

## Planned Unit Development (PUD) Concept Plan Application Checklist

*(Applications will be processed only when all required items are submitted.)*

Submit **1 assembled set of plans** (not to exceed 1" = 50' scale) and **1 PDF** of the following:

Check Off	City Use Only
<input type="checkbox"/> <b>Accurate certified survey</b> showing existing conditions and the legal description	<input type="checkbox"/>
<input type="checkbox"/> <b>Detailed site plan</b> (based on certified survey) showing the proposed development concept, the general location of major circulation elements, public and common open space and all land uses proposed, concept utility plans, streets, driveways, structures, parking areas, green space, etc.	<input type="checkbox"/>
<input type="checkbox"/> <b>The existing zoning classification</b> and present use of the subject property and all land within 1,000 feet of the subject property	<input type="checkbox"/>
<input type="checkbox"/> <b>Residential land uses</b> – submit calculations for total area of the site devoted to residential uses by building type, common space, streets, parking areas, etc.	<input type="checkbox"/>
<input type="checkbox"/> <b>Commercial land uses</b> – submit area devoted to streets, open spaces, off-street parking, loading spaces, etc. and the approximate area and floor area devoted to commercial uses	<input type="checkbox"/>
<input type="checkbox"/> <b>Concept tree inventory/tree preservation plan/landscaping plan</b>	<input type="checkbox"/>
<input type="checkbox"/> <b>Concept architectural elevations of all buildings proposed</b> (to scale)	<input type="checkbox"/>
<input type="checkbox"/> <b>Concept floor plan and room plan</b> (to scale)	<input type="checkbox"/>
<input type="checkbox"/> <b>Fire protection plan</b> showing locations of all fire lanes and fire lane signage, associated turn-arounds and dead ends (including turning radius calculations), hydrants, post indicator valves, fire department connections, and any above- or below-ground storage tanks (may be combined with Utility Plan)	<input type="checkbox"/>
<input type="checkbox"/> <b>A legible, written narrative</b> describing: <ol style="list-style-type: none"> <li>1. Names and contact info of all professional consultants who have contributed to the development</li> <li>2. Description of the proposed use, the market, demand, and the relationship to the Comprehensive Plan and its impact on any adjacent property.</li> <li>3. A phasing plat for all stages of the development with the number of buildings, square footage, or units to be constructed in each phase.</li> <li>4. Provisions for long-term care of common open space or service facilities, restrictive covenants, etc.</li> </ol>	<input type="checkbox"/>
<input type="checkbox"/> <b>Wetland report</b> (if applicable)	<input type="checkbox"/>
<input type="checkbox"/> <b>Completed application form</b> signed by property fee owner(s)	<input type="checkbox"/>
<input type="checkbox"/> <b>Application fee</b> check (payable to the City of Shorewood) or cash: \$500 fee + \$2,000 escrow deposit	<input type="checkbox"/>

Additional information may be requested concerning operational factors or to retain expert testimony with the consent and at the expense of the applicant as necessary to establish performance conditions in relation to all pertinent sections of the zoning regulations.