

Town of Oconto Falls - Oconto County, Wisconsin
APPLICATION for
PRELIMINARY PLAT

Date: _____

Owner Name: _____

Address: _____

Phone: _____ Email: _____

Subdivider/Developer Name: _____

Address: _____

Phone: _____ Email: _____

Property Address (if different from Owner address): _____

Location of Property: _____ ¼ _____ ¼, Section _____, Town _____, Range _____

Tax Parcel #: _____ Acreage: _____

Current Zoning: _____ Present Use of Land: _____

Total Number of Proposed Lots: _____

(If more than 40 lots are proposed, phases must be provided on the Preliminary Plat such that no more than 50% of the total number of lots are included in any one phase)

Anticipated Timeframe for Completed Project (or Phase I if relevant): _____

Proposed Wastewater Treatment System. Clustered systems are required for any land division creating five or more lots; POWTS refers to Personal Onsite Wastewater Treatment Systems (check one):

Clustered System: _____ POWTS: _____

Proposed Water System. A community water system is required for any land division creating fifteen or more lots (check one):

Community Water System: _____ Private Wells: _____

Will an internal trail system be included within the proposed subdivision? Yes ___ No ___

Preliminary Plat Checklist, Pt. 1:

The Applicant shall submit five (5) copies of the preliminary plat on paper no smaller than 22" x 30" and fifteen (15) copies of the preliminary plat on 11" x 17" paper with the Town Clerk. The owner shall also submit one digital PDF version and one digital CADD or GIS version to the Town Clerk. The Town of Oconto Falls will not accept any application for a preliminary plat until the following information and materials are completed and submitted in their entirety and the application fee is paid in full.

Prior Concept Plan Submittal: _____

Date: _____

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Prior Concept Plan Meeting with Plan Commission:

Date: _____

Preliminary Plat, including all of the following (*please check*):

- A map of sufficient scale showing the boundaries of the property being considered for division. _____
- General parcel layout as proposed. _____
- The proposed subdivision name. This name shall not duplicate the name of any Plat previously recorded in Oconto County. A subtitle of "County Plat" shall be required for all County Plats. _____
- 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, on the Preliminary Plat, or in the Owner's Certificate. _____
- Volume and Page or platted status (i.e. State or County Plat by name and parcel number, Certified Survey Map by volume, page and parcel number) of adjoining lands. _____
- Radius of all curves. _____
- Proposed and existing road(s) showing road name and right angle width. Proposed and existing roads shall be dedicated as required in Article VIII of this Chapter. _____
- Public areas to be dedicated, if any, and subsequently identified as "dedicated to the public." _____
- Floodplain, wetland and shoreland boundaries. Source of the data shall be identified. _____
- Locations of existing buildings, watercourses, drainage ditches, fences and any other pertinent features. _____
- 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 and address of the surveyor and 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 Plan Commission for approval for any road names (i.e. new, extension, private, etc.). _____
- Dimensions of all parcels, together with proposed parcel and block numbers. _____
- Location of secondary conservation areas as identified in Section 18.34 of this Chapter. _____

Preliminary Plat Checklist, Pt. 2:

(Please check 'Yes' or 'No' to the following questions. If 'Yes' indicate on the preliminary plat the location of the relevant item)

- Are there easements across the site? Yes _____ No _____
- Are there existing structures on the site? Yes _____ No _____
- Are there existing wells on the site? Yes _____ No _____
- Is public water available? Yes _____ No _____
- Are there existing sewer/septic systems on the site? Yes _____ No _____

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- | | | |
|---|-----------|----------|
| ▪ Is public sewer available? | Yes _____ | No _____ |
| ▪ Are there any other utilities on the site? | Yes _____ | No _____ |
| ▪ Are there any other subdivisions adjoining the site? | Yes _____ | No _____ |
| ▪ Are there any parks or cemeteries adjoining the site? | Yes _____ | No _____ |
| ▪ Will there be areas dedicated to the public? | Yes _____ | No _____ |
| ▪ Will trails be included with the development? | Yes _____ | No _____ |

Preliminary Plat Checklist, Pt. 3:

(Development Yield Standards. The following shall be completed and submitted with each application for a conservation subdivision preliminary plat)

Gross Tract Area GTA _____ acres
 (This shall be the total acreage of the property)

Calculate Primary Conservation Areas, as identified in Section 18.63(2) of the Town of Oconto Falls Subdivision Ordinance. This acreage shall be determined using the following criteria. The data supplied within this calculation shall be substantiated with sufficient plans and data.

- | | |
|---|-------------|
| ▪ Land located within existing and proposes road rights-of-way | _____ acres |
| ▪ Land located within existing and proposed utility rights-of-way | _____ acres |
| ▪ Land located within floodplain | _____ acres |
| ▪ Land located within environmentally significant areas | _____ acres |
| ▪ Land located within wetlands | _____ acres |
| ▪ Land having slopes of 12% or greater | _____ acres |

PCA _____ acres

Adjusted Tract Area ATA _____ acres
 (This shall equal the GTA minus the PCA)

Maximum Permitted Dwelling Units PDU _____
 (This shall equal the ATA divided by minimum lot size in zoning district)

Calculate Secondary Conservation Areas, as identified in Section 18.63(4) of the Town of Oconto Falls Subdivision Ordinance. This acreage shall be determined using the following criteria. The data supplied within this calculation shall be substantiated with sufficient plans and data.

- | | |
|---|-------|
| ▪ Stream corridors within one-hundred (100) feet of the ordinary high-water mark | _____ |
| ▪ Environmental corridors | _____ |
| ▪ Critical wildlife habitat | _____ |
| ▪ Mature woodlands, wherein twenty (20) percent or more of the trees have a diameter-at-breast-height (DBH) of eighteen (18) inches or more | _____ |
| ▪ Large trees with a DBH of thirty-six (36) inches or greater, when deemed to be healthy and structurally sound | _____ |
| ▪ Unique natural features, which may include hills, knolls, depressions, rock outcroppings, and others | _____ |
| ▪ Prime agricultural lands | _____ |
| ▪ Trails | _____ |
| ▪ Other unique features as may be identified by the Plan Commission | _____ |

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SCA ____ **acres**

Calculate Net Development Area

(The NDA shall equal no more than sixty percent (60%) of the GTA unless otherwise approved by the Plan Commission and Town Board).

NDA ____ **acres**

Calculate Permitted Dwelling Units

The maximum number of permitted dwelling units (PDU) in a conservation subdivision shall equal the ATA multiplied by 0.6, with a minimum lot size of 21,780 sq. ft. If the calculation of PDU results in a figure ending in .5 or greater, it shall be rounded up to the next whole number. If the calculation of PDU results in a figure ending in .4 or lower, it shall be rounded down to the next whole number.

PDU ____ **acres**

Application Fee:

(\$250.00 plus \$10.00 for each proposed lot)

Check Number: _____

Amount: _____

Applicant Signature: _____

Date: _____

Professional Services:

All costs of professional services such as legal, engineering, and planning review; research; recording fees; and traffic control costs related to any action initiated by a responsible party, other than the Town, to be reviewed or acted upon by the Plan Commission, Board of Appeals, or Town Board shall pass to the responsible party.

The Plan Commission will review the application packet and the recommendation from Town Staff before making a recommendation to approve, conditionally approve, or deny the application to the Town Board. The Plan Commission recommendation will be placed on the agenda of the next Town Board meeting. The Town Board will rule on the application.