



CITY OF ONALASKA

Planned Unit Development Checklist

(Final Implementation Plan)

The submittal to your proposed project must include the following information in order to be considered an Application for Planned Unit Development (PUD) Review for Final Implementation Plan (FIP). The submittal of the proposed project must include the following information in order to be considered a complete application for a FIP. Refer to City of Onalaska's Unified Development Code for more information regarding standards, plans, and requirements (Section 13-13-3-7 (e)). **Please provide the following with the site plan application submittal: two (2) full-size copies (24" x 36"), two (2) 11" x 17" copies, and a 24" x 36" electronic version of entire plan set.**

1. Completed PUD Final Implementation Plan Application form with completed and signed checklist.
 - Attached
2. A cover letter is required providing a statement describing the PUD character and schedule for implementing the development. Other information includes, but not limited to, permitted/ conditional uses, acreage, density, setbacks, building height, environmental design, common open space, architecture, parking, streets, utilities, drainage, circulation/ access, landscaping and signage. This information and items in plan set will be used by the Plan Commission to review the PUD.
 - Attached
3. **Plan Set.** A plan set that contains the following detailed construction and engineering plans and related details, documents, and schedules:
 - A. An accurate scaled map of the project consistent with the General Development Plan.
 - B. Pattern of public and private circulation (vehicular, pedestrian, and bicycling).
 - C. Detailed lot layout.
 - D. The arrangement of buildings.
 - E. Architectural elevations and details.
 - F. A master grading and drainage plan.
 - G. Utility plans.
 - H. An open space plan (minimum 15% of project area) with provisions for maintenance.
 - I. A master landscaping plan (including street tree provisions, screening, parking lot landscaping (where applicable), and preservation of mature, healthy trees.
 - J. Proof of financial treatment.
 - K. An economic analysis.
 - L. A development schedule indicating construction commencement and completion, project phases, the dedication of public improvements, and the administration of covenants.
 - Attached Does Not Apply, Please state reason: _____

Following the review of the Final Implementation Plan by the Plan Commission and Common Council, if approved the developer/applicant shall carry out the plans in accordance with the officially submitted and approved plans on file. The developer/applicant shall record the legal description of the PUD and the Conditions of Approval which shall run with the land at the La Crosse County Register of Deeds.

Any subsequent change to the PUD shall follow the PUD Amendment process as noted in Section 13-3-7 (f) of the Unified Development Code of the City of Onalaska.

All information listed above is attached to this application and I understand that incomplete submittals may delay the processing of the application.

Applicant Signature

Date



City of Onalaska, Department of Planning & Zoning, 415 Main Street, Onalaska, WI 54650

PUD FINAL IMPLEMENTATION PLAN APPLICATION

The following checklist will ensure the timely processing of your application:

➔ **Overview/ Cover Letter Describing the following:**

- ▶ A statement describing character and goals of the PUD.
- ▶ Construction & Engineering Plan Set including: scaled map consistent with GDP, pattern of public/private circulation, lot layout, building arrangement, architectural elevations, grading/drainage plan, utility plan, open space plan & landscape plan, development schedule, etc.

If incomplete, no further processing of the application will occur until the application is complete.

A Planned Unit Development (PUD) may be used as a custom zoning district for any land use or combination of land uses. A PUD is reviewed through a two-part process: 1) General Development Plan (GDP) and 2) Final Implementation Plan. The Final Implementation Plan is based off of the GDP and includes a plan set with all items noted above (or Section 13-3-7 (e) of the Unified Development Code) to the Plan Commission and Common Council for final approval. Developers are required to record a legal description of the PUD and conditions of approval that will run with the land to the La Crosse County Register of Deeds.

Brief Description of Request for a PUD:

Property Address(es):

Parcel Number(s):

18-	18-
18-	18-
18-	18-
18-	18-

Zoning District:

Applicant/Property Owner:

Project Contact:

Mailing Address:

City, State, Zip:

Phone Number:

Email:

The undersigned hereby makes an application for the location stated herein. The undersigned agrees that all work shall be done in accordance with the requirements of the City of Onalaska Unified Development Code / Zoning Ordinance and with all other applicable City Ordinances and the laws and regulations of the State of Wisconsin.

Signature of Applicant:

Date:

Signature of Property Owner:

Date:

OFFICE USE ONLY:

Date Submitted:

Permit Number:

Application Received by: