

# **Town of Oconto Falls**

Oconto County, WI

## Application for Minor Land Division

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

When submitting the required Certified Survey Map for a Minor Land Division, all items required in Article IV of the Town of Oconto Falls Land and Subdivision Ordinance must be submitted. These items are in addition to all information required on the Sketch Plan, but with accurate dimensions and locations for all required information listed on the Sketch Plan Application Form.

An owner's certificate and approval signature of the Town of Oconto Falls Chairperson and Clerk after approval by the Town Plan Commission in accordance with Chapter 236.21(3) Wisconsin Statutes, shall be the only approvals required for recording unless additional approvals are necessary for dedication purposes.

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| <b>Applicant Signature &amp; Date:</b> |  |
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# Town of Oconto Falls

Oconto County, WI

## Application for Sketch Plan

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| <b>Applicant (Subdivider) Name:</b>  |  |
| <b>Applicant (Subdivider) Address:</b>                                     |  |
| <b>Applicant Telephone:</b>  |  |
| <b>Landowner Name:</b>   |  |
| <b>Location (e.g. address and/or section number, general description):</b> |  |
| <b>Anticipated Timeframe for Project completion:</b>                       |  |
| <b>Applicant Signature &amp; Date:</b>                                     |  |

When submitting the required Sketch Plan, the following items must be provided in accordance with Article III of the Town of Oconto Falls Land and Subdivision Ordinance on the Sketch Plan. Failure to provide required information may delay application review.

**YES    NO**

**GENERAL:**

- \_\_\_    \_\_\_    Legal description & parcel number
- \_\_\_    \_\_\_    Total Site Acreage
- \_\_\_    \_\_\_    Company, and Seal of Professional (if applicable)
- \_\_\_    \_\_\_    Name of Subdivision Plat (if applicable)
- \_\_\_    \_\_\_    Proposed Road Names (if any)
- \_\_\_    \_\_\_    Date, north arrow, scale and reference to the nearest Township Section Corner

**EXISTING SITE CHARACTERISTICS:**

- \_\_\_    \_\_\_    Location of existing & proposed drainage ditches, wells, sewerage systems/tanks, drives, driveways, & other features pertinent to the land division.
- \_\_\_    \_\_\_    Location of land cover types, such as woodlands, wetlands, farmlands, etc.
- \_\_\_    \_\_\_    General location of any slopes of 12% or greater.
- \_\_\_    \_\_\_    Approximate location & type of existing & proposed buildings/structures & uses.
- \_\_\_    \_\_\_    Identification of existing stands of trees to be preserved & removed
- \_\_\_    \_\_\_    Existing/proposed roads.
- \_\_\_    \_\_\_    Existing & proposed buildings, with notation for any structures to be demolished.

**PROPOSED PARCEL INFORMATION:**

- \_\_\_    \_\_\_    Estimated area for each new parcel to be created.

# Town of Oconto Falls

Oconto County, WI

## Concept Plat Application for Conventional (Yield) Subdivision

This application shall be completed and submitted after a Sketch Plan has been submitted and approved by the Town of Oconto Falls.

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

This application shall be submitted three (3) copies of a concept plat (e.g. conceptual development plan) in accordance with Article V of the Town of Oconto Falls 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**

- |                          |                          |   |
|--------------------------|--------------------------|---|
| <input type="checkbox"/> | <input type="checkbox"/> | Topographic mapping at not less than two-foot contour interval;   |
| <input type="checkbox"/> | <input type="checkbox"/> | Soil characteristics or interpretations secured from detailed soil maps prepared by the USDA, Soil Conservation Service (SCS) and/or monitoring borings data; |
| <input type="checkbox"/> | <input type="checkbox"/> | The limits of woodland cover and wetlands on the entire parcel;   |
| <input type="checkbox"/> | <input type="checkbox"/> | Location of lakes, ponds, streams, or kettles, standing water and designated floodplains on the parcel;   |
| <input type="checkbox"/> | <input type="checkbox"/> | Areas of steep or severe slope conditions, high water table conditions, potential drainage and erosion problems;  |
| <input type="checkbox"/> | <input type="checkbox"/> | Existing and proposed access from the parcel to adjacent streets, roads, or properties;   |
| <input type="checkbox"/> | <input type="checkbox"/> | Proposed street location and width;   |
| <input type="checkbox"/> | <input type="checkbox"/> | Proposed parcels including size to the nearest one-tenth acre;  |
| <input type="checkbox"/> | <input type="checkbox"/> | Any other pertinent information useful to the Subdivider and Plan Commission in their determination of developability of the parcel;                          |
| <input type="checkbox"/> | <input type="checkbox"/> | Environmental corridors which shall be delineated on the sketch plan; and Development Yield Calculation (refer to back of this application).                  |

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| <b>Applicant Signature &amp; Date:</b> |  |
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# Town of Oconto Falls

Oconto County, WI

## Concept Plat Application for Conservation Design Subdivision

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This application shall be completed and submitted after a Sketch Plan has been submitted and approved by the Town of Oconto Falls.

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

This application shall be submitted three (3) copies of a concept plat (e.g. conceptual development plan) in accordance with Article V of the Town of Oconto Falls 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**

- |                          |                          |   |
|--------------------------|--------------------------|---|
| <input type="checkbox"/> | <input type="checkbox"/> | Topographic mapping at not less than two-foot contour interval;   |
| <input type="checkbox"/> | <input type="checkbox"/> | Soil characteristics or interpretations secured from detailed soil maps prepared by the USDA, Soil Conservation Service (SCS) and/or monitoring borings data; |
| <input type="checkbox"/> | <input type="checkbox"/> | The limits of woodland cover and wetlands on the entire parcel;   |
| <input type="checkbox"/> | <input type="checkbox"/> | Location of lakes, ponds, streams, or kettles, standing water and designated floodplains on the parcel;   |
| <input type="checkbox"/> | <input type="checkbox"/> | Areas of steep or severe slope conditions, high water table conditions, potential drainage and erosion problems;  |
| <input type="checkbox"/> | <input type="checkbox"/> | Existing and proposed access from the parcel to adjacent streets, roads, or properties;   |
| <input type="checkbox"/> | <input type="checkbox"/> | Proposed street location and width;   |
| <input type="checkbox"/> | <input type="checkbox"/> | Proposed parcels including size to the nearest one-tenth acre;  |
| <input type="checkbox"/> | <input type="checkbox"/> | Any other pertinent information useful to the Subdivider and Plan Commission in their determination of developability of the parcel;                          |
| <input type="checkbox"/> | <input type="checkbox"/> | Environmental corridors which shall be delineated on the sketch plan; and   |
| <input type="checkbox"/> | <input type="checkbox"/> | Development Yield Calculation (refer to back of this application).  |

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| <b>Applicant Signature &amp; Date:</b> |  |
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**DEVELOPMENT YIELD CALCULATION**

- (1) Calculate the Gross Tract Area (GTA). This shall be the total acreage of the property.  
**GTA:** \_\_\_\_\_ **acres**
- (2) Calculate Primary Conservation Areas (PCA). 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 within environmentally sensitive areas \_\_\_\_\_ acres
  - (e) All lands located within wetlands: \_\_\_\_\_ acres
  - (f) All of the land area having slopes 12% or greater: \_\_\_\_\_ acres
- PCA (sum of a through f)** \_\_\_\_\_ **acres**
- (3) Calculation of Adjusted Tract Area (ATA). The ATA shall equal the GTA minus the PCA.  
**ATA:** \_\_\_\_\_ **acres**
- (4) Calculation of Secondary Conservation Areas (SCA). The SCA shall include, but is not necessarily limited to:
- (a) Stream corridors within one hundred (100) feet of the ordinary high-water mark: \_\_\_\_\_ acres
  - (b) Environmental corridors: \_\_\_\_\_ acres
  - (c) Critical wildlife habitat: \_\_\_\_\_ acres
  - (d) Mature woodlands, wherein twenty-five percent (25%) or more of the trees have a DBH of twenty (20) inches or more: \_\_\_\_\_ acres
  - (e) Unique natural features, which may include hills, knolls, depressions, rock outcroppings, and others: \_\_\_\_\_ acres
  - (f) Prime agricultural lands: \_\_\_\_\_ acres
  - (g) Barns, silos, fence lines, and other structures that exemplify, or are symbolic of, the town's agricultural character: \_\_\_\_\_ acres
  - (h) Historic structures: \_\_\_\_\_ acres
  - (i) Scenic views \_\_\_\_\_ acres
- SCA:** \_\_\_\_\_ **acres**
- (5) Calculation of Net Development Area (NDA). The NDA shall be a minimum of forty percent (40%) of the GTA, and shall include the ATA minus SCA.  
**NDA:** \_\_\_\_\_ **acres**

- (6) Calculation of Permitted Dwelling Units (PDU). The maximum number of permitted dwelling units in a conservation subdivision shall equal the ATA multiplied by 1.20 with a minimum lot size of ½-acre. 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:** \_\_\_\_\_

# Town of Oconto Falls

Oconto 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 Oconto Falls.

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

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 Oconto Falls 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 Oconto 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, on the Preliminary Plat, 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.  |

- \_\_\_\_ 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 (GTA). This shall be the total acreage of the property.  

**GTA:** \_\_\_\_\_ acres
  
- (2) Calculate Primary Conservation Areas (PCA). 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 within environmentally sensitive areas \_\_\_\_\_ acres
  - (e) All lands located within wetlands: \_\_\_\_\_ acres
  - (f) All of the land area having slopes 12% or greater: \_\_\_\_\_ acres

**PCA (sum of a through f)** \_\_\_\_\_ acres
  
- (3) Calculation of Adjusted Tract Area (ATA). The ATA shall equal the GTA minus the PCA.  

**ATA:** \_\_\_\_\_ acres
  
- (4) Calculation of Secondary Conservation Areas (SCA). The SCA shall include, but is not necessarily limited to:
  - (a) Stream corridors within one hundred (100) feet of the ordinary high-water mark: \_\_\_\_\_ acres
  - (b) Environmental corridors: \_\_\_\_\_ acres
  - (c) Critical wildlife habitat: \_\_\_\_\_ acres
  - (d) Mature woodlands, wherein twenty-five percent (25%) or more of the trees have a DBH of twenty (20) inches or more: \_\_\_\_\_ acres
  - (e) Unique natural features, which may include hills, knolls, depressions, rock outcroppings, and others: \_\_\_\_\_ acres
  - (f) Prime agricultural lands: \_\_\_\_\_ acres

- (g) Barns, silos, fence lines, and other structures that exemplify, or are symbolic of, the town's agricultural character: \_\_\_\_\_ acres
- (h) Historic structures: \_\_\_\_\_ acres
- (i) Scenic views

**SCA:** \_\_\_\_\_ acres

- (5) Calculation of Net Development Area (NDA). The NDA shall be a minimum of forty percent (40%) of the GTA, and shall include the ATA minus SCA.

**NDA:** \_\_\_\_\_ acres

- (6) Calculation of Permitted Dwelling Units (PDU). The maximum number of permitted dwelling units in a conservation subdivision shall equal the ATA multiplied by 1.20 with a minimum lot size of ½-acre. 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:** \_\_\_\_\_

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| <b>Applicant Signature &amp; Date:</b> |  |
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|-----------------------|--|
| <b>Town Approval:</b> | Town Board Chair Signature:<br><br>Date: |
|-----------------------|--|

# Town of Oconto Falls

Oconto County, WI

## Final Plat Application for Conservation Design Subdivision

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

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

This application shall be submitted with fifteen (15) copies of a final 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 Oconto Falls 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).  |

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| <b>Applicant Signature &amp; Date:</b> |  |
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| <b>Town Approval:</b> | Town Board Chair Signature: |
|                       | Date:                       |

**DEVELOPMENT YIELD CALCULATION**

- (1) Calculate the Gross Tract Area (GTA). This shall be the total acreage of the property.  
**GTA: \_\_\_\_\_ acres**
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- PCA (sum of a through f) \_\_\_\_\_ acres**
- (3) Calculation of Adjusted Tract Area (ATA). The ATA shall equal the GTA minus the PCA.  
**ATA: \_\_\_\_\_ acres**
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  - (e) Unique natural features, which may include hills, knolls, depressions, rock outcroppings, and others: \_\_\_\_\_ acres
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  - (h) Historic structures: \_\_\_\_\_ acres
  - (i) Scenic views \_\_\_\_\_ acres
- SCA: \_\_\_\_\_ acres**
- (5) Calculation of Net Development Area (NDA). The NDA shall be a minimum of forty percent (40%) of the GTA, and shall include the ATA minus SCA.  
**NDA: \_\_\_\_\_ acres**

- (6) Calculation of Permitted Dwelling Units (PDU). The maximum number of permitted dwelling units in a conservation subdivision shall equal the ATA multiplied by 1.20 with a minimum lot size of ½-acre. 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:** \_\_\_\_\_

|  |  |
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| <b>Applicant Signature &amp; Date:</b> |  |
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|-----------------------|--------------------------------------|
| <b>Town Approval:</b> | Town Board Chair Signature:<br>Date: |
|-----------------------|--------------------------------------|