

Land Use Map/Text Amendment Application Form

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: \$200 for each (plus Planning Review Deposit: \$500)

PROPERTY INFORMATION:

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

CONTACT INFORMATION

4. Applicant is: Property Owner Owner's Agent Developer Other _____
5. Applicant's name: _____
6. Street address: _____
7. City: _____ State: _____ Zip Code: _____
8. Phone: _____ Cell phone: _____ Fax: _____
9. E-mail address: _____
(if no e-mail address, agenda and report will be mailed)

PROPERTY OWNER'S INFORMATION

10. Property owner(s) name(s): _____
11. Street address: _____
12. City: _____ State: _____ Zip Code: _____
13. Phone: _____ Cell phone: _____ Fax: _____
14. E-mail address: _____
(if no e-mail address, agenda and report will be mailed)

PROPERTY INFORMATION:

15. Adopted Land Use designation (Comprehensive Plan 2035): _____
16. Requested Land Use designation: _____
17. Requested Land Use text amendment: _____
18. Existing Zoning District (*Village of Grafton or Town of Grafton Zoning District Designation*): _____

- 19. Proposed Zoning District (*Village Zoning District designation*): _____
- 20. Present use(s) of property: _____
 - a. SIC--Standard Industrial Classification - Code Number: _____
- 21. Proposed use(s) of property: _____
 - a. SIC--Standard Industrial Classification - Code Number: _____

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 APPLICABLE SIGNATURES

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

_____	_____
Business Owner's 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.: _____ Received by: _____

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

Notes: _____

Department of Planning and Development Staff's Signature: _____

REQUIRED PLANS FOR LAND USE MAP AMENDMENT

- Completed Application and Fee(s)
- Property Survey (recent)
- Legal Description of area to be amended
- Concept Site Plan (1 Colored) at 1"=100' or Less (per Planning and Development Staff request)
- Utility System Plans
Sewerage disposal with location of pipe, septic field, holding tank or sampling manhole; water supply source with location of pipe or well; electric, gas and cable locations along with the location(s) and sizes of proposed easement(s) is needed.
- Three (3) full size sets of all materials and plans (must be folded to 8.5" X 11")
- Three (3) complete sets reduced to 11" X 17"

REQUIRED PLANS FOR LAND USE TEXT AMENDMENT

- Completed Application and Fee(s)
- Written description of Village of Grafton Municipal Code Section involved in this amendment and a description of the requested changes (Village Staff will create specific language for text amendment to be reviewed by the Plan Commission and Village Board)

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 " <i>Site Intensity and Capacity Calculations</i> " for a proposed residential use, subtract (-) the land proposed for <u>nonresidential</u> uses: Or In the case of " <i>Site Intensity and Capacity Calculations</i> " for a proposed nonresidential use, subtract (-) the land proposed for <u>residential</u> uses.	- _____ acres
STEP 6:	Equals "BASE SITE AREA"	= _____ acres

WORKSHEET 2
Calculation of Resource Protection Land

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)					_____

Ord. 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 1.0 which is the more restrictive standard.

WORKSHEET 3A

Site Intensity and Capacity Calculations for *Residential* Development

<p>STEP 1:</p>	<p>CALCULATE MINIMUM REQUIRED ON-SITE OPEN SPACE</p> <p>Take Base Site Area (from Step 6 in Worksheet 1): _____</p> <p>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 _____</p> <p>Equals MINIMUM REQUIRED ON-SITE OPEN SPACE =</p>	<p>_____</p> <p>acres</p>
<p>STEP 2:</p>	<p>CALCULATE NET BUILDABLE SITE AREA:</p> <p>Take Base Site Area (from Step 6 in Worksheet 1): _____</p> <p>Subtract Total Resource Protection Land from Worksheet 2 Or Minimum Required On-Site Open Space (from Step 1, above), whichever is greater: _____ - _____</p> <p>Equals: NET BUILDABLE SITE AREA =</p>	<p>_____</p> <p>acres</p>
<p>STEP 3:</p>	<p>CALCULATE MAXIMUM NET DENSITY YIELD OF SITE:</p> <p>Take Net Buildable Site Area (from Step 2, Above): _____</p> <p>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 _____</p> <p>Equals MAXIMUM NET DENSITY YIELD OF SITE =</p>	<p>_____</p> <p>D.U.s</p>
<p>STEP 4:</p>	<p>CALCULATE MAXIMUM GROSS DENSITY OF SITE:</p> <p>Take Base Site Area (from Step 6 of Worksheet 1)</p> <p>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 _____</p> <p>Equals MAXIMUM GROSS DENSITY YIELD OF SITE =</p>	<p>_____</p> <p>D.U.s</p>
<p>STEP 5:</p>	<p>DETERMINE MAXIMUM PERMITTED D.U.s OF SITE:</p> <p>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):</p>	<p>_____</p> <p>D.U.s</p>

WORKSHEET 3B
Site Intensity and Capacity Calculations for Nonresidential Development

STEP 1:	<p>CALCULATE MINIMUM REQUIRED LANDSCAPE SURFACE:</p> <p>Take Base Site Area (from Step 6 in Worksheet 1): _____</p> <p>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 _____</p> <p>Equals MINIMUM REQUIRED ON-SITE LANDSCAPE SURFACE = _____</p>	<p>_____</p> <p>acres</p>
STEP 2:	<p>CALCULATE NET BUILDABLE SITE AREA:</p> <p>Take Base Site Area (from Step 6 in Worksheet 1): _____</p> <p>Subtract Total Resource Protection Land from Worksheet 2 Or Minimum Required Landscape Surface Ratio (from Step 1, above), whichever is greater: - _____</p> <p>Equals: NET BUILDABLE SITE AREA = _____</p>	<p>_____</p> <p>acres</p>
STEP 3:	<p>CALCULATE MAXIMUM NET FLOOR AREA YIELD OF SITE:</p> <p>Take Net Buildable Site Area (from Step 2, Above): _____</p> <p>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 _____</p> <p>Equals MAXIMUM NET DENSITY YIELD OF SITE = _____</p>	<p>_____</p> <p>acres</p>
STEP 4:	<p>CALCULATE MAXIMUM GROSS FLOOR AREA YIELD OF SITE:</p> <p>Take Net Buildable Site Area (from Step 6 of Worksheet 1)</p> <p>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 _____</p> <p>Equals MAXIMUM GROSS FLOOR AREA YIELD OF SITE = _____</p>	<p>_____</p> <p>acres</p>
STEP 5:	<p>DETERMINE MAXIMUM PERMITTED FLOOR AREA OF SITE:</p> <p>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):</p> <p>(Multiply results by 43,560 for the maximum floor area in square feet.</p>	<p>_____</p> <p>acres (_____) sf.</p>