\_ Does it meet requirements above? Y N

If no, state reason why: \_\_\_\_\_

Label number of lots and lot sizes on plat.

## MAJOR SUBDIVISION – PRELIMINARY PLAT CHECKLIST

Please attach a preliminary plat of the proposed major subdivision at a scale of 1"=200' or other appropriate scale. Identify all contiguously owned land in the sketch. Make 3 copies of your Preliminary Plat and this Application. All of the following information must be included on your Preliminary Plat for review by the Plan Commission & Town Board.

Must have the following:

- Preliminary Plat Label
- Date
- North Arrow
- Scale
- Reference to Section Corner
- Approximate dimensions and areas of the parcels
- Building setback lines
- Two foot contours
- Neighboring land owner's names and existing zoning

- Are there any easements across the site?  No  Yes, If yes, please show on plat.
- Are there existing buildings on site?  No  Yes, If yes, please show on plat.
- Are there existing wells on site?  No  Yes, If yes, please show on plat.
- Is public water available?  No  Yes If yes, please show from where on plat.
- Are there existing sewerage/septic systems on site?  No  Yes, If yes, please show on plat.
- Is public sewer available?  No  Yes If yes, please show from where on plat

If an on site sewer system is proposed, soil borings and perc tests must be provided

- Are there any other utilities on the site?  
(Phone pedestals, junction boxes, power poles, etc.)  No  Yes, If yes, please show on plat.
- Are there roads adjacent to the property?  No  Yes, If yes, please show on plat and write the street name.
- Is there a proposed new road to the property?  No  Yes, If yes, please show on plat.
- Distance to the centerline of the nearest driveway from the centerline of the proposed new road  
Direction: (Circle) N S W E Distance: \_\_\_\_\_  
Direction: (Circle) N S W E Distance: \_\_\_\_\_
- Are there wetlands on site?  No  Yes, If yes, please show on plat.
- Are there any watercourses, drainage ditches, or other pertinent features?  No  Yes, If yes, please show on plat.

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: \_\_\_\_\_

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

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