



# Planned Development District City of Wisconsin Rapids, Wisconsin

Version: January 3, 2019

**Community Development Department**  
444 West Grand Avenue  
Wisconsin Rapids, WI 54495-2780  
P: (715) 421-8228 Fax: (715) 421-8291

**Overview:** A planned development district is a special zoning district that may provide more flexibility in the design of a specific project.

**Governing regulations:** The procedures and standards governing the review of this application are found in Article 5 of the City's zoning code (Chapter 11 of the municipal code).

**General instructions:** Complete this application and submit one copy to the Community Development Department. Alternatively, you can submit your application online at <https://wisconsinrapids.zoninghub.com/>

**Application fee:** \$500.00 for a general development plan; \$300.00 for a final development plan; \$150.00 for an amendment of prior approval

**Application submittal deadline:** Applications must be submitted at least 3 weeks prior to the meeting. Please consult the annual Planning Commission schedule for specific dates.

**Mandatory meeting with staff:** To ensure that all the required information is provided and that there is a complete understanding of the process, the applicant must meet with City staff to discuss the request and necessary items. Please contact the Community Development Department to schedule an appointment.

### Office Use Only

Date Received \_\_\_\_\_

Received By \_\_\_\_\_

Fee \_\_\_\_\_

Case # \_\_\_\_\_

Aldermanic District \_\_\_\_\_

Plan Commission Date \_\_\_\_\_

### 1. Applicant information

Applicant name \_\_\_\_\_

Street address \_\_\_\_\_

City, state, zip code \_\_\_\_\_

Daytime telephone number \_\_\_\_\_

Email \_\_\_\_\_

### 2. Agent contact information

Include the names of those agents, if any, that helped prepare this application including the supplemental information. Agents may include surveyors, engineers, landscape architects, architects, planners, and attorneys.

#### Agent 1

#### Agent 2

Name \_\_\_\_\_

Company \_\_\_\_\_

Street address \_\_\_\_\_

City, state, zip code \_\_\_\_\_

Daytime telephone number \_\_\_\_\_

Email \_\_\_\_\_

### 3. Type

General Development Plan

Precise Implementation Plan

### 4. Subject property information

Physical address \_\_\_\_\_

Parcel number(s) \_\_\_\_\_

Note: The parcel number can be found on the tax bill for the property or it may be obtained from the Community Development Department.

Is the subject property currently in violation of the City's zoning ordinance as determined by the City's zoning administrator?

- No
- Yes

If yes, please explain.

**Comment:** Pursuant to Section 11.04.10 of the City's zoning code, the City may not issue a permit or other approval that would benefit a parcel of land that is in violation of the zoning code, except to correct the violation or as may be required by state law.

Are there any unpaid taxes, assessments, special charges, or other required payments that are specifically related to the subject property?

- No
- Yes

If yes, please explain.

**Comment:** Pursuant to Section 11.04.11 of the City's zoning code, the City may not issue a permit or other approval that would benefit a parcel of land where taxes, special assessments, special charges, or other required payments are delinquent and unpaid.

**5. Zoning information** (refer to <https://wisconsinrapids.zoninghub.com/zoningmap.aspx>)

The subject property is located in the following base zoning district(s). (check all that apply)

- |  |  |  |
|--|--|--|
| <input type="checkbox"/> RR Rural Residential                        | <input type="checkbox"/> R-8 Manufactured Home Park  | <input type="checkbox"/> M-1 General Industrial  |
| <input type="checkbox"/> R-1 Single-family Residential               | <input type="checkbox"/> B-1 Downtown Commercial     | <input type="checkbox"/> M-2 Heavy Industrial    |
| <input type="checkbox"/> R-2 Mixed Residential                       | <input type="checkbox"/> B-2 General Commercial      | <input type="checkbox"/> I-1 Institutional       |
| <input type="checkbox"/> R-3 Multi-family Medium Density Residential | <input type="checkbox"/> B-3 Neighborhood Commercial | <input type="checkbox"/> P-1 Park and Recreation |
| <input type="checkbox"/> R-4 Multi-family High Density Residential   | <input type="checkbox"/> B-5 Mixed Use Commercial    | <input type="checkbox"/> C-1 Conservancy         |

The subject property is also located in the following overlay zoning district(s). (check all that apply)

- |  |  |  |
|--|--|--|
| <input type="checkbox"/> Planned Development (PDD) | <input type="checkbox"/> Shoreland         | <input type="checkbox"/> Floodplain          |
| <input type="checkbox"/> Downtown Design           | <input type="checkbox"/> Shoreland-Wetland | <input type="checkbox"/> Wellhead Protection |

**6. Project description** Describe the district including allowable land uses, dimensional standards, and the like.

**7. Evaluation criteria** The factors listed below will be used in evaluating this application. Your responses are important.

1. Whether development in the proposed project is in keeping with the spirit and intent of this chapter (i.e., the zoning code).

2. Whether development in the proposed project is consistent with the City's comprehensive plan.

3. The effects of development in the proposed project on traffic safety and efficiency, both within and outside of the district.

4. Whether the proposed plan for development in the proposed project is properly planned and is properly coordinated with the existing and anticipated land uses on properties in the immediate and surrounding area.

5. The extent to which the natural features, open space, and/or farmland on the site are preserved.

6. Whether development in the proposed project complies with provisions of this chapter and other land development regulations of the City that may apply.

7. The effects of development in the proposed project on public services and facilities.

8. Whether adequate water and sanitary sewer facilities can be provided.

9. The proposed means of maintaining any undeveloped areas of the proposed project for the purpose for which it was set aside.

10. Effects of the proposed use on surrounding properties, including existing and anticipated uses.

11. Effects of the proposed use on the normal and orderly development and improvement of the surrounding property for uses permitted in the zoning district and adjoining districts.

12. Whether the plan for development is clearly superior to development that is permitted based on the design and development standards of the underlying zoning district.

13. Any other factor that relates to the purposes of this chapter set forth in s. 11.01.05 or as allowed by state law

**8. Attachments** List any attachments included with your application.

**9. Other information** You may provide any other information you feel is relevant to the review of your application.

**10. Mandatory meeting with staff**

When did you meet with the Community Development Director?

Month/year

**11. Applicant certification**

- I understand that I, or any of my agents, may not discuss this application with any member of the Planning Commission or the Common Council until after a final decision is rendered.
- I certify that all of the information in this application, along with any attachments, is true and correct to the best of my knowledge and belief.
- I understand that submission of this application authorizes City officials and employees, and other designated agents, including those retained by the City, to enter the property to conduct whatever site investigations are necessary to review this application. This does not authorize any such individual to enter any building on the subject property, unless such inspection is specifically related to the review of this application and the property owner gives his or her permission to do so.
- I understand that this application and any written materials relating to this application will become a permanent public record and that by submitting this application I acknowledge that I have no right to confidentiality. Any person has the right to obtain copies of this application and related materials or view it online.
- I understand that the zoning administrator will review this application to determine if it contains all of the required information. If he or she determines that the application is incomplete, it will not be scheduled for review until it is deemed to be complete.

Property Owner:

\_\_\_\_\_  
Name – print

\_\_\_\_\_  
Name – Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Name – print

\_\_\_\_\_  
Name – Signature

\_\_\_\_\_  
Date