

TOWN OF ANSON
Chippewa County

Questions? (715)382-4397

Major Land Division Instructions
(Preliminary Plat)

As per Section 10.2 of the Town of Anson Land Division Ordinance (the Ordinance), a Preliminary Plat is required for all Major Land Divisions. In accordance with section 10.2.A of the Ordinance, a pre-application meeting with the Town Board is recommended (submit a concept map in advance of the meeting). To be placed on the Town Board’s agenda, a complete application must be received by the Town Clerk no later than noon and at least one week prior to the Town Board meeting at which the application will be heard. Incomplete applications will not be processed. The Town Board meets on the second Thursday of each month.

A complete application consists of the following:

Note: Check boxes are provided to assist in submitting a complete application. If a particular line item is not applicable to your situation, check the “Not Applicable” box and move to the next line item. If a particular line item is relevant to your situation, then check the “Submitted” box to indicate such information is complete and/or will be included as part of the application.

- Land Division application filled out, signed, and dated with these instructions attached.
- All applicable fees

If the land owner is granting authority to an agent, then a separate document signed and dated by the land owner which includes the name, address, contact information of the land owner and agent, and a statement granting the agent permission to represent and/or act on behalf of the land owner must be attached.

- Not Applicable Submitted.

Plat

- The Plat name does not duplicate the name of any plat previously recorded in Chippewa County.
 - Name and address of the land owner or agent and Surveyor.
 - Location sketch, graphic scale, and north arrow.
 - A map drawn to scale of not more than 100 feet to the inch showing the boundaries of the property.
 - A legal description of the proposed land division.
 - Bearings and distances along the exterior boundaries of the Plat, the total acreage and square footage.
 - Approximate dimensions and square footage of all proposed lots and lot and block numbers.
 - Names and width of proposed and existing roads.
- Contours within and extended to the centerline of adjacent streets at intervals of not more than two (2) feet.
- Not Applicable. Submitted.

Location of all environmentally sensitive areas within the property being considered.

- Not Applicable Submitted.

Locations of existing and planned structures, water bodies, drainage ditches, and fences within the property being considered. Not Applicable Submitted.

Seventy-five (75) foot setback from the Ordinary High Water Mark. Not Applicable Submitted.

Location, size, and invert elevation of existing and planned sanitary or storm sewers, culvert and drainpipes, manholes, catch basins, hydrants, electrical and communication facilities, and the location and size of existing water or gas mains within or adjacent to the exterior boundaries of the property.

- Not Applicable Submitted.

Land reserved for public purposes, including but not limited to parks, playgrounds, and open spaces.

Not Applicable Submitted.

Regional floodplain boundaries and vertical contour line, two (2) feet above the regional floodplain boundary line.

Not Applicable Submitted.

Location and dimensions of any proposed lake, river, or stream access Not applicable Submitted

A surveyor's certificate stating the plat is a correct representation of the indicated features and that the Surveyor has fully complied with the provisions of the Ordinance and Wisconsin Statute 236.

Seal and signature of the Surveyor and the date signed.

Lots

Minimum area, 1.0 acres (43,560 square feet excluding Right of Way).

Public Streets

Not Applicable.

Meets standards of the Ordinance and the appropriate Typical Detail in the Ordinance Appendix.

Cul de Sac

Not Applicable.

Meets standards of the Ordinance and the appropriate Typical Detail of the Ordinance Appendix.

Utility Easements

Not Applicable.

Submitted.

Five (5) paper copies of the Plat.

One (1) electronic file of the Plat (Email is acceptable).