

# LAND USE APPLICATION FOR PERMIT

Please make check payable to:

**Town of Big Flats**

1104 County Road C, Arkdale, WI 54613  
p: 608-564-7754 e: zoning@bigflatswi.com

New construction and requested zoning changes require this permit. Applications should be filed with the Town Clerk for the Zoning Administrator at the above address and will require a \$50 fee. The following information is required for all applications and subject to Plan Commission approval. This form and Land Use and Zoning Ordinance can be downloaded at: [www.bigflatswi.com](http://www.bigflatswi.com).

1. Project Address or Location: 14<sup>th</sup> AVE.

1b. Project Description and Use: 8.13 acres to 2 acres (building site)  
(Attach additional pages if more space is needed)

### 2. This is an application for (Check all that apply):

Land Use Permit

Conditional Use Permit

Zoning Map Amendment from R2 to R1

(Land divisions require the Land Division Application)

### 3. Applicant & Property Owner Information:

Applicant Name: Leo & Kay Beck Property Owner (if not applicant): \_\_\_\_\_

Address: 1418 County Rd C City/State/Zip: Arkdale, WI 54613

Phone: 608-547-2639 Email: bigflatsTransport@live.com

Project Contact Person (if not applicant): \_\_\_\_\_ Company: \_\_\_\_\_

Address: \_\_\_\_\_ City/State/Zip: \_\_\_\_\_

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

(All information must be completed where applicable to constitute a complete application)

### 4. Project Information (Please provide ALL of the following):

Development Commencement: \_\_\_\_\_ Completion: \_\_\_\_\_

Letter of Intent

Site Plan sketch (project details including all lot lines, setbacks to buildings, parking, driveways, property improvements).

Building Elevation drawings, floor plans and square footage.

Filing Fee (Make checks payable to Town of Big Flats Treasurer).

Proposed building site must be staked prior to inspection.

**5. Applicant's Signature and Consent:** I hereby certify that the above information is accurate and I agree to comply with all applicable ordinances of the Town of Big Flats and with the conditions imposed by this application. I understand that it is my responsibility to determine if my use is subject to regulations of any other entity such as Adams County, the State of Wisconsin, or a homeowners association. I understand this form is not in itself a Land Use Permit but only an application for a Permit and is valid only with procurement of applicable approvals. The issuance of this Application creates no legal liability, express or implied, on the Town of Big Flats. Where the applicant is not the property owner, applicant's signature indicates he/she has received authorization from all property owners to submit this application. I further grant consent for department staff to enter the premises.

Applicant's or Property Owner's Signature: Leo Beck Kay Beck Date: \_\_\_\_\_

FOR OFFICE USE ONLY  
Amt. Paid: 400.00 CASH Date Rec'd: 6/9/13 Rec'd by: J. D. [Signature] Zoning District: \_\_\_\_\_ Receipt No. \_\_\_\_\_

Review Required by Plan Commission if checked

Zoning Administrator Approval \_\_\_\_\_ Date \_\_\_\_\_

(Zoning Administrator signature signifies Town Board Approval)

REV 9/21

Adams County permit(s) required before proceeding if line is checked.

TOWN OF BIG FLATS

1104 County Rd. C  
Arkdale, WI 54613  
608-564-7754  
zoning@bigflatswi.com

LAND DIVISION APPLICATION

Submit five copies to the Town Clerk: 1. Completed Application 2. Appropriate Fee 3. Sketch Map

1. Name, address and phone number of the owner of the property to be divided: Kay + Leo Beek

1418 County Rd C Arkdale, WI 608-547-2689

2. Location and size of the property: 14 avenue 8.13 acres 004-00082-0055<sup>104</sup>

3. Name, address and phone number of the surveyor: MSA Project 333328

4. Present use of the land: Nothing

5. Intended future use of the land: build house

6. Existing land use controls adjacent to the proposed land division

7. Estimated timetable of development

8. Name of proposed subdivision (if applicable)

9. Attach draft of any proposed deed restrictions and covenants (if applicable).

10. Attach specifics regarding any public improvements (if applicable).

11. Attach Sketch Map. (At a scale of 1" = 200' or other appropriate scale. Paper should be no larger than 11" x 17". Each submission shall include all contiguously owned land except the sketch map need not show more than two (2) times the area of the intended certified survey). The sketch map shall show the following information:

- (a) North arrow, date, scale and reference to a section corner.
- (b) Approximate dimensions and areas of the parcels and easements.
- (c) Location and type of existing and proposed buildings and structures.
- (d) Location of existing and proposed roads and driveways and distances to the nearest adjoining driveways on both sides of the proposed site.
- (e) Location of general landcover types such as woodlands, wetlands, agricultural, etc.
- (f) Location of any slopes of 12% or steeper.
- (g) Setback or building lines required by any approving agency.
- (h) Land uses adjacent to the property and existing roads, easements of record, public access to navigable water, dedicated areas and utilities.

12. The Plan Commission may require additional information in order to make its decision on the land divider's application.

PROCESSING OF APPLICATION: The Town Clerk shall, within 10 working days of receipt of a completed application, transmit copies of the Land Division Application and Sketch Map to the Town Plan Commission.

PRESENTATION TO COMMISSION: The land divider or the land divider's designee shall attend the meeting and present the Land Division Application and sketch map to the Town Plan Commission for its consideration. The Land Division Application, Sketch Map, and other relevant information shall be reviewed by the Town Plan Commission for conformance with the Town's Land Division Ordinance, the Land Use and Zoning Ordinance, the Comprehensive Plan, and all other applicable Town ordinances and regulations.



# ADAMS COUNTY CERTIFIED SURVEY MAP NO. \_\_\_\_\_

A PARCEL OF LAND BEING DESCRIBED AS LOT 1 OF ADAMS COUNTY CERTIFIED SURVEY MAP NUMBER 4051; LOCATED IN THE SE1/4-SE1/4 OF SECTION 13, T19N, R5E, TOWN OF BIG FLATS, ADAMS COUNTY, WISCONSIN.



NE1/4-SE1/4 SECTION 13

OWNERS:  
LEO & KAY BECK  
1416 COUNTY ROAD 'C'  
ARNDALE, WI 54613

BEARINGS ARE REFERENCED TO THE EAST LINE OF THE SE1/4 OF SECTION 13, COMPUTED TO BEAR N00°31'51"E, USING THE ADAMS COUNTY COORDINATE SYSTEM. (NAD 83/2011) LOT 1 OF C.S.M. NO. 5549

E1/4 CORNER OF SECTION 13

UNPLATTED LANDS  
FRACTIONAL NW1/4-SW1/4 SECTION 18

OUTLOT 1 OF C.S.M. NO. 4051

NW CORNER OF LOT 1 OF C.S.M. NO. 4051

NE CORNER OF LOT 1 OF C.S.M. NO. 4051

**LOT 1**  
2.03 ACRES (GROSS)  
88,572 SQ. FT.  
1.88 ACRES (NET)  
82,012 SQ. FT.

**LOT 2**  
2.03 ACRES (GROSS)  
88,589 SQ. FT.  
1.88 ACRES (NET)  
82,001 SQ. FT.

**LOT 3**  
2.03 ACRES (GROSS)  
88,566 SQ. FT.  
1.88 ACRES (NET)  
82,000 SQ. FT.

**LOT 4**  
2.03 ACRES (GROSS)  
88,563 SQ. FT.  
1.88 ACRES (NET)  
81,985 SQ. FT.

2644.00' (TOTAL)  
(2644.14')

UNPLATTED LANDS

FRACTIONAL SW1/4-SW1/4 SECTION 18

LOT 2 OF C.S.M. NO. 3355

SE1/4-SE1/4 SECTION 13

SW CORNER OF LOT 1 OF C.S.M. NO. 4051

P.O.B. SE CORNER OF LOT 1 OF C.S.M. NO. 4051

EAST LINE OF THE SE1/4 OF SECTION 13

## LEGEND

- ⊙ HARISON CAST IRON MONUMENT FOUND (ALL TIES FOUND AND VERIFIED)
- 3/4" X 18" REBAR SET WEIGHING 1.50 LBS./LIN. FT.
- 3/4" REBAR FOUND
- ▲ COMPUTED POSITION
- (REC) RECORDED DATA

SE1/4-SE1/4 SECTION 13



FIELD WORK COMPLETED ON OCTOBER 11, 2023

ASR Surveying  
Bret A. Davies, P.L.S. No. 2428

GRAPHIC 1" = 150' SCALE

