

Town of West Bend - Washington County, Wisconsin  
APPLICATION for MINOR LAND DIVISION

Name of Property Owner: Toby Lichtensteiger (Ronda)

Address: 873 Glenlyon Lane

Phone: 414 640 4908 Email: toby.lichtensteiger@hotmail.com

Name of Applicant (if different from Property Owner): \_\_\_\_\_

Address: \_\_\_\_\_

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

**Property Description:**

Address: (if different than Property Owner) 5350 + 5344 Woodland Drive

Location of Property: SN ¼ \_\_\_\_\_ ¼, Section 27, Town 11 Range 19 <sup>E</sup> West Bend, WI 53095

Tax Parcel #: T13960600 ~~T13960500~~ Current Use of Land: vacant lots

Acreage of Parent Parcel: .25/.25 Current Zoning of Parent Parcel: Residential

Acreage of Proposed Parcel(s): .5 Zoning of Proposed Parcel(s): \_\_\_\_\_  
(Please include as attachment if more than one parcel is proposed to be created)

What is the land use classification of the parent parcel on the Town of West Bend Comprehensive Plan Future Land Use Map? (check one)

- Rural Residential
- Neighborhood Residential
- Shoreline Residential
- Roadside Mixed-Use
- Government/Institutional

Is any portion of the property in question classified as Environmental Conservancy District on the Future Land Use Map? Yes \_\_\_ No X

Is any portion of the property in question located within a Town of West Bend/City of West Bend Boundary Agreement on the Future Land Use Map? Yes \_\_\_ No X

Purpose of Land Division:  
Combining two 50ft lots to one 100ft tax parcel

Will an outlet be created as a result of this land division? Yes \_\_\_ No X

If yes, explain the purpose of the outlet: \_\_\_\_\_

**Town of West Bend - Washington County, Wisconsin**  
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**Application Checklist:**

*(This Application shall be completed in full. The Town of West Bend shall not accept any Application for Minor Land Division until all of the information below, as required under Section 18.3.03 of the Town of West Bend Land Division Ordinance, is submitted as attachment to this Application. Please confirm inclusion of the required information by checking each item below).*

The Certified Survey Map shall show correctly on its face the following (as applicable):

- All Existing Buildings, watercourses, drainage ditches, and other features pertinent to proper land division.
- Setbacks or Building Lines if required by the Town Plan Commission in accordance with the guidelines set forth in Section 7.07 of the land division ordinance.
- Utility and drainage easements.
- All lands dedicated for public use or reserved for future acquisition.
- Date of the Certified Survey Map.
- Graphic Scale and North Point.
- Name and Address of the owner, subdivider and surveyor.
- Existing and Proposed Contours at vertical intervals of not more than two (2) feet where the slope of the ground surface is less than 10 percent, and of not more than four (4) feet where the slope of the ground surface is 10 percent or more. Elevations shall be marked on such contours based on National Geodetic Datum of 1929 (mean sea level). This requirement may be waived if the parcel or parcels created are fully developed.
- All Proposed Streets, roads, or highways within 300 feet of the boundaries of the parcels created by the minor land division.
- Floodplain Limits of the 100-year recurrence interval flood, or where such data is not available, a line lying a vertical distance of five (5) feet above the elevation of the maximum flood of record.
- Location of Soil Boring Tests. The Town Plan Commission, upon recommendation of the Town Engineer, may require that borings and tests be made in specified areas to ascertain subsurface soil, rock, and water conditions, including depth to bedrock and depth to ground water table. Where the land division will not be served by public sanitary sewer service, the requirements of Chapters SPS 383 and SPS 385 of the Wisconsin Administrative Code for soil borings shall be met. The location of all soil borings shall be shown on the certified survey map and two (2) copies of all test results shall accompany the map. Where soil mottling or saturated conditions are observed in the soil profile, the Plan Commission may prohibit the future construction of principal buildings.
- Location of Soil Percolation Tests where required by Section SPS 385.06 of the Wisconsin Administrative Code, taken at the location and depth in which soil absorption waste disposal

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systems are to be installed. The number of such tests initially made shall not be less than one (1) test per three (3) acres or one (1) test per lot, whichever is greater. The results of such tests shall be submitted along with the preliminary plat.

\_\_\_ The Entire Area contiguous to the proposed certified survey map owned or controlled by the subdivider shall be included on the certified survey map even though only a portion of said area is proposed for immediate development. The Town Plan Commission may waive this requirement where it is unnecessary to fulfill the purposes and intent of this code and severe hardship would result from strict application thereof.

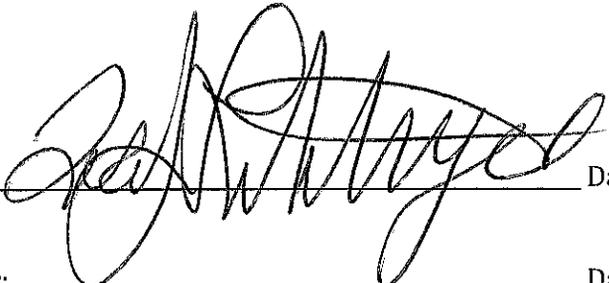
**Application Fee:**

- \$100.00 for first lot
- \$50.00 for each additional lot

*pd, \$150.00*

Check Number: 2020

**Signatures:**

Owner or Applicant: 

Date: 12/17/25

Zoning Administrator: \_\_\_\_\_ Date: \_\_\_\_\_

**Professional Services Fee:**

When the services of outside legal, planning, engineering, or other technical advice results in a charge to the Town for professional time and services, the Town Clerk shall charge such fees incurred by the Town to the property owner even if the request is not approved.

I understand and agree that I shall be responsible for any professional services fees incurred by the Town even if my request is not approved.

Owner Signature: \_\_\_\_\_ Date: \_\_\_\_\_