Subdivision Preliminary Plat Application

Application Fee: $500 + $25 per lot

Village of Kronenwetter Subdivision Ordinance Chapter §460

Plan Commission meetings are held on the 3rd Monday of each month. Village Board meetings for preliminary plat review typically take place on the 4th Tuesday of each month.

Although not required, it is recommended that the applicant attend these meetings.

village of Kronenwetter
1582 Kronenwetter Drive
Kronenwetter, WI 54455
715-693-4200
www.kronenwetter.org

Applicant Information

1. Applicant Name_____ Phone Number_____

Address _____

Email _____

2. Property Titleholder Name_____ Phone Number_____

Address _____

Email _____

3. Prepared By Company Name _____ Name_____

Address _____

Phone Number_____ Email _____

Property Information

4. Property Address _____

5. Section _____ Township _____ Range _____ 6. Parcel Identification # (PIN) _____

7. Legal Description (attach an additional sheet if necessary) _____

8. Parcel Acreage _____ 9. Zoning District _____

10. Will the plat application be accompanied by a zoning change request? (if yes, what district) _____
The zoning change application is required to be submitted with this preliminary plat application

11. Is the property to be subdivided within an existing subdivision? (if yes, what subdivision) _____

12. Number of lots proposed in the subdivision: _____

13. How will water be provided?_____ 14. How will sewage disposal take place? _____

Required Attachments

1. Narrative describing the subdivision with respect to the following matters:
   a. Existing use of property within the general area of the property in question.
   b. Citation of any existing legal rights-of-way or easements affecting the property.
   c. Existing covenants on the property.
   d. How the applicant proposes to meet the parkland dedication requirement
   e. Any other proposals, such as parcels of land intended to be dedicated, conveyed or reserved for public use.

2. One D-size set of drawings and one set of 11" x 17" drawings

   Requirements: (§ 460-25. Village of Kronenwetter Ordinance)

   a. General. The preliminary plat shall be based upon a survey completed by a registered land surveyor. The final preliminary plat shall be prepared on Mylar or paper of good quality at a scale of not more than 100 feet to the inch and shall be a legible print for and shall show correctly on its face the following information:
      (1) Proposed title of the subdivision.
      (2) Date, scale and North arrow.
      (3) Location of the proposed subdivision by government lot, quarter section, township, range and county.
      (4) Small drawing showing the location of the land to be divided.
      (5) Name and addresses of the owner, subdivider and land surveyor preparing the plat.
      (6) Entire area contiguous to the proposed plat owned or controlled by the subdivider shall be included on the preliminary plat even though only a portion of said area is proposed for immediate development. The Village Board, upon the Plan Commission's recommendation, may waive this requirement where it is unnecessary to fulfill the purposes and intent of this chapter and undue hardship would result from strict application thereof.
   b. Preliminary plat technical information. All preliminary plats shall show the following:
      (1) Exterior boundaries of the proposed subdivision, including the exact length and bearings, referenced to an established public land survey monument and the total acreage encompassed.
      (2) Locations of all existing property boundary lines, drives, structures, streams and watercourses, lakes, wetlands, rock outcrops, wooded areas and other significant features within the tract being subdivided or immediately adjacent thereto.
      (3) Location, right-of-way widths and names of all existing streets or other public ways, easements, railroad and utility rights-of-way and all section and quarter section lines within the exterior boundaries of the plat or immediately adjacent thereto.
      (4) Location and names of any adjacent subdivisions, parks and cemeteries and owners of record of abutting unplatted lands.
      (5) Type, width and elevation of any existing street pavements within the exterior boundaries of the plat or immediately adjacent thereto, together with any legally established center-line elevations.
      (6) Location, size and invert elevation of any existing sanitary or storm sewers, culverts and drain pipes, the location of manholes, catch basins, hydrants, electric and communication facilities, whether overhead or underground, and the location and size of any existing water and gas mains within the exterior boundaries of the plat or immediately adjacent thereto. If no sewers or water mains are located on or immediately adjacent to the tract, the nearest such sewers or water mains which might be extended to serve the tract shall be indicated by the direction and distance form the tract, size and invert elevations.
      (7) Corporate limit lines within the exterior boundaries of the plat or immediately adjacent thereto.
      (8) Existing and proposed zoning on and adjacent to the proposed subdivision.

(9) Contours within the exterior boundaries of the plat and extending to the center line of adjacent public streets at intervals of not more than two feet. At least two permanent benchmarks shall be located in the immediate vicinity of the plat; the location of the benchmarks shall be indicated on the plat, together with their elevations referenced to mean sea level datum and the monumentation of the benchmarks clearly and completely described. Where, in the judgment of the Village Engineer, undue hardship would result because of the remoteness of the parcel from a mean sea level reference elevation, another datum may be used.

(10) High-water elevation of all ponds, streams, lakes, flowages and wetlands within the interior boundaries of the plat or located within 100 feet therefrom.

(11) Floodplain and shoreland boundaries and the contour line lying a vertical distance of two feet above the elevation of the one-hundred-year recurrence interval flood or, where such data is not available, two feet above the elevation of the maximum flood of record within the exterior boundaries of the plat or within 100 feet there from.

(12) General soil types and their boundaries, as shown on the Marathon County Soil Survey Maps and/or preliminary soil borings tests completed for the plat. Location and results of soil boring tests and percolation test within the proposed plat boundaries, conducted in accordance with the Wisconsin Administrative Code where public will not serve the subdivision. Percolation tests are not required by public sanitary sewer service.

(13) Location, width and names of all proposed streets and public rights-of-way such as alleys and easements.

(14) Approximate dimensions of all lots together with proposed lot and block numbers. The area in square feet of each lot shall be provided.

(15) Location and approximate dimensions of any sites to be reserved or dedicated for parks, playgrounds, drainage ways or other public use or which are to be used for group housing, shopping centers, church sites or other nonpublic uses not requiring plotting.

(16) Approximate radii of all curves.

(17) Any proposed lake and stream access with a small drawing clearly indicating the location of the proposed subdivision in relation to access.

(18) Where the Plan Commission or Village Board finds that it requires additional information relative to a particular question presented by a proposed development in order to review the preliminary plat, it shall have the authority to request in writing such information from the subdivider.

c. Additional information. The Plan Commission or Village Board may require a proposed subdivision layout of all or part of the contiguously owned land even though division is not planned at the time.

Refer to Chapter 460 of the Village of Kronenwetter Ordinances "Subdivision of Land" for further regulations on required improvements and design standards.

I hereby certify and say that all the above statements and all accompanying statements and drawings are correct and true based on information and belief.

_____	_____	_____
(Printed Name of Applicant)	*(Signature of Applicant)*	*(Date)*