

# Town of Hortonia

<http://www.TownOfHortonia.org>

Town Hall 920-779-9780  
 P.O. Box 301, W9702 Givens Rd  
 Hortonville, WI 54944-0301

## Preliminary Plat Application for Conservation Design Subdivision

This application shall be completed and submitted after a Concept Plan has been submitted and approved by the Town of Hortonia.

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 five (5) 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 VI of the Town of Hortonia Land Division and Subdivision Ordinance. The application shall include all of the following:

### YES NO

- |      |      |  |
|------|------|--|
| ---- | ---- | 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 Outagamie 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, CSM 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.  |
| ---- | ---- | Public areas to be dedicated, 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.  |

**YES NO**

- ---- 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: \_\_\_\_\_ 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 be a minimum of forty percent (40%) of the GTA and 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 (20) percent or more of the trees have a diameter-at-breast-height (DBH) of eighteen (18) inches or more: \_\_\_\_\_ acres

(e) Large trees defined as those with a DBH of thirty-six (36) inches or greater when deemed to be healthy and structurally sound.

(4) Continued.

(f) Unique natural features, which may include hills, knolls, depressions, rock outcroppings, and others:

\_\_\_\_\_ acres

(g) Prime agricultural lands:

\_\_\_\_\_ acres

(h) Trails.

(i) Other unique features as may be identified by the Plan Commission.

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

(5) Calculation of Net Development Area (NDA). 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

(6) Calculation of Permitted Dwelling Units (PDU). The maximum number of permitted dwelling units in a conservation subdivision shall equal the ATA multiplied by 0.7, provided that no lot is smaller than 21,780 sq ft unless otherwise approved by the Plan Commission. 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: \_\_\_\_\_

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