

CHAPTER 3 SPECIAL DISTRICTS

Part 2: Planned Unit Development (PUD)

Sec. 13-3-4 Planned Unit Development (PUD).

- (a) **Applicability.** A Planned Unit Development may be used as a custom zoning district for any land use or combination of land uses. A Planned Unit Development may be used as a Zoning Overlay District over any zoning district or combination of zoning districts.
- (b) **Fees.** The developer shall pay a Seven Hundred Dollar (\$700.00) fee at the time of filing an application for a traditional neighborhood development. The developer shall pay all other applicable fees including but not limited to storm sewer fees, sanitary sewer fees, park fees, connection fees, and topographic fees unless otherwise waived by the Common Council.
- (c) **Classification.** Planned Unit Developments shall be signified in the zoning map and Ordinances as a PUD. When used as an overlay district, Planned Unit Developments shall be signified in the zoning map and Ordinances with a “P” after each zoning classification such as R-1P.
- (d) **Size.** Planned Unit Developments shall be on a tract of land not less than five (5) acres.
- (e) **Ownership.** An application for a PUD must be filed by the owner or owners or an authorized agent of the owner or owners.

Sec. 13-3-5 Development and Design Standards.

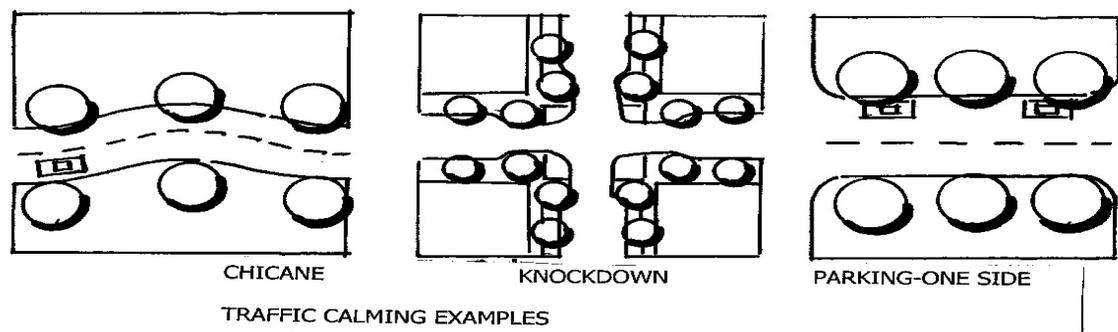
The following provisions shall be applied by the Plan Commission and Common Council in their consideration of a PUD:

- (a) **Permitted Uses.** Permitted Uses shall be defined in the PUD proposal to the City or in the case of an overlay district, shall be consistent with the permitted uses of the underlying districts.
- (b) **Conditional Uses.** Conditional Uses shall be defined in the PUD proposal to the City or in the case of an overlay district shall be consistent with the conditional uses in the underlying zoning districts.
- (c) **Density.** Density of development will be reviewed based on the following criteria:
 - (1) Effect on adjacent properties
 - (2) Adequacy of public and private services and infrastructure
 - (3) Overall design
 - (4) Scale and massing of structures
 - (5) Building elevations and setbacks
 - (6) Landscaping, screening and buffering
 - (7) Open space provision and design
 - (8) Retention of natural, cultural and historic resources
- (d) **PUD Perimeter.** PUD’s shall be designed to compliment existing adjacent uses and infrastructure.
- (e) **Lot Area.** Lot area may vary in PUD’s provided the developer has demonstrated that the proposed design and layout meets the provisions of this Article.

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- (f) **Setbacks.** Setbacks may vary in PUD's provided the developer has demonstrated that the proposed design and layout meets the provisions of this Article. Perimeter setbacks shall be consistent with the setbacks of adjacent zoning districts outside the district.
- (g) **Building Height.** Building height may vary and shall be proposed as part of the PUD proposal to the City. The City may request cross sections, elevations and other information from the developer in order to determine if the structure height meets the provisions of this Article.
- (h) **Environmental Design.** A PUD shall be designed to preserve existing vegetation and topography where practical and shall be consistent with the goals and objectives of the Onalaska Comprehensive Plan.
- (i) **Common Open Space.** PUD's shall include common open space that is functional, improves appearance and aesthetics, is accessible and where possible adds to existing common or public open space systems.
 - (1) Common open space shall comprise a minimum of fifteen percent (15%) of the gross land area in the PUD and shall not include:
 - a. Setback areas
 - b. Street right-of-way
 - c. Parking areas and driveways
 - d. Building sites
 - e. Inaccessible stormwater ponds
 - (2) Common open space may include land dedicated for public parks, trails or pathways.
 - (3) All structures or facilities proposed as part of common open space systems shall be completed as part of the required improvements or infrastructure of the proposed PUD.
- (j) **Architecture.** PUD's shall include and incorporate architectural planning by the developer and implementation provisions for controlling the architecture by protective covenants, design overlay districts enforced by the City or other legal methods.
- (k) **Parking.** Parking ratios may vary but shall be proposed as part of the PUD proposal. Where parking ratios are not stated, they shall conform to the City Zoning Code.
- (l) **Streets, Utilities and Drainage.** All publicly dedicated streets, utilities and storm-water facilities shall be designed in accordance with City Ordinances and Policies. The City may consider flexible standards for streets if the developer has demonstrated that the proposed design and layout warrants varying standards and the design meets the provisions of this Article.
- (m) **Traffic Calming-Design.** Traffic calming measures and good street design shall be considered in all PUD's.

Examples of Traffic Calming Designs:



- (n) **Circulation/Access.** Vehicular access to lots adjoining an arterial as defined by the functional classification system shall be designed by way of a frontage road, service road or local street. Streets in a Planned Unit Development shall be designed to promote a grid network of streets, minimizing dead ends and cul-de-sacs and connecting to adjoining developments where streets have been ‘stubbed in’ for the purpose of continuation. PUD’s shall include provisions for pedestrians, bicycles and transit.
- (o) **Landscaping.** A master landscape plan shall be included in the PUD submittal to the City including street tree provisions, screening, parking lot landscaping where applicable and the preservation of mature, healthy hardwood trees where applicable.
- (p) **Signs.** A master signage plan shall be included in the PUD submittal to the City. Signage shall generally conform to the City Sign Code. Freestanding pylon type signs shall consolidate tenants or uses in predetermined locations, minimizing the number of freestanding signs where possible.

Sec. 13-3-6 Concurrent Development Review.

- (a) **Combined Applications.** An application for a Planned Unit Development may be accompanied by all other discretionary requests including but not limited to Subdivision Review, Conditional Use Permit applications and Site Plan applications in order to minimize review periods.
- (b) **Authority.** Authority is given to the Plan Commission to combine separate permit applications into one (1) application for the convenience of the applicant and the City.
- (c) **Dedications.** Dedication or offers to dedicate interest in real property for specific purposes shown in the General Development Plan may be required as a condition of approval of the PUD if they are found by the Plan Commission to be in the public interest and/or are consistent with the City of Onalaska Comprehensive Plan.
- (d) **Improvements.** Improvements may be required as a condition of approval for PUD’s. Required improvements in multi-phase projects shall be applied to each final implementation plan submittal.

Sec. 13-3-7 Review and Approval Procedures.

- (a) **General Provisions.** Before submitting an application for a PUD, the applicant may confer with the Planning Subcommittee to obtain information and guidance before entering into binding agreements or incurring substantial expense. It is recommended that the applicant have a pre-application conference with the City Planning Department to discuss the Comprehensive Plan objectives for the particular planning area and the procedure for submitting an application.
- (b) **Application Procedures.** An application for a Planned Unit Development shall not be referred to the Plan Commission until the following requirements are met:
 - (1) The payment of all fees.
 - (2) The applicant shall file with the Plan Commission a general development plan, which shall include the following information:
 - a. A statement describing the general character of the intended development.
 - b. An accurate scale map (1" – 100') of the project area including its relationship to surrounding properties and existing topography and key features within one hundred (100) feet of the PUD.
 - c. A plan of the proposed project showing at least the following information in sufficient detail to make possible the evaluation of the criteria for approval set forth as follows:
 - 1. The pattern of proposed land use including shape, size, arrangement and density of proposed use areas.
 - 2. The pattern of private streets, traffic circulation, access and parking either on or off the streets.
 - 3. The location, size and character of open space and common areas and the management of the same.
 - 4. A utility feasibility study and the location of all utilities.
 - 5. Appropriate economic analysis of the development and any other plans or data pertinent to evaluation by the City under the criteria established by this Chapter.
 - 6. General outline of intended organizational structure related to deed restrictions and private provision of common services.
- (c) **General Development Plan.** The applicant shall file with the Plan Commission a General Development Plan consisting of:
 - (1) A statement describing the general character and goals of the intended development.
 - (2) An accurate scale map of the project area including its relationship to surrounding properties with existing topography, easements, existing vegetation and all other features within one hundred (100) feet of the proposed PUD.
 - (3) A plan of the proposed project including:
 - a. The pattern of proposed land uses.
 - b. The pattern, shape, size, arrangement and density of proposed use areas.
 - c. The pattern and design of all circulation provisions.
 - d. The pattern and design of all common open space areas including proposed management.
 - e. Utility provisions.

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- (4) An economic analysis of the development including proposed investment, phasing, job creation, etc.
 - (5) A general outline of the organizational structure for the enforcement and administration of protective covenants if applicable.
 - (6) A schedule for the implementation of the development Public Hearing. Prior to the approval of the General Development Plan, the City Clerk shall give notice of a public hearing to be held by the Plan Commission and such hearing shall be held for the purpose of explaining the proposed development by the applicant and providing all citizens an opportunity to be heard.
- (d) **Approval of the General Development Plan.** Approval of the General Development Plan shall establish the basic right of use for the area in conformity with the plan as approved, but such plan shall be conditioned upon approval of a Final Implementation Plan and shall not make permissible any of the uses as proposed until a Final Implementation Plan is submitted and approved for all or a portion of the General Development Plan.
- (e) **Final Implementation Plan Submittal.** A specific and detailed plan for the implementation of all or part of a proposed PUD must be submitted to the Plan Commission and shall include the following detailed construction and engineering plans and related details, documents and schedules:
- (1) An accurate scale map of the project consistent with the general development plan.
 - (2) The pattern of public and private circulation.
 - (3) Detailed lot layout.
 - (4) The arrangement of buildings.
 - (5) Architectural elevations and details.
 - (6) A master grading and drainage plan.
 - (7) Utility plans.
 - (8) An open space plan with provisions for maintenance of the same.
 - (9) A master landscape plan.
 - (10) Proof of financial treatment.
 - (11) An economic analysis.
 - (12) A development schedule indicating construction commencement and completion, project phases, the dedication of public improvements, the administration of covenants.
- (f) **Final Implementation Plan Approval.** Following the review of a final implementation plan submittal, the Plan Commission shall make a recommendation to the Council. Upon receipt of the Plan Commission's recommendation, the Council may approve, deny or send the proposal back to the Plan Commission for further negotiation with the developer. In the event of approval, the developer and applicant shall carry out the plans in accordance with the officially submitted and approved plans on file with the City Clerk. The developer shall also record with the office of the Register of Deeds for La Crosse County, the legal description of the PUD and the conditions of approval which shall run with the land. Said conditions shall not lapse or be waived as a result of any subsequent change in ownership or tenancy. Said conditions shall be deemed to be part of the building permit issued for any use or structure in the PUD. Any subsequent change to the PUD shall first be submitted to the Plan Commission and City Attorney and if in their opinion the change constitutes a substantial change, the applicant shall follow the procedure for General Development Plan approval set forth herein including the required public hearing. If after the approval of the PUD, any portion of the approved conditions or plans are not met, the City

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Land Use and Development Director, Building Inspector and City Attorney may stop further construction of the development by posting a stop work order and providing the developer with written notice by certified mail within two (2) working days of the stop work order. Construction shall be halted until such time as the developer has made the necessary corrections to comply with the approved plans.