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- (g) Conditions. The Plan Commission may condition approval of either the concept plan or development plan to provide for the following:
- (1) Landscaping.
 - (2) Exterior materials.
 - (3) Lighting.
 - (4) Fencing and other types of visual screening.
 - (5) Traffic circulation and access.
 - (6) Deed restrictions.
 - (7) Bulk requirements greater than those required in Article D of this Chapter.
 - (8) Parking requirements greater than those required in Article H of this Chapter.
 - (9) Maximum amount of gross floor area.
 - (10) Signage.
 - (11) Drainage.
 - (12) Other requirements deemed necessary by the Plan Commission to fulfill the purpose and intent of this Chapter.

SEC. 10-1-33 PUD PLANNED UNIT DEVELOPMENT DISTRICT.

- (a) Description and Purpose. The planned unit development district is established to provide a voluntary regulatory framework designed to encourage and promote improved environmental and aesthetic design in the Village by allowing for greater design freedom, imagination and flexibility in the development of land while insuring substantial compliance with the basic intent of this Chapter and the Village Comprehensive Plan. To further these goals, the district allows diversification and variation in the bulk and relationship of uses and structures and spaces in developments conceived as comprehensive and cohesive unified plans and projects. The district is further intended to encourage developments consistent with coordinated area site planning.
- (b) Lot Area, Lot Width, Height, Floor Area Ratio, Yard, Usable Open Space Requirements, Land Use, Signs and Off-Street Parking Requirements. In the planned unit development district there shall be no predetermined specific lot area, lot width, height, floor area ratio, yard, usable open space, land use, sign and off-street parking requirements, but such requirements as are made a part of an approved recorded specific development plan agreed upon by the owner and the Village shall be, along with the recorded plan itself, construed to be and enforced as a part of this ordinance.
- (c) Criteria For Approval. As a basis for determining the acceptability of a planned unit development district application, the following criteria shall be applied with specific consideration as to whether or not it is consistent with the spirit and intent of this ordinance and has the potential for producing significant community benefits in terms of

environmental and aesthetic design.

- (1) Character and intensity of land use. A planned unit development district's uses and their intensity, appearance and arrangement shall be of a visual and operational character which:
 - a. Are compatible with the physical nature of the site or area.
 - b. Will produce an attractive environment of sustained aesthetic desirability, economic stability and functional compatibility with the Village Comprehensive Plan.
 - c. Will not adversely affect the anticipated provision for school or other municipal service unless jointly resolved.
 - d. Will not create a utility, traffic or parking demand incompatible with the existing or proposed facilities to serve it unless jointly resolved.
 - e. Economic impact. A planned unit development district shall not adversely affect the economic prosperity of the Village or of surrounding properties.
 - (2) Preservation and maintenance of open space. A planned unit development district shall make adequate provision for the improvement and continuing preservation and maintenance of attractive open space.
 - (3) Implementation schedule. A planned unit development district shall include suitable assurances that each phase could be completed in a manner which would not result in an adverse effect upon the community as a result of termination at that point.
 - (4) Adherence to Comprehensive Plan. A planned unit development district shall further the Village Comprehensive Plan.
- (d) Procedure. A petition for a planned unit development district shall be filed with the Zoning Administrator on a form prescribed by the Zoning Administrator. The application shall be accompanied by a general development plan. Upon submission of a complete application form, general development plan and payment of the required fee, the Zoning Administrator shall forward the application to the Plan Commission.
- (1) General development plan (GDP). The plan shall include the following:
 - a. A statement describing the general character of the intended development.
 - b. An accurate map of the project area including its relationship to surrounding properties and existing topography and key features.
 - c. A plan of the proposed project showing sufficient detail to make possible the evaluation of the criteria for approval as set forth in Section 10-1-33(e).
 - d. A statement addressing relevant items under Section 10-1-33(c) above.
 - e. A general outline of the intended organizational structure related to

- property owner's association, deed restrictions and private provision of common services.
- f. An economic feasibility study of the proposed use and proof of financial capability.
 - g. When requested, any other information necessary to evaluate the proposal.
- (2) Hearing and Referral.
- a. The general development plan shall follow the rezoning process contained in Section 10-1-125(c). Notice of hearings on general development plans and modifications to such plans shall provide notice according to Section 10-1-125(c)(2)a.
 - b. Approval of the re-zoning and related general development plan shall establish the basic right of use for the area when in conformity with the plan as approved, which shall be recorded as an integral component of the district regulations, but such plan shall be conditioned upon subsequent approval of a specific development plan, and shall not make permissible any of the uses as proposed until a specific development plan is submitted and approved for all or a portion of the general development plan. If the approved general development plan, or notice thereof in a form approved by the Village, is not recorded with the Dane County Register of Deeds within twelve (12) months of the date of approval by the Board, or such other time as the Village may allow in approving the General Development Plan, the approval shall be null and void and a new petition and approval process shall be required to obtain general development plan approval. The Village Board may extend the time allotted to record a General Development Plan. Applicants shall provide proof of recordation to the Zoning Administrator. If a specific development plan for all or part of the general development plan area is not submitted to the Village within twelve (12) months of the date of approval by the Board of the general development plan the general development plan shall be null and void. If the general development plan has been recorded, the applicant may request extension of the time allotted to submit a specific development plan. Such a request shall be considered by the Plan Commission.
- (3) Specific development plan (SDP). The specific development plan shall be submitted to the Plan Commission and shall conform to the requirements of Section 10-1-108 of this Chapter. A specific development plan may be submitted for consideration concurrently with a general development plan, however, such a submittal shall clearly delineate which components are part of the GDP and which are part of the SDP, and shall include the required materials for each submittal.
- (4) Approval of the specific development plan.
- a. Following a review of the specific development plan, the Plan Commission shall recommend to the Board that it be approved as submitted, approved with modifications or disapproved.

- b. Upon receipt of the Plan Commission recommendation, the Board may approve the plan and authorize the development to proceed accordingly, modify the plan or disapprove the plan and send it back with specific objections to the Plan Commission for further negotiation with the developer.
 - c. In the event of approval of the specific development plan, the building, site and operational plans for the development, as approved, as well as all other commitments and contractual agreements with the Village offered or required with regard to project value, character and other factors pertinent to an assurance that the proposed development will be carried out basically as presented in the official submittal plans, shall be recorded by the developer within twelve (12) months of the date of approval by the Board, or such other time as the Village may allow in approving the Specific Development Plan, in the Dane County Register of Deeds Office. Applicants shall provide proof of recordation to the Zoning Administrator. This shall be accomplished prior to the issuance of any zoning permit. If the specific development plan, as approved, or notice thereof in a form satisfactory to the Village, is not recorded with the Dane County Register of Deeds and a building permit has not been acquired within twelve (12) months of the date of approval by the Board, and the Village Board has not extended the time for recording the specific development plan, the approval shall be null and void, and a new petition and approval process shall be required to obtain specific development plan approval. If the specific development plan has been recorded, the applicant may request extension of the time allotted to acquire a building permit. Such a request shall be considered by the Plan Commission.
- (5) Any subsequent change or addition to the specific development plan shall be submitted to the Zoning Administrator.
- a. Changes to signage that are in compliance with either the Village sign ordinance or the approved specific development plan and that do not result in a net addition of signage beyond the square footages that were approved in the specific development plan, may be approved administratively by the Zoning Administrator.
 - b. The Zoning Administrator shall forward other specific development plan modifications to the Plan Commission for consideration. Minor modifications to the approved SDP shall be considered by the Plan Commission. If, in the judgment of the Plan Commission, the proposed modifications constitute a major change to the SDP, the Plan Commission shall forward the application to the Village Board with a recommendation to approve, approve with conditions, or deny the application.
 - c. The Village Board shall approve, approve with conditions, or deny a major SDP modification.
- (6) The provisions of this section relating to the time for recording General

Development Plans and Specific Development Plans, and relating to changes or additions to specific development plans, shall apply to General Development Plans and Specific Development Plans approved before the effective date of this section.

The Zoning Administrator shall not issue a zoning permit or certificate of occupancy for a planned unit development district unless the application conforms to the approved recorded specific development plan.

SEC. 10-1-34 THROUGH SEC. 10-1-39 RESERVED FOR FUTURE USE.