

PLANNED RURAL DEVELOPMENT APPLICATION



Sauk County Conservation, Planning, & Zoning
505 Broadway Street, Baraboo, WI 53913
(608) 355-3245

FEE: Planned Rural Development: \$500.00

Make check payable to the: Sauk County Conservation, Planning & Zoning Department

Prior to filling out an application for a Conditional Use Permit for a Planned Rural Development (PRD), the landowner should first consult with the Sauk County Conservation, Planning & Zoning Department and the Town to determine eligibility. To determine eligibility, the following will be examined:

- Does the Town permit PRD's and if so the type and location being considered;
- Is the land affected by a proposed PRD or construction of a dwelling subject to a Farmland Preservation Area Agreement;
- Does the applicable density policy permit the PRD and number/size of lots or dwellings being considered.

PART I: GENERAL INFORMATION

Project Location: _____ ¼ _____ ¼ S _____ T _____ N R _____ E Town of: _____

Applicant: _____ Address: _____

City, State, Zip Code: _____ Phone: _____

Property Owner: _____ Address: _____

City, State, Zip Code: _____ Phone: _____

Title Holder(s): _____ Address: _____

City, State, Zip Code: _____ Phone: _____

Lien Holder(s): (if applicable) _____ Address: _____

City, State, Zip Code: _____ Phone: _____

Easement Holder(s): (if applicable) _____ Address: _____

City, State, Zip Code: _____ Phone: _____

Tax Parcel(s) of entire parcel described on the property deed: _____

PART II: CONDITIONAL USE PERMIT

A Conditional Use Permit for a Planned Rural Development is being requested pursuant to Subchapter IX Planned Rural Development of the Sauk County Zoning Ordinance.

Signature

I, _____ am applying to the Sauk County Conservation, Planning and Zoning (CPZ) Committee for a Conditional Use Permit as expressed above. I will permit representatives from the Sauk County Department of Conservation, Planning & Zoning to access my property to investigate the parcel before the Conditional Use Permit is scheduled for action by the CPZ Committee.

Property Owner/Applicant

Date

PART III: DENSITY CALCULATION (to be completed with assistance from Sauk County and the Town)

Density Calculation

Applicable Zoning District: _____

Total parcel size: _____ gross acres _____ net acres

Total Density Credits: _____

Density credits that have been previously removed by easement: _____

Specify easement holder: (if applicable) _____

Total available density credits: _____ (total density credits minus density credits previously utilized)

Total size of each lot in the cluster development (include gross and net acreage calculations):

Lot 1: _____ gross acres _____ net acres

Lot 2: _____ gross acres _____ net acres

Lot 3: _____ gross acres _____ net acres

Calculation of land removed from agricultural uses: _____

PART IV: APPLICATION PROCEDURE/SUBMITTAL REQUIREMENTS

The following information must be submitted as an attachment to this application:

- A map which clearly delineates the principal and secondary conservation areas, proposed PRD development areas and PRD preservation area (prepared by county);
- Verification that the land is not subject to a Farmland Preservation Agreement, or written verification that an Agreement has been amended or relinquished by the Wisconsin Department of Agriculture, Trade and Consumer Protection to permit a PRD (verification by county);
- A preliminary and final letter report for all lands affected by a PRD Development Area and PRD Preservation Area, and where required, consent to a Preservation Area Easement from holder(s) of any liens that cannot be completely removed and in a form acceptable to Sauk County (applicant must order from title company);
- A draft copy of the Preservation Area Easement in a form acceptable to the Town and Sauk County (prepared by county).

PART V: CERTIFIED SURVEY MAP/SUBDIVISION PLAT AND EASEMENT SUBMITTAL

Upon approval of a Conditional Use Permit for a PRD, submit a copy of a Certified Survey Map in accordance with Section 22.25 of the Sauk County Land Division & Subdivision Regulations Ordinance for a PRD Development. Also submit a copy of the final Preservation Area Easement for the Planned Rural Development.

PART VI: APPLICATION TIMELINE

Town Plan Commission Review:

Town Board Review:

Conservation, Planning and Zoning Committee Review: