
APPLICATION for CONSERVATION DESIGN PRELIMINARY PLAT

A **Complete Application** is required before the Town of Freedom can review the proposed land division. A Complete Application entails a fully completed application form along with all required documents and drawings (printed copy and PDF) and payment of the Application Fee submitted as a single application packet.

The proposed development is a (check one):

Conventional Subdivision Conservation Subdivision

Contact Information:

Name of Property Owner: _____

Address: _____

Phone: _____ Email: _____

Name of Subdivider (if different from Property Owner): _____

Company Name: _____

Address: _____

Phone: _____ Email: _____

Name of Authorized Agent (if different from Subdivider): _____

Company Name: _____

Address: _____

Phone: _____ Email: _____

Name of Land Surveyor: _____

Company Name: _____

Address: _____

Phone: _____ Email: _____

Property Description:

Address (if different from property owner): _____

Tax Parcel Number: _____
(Please include as attachment if more than one parcel is proposed to be divided)

Location of Property: _____ 1/4 _____ 1/4, Section _____, Town _____ Range _____, Town of Freedom

Current Use of Parcel to be Divided: _____

Parcel Size: _____ Parcel Width: _____

Identify the Town of Freedom Comprehensive Plan land use classification for each parcel to be divided: (check all that apply)

- | | |
|--|---|
| <input type="checkbox"/> Agricultural Land | <input type="checkbox"/> Single- and Two-Family Residential |
| <input type="checkbox"/> Livestock Intensive Agriculture | <input type="checkbox"/> Multi-Family |
| <input type="checkbox"/> Rural Character | <input type="checkbox"/> Commercial |
| <input type="checkbox"/> Rural Transition | <input type="checkbox"/> Commercial/Industrial |
| <input type="checkbox"/> Open Areas | <input type="checkbox"/> Industrial |
| <input type="checkbox"/> Planted Woodlots | Other: _____ |
| <input type="checkbox"/> Mining/Quarries | Other: _____ |

Current Zoning of Parcel to be Divided:
(check all that apply)

- | | | |
|---------------------------------------|---------------------------------------|---------------------------------------|
| <input type="checkbox"/> AGD District | <input type="checkbox"/> RTF District | <input type="checkbox"/> CL District |
| <input type="checkbox"/> RSF District | <input type="checkbox"/> RMF District | <input type="checkbox"/> IND District |

Minimum Required Open Space:

1. The minimum required open space in a conservation design subdivision is 40 percent of the gross tract area and shall include:
 - a. All primary conservation areas.
 - b. Any secondary conservation areas as required by the Plan Commission or Town Board.
2. When insufficient primary and secondary conservation areas exist to meet minimum required open space, the subdivider shall prepare a restoration plan to reconcile the difference. Restoration plan may include any combination of prairie, woodland, or wetland restoration.
3. No more than 30 percent of the required open space may consist of active recreation land.
4. No more than 50 percent of the required open space may consist of water bodies, ponds, floodplain, or wetlands.

5. Although primary and secondary conservation areas may comprise more than 40 percent of the gross tract area, no subdivider shall be required to designate more than 40 percent of the gross tract area as required open space.
6. Road rights of way shall not be counted towards the required minimum open space.
7. Required open space shall be situated, when practicable, to take advantage of the site's natural, historic, and cultural features, to preserve scenic views, and to be contiguous with existing or proposed open spaces outside of the conservation design subdivision.

Trails:

The Plan Commission may require each conservation design subdivision include an internal trail system providing access to each lot owner. Any section of the trail system identified for potential future public use as part of an integrated Town trail network shall be dedicated to the Town. When a trail system is required, the subdivider shall be granted a five percent density bonus.

Layout of Lots:

1. Lots shall be configured to minimize the amount of road and driveway length for the subdivision.
2. All lots shall abut open space on at least one side. A local street may separate lots from the open space.
3. All residential lots and dwellings shall be grouped into clusters. Each cluster shall contain no more than 20 dwelling units and no less than five units.
4. Residential clusters shall be located to minimize negative impacts on the primary and secondary conservation areas.
5. Residential structures shall be oriented to maximize solar gain in the winter months.

Density Bonuses:

1. The required development yield analysis shall establish the base development yield for the proposed subdivision.
2. A 10 percent density bonus is provided for each conservation design subdivision.
3. In addition to the 10 percent density bonus, the development yield, may be increased if the development complies with one or more of the following standards. Each additional standard provides an additional density bonus of five percent, to a maximum allowable density bonus of 20% over the development yield.
 - a. Providing for access by the general public to parks and designated sections of trails included within the subdivision.
 - b. Providing affordable housing, to include a minimum of 25 percent of all units that would be affordable to moderate-income households, as defined by the U.S. Department of Housing and Urban Development.

- c. Incorporating and integrating existing structurally-sounds barns, silos, fence lines, and other such examples of Freedom's agricultural heritage into the development.

Submittal Requirements:

The Applicant shall submit the following:

- 10 copies of the completed Application for Conservation Design Preliminary Plat.
 - Two copies of the plat 22 inches by 30 inches
 - Eight copies of the plat 11 inches by 17 inches.
- Four copies of all other plans and specifications required in this Chapter.
- One copy of the Application for Conservation Preliminary Plat, the plat, and all other supporting information and documentation in PDF format, or an equivalent format acceptable to the Town.

Application Checklist:

The purposes of the Application Checklist is to ensure a complete submittal has been prepared and to expedite the review process. The checklist is not necessarily inclusive of all requirements needed to obtain an approval and does not absolve the Applicant from compliance with other applicable sections of the Town of Freedom Land Division Ordinance.

Please confirm compliance with Application for Conservation Design Preliminary Plat submittal requirements by completing the table below in full. Completion shall entail entering one of the following codes in each box under the 'Code' column.

- ✓ - Shown on CSM
- - Included with Application Packet
- n/a - Appears Inapplicable
- ? - Unable to Determine if Required

Code	Conservation Design Preliminary Plat Submittal Requirements <i>(Each of the following shall be shown on the face of, or provided as an attachment to, the Conceptual Plan)</i>
	Title of the proposed subdivision not duplicating an existing subdivision in Outagamie County.
	Location of the proposed subdivision by government lot, quarter section, section, township, range, and county.
	A small-scale drawing detailing the section or region in which the subdivision lies within the location of the subdivision located thereon.
	Date, graphic scale, and North arrow.
	Name and address of the owner, subdivider, authorized agent, and land surveyor preparing the plat.
	Entire area contiguous to the proposed plat owned or controlled by the subdivider, even if only a portion of said area is proposed for immediate

	development. The Town 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.
	Exact length and bearing of the exterior boundaries of the proposed subdivision referenced to a corner established in the Outagamie County Coordinate Monumentation System, and the total acreage encompassed.
	Location and names of any adjacent subdivisions, parks and cemeteries, and owners of record of abutting unplatted lands.
	Location, right-of-way width, and names of any existing or proposed streets, alleys, or other public ways, easements, railroad and utility rights-of-way, and all section or quarter section lines within the exterior boundaries of the plat or immediately adjacent thereto.
	Location of all permanent buildings and major structures.
	Location of existing property lines, structures, drainage ditches, streams and watercourses, lakes, wetlands, rock outcrops, wooded areas, slopes 12% or greater, environmentally sensitive areas, and other similar significant features within the parcel being subdivided.
	Location of Secondary Conservation Areas, as defined in the Town of Freedom Land Division Ordinance.
	Location and type of existing and proposed public easements.
	Water elevations of adjoining lakes, ponds, streams, and flowages at the date of the survey, and approximate high and low water elevations.
	Type, width, and elevation of any existing street pavements within the exterior boundaries of the plat or immediately adjacent thereto with any legally established center-line elevations.
	Contours at vertical intervals of not more than two feet where the slope of the ground surface is less than 10 percent, and of not more than four feet where the slope of the ground surface is 10 percent or more. Elevations shall be marked on such contours based on National Geodetic Datum of 1929 (mean sea level).
	Approximate dimensions of all lots, and proposed lot and block numbers.
	Existing and proposed land use and zoning included within and immediately adjacent to the proposed subdivision.
	Floodplains, wetlands, and any proposed lake and stream access.
	Surface drainage pattern mapping and indication of direction and established peak volume of soil drainage pattern as deemed necessary by the Town.
	Signature and seal of surveyor.
	Where the Town finds that it requires additional information relative to a particular problem presented by a proposed development to review the preliminary plat, it shall have the authority to request such information from the subdivider.
	Drainage Ways. A covenant shall be recorded with or placed on the Preliminary Plat. The covenant shall read as follows: (a) Maintenance of all drainageways and associated structures within the land division or serving the land division is the sole responsibility of the property owners of the land division, unless noted on the plan.

	<p>(b) Upon failure of the property owner(s) to perform maintenance of the drainageways and associated structures, the county and/or town retains the right to perform maintenance and/or repairs. The payment of the maintenance and repairs shall be assessed among the property owners of the land division in an equal amount with a drainage covenant or where the cause can be specifically identified then the payment shall be assessed to a specific property owner.</p>
	<p>Drain Tiles. The face of the Preliminary Plat shall contain the following statement: Any agricultural drain tile disturbed, cut, or broken as part of the development of the plat or excavation for home construction must be repaired and/or relocated to allow for the drain tile to continue to drain as originally designed. The cost of repair or relocation must be borne by the party or his agent damaging the drain.</p>

Additional Requirements	
	<p>Development Yield Analysis. The subdivider shall submit a table showing the maximum number of dwelling units that would be permitted under the zoning ordinance, consistent with the minimum lot size, lot widths, setbacks, and other provisions of the zoning district within the land proposed for development will be located. Land that is undevelopable because of other laws and ordinances that prohibit development in certain areas (e.g., floodplains, wetlands, steep slopes, and drainage ways), shall be excluded from the development yield analysis.</p>
	<p>As a condition of approval of a final plat, the subdivider shall enter into a development agreement per this Chapter. This agreement shall provide for time limits and security for performance and penalties for noncompliance. The agreement will not create or invoke special treatment for the developer, nor imply or create promises of approval.</p>

Signature and Certification:

By signing and dating below, you certify the information presented on this Application along with the drawings and documents included therein are, to the best of your knowledge, complete and in accordance with the Town of Freedom Land Division Ordinance.

Applicant Signature: _____ Date: _____

Application Fee:

The Application Fee for a Conservation Design Preliminary Plat is \$350.00, plus \$20.00 per lot/outlot.

For Town Use Only

Check No: _____ Amount: _____ Date Received: _____