

TOWN OF BUFFALO
MARQUETTE COUNTY, WI

PRELIMINARY PLAT APPLICATION FOR CONSERVATION DESIGN SUBDIVISION

This application shall be completed and submitted after a Pre-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 preliminary 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. The application shall include all of the following:

- | YES | NO | |
|--------------------------|--------------------------|--|
| <input type="checkbox"/> | <input type="checkbox"/> | A map of sufficient scale showing the boundaries of the property being considered for division. |
| <input type="checkbox"/> | <input type="checkbox"/> | General parcel layout as proposed. |
| <input type="checkbox"/> | <input type="checkbox"/> | The proposed subdivision name. This name shall not duplicate the name of any Plat previously recorded in Marquette County. A subtitle of "County Plat" shall be required for all County Plats. |
| <input type="checkbox"/> | <input type="checkbox"/> | Owners name, along with Volume and Page of the instrument that shows title to the Platted area. The Volume and Page of the affected property may be shown on the map, in the Surveyor's Certificate or in the Owner's Certificate. |
| <input type="checkbox"/> | <input type="checkbox"/> | Volume and Page or platted status (i.e. State or County Plat by name and parcel number, CSM by volume, page and parcel number) of adjoining lands. |
| <input type="checkbox"/> | <input type="checkbox"/> | Radius of all curves. |
| <input type="checkbox"/> | <input type="checkbox"/> | Proposed and existing road(s) showing road name and right angle width. |
| <input type="checkbox"/> | <input type="checkbox"/> | Proposed and existing roads shall be dedicated as required in Article VIII. |
| <input type="checkbox"/> | <input type="checkbox"/> | Public areas to be dedicated, identified as "dedicated to the public." |
| <input type="checkbox"/> | <input type="checkbox"/> | Floodplain, wetland and shoreland boundaries. Source of the data shall be identified. |
| <input type="checkbox"/> | <input type="checkbox"/> | Locations of existing buildings, watercourses, drainage ditches, fences and any other pertinent features. |
| <input type="checkbox"/> | <input type="checkbox"/> | Locations and names of adjoining parks, cemeteries, subdivisions, ponds, streams, lakes and flowages. |

- ___ ___ Any proposed lake or stream access or any proposed lake or stream improvement or relocation.
- ___ ___ The name & address of the surveyor & Subdivider placed on the face of the Plat.
- ___ ___ Report on Soil Borings and Percolation Tests. Locations of borings may be required to be shown on the face of the map.
- ___ ___ A general description of all property owned and controlled by the Subdivider contiguous to the proposed land division.
- ___ ___ An area development plan for future use may be required if proposed development in some way affects adjoining lands.
- ___ ___ Road name application must be submitted to the LIS division for approval for any road names (i.e. new, extension, private etc...).
- ___ ___ Dimensions of all parcels, together with proposed parcel and block numbers.
- ___ ___ 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. _____ units

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