

## **SEC. 13-1-59 RECORDING AND IMPLEMENTATION PLAN.**

- (a) **Recording.** Upon final approval of the application and adoption of a zoning change to the Planned Unit Development District by the Common Council, the building, site and operational plans for the development, as approved, as well as all other commitments and contractual agreements with the City offered or required with regard to components, project value, character and other factors pertinent to an assurance that the proposed development will be carried out basically as presented in the official submittal plans shall be recorded by the developer within ten (10) days in the Trempealeau County Register of Deeds' office. Unless and until all of said plans and documents have been recorded, no building permit shall be issued for any construction within said Planned Unit Development District. Detailed construction and engineering plans need not necessarily be completed at the time the zoning is approved, but the approval and recording of the above plans shall be conditioned upon the subsequent submittal and approval of more specific and detailed plans as the development progresses.
- (b) **Specific Implementation Plan After Approval of Zoning.** The applicant shall file with the Plan Commission:
- (1) A precise plan of development.
  - (2) Proof of financing capability.
  - (3) A scale map of the area.
  - (4) A final plat of the entire development area showing detailed lot layout and the intended use of each lot or parcel of land, public dedications, public and private streets, driveways, walkways and parking facilities.
  - (5) The location and treatment of open space areas and recreational or other special amenities.
  - (6) The arrangement of building groups, other than single-family residences and all final landscape plans.
  - (7) Architectural drawings and sketches illustrating the design and character of proposed structures.
  - (8) Location of all utility installations.
  - (9) A development schedule indicating:
    - a. The approximate date when construction of the project can be expected to begin;
    - b. The stages in which the project will be built and the approximate date when construction of each stage can be expected to begin;
    - c. The anticipated rate of development;
    - d. The approximate date when the development of each of the stages will be completed; and
    - e. The area and location of open space that will be provided at each stage.
  - (10) Agreements, bylaws, provisions or covenants which govern the organizational structure, use, maintenance and continued protection of the Planned Unit Development and any of its common services, open areas or other facilities.
  - (11) Any other plans, documents or schedules required by the Plan Commission or Common Council.

- (c) **Development Contract.** Before any building permit shall be issued, the applicant and the owner shall enter into an appropriate contract with the City to guarantee the implementation of the development according to the terms and conditions established as a part of the Specific Implementation Plan. The City shall have the right, if deemed appropriate, to require the inclusion of a performance bond satisfactory to the City Attorney. Such contract shall be recorded by the developer in the County Register of Deeds' office within ten (10) days after its execution. Any subsequent change of use of any lot or parcel of land or addition or modification of the plans shall first be submitted for approval to the Plan Commission and if, in the opinion of the Plan Commission, such change or modification constitutes a substantial alteration of the original plans, the procedure provided in Sections 13-1-57 and 13-1-58 above and, in this Subsection, shall be required before the use is changed or the plans modified. If, in the opinion of the Plan Commission, such change or modification does not constitute a substantial alteration of the original plans and if such change or modification is recommended by the Plan Commission, the change or modification may be made with the approval of the Common Council.