

TO: Town Board of the Town of: STERLING

The Polk County Zoning Committee expects to review a land division proposed by \_\_\_\_\_

DAVE HOLMDAHL, assisted by WAYNE SWENSON, consisting of  
Landowner Surveyor (if one has been engaged)3 lots or parcels located at the SE-SE in Section 26 of your Town.

Prior to County review, we require the Town Board's answers to the following questions:

1) ROADS. The town will \_\_\_\_\_ will not X accept ownership of the streets and roads within the proposed subdivision. (If some roads are to become town roads and others are to stay private, please indicate this here or on a map).

2) STANDARDS. The standards for right-of-way, design and construction of the roads within the subdivision will be as follows:

(The Town Board should indicate here, or by attaching a separate sheet, the standards of the Town for right-of-way width, maximum and minimum grades, width, depth and type of base materials and paving, specifications on shoulders, ditches, culverts, cul-de-sacs, erosion control, fencing and planting of vegetative cover.)

3) We do \_\_\_\_\_ do not X want the County to send the Subdivision to the Polk County Soil and Water Conservation District Board for calculation of watershed-drainage areas, and sizing of culverts, specification of drainage ways, detention areas and erosion-control features in accord with those calculations and other appropriate technical standards.

4) SUITABILITY OF LOTS FOR SEPTIC SYSTEMS:

The County policy is to require all unsewered lots that are intended to have building development to be fully tested for suitability for on-site waste disposal in order to be approved for subdividing. The County will waive this requirement on request of the Town Board. If the Town Board requests a waiver, the County will place a statement on the survey map or plat document warning lot purchasers that the lots have not been tested.

Not all lot purchasers will see this statement and occasionally a lot will turn out not to be usable. The usual remedy for this situation is a holding tank, which places the Town in a position of responsibility for maintenance if the owner fails to do so. Town Boards should weigh this possibility in deciding whether to waive soil testing for each lot

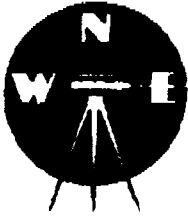
THE TOWN BOARD (requests \_\_\_\_\_ does not request X) that soil testing of the lots in this subdivision be waived.

5) Further Review

\_\_\_\_\_ The completion by this Town Board of this checklist is the only review we require of this subdivision.

\_\_\_\_\_ We consider this only a preliminary review. The subdivider is obligated to return with the plat or map to this Town Board at a later date for a formal review and decision to approve or disapprove.

DATED THIS 20<sup>th</sup> DAY OF May, 2002.The Town Board of the Town of Sterling, Polk County.Tom Shurtz  
ChairmanMaurice Christensen  
MemberWayne Swenson  
MemberOR \_\_\_\_\_  
Town ClerkI attest that my signature represents the official  
the Town Board on the questions identified  
checklist.



# POLK CO. LAND SURVEYING COMPANY

WAYNE SWENSON-CARL HETFELD

2046 U.S. Hwy. 8

St. Croix Falls, Wisconsin 54024

(715) 483-9484

February 13, 2002

Town Board  
Town of Sterling

Dear Town Board,

Enclosed is a copy of a proposed 3 Lot Minor Subdivision in the SE-SE of Section 26, Township 36 North, Range 19 West, Dave Holmdahl is the owner of this proposed division.

This subdivision is a minor subdivision under the rules of the Polk County Subdivision Ordinance because he is creating 3 lots less than 5 acres.

This subdivision is required to be review and approved by the Polk County Zoning and Land Records Department and also the WI DOT.

Under Sec. 18.11(B)(3) the County requires a Town Board Check List to be fill out and signed by the Town Board and submitted along with the Survey. I have enclosed a copy of this section for your use.

We are accessing these 3 Lots by way of a private 66 foot wide private access easement from S.T.H. "87" therefore we request you to check will not accept ownership of the roads.

If you want you can request to have the Soil and water Conservation to review the subdivision.

You can also request that soil testing be done although these soil test will not necessarily be of any use for a sanitary permit. The test may not be where the future owner may want his septic and will have to have his own testing done.

The Lot sizes and net project area meets the requirement of the County and as far as I know it meet the Township requirements.

If you would please date and sign the enclosed Checklist and return it to me, I would appreciate it. I do not plan on attending your meeting for this matter so hopefully this letter explains our request. If you have any question please feel free to call.

Sincerely,

Wayne Swenson

\* Submitted it to DOT + Co will not approve until we sign ordinance  
\* Approved by state.  
\* 66' wide easement / will be a private road

- (3) In addition to the above information, the subdivider must submit a completed town government checklist. The checklist shall be a standard form established by the County Planning & Zoning Committee and shall communicate the judgement of the Town Board on the questions listed below. The purpose of the

checklist is to involve town boards in the land division review early in the review process and to advise the County and subdivider of Town Board standards. The checklist shall bear the signature of the three Town Board members or of the Town Clerk. The Town Clerk shall attest that his/her signature represents the official position of the Town Board on the questions listed below. The checklist does not relieve the Town Board of acting formally upon proposed land divisions as required under State law or Town ordinances.

- (a) Whether the Town Board will accept ownership and responsibility for all or specified portions of the streets and roads involved in the land division.
- (b) Whether the subdivider will be obliged to construct road to standards specified by the Town Board.
- (c) The standards the Town wants applied to any culverts involved in the land division.
- (d) Whether the Town wants an advisory report of the County Soil and Water Conservation Board on surface drainage and erosion control aspects.
- (e) Whether the Town Board wants each lot in a land division to be tested for ability to meet the Sanitary Code requirements for installation of an on-site waste disposal system prior to approval of the land division. The County will require each lot to be tested unless the Town Board specifically approves a waiver of such testing.

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

LOCATED IN THE SE 1/4 OF THE SE 1/4, SEC. 26, T.36N., R.19W.,

TOWN OF STERLING, POLK COUNTY, WISCONSIN

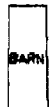
## GRAPHIC SCALE



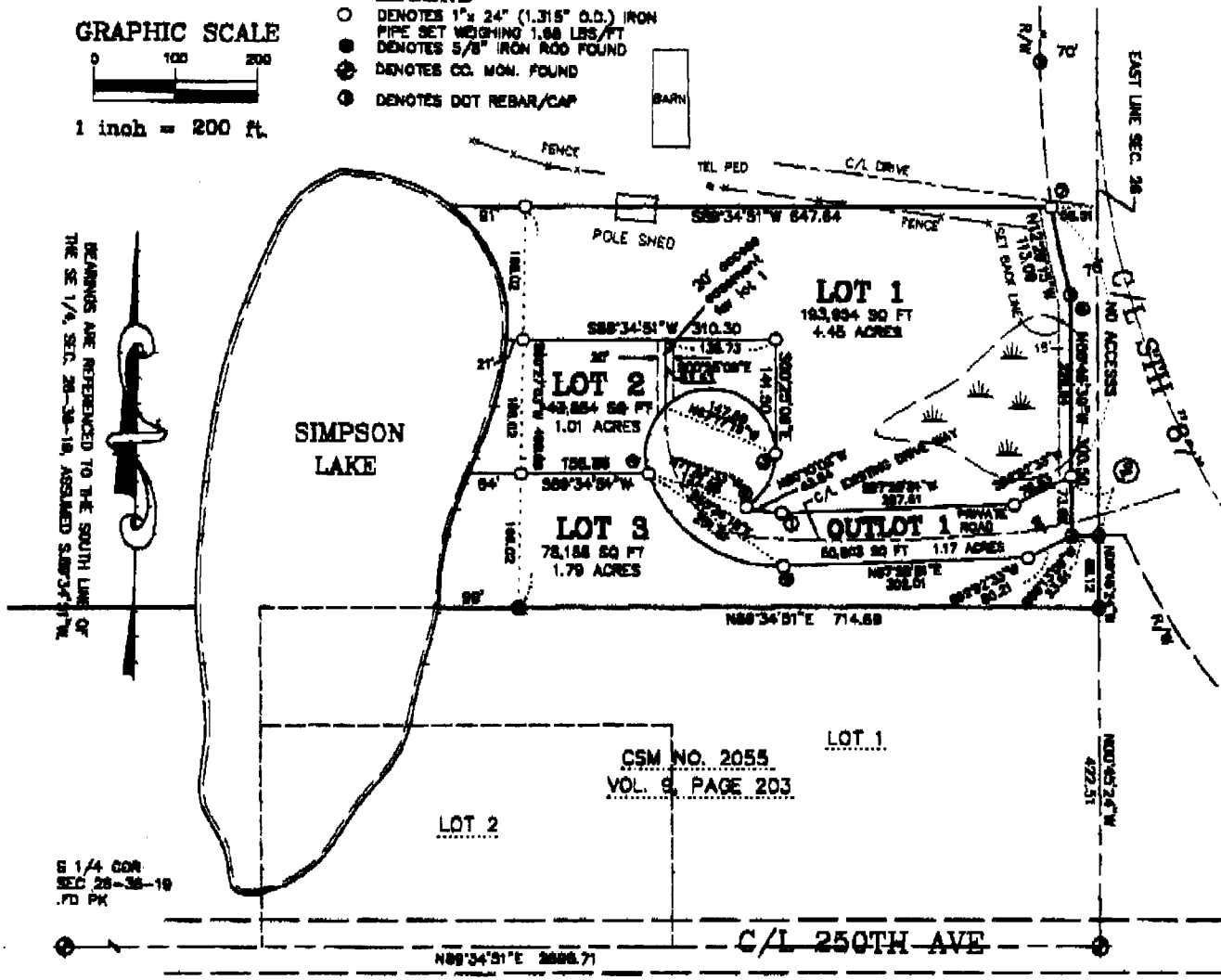
1 inch = 200 ft.

## LEGEND

- DENOTES 1" x 24" (1.315" O.D.) IRON PIPE SET WEIGHING 1.68 LBS/FT
- DENOTES 5/8" IRON ROD FOUND
- ⊙ DENOTES CO. MON. FOUND
- ⦿ DENOTES DOT REBAR/CAP



BEARINGS ARE REFERENCED TO THE SOUTH LINE OF THE SE 1/4, SEC. 26-36-19, ASSUMED SURVEY.



SE 1/4 COR  
SEC 26-36-19  
FD PK

SE COR  
SEC. 26-36-19  
FD PK

"CAUTION" - HIGHWAY RESTRICTIONS PROHIBIT IMPROVEMENTS - SEE PAGE 2 OF 2"

WI DOT APPROVAL NUMBER 48-087-0205-02

APPROVED FOR RECORDING THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2002

JAMES M. JOHNSTON, LAND INFORMATION DIRECTOR

CURVE TABLE					
CURVE	LENGTH	DELTA	RADIUS	CHORD	TANGENT
1-2	43.89	24°52'16"	102.00	N80°10'02"W 43.84	N87°28'51"W 587'48'55"W
2-3	78.06	38°34'20"	80.00	N27°57'10"E 75.00	N55°54'19"E N00°00'01"W
3-4	277.48	18°51'28"	80.00	S80°38'17"W 157.88	N00°00'01"W 518'41'27"E
2-4	355.48	28°43'38"	80.00	N71°23'34"W 127.28	N00°54'18"E 518'41'27"E
1-5	216.48	73°48'42"	168.00	S65°38'18"E 201.81	S18°31'27"E N87°28'51"E
6-7	113.14	08°34'54"	1181.35	N12°29'15"W 113.09	N15°16'48"W N08°41'48"W