



REZONING, CONDITIONAL USE (CU), & PLANNED UNIT DEVELOPMENT (PUD) APPLICATION

Applicant *(Please print or type)*

Date:

Name:

Business Name:

Address:

City:

State:

Zip:

Phone:

Email:

Property Owner *(This section can be left blank if same as above)*

Name:

Business Name:

Address:

City:

State:

Zip:

Phone:

Email:

Development Information

Location/Address:

Parcel ID Number(s):

Project/Development Name (If Appl.):

Current Zoning District(s):

Proposed Zoning District(s):

Rezoning* \$750

Conditional Use* (CU) \$750

Planned Unit Development* (PUD) \$750

Rezoning w/ Conditional Use* \$750

CU Amendment* \$500

PUD Amendment* \$500

Rezoning w/ Planned Unit Development* \$750

***REQUIRES a Pre-Development Agreement with \$2,000 Deposit**

I hereby certify that I have read and full understand the rezoning and pre-development agreement procedures and failure to comply with the Village requirements will result in this application being withheld from consideration.

Signature of Property Owner

Signature of Applicant *(Working as Agent for owner)*

Print Name

Print Name

Date

Date



REZONING, CONDITIONAL USE, AND PLANNED UNIT DEVELOPMENT PROCEDURES

The following information will guide you through the procedures that are necessary for a Rezoning/Conditional Use/Planned Unit Development to occur.

Contact Village Planning to Discuss your Proposal

The Petitioner meets with pertinent Village staff regarding rezoning, conditional use, planned unit development and amendments relevant to the development proposal. A pre-submittal meeting is not required, but is highly recommended.

Submit for a Conceptual Plan Review

The petitioner may choose to submit for conceptual approval. This step is optional. This step helps get questions answered and typically helps the formal submittal go a little smoother. The conceptual review step can be helpful if there is a questionable matter being proposed. Conceptual approval does not guarantee that a formal request will be granted. Conceptual reviews are only looked at by the Plan Commission.

Submit the Formal Rezoning/Conditional Use/Planned Unit Development

Once the information for the request is assembled, it can be submitted to the Village. The following information should be submitted to the Village as part of the proposed review:

- The required submission fees, application, and pre-development agreement.
- A complete legal description of the area being reviewed.
- If a land division, development, and/or site changes are planned to be done after the proposed process, concept drawings of the proposed development, and/or site changes should also be submitted for clarification (site plans, building elevations, conceptual drawings).
- For Planned Development Proposals (PUDs) the following also applies for submittal:
 - Note which of the Village's base zoning districts the development is based off of so the proper lot sizes, setbacks, offsets, etc. can be enforced and incorporated into the design.
 - Note what elements are proposed that are above and beyond the usual restrictions of the Village's base zoning codes (Examples: Increased heights for proposed development, reduced open space requirements, reduced setbacks, mixed uses, higher densities, etc.).
 - Note why the Planned Development elements are proposed and what benefit this may have to the Village.
 - Note how the development may or may not meet the Village's Comprehensive Plan.
 - Note why the proposed Planned Development elements won't negatively affect the surrounding area.
 - Note the base density under the existing zoning and the proposed density under the requested zoning.
 - Provide the units per gross acre of the development and the units per net acre of the development.

Public Hearing and Approval Process

First a Public Hearing Notice is published in the newspaper on two separate publication dates. The Public Hearing Notice is also mailed to all property owners within 300 feet of the proposed property. Please see the Plan Commission meeting schedule for specific meeting dates. The Plan Commission will hold the public hearing and make their recommendation. The Village Board will then discuss and vote on the request (s) at a future meeting.

PRE-DEVELOPMENT AGREEMENT
FOR DEVELOPMENT AT / _____ / _____

THIS AGREEMENT is entered into between the VILLAGE OF CALEDONIA, a municipal corporation located in Racine County, Wisconsin (“the Village”), _____, Property Owner (the “Owner”) and _____ (“Developer”), with regard to a _____ located at _____ for a _____ (“the Development”):

RECITALS

1. The Developer desires to commence development of the above lands within the Village of Caledonia and to obtain Village approval of this Development in accordance with the applicable State Laws, and Village, and County ordinances.

2. The Village agrees to review conceptual, preliminary and final plans associated with the Development, and review, revise and/or draft any agreements, easements, deed restrictions or other documents associated with the Development if the same can be done without unreasonable expense to the Village’s taxpayers.

NOW, THEREFORE, in consideration of the following covenants, the parties agree as follows:

PART A
REIMBURSEMENT OF ENGINEERING, PLANNING, LEGAL AND ADMINISTRATIVE COSTS

1. The Developer and Owner agree to be jointly and severally liable for and shall pay to and reimburse the Village for any and all costs for engineering, inspection, planning, legal and administrative fees and expenses previously incurred by the Village and those to be incurred by the Village with respect to:

- (1) processing, reviewing, revising, and approving any conceptual, preliminary or final development plans;
- (2) processing, reviewing, revising, drafting and approving any agreements, easements, deed restrictions or other documents associated with the proposed development; and
- (3) construction, installation, inspection and approval of all improvements provided for in the development, including, but not limited to, consultation reasonably required to address problems encountered during the course of the design and construction of the Development.

Such costs shall include the costs of the Village’s own engineers and inspectors, and outside services for attorneys, planners, agents, sub-contractors and employees. The cost for Village employees’ time shall be based upon the classification of the employee and the rates established by the Village Board, from time to time, for each such classification. The cost for outside services shall be the direct cost incurred by the Village.

2. The Owner and Developer understand that the planning, legal and/or engineering consultants retained by the Village are acting exclusively on behalf of the Village and not the Owner or Developer.

PART B

