



## Plan Development Project Description and Owner's Statement of Intent

Applications submitted to the City Plan Commission for both general and detailed plan development projects must include a project description and owner's statement of intent. Specifically, there should be a written description of the overall development concept and a statement as to how the plan provides for or complies with each of the following standards:

295-907. District Standards. All applications for a general or detailed planned development shall meet the following standards:

1. **USES.** All permitted uses and related operating standards or restrictions shall be specified in the detailed plan.
2. **DESIGN STANDARDS.** Conceptual design elements and standards shall be provided in the general plan. Specific design elements and standards shall be specified in the detailed plan.
3. **DENSITY.** Residential densities shall be consistent with those prescribed in the comprehensive plan.
4. **SPACE BETWEEN STRUCTURES.** Spaces between structures shall not be less than required by the building code.
5. **SETBACKS.** Planned developments exceeding 5 acres shall provide a setback of at least 25 feet around the perimeter of the site, unless a smaller setback is approved by the common council because adjacent buildings have setbacks that are less than 25 feet. Setback areas shall be landscaped and used only for recreation, direct access to the development, utility rights-of-way, sidewalks, ponds, water detention basins and drainage channels.
6. **SCREENING.** Residential uses shall be screened from existing or proposed business or industrial uses on or adjacent to the site. Screening shall consist of decorative walls, fences, berms, hedges, shrubs, trees or combinations thereof appropriate to the surrounding neighborhood.
7. **OPEN SPACES.** All open spaces designated on a planned development plan shall be landscaped and maintained so as not to create a nuisance or hazardous conditions. The location and development of recreation facilities shall be coordinated with the overall development of the project.
8. **CIRCULATION, PARKING AND LOADING.** Traffic circulation facilities shall be planned and installed consistent with the comprehensive plan. Adequate access for pedestrians and public and private vehicles shall be provided. Parking and loading facilities shall be located near the uses they support and shall be adequately screened and landscaped in a manner which meets or exceeds the requirements of this chapter. Private streets shall be constructed to comparable public street standards.
9. **LANDSCAPING.** All required vegetation shall be of a quality consistent with the standards of the American association of nurserymen (ANSI 260.1). All required vegetation shall be maintained on an ongoing basis, including seasonal tree and plant replacement.
10. **LIGHTING.** See s. 295-409 for lighting regulations applicable to planned development districts.
11. **UTILITIES.** All utility lines shall be installed underground. Transformers and substations shall be installed within buildings or otherwise screened from view. This requirement may be waived by the common council upon finding that utilities

on adjacent properties are located above-ground.

12. SIGNS. The following signs are permitted in planned development districts:

L-1. One project identification sign located at or near each entrance to the tract or premises. Such a sign may be freestanding or attached to a structure, and shall not exceed 32 square feet.

L-2. Signs not exceeding 18 square feet each that identify nonresidential tenants or individual buildings.

L-3. Signs specified in a master sign program and approved as part of the planned development.

L-4. Either of the following types of temporary signs:

L-4a. A sign pertaining to the construction of a building or the sale or lease of vacant land, provided it does not exceed 48 square feet.

L-4b. A sign erected and maintained on a lot to advertise the leasing, rental or sale of a building or other improved real estate, provided it does not exceed 36 square feet.

L-5. Signs listed in s.295-407-4.

13. Sign illumination. Signs allowed under par. 12 may be illuminated. If illuminated, the source of illumination shall not be visible or intermittent.