

PRELIMINARY PARCEL DIVISION INQUIRY
Town of Washington, Green County, Wisconsin

PLEASE PRINT OR TYPE

I. NAME OF SUBDIVIDER (Current Owner) OF LAND PROPOSED FOR
SUBDIVISION: _____

ADDRESS: _____

PHONE: Day () _____ Evening () _____

II. NAME OF SUBDIVIDER (Applicant) IF DIFFERENT THAN CURRENT
OWNER: _____

ADDRESS: _____

PHONE: Day () _____ Evening () _____

III. NAME AND LOCATION OF LAND PROPOSED FOR DIVISION:

Section: _____

Parcel No(s): _____

IV. PLEASE PROVIDE A MAP OF THE PROPOSED DIVISION SHOWING
THOSE ITEMS AS REQUIRED BY THE ORDINANCE. (See the instructions.)

V. INTENDED USE OF LAND: _____

Status of perc test(s): _____

VI. _____
Applicant Signature Date

This form must be presented to the Town of Washington Planning Commission for
review and approval. Call the Town Clerk at 325-3368 to get on the agenda.

RECOMMENDATION: _____ APPROVAL _____ REJECTION

Plan Commission Chairperson Date

INSTRUCTIONS FOR PRELIMINARY PARCEL DIVISION INQUIRY

Town of Washington, Green County, Wisconsin

The Town of Washington Board of Supervisors enacted Washington Ordinance # 09-11-00 entitled "Town of Washington Land Division Ordinance" on September 11, 2000. It was effective September 12, 2000.

The stated purpose of the ordinance reads in part "to promote the health, safety, and general welfare of the community." The ordinance specifies in Sec 7: Procedure for Approval of Land Divisions. These instructions are intended to provide additional guidance to the applicant and to enable the Planning Commission to fulfill its duties related to approval of subdivisions of land under the ordinance.

COMPLETION OF "PRELIMINARY PARCEL DIVISION INQUIRY" FORM

General

Please complete all sections by typing or printing legibly. A facsimile of the form is acceptable so long as it conforms in content and is otherwise complete. Be sure the required map is attached and that any other attachments are clearly labeled.

Section I

Provide all details as relates to current titled owner. This is required in order to determine conformance with the Ordinance.

Section II

If this inquiry is being initiated by someone other than the current owner, please complete this section. If not, mark as "NA."

Section III

The Ordinance at Section 6B(1) requires that all "contiguous acres" be totaled in order to determine the potential for subdivision. Please identify all parcels by parcel number (found on the property tax notice), section and acreage per parcel.

To protect the interests of buyer and seller, transfers of ownership involving divisions of land should include allocation of remaining divisions (if any) between the remainder of the initial parcel and the new parcel created by the transfer.

For example, someone with 160 acres decides to sell 60 acres. A 160 acre parcel is eligible for 5 building rights. The sale of the 60 acres uses 2 building rights. The New 60 acre property has enough size to create 5 more 10 acre lots, except that in this case there are only 4 more allowed from the original. The buyer and seller must agree on the number of divisions that go with the 60 acres.

Possible combinations: original-0, new-5; original-1, new-4; original-2, new-3; original-4, new-1.

The Planning Commission may require deed restriction language specifically allocating the remaining divisions as a condition of approval.