

# PLANNED RURAL DEVELOPMENT APPLICATION

Sauk County Land Resources and Environment  
505 Broadway Street, Baraboo, WI 53913  
(608) 355-3245



**FEE:** Planned Rural Development: \$500.00

**Make check payable to the:** Sauk County Land Resources and Environment 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 Land Resources and Environment 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: \_\_\_\_\_

Email: \_\_\_\_\_

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

City, State, Zip Code: \_\_\_\_\_ Phone: \_\_\_\_\_

Title Holder(s): \_\_\_\_\_ Address: \_\_\_\_\_

City, State, Zip Code: \_\_\_\_\_ Phone: \_\_\_\_\_

Email: \_\_\_\_\_

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 Land Resources & Environment (LRE) Committee for a Conditional Use Permit as expressed above. I will permit representatives from the Sauk County Land Resources & Environment Department to access my property to investigate the parcel before the Conditional Use Permit is scheduled for action by the LRE 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:**

**Land Resources & Environment Committee Review:**