

## CHAPTER 20

### CONDITIONAL USE – PLANNED UNIT DEVELOPMENTS

**20.01 THE CEDAR LAKE ELDERLY PLANNED UNIT DEVELOPMENT – SPECIFIC IMPLEMENTATION PLAN WITH CONDITIONS.** The land more fully described in the Cedar Lake Elderly Planned Unit Development – Specific Implementation Plan is hereby re-designated as a PUD-SIP, subject to the following conditions:

- (1) The project shall be developed according to the site plan and architectural elevations by Design Alliance, dated May 23, 1999 and the engineering and site plans by Blackhawk Engineering, Ltd., revised June 14, 1999, except for such minor changes as may be necessary to conform to applicable regulations and as approved by the Zoning Administrator. A full size set of said plans, including a colored rendering of the architectural elevations, shall be submitted to the Zoning Administrator prior to the issuance of building permits.
- (2) The building shall be used only for those purposes set forth in the narrative (Elderly Housing and Elderly Nursing Care CBRF's) approved with the PUD-GDP, which is attached hereto and by this reference is incorporated herein as if set out in full. The buildings may not be converted to traditional multi-family uses unless approved by the Common Council, after recommendation by the Plan Commission, as an amendment to this PUD-SIP.
- (3) Signs shall be approved by the Zoning Administrator, but only if no sign exceeds 36 square feet in area and 5 feet in height. If larger signs are requested, they must first be approved by the Common Council, after recommendation by the Plan Commission, as an amendment to this PUD-SIP. (99-14, 6/29/99)

**20.02 ROH'S AUTO MART PLANNED UNIT DEVELOPMENT – SPECIFIC IMPLEMENTATION PLAN WITH CONDITIONS.** The land more fully described in the Roh's Auto Mart Planned Unit Development is hereby re-designated as a PUD-SIP (single-step), subject to the following conditions:

- (1) The property shall be developed in accordance with the site plan by Blackhawk Engineering, dated February 2000 (no exact date shown), except for such minor changes as may be required to comply with applicable laws and as approved by the Zoning Administrator.
- (2) Any future development or alteration to the site plan shall require an amendment to this Planned Unit Development, in accordance with Section 22.07 of Chapter 22, the Zoning Ordinance.

**20.021 AMENDMENT TO 20.02 – ROH’S STORAGE PLANNED UNIT DEVELOPMENT – SPECIFIC IMPLEMENTATION PLAN WITH CONDITIONS.** The land at 1375 N. Lancaster Street, more fully described in the Planned Unit Development application, is hereby amended as follows:

- (1) An additional self-storage warehouse building shall be allowed.
- (2) Any future development or alteration to the site plan shall require an amendment to this Planned Unit Development, in accordance with Section 22.07 of Chapter 22, the Zoning Ordinance.

**20.022 AMENDMENT TO 20.02 – ROH’S STORAGE PLANNED UNIT DEVELOPMENT – SPECIFIC IMPLEMENTATION PLAN WITH CONDITIONS.** The land at 1375 N. Lancaster Street, more fully described in the Planned Unit Development application, is hereby amended as follows:

- (1) An additional self-storage warehouse building shall be allowed.
- (2) Shrubs or other landscaping be provided along the north side of the building.
- (3) Any future development or alteration to the site plan shall require an amendment to this Planned Unit Development, in accordance with Section 22.07 of Chapter 22, the Zoning Ordinance.

**20.03 AMENDMENT TO CAMELOT COURT PLANNED UNIT DEVELOPMENT – SPECIFIC IMPLEMENTATION PLAN.** The land more fully described in the Camelot Court Planned Unit Development is hereby amended as follows:

- (1) The approved PUD is amended to allow for a different layout to the buildings and driveway. The new plan includes seven residential buildings, rather than eight, in a different arrangement on the site. The location and design of the driveway/cul-de-sac has also been changed. The cul-de-sac is now located off to the northwest corner, is not as large as before, and no longer has the grass area in the center. The plan no longer identifies a location for a gazebo on the site.
- (2) Any future development or alteration to the site plan shall require an amendment to this Planned Unit Development, in accordance with Section 22.07 of Chapter 22, the Zoning Ordinance.

**20.04 AMENDMENT TO PINE RIDGE CONDOMINIUM PLANNED UNIT DEVELOPMENT – SPECIFIC IMPLEMENTATION PLAN.** The land more fully described in the Pine Ridge Planned Unit Development is hereby amended as follows:

- (1) The approved PUD is amended to allow for a different layout to the buildings and driveway. The new plan will include a total of 42 units, and has a total of 21 buildings instead of the original 18 buildings. The revised plan only has one fourplex, and also includes two single-family detached units, and the remainder as duplexes. The location and design of the internal drives and cul-de-sac has also been changed.
- (2) Any future development or alteration to the site plan shall require an amendment to this Planned Unit Development, in accordance with Section 22.07 of Chapter 22, the Zoning Ordinance.

**20.05 GRIDLEY AVENUE PLANNED UNIT DEVELOPMENT – SPECIFIC IMPLEMENTATION PLAN WITH CONDITIONS.** The land more fully described in the 25 & 35 Gridley Avenue Planned Unit Development is hereby re-designated as a PUD-SIP (single step), subject to the following conditions:

- (1) A petition to vacate the platted alley south of Gridley Avenue shall be submitted for City review and approval. If the alley vacation is not approved, the location of the proposed house should be moved to provide a minimum of five feet (5') setback from the west lot line, and one parking space be relocated to the parking area along Rountree Avenue.
- (2) Any future development or alteration to the site plan shall require an amendment to this Planned Unit Development, in accordance with Section 22.07 of Chapter 22, the Zoning Ordinance.

**20.051 AMENDMENT TO 20.05 – GRIDLEY AVENUE PLANNED UNIT DEVELOPMENT – SPECIFIC IMPLEMENTATION PLAN WITH CONDITIONS.** The land more fully described in the 25 & 35 Gridley Avenue Planned Unit Development is hereby amended as follows:

- (1) The site design shall be amended as shown on the revised site plan dated 11/5/07.
- (2) The driveways and parking areas shall be hard-surfaced.
- (3) Any future development or alteration to the site plan shall require an amendment to this Planned Unit Development, in accordance with Section 22.07 of Chapter 22, the Zoning Ordinance.

**20.06 UNIVERSITY OF WISCONSIN-PLATTEVILLE PLANNED UNIT DEVELOPMENT – SPECIFIC IMPLEMENTATION PLAN.** The submitted documents provide specific

information on the improvements that are proposed for the next six years, including the following projects:

Ullsvik Center Remodeling and Addition: 2005-2007

The western portion of the building will be demolished and replaced with a 3 or 4 story addition. The proposed addition will add almost 40,000 square feet to the size of the present building. The remaining portion of the building will undergo extensive remodeling.

New Engineering Building: 2005-2007

A new 114,000 sq. ft. building is being proposed for the northwest corner of Southwest Road and Longhorn Drive. The building will contain classrooms, laboratories and offices. An additional 60-space parking lot will be provided adjacent the building.

New Residence Hall: 2005-2007

A new 120,000 sq. ft. residence hall will be built adjacent to the new engineering building. The building will accommodate approximately 348 students. A new 280-space parking lot will be built for the students across the street on Southwest Road, near the greenhouse, and a 16-space staff/handicapped parking lot will be built adjacent to the building.

The land more fully described in the UWP Planned Unit Development is hereby re-designated as a PUD-SIP (single step), subject to the following conditions:

- (1) That the University cooperates with the City to ensure that adequate parking is provided to accommodate the anticipated increase in students and faculty.
- (2) Any future development or alteration to the site plan shall require an amendment to this Planned Unit Development, in accordance with Section 22.07 of Chapter 22, the Zoning Ordinance.

**20.07 965 JACKSON STREET PLANNED UNIT DEVELOPMENT – SPECIFIC IMPLEMENTATION PLAN WITH CONDITIONS.**

The land more fully described in the 965 Jackson Street Planned Unit Development is hereby designated as a PUD-SIP (single step), subject to the following conditions:

- (1) The parking area for Unit #3 should be widened to a minimum of 40 feet, and the parking areas for Unit #2 and Unit #3 should include an extension of the aisles beyond the parking spaces to provide space for maneuvering vehicles.
- (2) The parking area for Unit #3 should also include a curb along the south edge of the parking lot, or other means of directing the storm water into the proposed detention basin.
- (3) The proposed wooden privacy fence should be reduced to 4 feet tall for the portion within 25 feet of the street right-of-way. This would bring the fence into compliance with the requirements of the zoning ordinance. The fence should also include a

gate or other means of allowing access along the portion where it crosses the sanitary sewer easement.

- (4) Any future development or alteration to the site plan shall require an amendment to this Planned Unit Development, in accordance with Section 22.07 of Chapter 22, the Zoning Ordinance.

**20.071 AMENDMENT TO 20.07 – 965 JACKSON STREET PLANNED UNIT DEVELOPMENT – SPECIFIC IMPLEMENTATION PLAN.** The land more fully described in the 965 Jackson Street Planned Unit Development is hereby amended to allow the conversion of the property to a condominium ownership.

**20.08 475 & 495 BROADWAY PLANNED UNIT DEVELOPMENT – SPECIFIC IMPLEMENTATION PLAN.** The land more fully described in the 475 & 495 Broadway Planned Unit Development is hereby re-designated as a PUD-SIP (single step), subject to the following conditions:

- (1) Any future development or alteration to the site plan shall require an amendment to this Planned Unit Development, in accordance with Section 22.07 of Chapter 22, the Zoning Ordinance.

**20.09 EAST RIDGE ESTATES PLANNED UNIT DEVELOPMENT – SPECIFIC IMPLEMENTATION PLAN WITH CONDITIONS.** The land more fully described in the East Ridge Estates Planned Unit Development, 600 Eastside Road, is hereby designated as a PUD-SIP, subject to the following conditions:

- (1) The plan is approved with a modification from the GDP to include a building #8.
- (2) Any future development or alteration to the site plan shall require an amendment to this Planned Unit Development, in accordance with Section 22.07 of Chapter 22, the Zoning Ordinance.

**20.10 SENIOR VILLAGE OF PLATTEVILLE PLANNED UNIT DEVELOPMENT – SPECIFIC IMPLEMENTATION PLAN.** The land more fully described in the Senior Village of Platteville Planned Unit Development, 250 Camp Street, as shown on the building plans by Plunkett Raysich Architects, dated 7/24/06, and as shown on the revised site plan, dated 8/15/06, is hereby re-designated as a PUD-SIP (single step), subject to the following conditions:

- (1) Any future development or alteration to the site plan shall require an amendment to this Planned Unit Development, in accordance with Section 22.07 of Chapter 22, the Zoning Ordinance.

**20.11 JODY CIRCLE PLANNED UNIT DEVELOPMENT – SPECIFIC IMPLEMENTATION PLAN WITH CONDITIONS.** The land more fully described in the Planned Unit Development for Lot 15 of the Prairie View Subdivision is hereby designated as a PUD-SIP (single step), subject to the following conditions:

- (1) The shared drive between building #8 and building #9 shall be at least 24 feet wide.
- (2) Any future development or alteration to the site plan shall require an amendment to this Planned Unit Development, in accordance with Section 22.07 of Chapter 22, the Zoning Ordinance.

**20.12 PRAIRIE VIEW SUBDIVISION PLANNED UNIT DEVELOPMENT – SPECIFIC IMPLEMENTATION PLAN WITH CONDITIONS.** The land more fully described in the Planned Unit Development for Lots 1 through 10 of the Prairie View Subdivision, as shown on the plans by TDI Associates dated 2/26/07, is hereby designated as a PUD-SIP, subject to the following conditions:

- (1) Additional fire hydrants shall be provided to meet the recommendation of the Fire Department.
- (2) Any future development or alteration to the site plan shall require an amendment to this Planned Unit Development, in accordance with Section 22.07 of Chapter 22, the Zoning Ordinance.

**20.13 PRAIRIE VIEW SUBDIVISION PLANNED UNIT DEVELOPMENT – SPECIFIC IMPLEMENTATION PLAN WITH CONDITIONS.** The land more fully described in the Planned Unit Development for Lots 11 and 12 of the Prairie View Subdivision, is hereby designated as a PUD-SIP (one-step), subject to the following conditions:

- (1) Northside Drive shall be upgraded to City street specifications along Lot 11.
- (2) Sidewalks shall be installed in specified locations.
- (3) Outlot 3 shall be made a part of the PUD application.
- (4) Final ownership of the condominiums or driveway easements shall be provided.
- (5) A site implementation plan addressing these issues, plus landscaping, shall be submitted.
- (6) Any future development or alteration to the site plan shall require an amendment to this Planned Unit Development, in accordance with Section 22.07 of Chapter 22, the Zoning Ordinance.

**20.14 PRAIRIE VIEW SUBDIVISION PLANNED UNIT DEVELOPMENT – SPECIFIC IMPLEMENTATION PLAN WITH CONDITIONS.** The land more fully described in the Planned Unit Development for Lots 30, 31 and 32 of the Prairie View Subdivision is hereby designated as a PUD-SIP (one-step), subject to the following conditions:

- (1) No shrubs or trees are installed in the required vision triangles.
- (2) The sidewalk on the east side of Cody Parkway shall be extended.
- (3) Any future development or alteration to the site plan shall require an amendment to this Planned Unit Development, in accordance with Section 22.07 of Chapter 22, the Zoning Ordinance.

**20.15 555 EAST MAIN STREET PLANNED UNIT DEVELOPMENT – SPECIFIC IMPLEMENTATION PLAN WITH CONDITIONS.** The land more fully described in the Planned Unit Development for the property at the southeast corner of Main Street and Cora Street (555 E. Main Street) is hereby designated as a PUD-SIP (one-step), subject to the following conditions:

- (1) Sidewalks shall be installed along Main Street and Cora Street.
- (2) Any future development or alteration to the site plan shall require an amendment to this Planned Unit Development, in accordance with Section 22.07 of Chapter 22, the Zoning Ordinance.

**20.16 810 VALLEY ROAD PLANNED UNIT DEVELOPMENT – SPECIFIC IMPLEMENTATION PLAN WITH CONDITIONS.** The land more fully described in the Planned Unit Development for the property at 810 Valley Road is hereby designated as a PUD-SIP (one-step), subject to the following conditions:

- (1) The residential portion of the building shall be limited to the personal residence of the owner/operator of the business located on the site.
- (2) The building addition shall meet the requirements of the floodplain zoning ordinance.
- (3) The residential portion of the building shall be limited to a single-family residence.
- (4) Any future development or alteration to the site plan shall require an amendment to this Planned Unit Development, in accordance with Section 22.07 of Chapter 22, the Zoning Ordinance.

**20.17 FOX RIDGE APARTMENTS PLANNED UNIT DEVELOPMENT – SPECIFIC IMPLEMENTATION PLAN WITH CONDITIONS.** The land more fully described in the Planned Unit Development for the Fox Ridge Apartment Development, located in the Fox Ridge Subdivision, is hereby designated as a PUD-SIP, subject to the following conditions:

- (1) The driveways should be aligned.
- (2) The project shall provide fire hydrants to meet the Fire Department requirements.
- (3) The garages shall meet the requirements of Section 22.062 of the Zoning ordinance.
- (4) The storm water detention pond shall be constructed at the same time as the rest of the development.
- (5) The cul-du-sac shall have a minimum diameter of ninety feet (90’).
- (6) The City and Developer should enter into a development agreement to further specify the construction details regarding this project.
- (7) Any future development or alteration to the site plan shall require an amendment to this Planned Unit Development, in accordance with Section 22.07 of Chapter 22, the Zoning Ordinance.

**20.18 FOX RIDGE INVESTMENTS PLANNED UNIT DEVELOPMENT – SPECIFIC IMPLEMENTATION PLAN WITH CONDITIONS.** The land more fully described in the Planned Unit Development for Lots 12 through 22 of the Fox Ridge Estates Subdivision is hereby designated as a PUD-SIP (one-step), which will allow townhouse-style duplexes, subject to the following conditions:

- (1) Each of the duplex buildings shall meet the standard requirements of the zoning ordinance regarding building setback and height.
- (2) The ownership of each half of the duplex shall include a minimum of 8,000 square feet of land area.
- (3) Any future development or alteration to the site plan shall require an amendment to this Planned Unit Development, in accordance with Section 22.07 of Chapter 22, the Zoning Ordinance.

**20.19 325 & 345 S. HICKORY STREET PLANNED UNIT DEVELOPMENT–SPECIFIC IMPLEMENTATION PLAN WITH CONDITIONS.** The land more fully described in the Planned Unit Development for the property at 325 & 345 S. Hickory Street, is hereby designated as a PUD-SIP, subject to the following condition:



- (1) Any future development or alteration to the site plan shall require an amendment to this Planned Unit Development, in accordance with Section 22.07 of Chapter 22, the Zoning Ordinance.

**20.20 440 WEST PINE STREET PLANNED UNIT DEVELOPMENT—SPECIFIC IMPLEMENTATION PLAN WITH CONDITIONS.** The land more fully described in the Planned Unit Development for the property at 440 West Pine Street, as shown on the site and landscaping plan, dated 6/14/07, is hereby designated as a PUD-SIP, subject to the following condition:

- (1) The applicant shall obtain a rental license for the existing duplex.
- (2) Any future development or alteration to the site plan shall require an amendment to this Planned Unit Development, in accordance with Section 22.07 of Chapter 22, the Zoning Ordinance.

**20.21 110 PIONEER ROAD PLANNED UNIT DEVELOPMENT – SPECIFIC IMPLEMENTATION PLAN WITH CONDITIONS.** The land more fully described in the Planned Unit Development for the property at 110 Pioneer Road, as shown on the site and landscaping plans by Delta 3 Engineering, dated November 10, 2008, is hereby designated as a PUD-SIP (one-step), subject to the following conditions:

- (1) Screening shall be provided for any dumpsters or garbage facilities provided on the property, which shall consist of a fence and shrubs to meet the requirements of Section 22.061.
- (2) Some alternative building materials, such as brick, and details shall be provided on the south elevations of Building A and Building B.
- (3) Storm water detention facilities shall be provided to meet the requirements of the Department of Natural Resources.
- (4) The rip-rap installed at the base of the fill along the west property line shall not include recycled concrete slabs.
- (5) Any future development or alteration to the site plan shall require an amendment to this Planned Unit Development, in accordance with Section 22.07 of Chapter 22, the Zoning Ordinance.

**20.22 6082 SOUTHWEST LANE PLANNED UNIT DEVELOPMENT—SPECIFIC IMPLEMENTATION PLAN WITH CONDITIONS.** The land more fully described in the Planned Unit Development documents for the property at 6082 Southwest Lane, as shown

on the site plans and drawings by Austin Engineering, dated July 28, 2009, is hereby designated as a PUD-SIP, subject to the following conditions:

- (1) The applicant shall provide more variation and detail on the building facades to improve the appearance.
- (2) The developer (property owner) shall pay for sidewalks when they are installed in the street right-of-way by the City.
- (3) Any future development or alteration to the site plan shall require an amendment to this Planned Unit Development, in accordance with Section 22.07 of Chapter 22, the Zoning Ordinance.

**20.23 1415 EVERGREEN ROAD PLANNED UNIT DEVELOPMENT–SPECIFIC IMPLEMENTATION PLAN WITH CONDITIONS.** The land more fully described in the Planned Unit Development for the property at 1415 Evergreen Road is hereby designated as a PUD-SIP (one-step), to allow the barn to be converted to a residence, subject to the following condition:

- (1) The residential portion of the building shall be limited to one residence, and shall not involve any building expansions.
- (2) The residential use of the property shall be limited to the current owner, and shall convert to uses allowed in the B-3 District if the property is sold.
- (3) Any future development or alteration to the site plan shall require an amendment to this Planned Unit Development, in accordance with Section 22.07 of Chapter 22, the Zoning Ordinance.

**20.24 WASHINGTON PLACE APARTMENTS PLANNED UNIT DEVELOPMENT–SPECIFIC IMPLEMENTATION PLAN WITH CONDITIONS.** The land more fully described in the Washington Place Apartment Planned Unit Development is hereby designated as a PUD-SIP, subject to the following conditions:

- (1) The property shall be developed in accordance with the site plan and building plans by Knothe & Bruce Architects, dated March 25, 2011, except for such minor changes as may be required to comply with applicable laws and as approved by the Zoning Administrator.
- (2) The City and Developer should enter into a development agreement to further specify the construction details regarding this project.

- (3) Any future development or alteration to the site plan shall require an amendment to this Planned Unit Development, in accordance with Section 22.07 of Chapter 22, the Zoning Ordinance.

**20.25 CEDAR HILL PLANNED UNIT DEVELOPMENT–SPECIFIC IMPLEMENTATION PLAN WITH CONDITIONS.** The land more fully described in the Cedar Hill Development Planned Unit Development is hereby designated as a PUD-SIP, subject to the following conditions:

- (1) The property shall be developed in accordance with the site plan and building plans by Knothe & Bruce Architects, dated May 17, 2011, except for such minor changes as may be required to comply with applicable laws and as approved by the Zoning Administrator.
- (2) Parking restrictions shall be required along the length of the private drive serving the development. The developer shall install signs along the drive prohibiting parking, except in the designated parking spaces with the City being allowed to enforce this restriction.
- (3) An additional emergency-access lane shall be installed to connect Main Street to the driveway near the southeast corner of the apartment building with the access lane being gated and a minimum 50' extension of the turf stone lane provided on the east side of the apartment building.
- (4) The hydrant previously located in the middle of the cul-du-sac be relocated outside the paved area. An additional hydrant be installed near the southwest corner of the apartment building. An additional hydrant be installed near the emergency-access drive entrance to Main Street.
- (5) The 12 parking stalls identified as future parking for the apartment building be installed if and when determined necessary by the City.
- (6) All of the parcels have their recording to Grant County at the same time.
- (7) Emergency access as required by State Code shall be complied with when the plans are submitted for State plan approval. The City and Developer should enter into a development agreement to further specify the construction details regarding this project.
- (8) The site plan shall be amended to allow duplex condominium structures, in addition to the single-family condominium structures, with the condition that the total number of condominiums does not exceed 17 units.

- (9) The sidewalk connection between Main Street and Perry Drive shall be installed upon completion of the condominium buildings located where Units 4 and 5 are shown on the site plan or December 31, 2022, whichever comes first.
- (10) Any future development or alteration to the site plan shall require an amendment to this Planned Unit Development, in accordance with Section 22.07 of Chapter 22, the Zoning Ordinance.

**20.26 ROUNDTREE COMMONS PLANNED UNIT DEVELOPMENT–SPECIFIC IMPLEMENTATION PLAN WITH CONDITIONS.** The land at 800 S. Chestnut Street, and more fully described in the Rountree Commons application, is hereby designated as a PUD-SIP, subject to the following conditions:

- (1) The property shall be developed in accordance with the site plan by IIW Engineers, dated May 19, 2001, and the building plans by HGA Architects, dated June 6, 2011, except for such minor changes as may be required to comply with applicable laws and as approved by the Zoning Administrator.
- (2) The project should include a fire connection to the building sprinkler system at a location approved by the fire department. A hydrant must be provided near this connection at an approved location. A fire control room should be provided inside the building, at a location approved by the fire department.
- (3) An enclosure should be provided around the exterior mechanical equipment to provide screening and reduce the noise levels to a maximum of 60 db at the nearest adjoining or adjacent property line.
- (4) The City and Developer should enter into a development agreement to further specify the construction details regarding this project, and a payment in lieu of taxes agreement.
- (5) A sidewalk shall be installed at the developers expense between Hickory Street to Markee Avenue.
- (6) Any future development or alteration to the site plan shall require an amendment to this Planned Unit Development, in accordance with Section 22.07 of Chapter 22, the Zoning Ordinance.

**Per Ordinance 11-23 in effect as of 10/19/11, Planned Unit Developments are now approved as a zoning district rather than a conditional use permit.**