

**Town of West Bend - Washington County, Wisconsin
APPLICATION for PRELIMINARY PLAT**

Name of Property Owner: _____

Address: _____

Phone: _____ Email: _____

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

Address: _____

Phone: _____ Email: _____

Name of Developer (if different from Applicant): _____

Address: _____

Phone: _____ Email: _____

Property Description:

Address: (if different than Property Owner) _____

Location of Property: ___ 1/4 ___ 1/4, Section ____, Town ___ Range ____, Town of West Bend

1. Tax Parcel Number: _____ Zoning District: _____ Acreage: _____

2. Tax Parcel Number: _____ Zoning District: _____ Acreage: _____

3. Tax Parcel Number: _____ Zoning District: _____ Acreage: _____

4. Tax Parcel Number: _____ Zoning District: _____ Acreage: _____
(if additional tax parcels, please include on separate sheet)

Total Acreage of Proposed Subdivision: _____

Town of West Bend Comprehensive Plan land use classification for property (*check one*)

Rural Residential

Roadside Mixed-Use

Neighborhood Residential

Government/Institutional

Shoreline Residential

Is any portion of the property in question classified as Environmental Conservancy District on the Future Land Use Map? Yes ___ No ___

Is any portion of the property in question located within a Town of West Bend/City of West Bend Boundary Agreement on the Future Land Use Map? Yes ___ No ___

**Town of West Bend - Washington County, Wisconsin
APPLICATION for PRELIMINARY PLAT**

Will the proposed development be a conservation subdivision? Yes ___ No ___

If yes, please include along with this Application the information required under Chapters 17.4.03.E and F or Chapter 17.4.04.E and F, as applicable, as an attachment.

Total Number of Proposed Lots:

Anticipated Timeframe for Completed Project: _____

Proposed Wastewater Treatment System:

Septic: ___ Mound: ___ Sand/Gravel Filter: ___ Constructed Wetland: ___

Will wastewater treatment use individual or clustered systems? _____

Please explain why this option was chosen: _____

Proposed Water System (check one):

Community Well: ___ Individual Private Wells: ___

Please explain why this option was chosen: _____

Will outlot(s) be included within the proposed subdivision? Yes ___ No ___

If yes, explain the purpose of the outlot(s): _____

Will shared facilities (parks, trails, etc.) be included within the proposed subdivision? Yes ___ No ___

If yes, please describe: _____

Town of West Bend - Washington County, Wisconsin
APPLICATION for PRELIMINARY PLAT

Application Checklist:

(This Application shall be completed in full. The Town of West Bend shall not accept any Application for Preliminary Plat until all of the information below, as required under Section 18.4.03 of the Town of West Bend Land Division Ordinance, is submitted as attachment to this Application. Please confirm inclusion of the required information by checking each item below).

The Preliminary Plat shall show the following (as applicable):

- ___ A map scale of not more than 100 feet to the inch.
- ___ Title or name under which the proposed subdivision is to be recorded.
- ___ Proper Location of the proposed subdivision by: government lot, quarter-section, township, range, county, and state.
- ___ General Location Sketch showing the location of the subdivision within the U.S. Public Land Survey section.
- ___ Date, Graphic Scale, and North Point.
- ___ Names and Addresses of the owner, subdivider, and land surveyor preparing the plat.
- ___ The 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 Town Plan Commission may waive this requirement where it is unnecessary to fulfill the purposes and intent of this Ordinance and severe 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 U.S. Public Land Survey and the total acreage encompassed thereby.
- ___ Existing and Proposed 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).
- ___ Water Elevation of adjoining lakes and streams at the date of the survey and approximate high and low water elevations, all referred to National Geodetic Vertical Datum (NGVD).
- ___ Floodplain Limits of the 100-year recurrence interval flood, or where such data is not available, a line lying a vertical distance of five feet above the elevation of the maximum flood of record.
- ___ Location, Right-of-way Width, and Names of all existing streets, alleys, or other public ways, private road, easements, road reservations, railroad and utility rights-of-way and all section and quarter section lines within the exterior boundaries of the plat or immediately adjacent thereto.

Town of West Bend - Washington County, Wisconsin
APPLICATION for PRELIMINARY PLAT

- ___ 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 centerline elevations, all to National Geodetic Vertical Datum (NGVD).
- ___ Location and Names of Any Adjacent Subdivisions, parks, and cemeteries, and owners of record of abutting unplatted lands.
- ___ Location, Size, and Invert Elevation of any existing sanitary or storm sewers, culverts, and drain pipes, the location of manholes, catch basins, hydrants, power and telephone poles, 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 sanitary or storm sewers or water mains are located on or immediately adjacent to the lands being platted, the nearest such sewers or water mains which might be extended to serve such lands shall be indicated by their direction and distance from the nearest exterior boundary of the plat and their size, and invert elevations.
- ___ Locations of All Existing Property Boundary Lines, structures, drives, streams and watercourses, marshes, rock outcrops, wooded areas, railroad tracks, and other similar significant natural or man-made features within the tract being subdivided or immediately adjacent thereto.
- ___ Location, Width, and Names of all proposed streets and public rights-of-way such as alleys and easements.
- ___ Approximate Dimensions of All Lots together with proposed lot and block numbers.
- ___ Location and Approximate Dimensions and Size of any sites to be reserved or dedicated for parks, playgrounds, drainageways, schools, or other public use or which are to be used for group housing, shopping centers, church sites, or other private uses not requiring lotting.
- ___ Approximate Radii of All Curves.
- ___ Existing Zoning on and adjacent to the proposed subdivision.
- ___ Any Proposed Lake and Stream Access with a small drawing clearly indicating the location of the proposed subdivision in relation to the access.
- ___ Any Proposed Lake and Stream improvement or relocation.
- ___ Soil Type, Slope and Boundaries as shown on the detailed operational soil survey maps prepared by the U.S. Natural Resources Conservation Service.
- ___ Location of Soil Boring Tests, where required by Section SPS 385.06 of the Wisconsin Administrative Code, made to a depth of six feet, unless bedrock is at a lesser depth. The number of such tests shall be adequate to portray the character of the soil and the depths of bedrock and groundwater from the natural undisturbed surface. To accomplish this purpose, a minimum of one test per three acres shall be made initially. Two copies of all test results shall accompany the Preliminary Plat.
- ___ Location of Soil Percolation Tests where required by Section SPS 385.06 of the Wisconsin Administrative Code, taken at the location and depth in which soil absorption waste disposal

**Town of West Bend - Washington County, Wisconsin
APPLICATION for PRELIMINARY PLAT**

systems are to be installed. The number of such tests initially made shall not be less than one test per three acres or one test per lot, whichever is greater. Two copies of all test results shall accompany the Preliminary Plat.

Application Fee:

- \$150.00, plus \$10.00 for each lot

Check Number: _____

Signatures:

Owner or Applicant: _____ Date: _____

Zoning Administrator: _____ Date: _____

Professional Services Fee:

When the services of outside legal, planning, engineering, or other technical advice results in a charge to the Town for professional time and services, the Town Clerk shall charge such fees incurred by the Town to the property owner even if the request is not approved.

I understand and agree that I shall be responsible for any professional services fees incurred by the Town even if my request is not approved.

Owner Signature: _____ Date: _____