

§335-30 Planned Development Overlay District Review Criteria - Discussed at the September 9, 2021 Plan Commission Meeting

The Village Plan Commission, in making its preliminary final recommendation on the petition, and the Village Board, in making its determination, shall consider whether each of the following criteria are satisfied. In the case of a proposed PDO District with Residential uses, the Plan Commission and the Village Board, in making its decision on any proposed PDO District, shall also consider items 15, 16, 17 & 18.

#	CRITERIA FOR REVIEW	INTENT OF ORDINANCE FULLFILLED Y/N	RECOMMENDATION / ACTION
1	Whether the petitioner(s) for the proposed Planned Development Overlay District has demonstrated: 1) An intent and ability to begin the physical development of the PDO District within 18 months following the approval of the petition; and 2) That the necessary financial resources to carry out the project in strict conformity with the development agreement have been obtained and committed.	YES	TO BE PROVIDED - SUB 1. AND 2.
2	Whether the proposed Planned Development Overlay District is consistent in all respects with: 1) The purpose of this section and the spirit and intent of this chapter; and 2) The adopted State Mandated Comprehensive Master Plan or any adopted component thereof.	YES	
3	The development will not be contrary to the general welfare and economic prosperity of the community.	YES	
4	The proposed site is being provided with adequate drainage facilities for surface and storm waters.	YES	
5	The proposed site is accessible from public roads that are adequate to carry the traffic that can be expected to be generated by the proposed development.	YES	
6	No undue constraint or burden will be imposed on public services and facilities (such as fire, EMT and police protection), street maintenance, maintenance of public areas near the proposed development and/or educational facilities.	YES	
7	The private roads and driveways on the site of the proposed development are adequate to serve the users of the proposed development.	YES	
8	Public sanitary sewerage facilities are adequately provided.	YES	
9	The entire tract or lots to be included in a Planned Development Overlay District is subject to the terms and conditions of the development agreement, and the legal description encompasses said PDO District as a single area, shows all of its component lots and has been prepared to be recorded with the Register of Deeds for Waukesha County.	YES	TO BE PROVIDED
10	The proposed project will be adequately served by appropriate off-street parking.	YES	
11	The architectural design, landscaping, control of lighting and general site development will result in an attractive and harmonious project compatible without unreasonably affecting the property values of the surrounding neighborhood.	YES	
12	The locations for entrances and exits have been designated to prevent unnecessary interference with the safe and efficient movement of traffic on surrounding streets and that the development will not create an unreasonable adverse effect upon the general traffic pattern of the surrounding neighborhood.	YES	
13	Provision has been made for the adequate and continuing operation and maintenance of all aspects of the project.	YES	PER REVIEW OF THE DEVELOPMENT AGREEMENT
14	The proposed project has, where applicable, been examined with respect to its compatibility with the nonmandatory Downtown Overlay District Site Design Guidelines set forth in § 335-12G.	YES	
15	Such development will provide an attractive residential environment of sustained desirability and economic stability.	YES	
16	The impact of the population composition of the project upon the school district's capacity to provide needed educational services.	YES	
17	Permanent preservation of open space areas as shown on the approved site plan is ensured by the creation of appropriate easements and recorded deed restrictions.	YES	DISCUSS OPENSOURCE PRESERVATION LANGUAGE WITHIN THE DEVELOPMENT AGREEMENT
18	The proposed mixture of uses produces a unified composite which is compatible within the underlying districts and which, as a total development entity, is compatible with the surrounding neighborhood.	YES	