

Development Review Process

Basic Steps in the Review Process for Land Use & Zoning Requests



The Zoning and Planning Division is the primary contact throughout the development review and approval process. The Town of Ledgeview requires development review for all plats and minor land division. A certified survey map is required for all land divisions that do not meet the definition of a subdivision less than 40 acres in size. The following information will guide you through the review and approval process and provide you with the resources you need to meet Department deadlines and requirements. For additional land use and zoning requests, please refer to our [Land Use and Zoning Review Process](#).

Development review serves as the basis for discussion between the developer, Planning & Zoning staff, committees, and other Town representatives. It is intended to provide the developer with an advisory review of the project without incurring major costs. The process requires the developer to initiate a pre-application meeting before the 15th of the month. The meeting's primary purpose is to discuss the proposal and any preliminary questions, concerns, and application procedures. Following approval of the pre-application, preliminary plat and final plat applications should be submitted by the 20th of the month prior to the Planning & Zoning Committee meeting. As a condition of approval of the final plat, the subdivider shall enter into a developer's agreement with the Town providing for, and including, but not limited to, the subdivider's responsibility and liability for road construction, utility construction, landscaping, erosion control, surface and stormwater facilities at grade, flood control, pollution or contamination of the environment, street appurtenances such as signage, fire protection, and easements.

Procedures and detailed requirements are highlighted in the following sections: Requirements & Submittal Procedures, Town Ordinances & Resolutions, and Permits & Forms. All requirements, timelines, and procedures are adapted from Town of Ledgeview ordinances, specifically [Chapter 96 Zoning & Subdivision](#), and [Wisconsin Statute Chap. 236](#). Should you have any questions regarding this information or the review and approval process, please contact us.