Certified Survey Map Application

Village of Grafton Planning and Development Department
860 Badger Circle, Grafton, WI 53024
p (262) 375-5303 f (262)375-5312
dbrown@village.grafton.wi.us

Application fee: $125 + $5.00 per lot (plus Planning Review deposit: $500)

Proposed number of lots: _____

PROPERTY INFORMATION:

1. Tax Key identification number: _____
2. Legal description of property (*please attach*)

CONTACT INFORMATION

Applicant is: ☐Property Owner ☐Owner's Agent ☐Developer ☐Other:_____

3. Telephone number: _____
4. Fax number: _____Address: _____
5. E-mail address: _____

PROPERTY OWNER INFORMATION

6. Property owner's name(s):_____ Address: _____
7. Telephone number(s): _____ Fax number: _____
8. E-mail address(es): _____

PROPERTY INFORMATION:

9. Existing Zoning District *(per Village Zoning District designation):* _____
10. Proposed Zoning District *(if rezoning is required):* _____
11. Area of the property (acres and/or square feet): _____

REQUIRED SIGNATURE(S) FOR *ALL* APPLICATIONS

I hereby certify that all statements, forms, and attachments submitted hereto are true and correct to the best of my knowledge and belief:

_____ _____
Property Owner's Signature Date

_____ _____
Property Owner's Signature Date

_____ _____
Property Owner's Signature Date

OTHER REQUIRED SIGNATURES

I hereby certify that all statements, forms, and attachments submitted hereto are true and correct to the best of my knowledge and belief:

_____ _____

Applicant/ Owner's Agent Signature Date

No item will be placed on an agenda unless all required plans are submitted and the fees paid by the submittal deadline for that month (see meeting schedule and submittal deadlines on last page of this application). Submittals are due to the Department of Planning and Development no later than 3:00 p.m. on the day of the submittal deadline.

No submittal is complete until application is signed below by Planning and Development Staff.

Application fee paid on: _____ By Check No.:_____ Receipted by: _____

Application fee: $_____ Planning review deposit: $_____ Total fee received: $_____

Notes: _____

Department of Planning and Development Staff's Signature: _____

SITE INTENSITY CALCULATIONS WORKSHEETS

Worksheet 1

Calculation of Base Site Area (Residential and Non-residential Development)

STEP 1:	Indicate the total gross site area (in acres) as determined by an actual on-site boundary survey of the property	- _____ acres
STEP 2:	Subtract (-) land which constitutes any existing dedicated public street rights-of-way, land located within the ultimate road rights-of-way of existing roads, and the rights-of-way of major utilities.	- _____ acres
STEP 3:	Subtract (-) land required to be dedicated for public parks under the requirements of the Village of Grafton Subdivision Ordinance as amended.	- _____ acres
STEP 4:	Subtract (-) land which, as a part of a previously approved development or land division, was reserved for open space.	- _____ acres
STEP 5:	In the case of *"Site Intensity and Capacity Calculations"* for a proposed residential use, subtract (-) the land proposed for nonresidential uses: Or In the case of *"Site Intensity and Capacity Calculations"* for a proposed nonresidential use, subtract (-) the land proposed for residential uses.	- _____ acres
STEP 6:	Equals "Base Site Area"	= _____ acres

SITE INTENSITY CALCULATIONS WORKSHEETS

Worksheet 2

Calculation of Resource Protection Land (Residential and Non-residential Development)

Natural Resource Feature	Protection Standard Based Upon Zoning District Type (circle applicable standard below*)			Acres of Land in Resource Feature	Acres of Land in Resource Feature *To Be Protected*
	Agricultural Districts	Residential Districts	Non-Residential Districts		
Steep Slope: • 20 to ≤ 30% • > 30%	 0.65 0.90	 0.75 0.85	 0.70 0.80	 X _____ = X _____ =	 _____ _____
Woodlands and Forests: • Mature • Young	 0.70 0.50	 0.70 0.50	 0.60 0.50	 X _____ = X _____ =	 _____ _____
Lakes and Ponds	1	1	1	X _____ =	_____
Streams	1	1	1	X _____ =	_____
Shore Buffer		1	1	X _____ =	_____
Floodplain	1	1	1	X _____ =	_____
Wetlands & Shoreland Wetlands	1	1	1	X _____ =	_____
TOTAL RESOURCE PROTECTION LAND (Total acres of land in resource features to be protected)					_____

Ordinance No. 010, Series 2002, Part 3

* Village of Grafton Zoning Ordinance Table 19.04.0100

Note: In conducting the calculations in this table, if two or more natural resource features are present on the same area of land, only the most restrictive resource protection standard shall be used. For example, if floodplain and young woodlands occupy the same space on a parcel of land, the resource protection standard would be 1.o which is the more restrictive standard.

SITE INTENSITY CALCULATIONS WORKSHEETS

Worksheet 3A

Site Intensity and Capacity Calculations (Residential Development only)

STEP 1:	CALCULATE MINIMUM REQUIRED ON-SITE OPEN SPACE Take ***Base Site Area*** (from Step 6 in Worksheet 1): _____ Multiply by Minimum Open Space Ratio (OSR) (See specific residential zoning district OSR standard in the Village of Grafton Municipal Ordinances, Title 19: Zoning Code; Part 3 Section 19.03.0101, Establishment of Districts): X _____ Equals: **MINIMUM REQUIRED ON-SITE OPEN SPACE =**	_____ acres
STEP 2:	CALCULATE NET BUILDABLE SITE AREA: Take ***Base Site Area*** (from Step 6 in Worksheet 1): _____ Subtract ***Total Resource Protection Land*** from Worksheet 2 Or ***Minimum Required On-Site Open Space*** (from Step 1, above), whichever is greater: _____ Equals: **NET BUILDABLE SITE AREA =**	_____ acres
STEP 3:	CALCULATE MAXIMUM NET DENSITY YIELD OF SITE: Take ***Net Buildable Site Area*** (from Step 2, Above): _____ Multiply by Maximum Net Density (ND) (See specific residential zoning district ND Standards in the Village of Grafton Municipal Ordinances, Title 19: Zoning Code; Part 3 Section 19.03.0101, Establishment of Districts): X _____ Equals: **MAXIMUM NET DENSITY YIELD OF SITE =**	_____ D.U.s
STEP 4:	CALCULATE MAXIMUM GROSS DENSITY OF SITE: Take ***Base Site Area*** (from Step 6 of Worksheet 1) Multiply by Maximum Gross Floor Area Ratio (GFAR) (See specific residential zoning district GD standard in the Village of Grafton Municipal Ordinances, Title 19: Zoning Code; Part 3 Section 19.03.0101, Establishment of Districts): X _____ Equals: **MAXIMUM GROSS DENSITY YIELD OF SITE =**	_____ D.U.s
STEP 5:	DETERMINE MAXIMUM PERMITTED D.U.s OF SITE: Take the ***lowest*** of Maximum Net Density Yield of Site (from Step 3 above) or Maximum Gross Density Yield of Site (from Step 4 above): Equals: **MAXIMUM PERMITTED D.U.s OF SITE =**	_____ D.U.s

SITE INTENSITY CALCULATIONS WORKSHEETS

Worksheet 3B

Site Intensity and Capacity Calculations (Non-residential Development only)

STEP 1:	CALCULATE MINIMUM REQUIRED LANDSCAPE SURFACE: Take ***Base Site Area*** (from Step 6 in Worksheet 1): _____ Multiply by Minimum ***Landscape Surface Ratio*** (**LSR**) (See specific residential zoning district LSR standard in the Village of Grafton Municipal Ordinances, Title 19: Zoning Code; Part 5 Division 19.05.0400, Required Landscaping): X _____ Equals **MINIMUM REQUIRED ON-SITE LANDSCAPE SURFACE =**	_____ acres
STEP 2:	CALCULATE NET BUILDABLE SITE AREA: Take ***Base Site Area*** (from Step 6 in Worksheet 1): _____ Subtract ***Total Resource Protection Land*** from Worksheet 2 Or ***Minimum Required Landscape Surface Ratio*** (from Step 1, above), whichever is greater: - _____ Equals: **NET BUILDABLE SITE AREA =**	_____ acres
STEP 3:	CALCULATE MAXIMUM NET FLOOR AREA YIELD OF SITE: Take ***Net Buildable Site Area*** (from Step 2, Above): _____ Multiply by Maximum Net Floor Area Ratio (NFAR) (See specific nonresidential zoning district NFAR standards in the Village of Grafton Municipal Ordinances, Title 19: Zoning Code; Part 3 Section 19.03.0300, Nonresidential Zoning Districts): X _____ Equals: **MAXIMUM NET DENSITY YIELD OF SITE =**	_____ acres
STEP 4:	CALCULATE MAXIMUM GROSS FLOOR AREA YIELD OF SITE: Take ***Net Buildable Site Area*** (from Step 6 of Worksheet 1) Multiply by Maximum Gross Floor Area Ratio (GFAR) (See specific residential zoning district GFAR standard in the Village of Grafton Municipal Ordinances, Title 19: Zoning Code; Part 3 Section 19.03.0300, Nonresidential Zoning Districts): X _____ Equals: **MAXIMUM GROSS FLOOR AREA YIELD OF SITE =**	_____ acres
STEP 5:	DETERMINE MAXIMUM PERMITTED FLOOR AREA OF SITE: Take the ***lowest*** of Maximum Net Floor Area Yield of Site (from Step 3 above) or Maximum Gross Floor Area Yield of Site (from Step 4 above): (Multiply results by 43,560 for the maximum floor area in square feet) Equals: **MAXIMUM PERMITTED FLOOR AREA OF SITE =**	_____ acres (_____) s.f.