

TOWN OF BUFFALO

MARQUETTE COUNTY, WI

FINAL PLAT APPLICATION FOR CONSERVATION DESIGN SUBDIVISION

This application shall be completed and submitted after a Preliminary Plat has been submitted and approved by the Town of Buffalo.

Applicant Name:	
Applicant Address:	
Applicant Telephone:	
Landowner Name:	
Location (e.g. address and/or section number, general description):	
Anticipated Timeframe for Project completion:	

This application shall be submitted with fifteen (15) copies of a preliminary plat on paper no smaller than 22" x 30" and one (1) copy of the final plat on either 8.5" x 11", 8.5" x 14, or 11" x 17" paper in accordance with Article V of the Town of Buffalo Land Division and Subdivision Ordinance. In addition to the requirements of the Preliminary Plat and §236 Wisconsin Statutes the Final Plat submitted shall include the following:

YES NO

- | | | |
|--------------------------|--------------------------|---|
| <input type="checkbox"/> | <input type="checkbox"/> | A clear and concise legal description that exactly matches the bearings and distances shown on the map. |
| <input type="checkbox"/> | <input type="checkbox"/> | Area of each parcel shown in square feet (nearest square foot) and acres. |
| <input type="checkbox"/> | <input type="checkbox"/> | All curve data. |
| <input type="checkbox"/> | <input type="checkbox"/> | Building setback lines shall be shown or noted on the face of the map. |
| <input type="checkbox"/> | <input type="checkbox"/> | Lands reserved for the common use of the property owners within the subdivision. The ownership of these common lands shall be shown and described. These lands shall be established as outlots. |
| <input type="checkbox"/> | <input type="checkbox"/> | Proposed deed and Plat restrictions. |
| <input type="checkbox"/> | <input type="checkbox"/> | It shall be required that on sheet one of the Plat that a pre designed recording block be available for the Register of Deeds to be placed on the Plat for recording information. |
| <input type="checkbox"/> | <input type="checkbox"/> | Show arc distances on the face of the map |
| <input type="checkbox"/> | <input type="checkbox"/> | Development Yield Calculation (refer to back of this application). |

DEVELOPMENT YIELD CALCULATION

(1) **Calculate the Gross Tract Area.**

This shall be the total acreage of the property.

Gross Tract Area: _____ acres.

(2) **Calculate Primary Conservation Areas.** This acreage shall be determined using the following criteria. The data supplied within this calculation shall be substantiated with sufficient plans and data.

- (A) All lands located within existing street Right-of-Ways: _____ acres
- (B) All lands located within existing Utility and Railway Right-of-Ways: _____ acres
- (C) All lands located within floodplain: _____ acres
- (D) All lands located within wetlands: _____ acres
- (E) All of the land area having slopes 12% or greater: _____ acres
- (F) Primary Conservation Area (= sum of (a, b, c, d, e)) _____ acres

(3) **Calculation of Adjusted Tract Area.** The adjusted tract area (ATA) shall equal the Gross Tract Area (GTA) minus the Primary Conservation Area. _____ acres

(4) **Calculation of Minimum Open Space.** The minimum open space requirement shall be (45%) of the adjusted tract area, plus the Primary Conservation Area. _____ acres

(5) **Calculation of Net Development Area (NDA).** The NDA area shall be the result of subtracting the calculated open space from the Gross Tract Area. _____ acres

(6) **Calculation of Permitted Dwelling Units.** The maximum number of permitted dwelling units shall equal the Net Development Area divided by 2 (minimum parcel size). If the value is .5 or greater the value shall be rounded up and if .49 or less rounded down.

Permitted Dwelling Units = $NDA / 2$. _____ units

Applicant Signature & Date:	
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Town Approval:	Town Board Chair Signature: Date:
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