TOWN OF BUFFALO
MARQUETTE COUNTY, WI
PRE-PRELIMINARY APPLICATION FOR CONSERVATION DESIGN SUBDIVISION

This application shall be completed and submitted after a Sketch Plan 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 three (3) copies of a prepreliminary plat (e.g. conceptual development plan) in accordance with Article V of the Town of Buffalo Land and Subdivision Ordinance at a scale of one inch equals 200 feet, including of all the contiguous lands in which the applicant has legal or equitable interest. At a minimum the following shall be illustrated:

YES	NO	
____	____	Topographic mapping at not less than two-foot contour interval;
____	____	Soil characteristics or interpretations secured from detailed soil maps prepared by the USDA, Soil Conservation Service (SCS) and/or monitoring borings data;
____	____	The limits of woodland cover and wetlands on the entire parcel;
____	____	Location of lakes, ponds, streams, or kettles, standing water and designated floodplains on the parcel;
____	____	Areas of steep or severe slope conditions, high water table conditions, potential drainage and erosion problems;
____	____	Existing and proposed access from the parcel to adjacent streets, roads, or properties;
____	____	Proposed street location and width;
____	____	Proposed parcels including size to the nearest one-tenth acre;
____	____	Any other pertinent information useful to the Subdivider and Plan Commission in their determination of developability of the parcel;
____	____	Environmental corridors which shall be delineated on the sketch plan; and
____	____	Development Yield Calculation (refer to back of this application).

Applicant Signature & Date:	

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