

**CITY OF DODGEVILLE**  
**ZONING CHANGE APPLICATION**

Reference Chapter 17.12 & 17.34

DATE: 4/17/2023

Received 4/25/2023 L.G

TO: PLAN COMMISSION

CITY OF DODGEVILLE

I would like to request a zoning change for my property located at:

608 and 612 E. Leffler Street

Present Zoning is: B-H General Highway Business

Requesting Zoning change to: PUD- Planned Unit Development

The property will be used for:

Warehouse/retail and multi-tenant restaurant

Legal description of property:

Lots 5 and 6, Leffler Street Development, recorded in Plat Cabinet A on Pages 539 through 541 as Document No. 238881, being located in the Southwest 1/4 of the Southeast 1/4, Section 22, Township 6 North, Range 3 East, City of Dodgeville, Iowa County, Wisconsin.

Names and addresses of adjacent and abutting owners:

Prem Brothers Properties LLC (adjacent landowner to west, lot 4)

E5028 USH 14

Spring Green, WI 53588

City of Dodgeville (adjacent landowner to north, outlot 2)

**FEE: \$400**

Signature of Applicant:

Address of Applicant: 515 Marshview Drive, Sun Prairie, WI 53590

Signature of Property Owner:

**The Applicant or his/her agent must appear at the hearing**

**General procedure:** 1. The Plan Commission will hold a public hearing per State Statute 62.23(7), and within 60 days, make a recommendation to the Common council to approve, deny or modify the request. At a meeting subsequent to the Plan Commission hearing and recommendation, the Common Council shall vote on the passage of the proposed change or amendment. If neighbors as defined in 17.30(6) protest the change or amendment, the vote by the council to approve the change must be by 3/4 of the Council members voting.

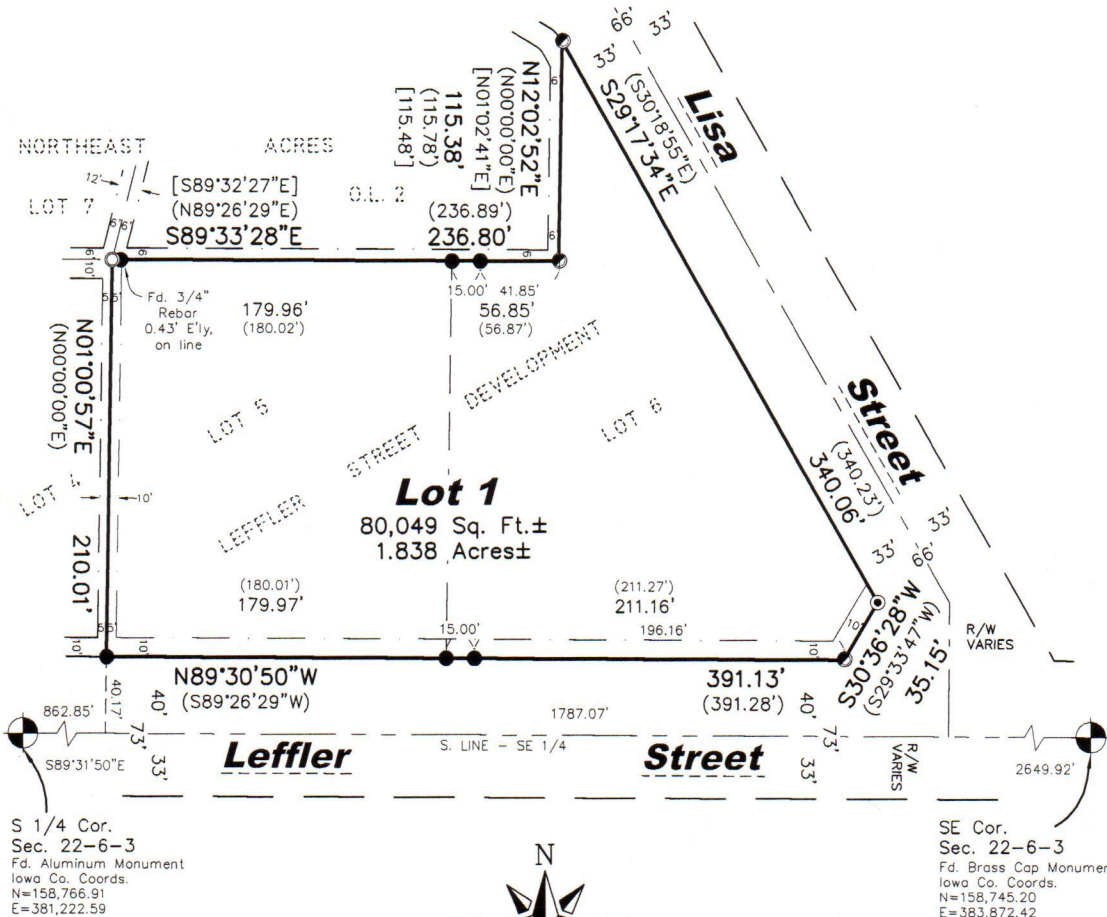
**IOWA COUNTY  
CERTIFIED SURVEY MAP # \_\_\_\_\_**

**Lots 5 and 6, Leffler Street Development, being located in  
the SW 1/4 of the SE 1/4, Section 22, T6N., R3E., City of  
Dodgeville, Iowa County, Wisconsin**

C.S.M. No. \_\_\_\_\_

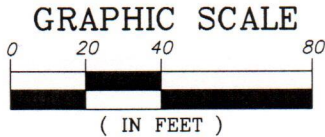
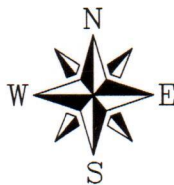
Doc. No. \_\_\_\_\_

Vol. \_\_\_\_\_ Page \_\_\_\_\_



S 1/4 Cor.  
Sec. 22-6-3  
Fd. Aluminum Monument  
Iowa Co. Coords.  
N=158,766.91  
E=381,222.59

SE Cor.  
Sec. 22-6-3  
Fd. Brass Cap Monument  
Iowa Co. Coords.  
N=158,745.20  
E=383,872.42



Bearings are referenced to  
the South line of the  
Southeast 1/4, which bears  
South 89°31'50" East on  
the Iowa County Coordinate  
System.

**NOTES**

1. Date of Field Survey: September 21, 2022.
2. This survey was done without benefit of a Title Report and, as such, there may be easements or other matters of record that affect the property not shown hereon.

**LEGEND**

- 3/4" Iron Rebar Found
- 1-1/4" Iron Rebar Found
- 3/4" by 24" Iron Rebar Set Weighing 1.5 lbs./ft.
- 1-1/4" by 24" Iron Rebar Set Weighing 4.3 lbs./ft.
- (303.63') Record Data (per Leffler St. Dev.)
- [303.63'] Record Data (per Northeast Acres)
- Existing Platted Easement
- Platted Lot Lines
- Boundary Line
- Existing R/W Line
- Street Centerline
- Sectional Subdivision Line

**DRAFT**  
4/17/2023

Owner/Subdivider:  
Hanna Real Estate  
Attn: Mike Hanna  
515 Marshview Drive  
Sun Prairie, WI 53590

**QUAM ENGINEERING, LLC**

4604 SIGGLEKOW ROAD - SUITE A McFARLAND, WI 53558

608-838-7750 www.quamengineering.com

Project # MH-14-20

Current parcels in yellow border



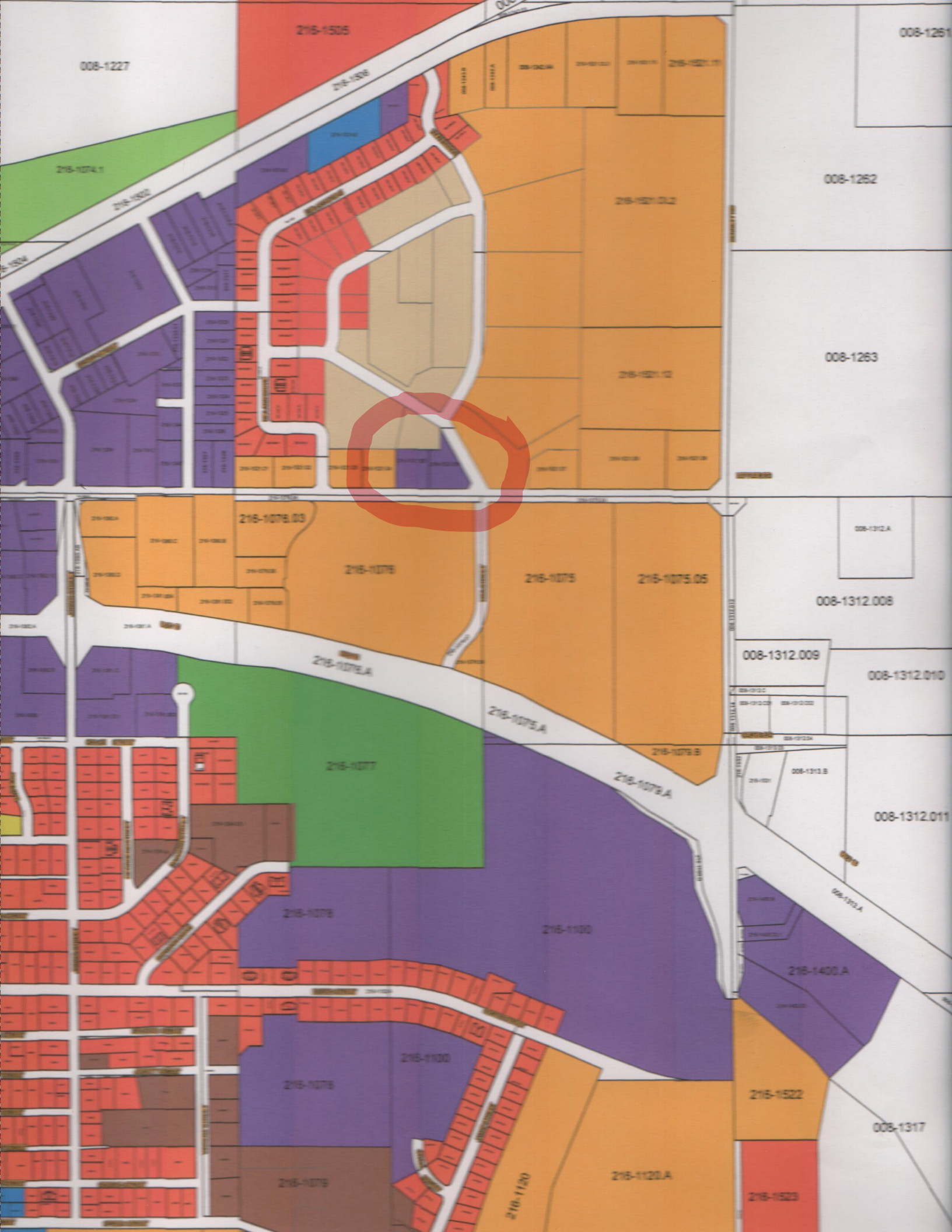
SW WI GIS

DISCLAIMER: No guarantee in the accuracy of the material contained here in and is not responsible for any misuse or misrepresentation of this information or its derivatives.

SCALE: 1" = 100'



Print Date: 4/26/2023



008-1227

216-1505

008-1251

216-1074.1

216-1506

008-1262

216-1502

216-1071.0.2

008-1263

216-1071.1.2



216-1078.03

216-1078

216-1075

216-1075.05

008-1312.A

008-1312.008

008-1312.009

008-1312.010

216-1078.A

216-1075.A

216-1075.B

216-1075.A

008-1312.C

008-1312.D

008-1312.E

008-1312.F

008-1312.G

008-1312.H

008-1312.I

008-1312.J

008-1312.K

008-1312.L

008-1312.M

008-1312.N

008-1312.O

008-1312.P

008-1312.Q

008-1312.R

008-1312.S

008-1312.T

008-1312.U

008-1312.V

008-1312.W

008-1312.X

216-1077

216-1078

216-1100

008-1313.B

008-1312.011

008-1313.A

216-1400.A

216-1078

216-1100

216-1522

008-1317

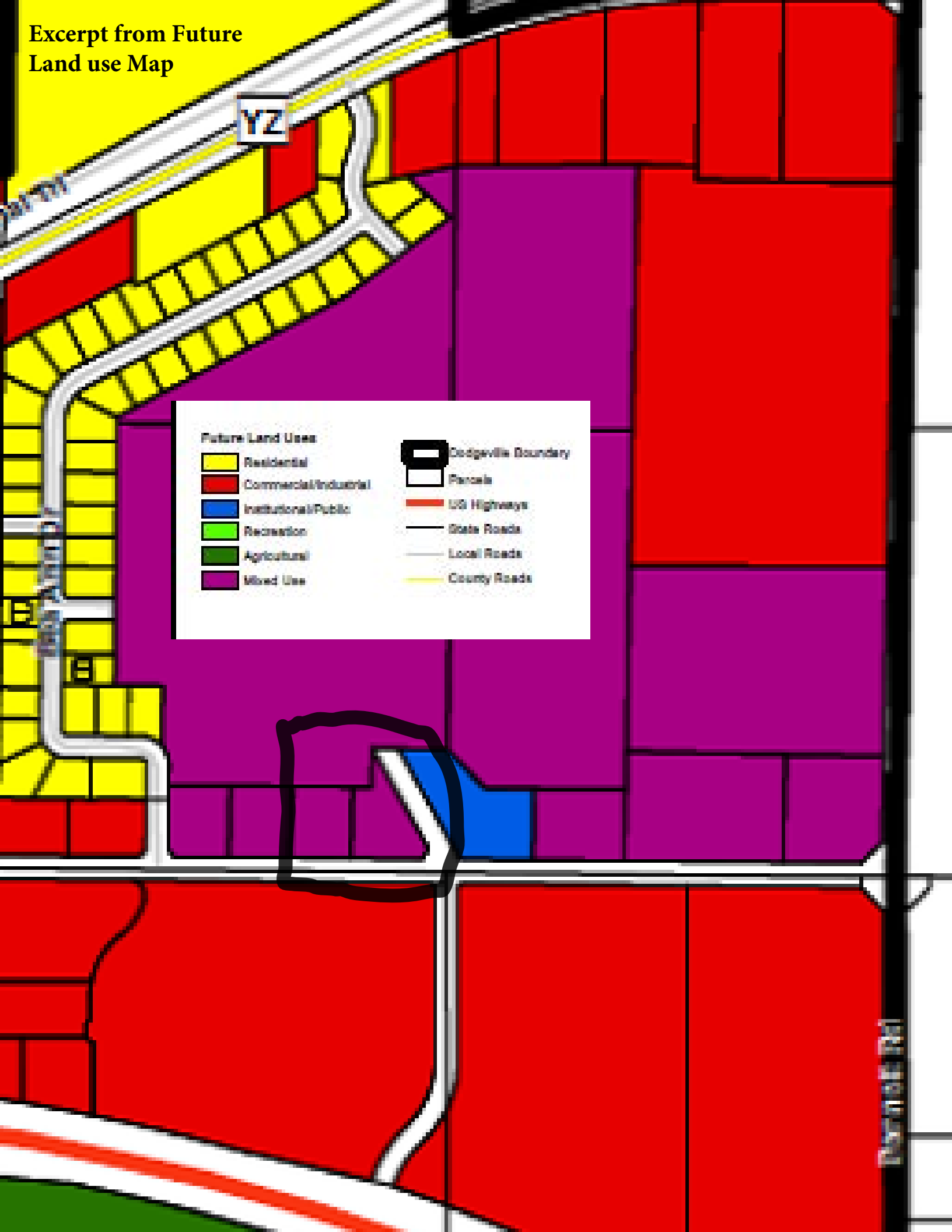
216-1078

216-1120

216-1120.A

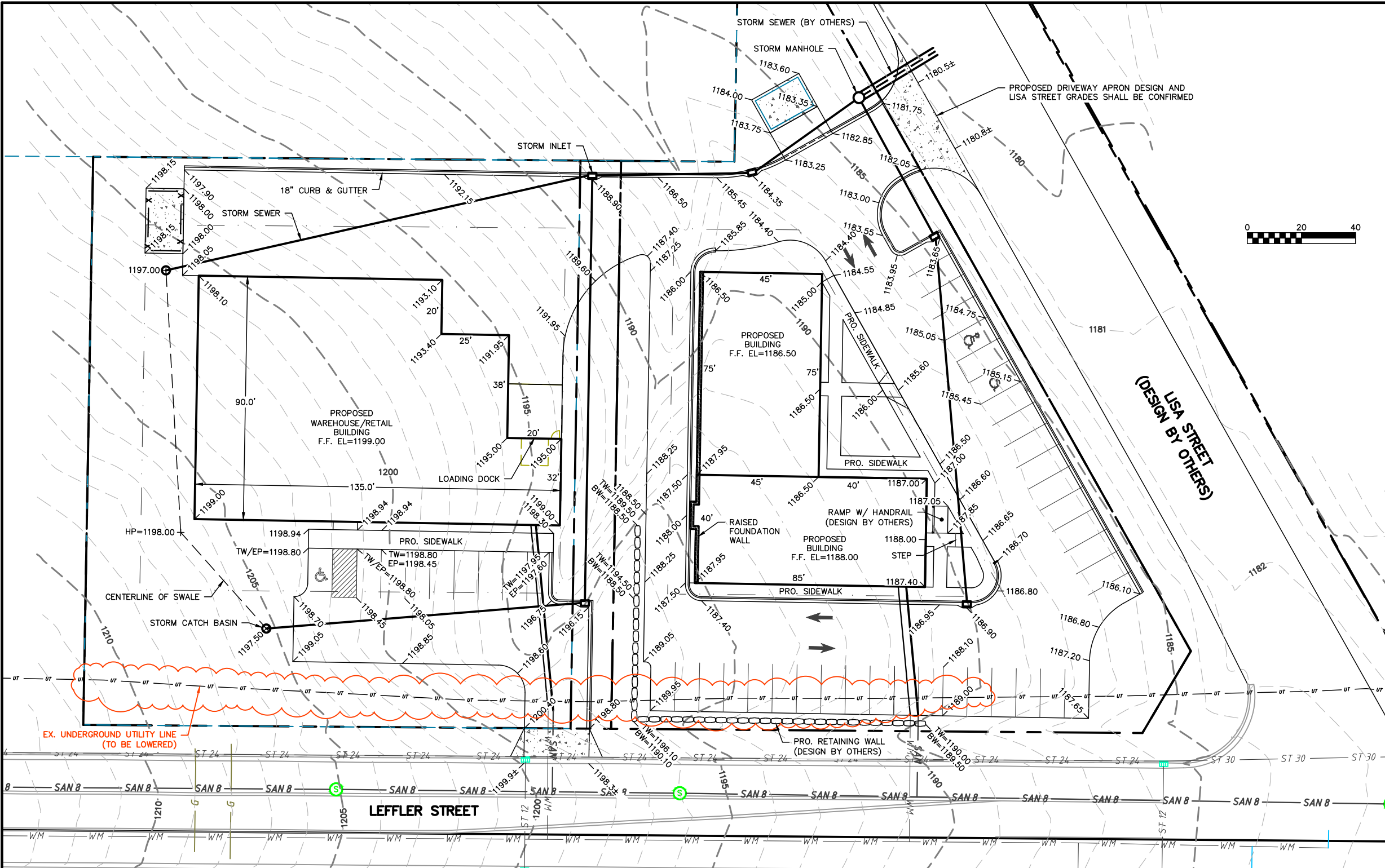
216-1523

# Excerpt from Future Land use Map



Future Land Uses	
	Residential
	Commercial/Industrial
	Institutional/Public
	Recreation
	Agricultural
	Mixed Use

	Codgeville Boundary
	Parcels
	US Highways
	State Roads
	Local Roads
	County Roads



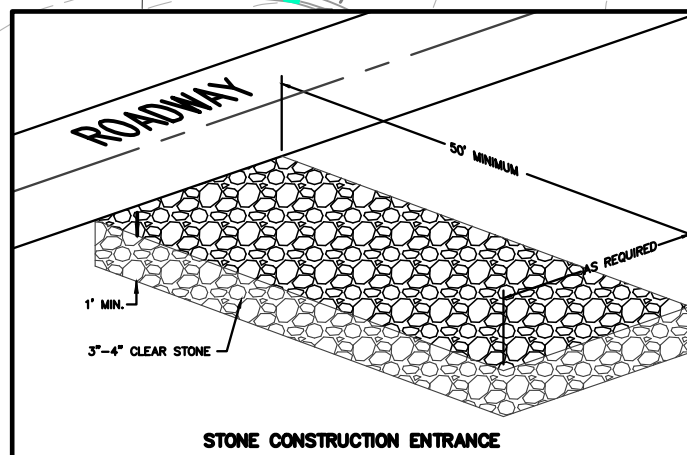
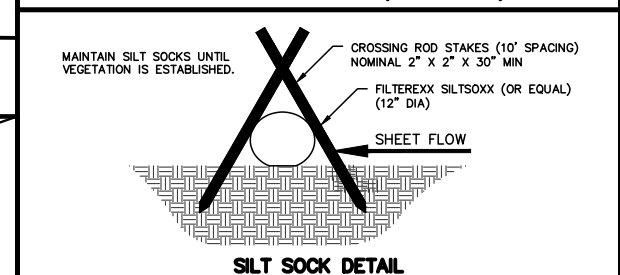
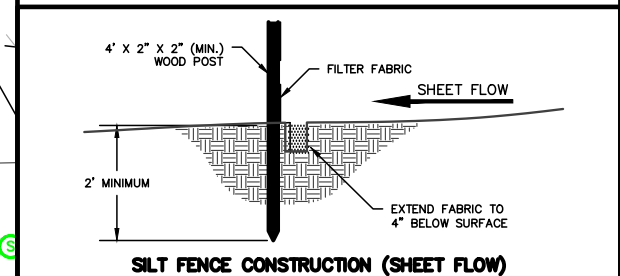
**EROSION NOTES:**  
 THE STONE CONSTRUCTION ENTRANCE SHALL BE INSTALLED PRIOR TO ANY CONSTRUCTION. THE TRACKING PAD IS TO BE MAINTAINED BY THE CONTRACTOR IN A CONDITION, WHICH WILL PREVENT THE TRACKING OF MUD OR DRY SEDIMENT ONTO THE ADJACENT PUBLIC STREETS. SEDIMENT REACHING PUBLIC STREETS SHALL BE REMOVED BY STREET CLEANING (NOT HYDRAULIC FLUSHING) BEFORE THE END OF EACH WORKDAY.  
 EROSION CONTROL DEVICES SHALL BE INSTALLED PRIOR TO GRADING OPERATIONS AND SHALL BE PROPERLY MAINTAINED FOR MAXIMUM EFFECTIVENESS UNTIL VEGETATION IS ESTABLISHED. ALL EROSION CONTROL MEASURES AND STRUCTURES SERVING THE SITE MUST BE INSPECTED AT LEAST WEEKLY OR WITHIN 24 HOURS OF A 0.5 INCH RAIN EVENT. ALL MAINTENANCE WILL FOLLOW AN INSPECTION WITHIN 24 HOURS.  
 CUT AND FILL SLOPES SHALL BE NO GREATER THAN 3:1.  
 ALL DISTURBED AREAS MUST BE TEMPORARILY STABILIZED WITHIN 14 DAYS OF LAST ACTIVITY. ALL DISTURBED AREAS SHOULD BE STABILIZED WITHIN 7 DAYS OF FINAL GRADING.  
 PERIMETER CONTROL SHOULD BE INSTALLED AROUND STOCKPILES, AND STOCKPILES SHOULD BE STABILIZED THAT WILL REMAIN INACTIVE FOR 7 DAYS OR LONGER.  
 EROSION CONTROL IS THE RESPONSIBILITY OF THE CONTRACTOR UNTIL ACCEPTANCE OF THIS PROJECT. EROSION CONTROL MEASURES AS SHOWN SHALL BE THE MINIMUM PRECAUTIONS THAT WILL BE ALLOWED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RECOGNIZING AND CORRECTING ALL EROSION CONTROL PROBLEMS THAT ARE A RESULT OF CONSTRUCTION ACTIVITIES. ADDITIONAL EROSION CONTROL MEASURES, AS REQUESTED IN WRITING BY THE STATE OR LOCAL INSPECTORS, OR THE DEVELOPER'S ENGINEER, SHALL BE INSTALLED WITHIN 24 HOURS.

**TIME SCHEDULE:**  
 x - y INSTALL INITIAL EROSION CONTROL DEVICES AND ROUGH GRADE SITE.  
 y - z CONSTRUCT.  
 d APPLY MULCH OR EROSION MAT TO PERSISTENT, DISTURBED AREAS THAT HAVE NOT BEEN RESTORED. (PER DNR TECH STANDARD 1058).  
 z COMPLETE FINAL LANDSCAPING, RESTORE ALL PERSISTENT DISTURBED AREAS.

**RESTORATION NOTES:**  
 RESTORATION WILL OCCUR AS SOON AFTER THE DISTURBANCE AS PRACTICAL. SLOPES GREATER THAN 20% SHALL BE RESTORED WITHIN 30 DAYS.  
 ALL PERSISTENT DISTURBED AREAS SHALL RECEIVE A MINIMUM OF FOUR (4) INCHES OF TOPSOIL, SEED, AND MULCH. ALL PERSISTENT DISTURBED AREAS SHALL RECEIVE FERTILIZER EXCEPT NATIVE PLANTING AREAS. RESTORATION WILL OCCUR AS SOON AFTER THE DISTURBANCE AS PRACTICAL. SEED MIXTURE 4D SHALL BE USED ON ALL DISTURBED AREAS. MIXTURES SHALL BE IN ACCORDANCE WITH SECTION 630 OF D.O.T. SPECIFICATIONS. AN EQUAL AMOUNT OF ANNUAL RYEGRASS SHALL BE ADDED TO THE MIX.  
 FERTILIZER SHALL MEET THE FOLLOWING MINIMUM REQUIREMENTS: NITROGEN, NOT LESS THAN 16%; PHOSPHORIC ACID, NOT LESS THAN 8%; POTASH, NOT LESS THAN 8%. FERTILIZER SHALL BE APPLIED AT THE RATE OF FOUR (4) POUNDS PER 1,000 SQUARE FEET. SEED MIXTURES SHALL BE APPLIED AT THE RATE OF FOUR (4) POUNDS PER 1,000 SQUARE FEET. MULCH SHALL CONSIST OF HAY OR STRAW APPLIED AT THE RATE OF TWO (2) TONS PER ACRE.  
 SEEDING FROM SEPTEMBER 16 THROUGH NOVEMBER 1 SHOULD BE AVOIDED TO PREVENT FREEZING OF NEW GROWTH. ADD WINTER WHEAT SEED AT ONE POUND PER 1,000 SQUARE FEET FOR SEEDING AFTER NOVEMBER 15.

**OWNER:**  
 ????

**ENGINEER:**  
 QUAM ENGINEERING, LLC  
 ATTN: AARON FALKOSKY  
 4604 SIGELKOW ROAD, SUITE A  
 MCFARLAND, WI 53558



NOTE:  
 EXISTING CONTOURS AND SITE INFORMATION FROM  
 VERBICHER AUTOCAD FILE RECEIVED ON APRIL 29, 2022.

TO OBTAIN LOCATION OF PARTICIPANTS' UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN  
**CALL DIGGERS HOTLINE**  
**1-800-242-8511**  
**TOLL FREE**  
 TDD(FOR THE HEARING IMPAIRED)(800)542-2289  
 WIS. STATUTE 182.0175 (1974)  
 REQUIRES MIN. OF 3 WORK DAYS  
 NOTICE BEFORE YOU EXCAVATE

QUAM ENGINEERING, LLC 4604 Siggelkow Road, Suite A - McFarland, WI 53558 (608) 838-7750 \MH-14-22\MH14BASE.DWG

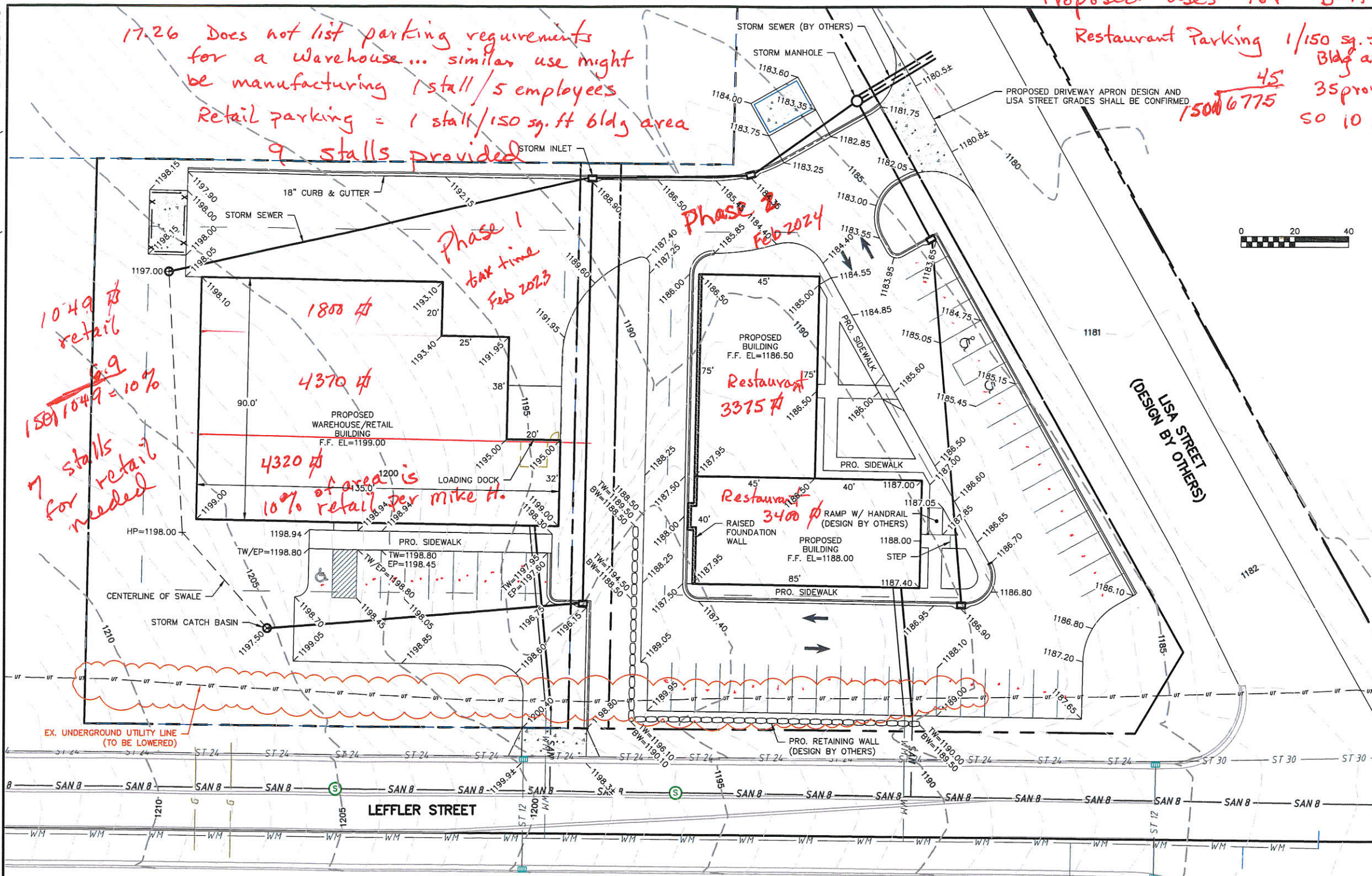
17.26 Does not list parking requirements for a warehouse... similar use might be manufacturing 1 stall/5 employees  
 Retail parking = 1 stall/150 sq. ft bldg area  
 9 stalls provided

Proposed Uses for B-H are OK

1049 # retail  
~~1500~~ 1049 = 10%  
 7 stalls for retail needed

Phase 1 tax time Feb 2023  
 Phase 2 Feb 2024

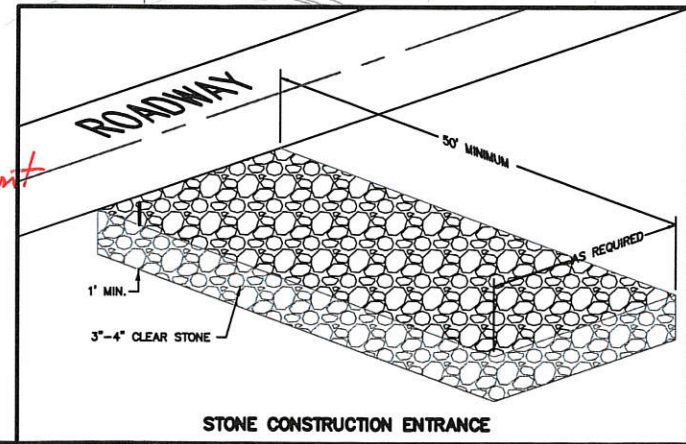
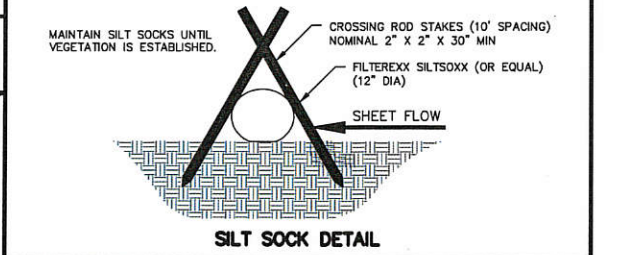
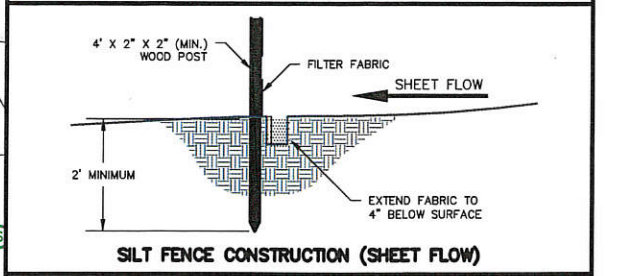
Restaurant Parking 1/150 sq. ft Bldg area  
 45  
 1500 / 6775 = 35 provided  
 so 10 stalls



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**OWNER:**  
 ???  
**ENGINEER:**  
 QUAM ENGINEERING, LLC  
 ATTN: AARON FALKOSKY  
 4604 SIGGELKOW ROAD, SUITE A  
 MCFARLAND, WI 53558



Mike Hanna 608-279-0220  
 per Mike H. the warehouse/retail operation would only be open by appointment  
 a variance expires in 6 months unless project is started  
 (substantial work)

NOTE:  
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 REQUIRES MIN. OF 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE

## **17.22 PUD PLANNED UNIT DEVELOPMENT DISTRICT (Cr. Ord. #1097).**

(1) **STATEMENT OF PURPOSE.** The Planned Unit Development District is established to provide a voluntary regulatory framework designed to encourage and promote coordinated area site planning and improved environmental and aesthetic design in the City by allowing for greater freedom, imagination and flexibility in the development of land while insuring substantial compliance with the basic intent of this chapter and the general plan for community development. To promote this purpose, the Planned Unit Development allows diversification and variation in the bulk and relationship of uses, structures and spaces in developments conceived as unified plans and projects. It is further intended to encourage more rational and economic development in regard to public services and encourage and facilitate preservation of open land.

(2) **PERMITTED USES.** No use shall be permitted in a Planned Unit Development District except those designated as permitted uses under the general development plan for the District. Any use permitted by right or as a conditional use in any of the other zoning districts under this chapter may be approved as a part of the general development plan, subject to the criteria for approval established under sub. (5) below. Such requirements as are made a part of the general development plan, along with the recorded plan itself, shall be construed to be and enforced as a part of this chapter.

(3) **DEVELOPMENT REQUIREMENTS.** In a Planned Unit Development District, there shall be no predetermined specific lot area, lot width, height, floor area ratio, yard, usable open space, sign and off-street parking requirements, except as such requirements are made a part of the general development plan.

(4) **SINGLE PARCEL, LOT OR TRACT.** Each PUD District shall be considered as one tract, lot or parcel, and the legal description shall define said PUD as a single parcel, lot or tract and be so recorded with the County Register of Deeds.

(5) **CRITERIA FOR APPROVAL.** The following criteria shall be considered in determining whether the general development plan is consistent with the spirit and intent of this chapter and has the potential for significant community benefits in terms of environmental and aesthetic design.

(a) **Character and Intensity of Land Use.** In a Planned Unit Development District, the uses and their intensity, appearance and arrangement shall be of a visual and operational character which:

(b) Are compatible with the physical nature of the site or area.

(c) Will produce an attractive environment of sustained aesthetic desirability, economic stability and functional practicality compatible with the general development plan.

(d) Will not adversely affect the anticipated provision for school or other municipal services.



(e) Will not create a traffic or parking demand incompatible with the existing or proposed facilities to serve the development.

(f) Economic Impact. A Planned Unit Development District shall not adversely affect the economic prosperity of the City or of surrounding properties.

(g) Preservation and Maintenance of Open Space. In a Planned Unit Development District, adequate provisions for the improvement and continuing preservation and maintenance of attractive open space shall be made.

(h) Implementation Schedule. The proponents of a Planned Unit Development District shall submit a reasonable schedule for the implementation of the development to the satisfaction of the Council, including suitable provisions for assurance that each phase could be brought to completion in a manner which will not result in an adverse effect upon the community as a result of termination at that point.

(6) PROCEDURE. The procedure for rezoning to a Planned Unit Development District shall be the same procedure as required pursuant to sec. 17.30 of this chapter for any zoning district change, except that, in addition thereto, the rezoning may only be considered with the consent of the owner of the land within the proposed PUD District and in conjunction with a development plan, as described below.

(a) Pre-Application Conference.

1. Before submitting an application for a Planned Unit Development rezoning, an applicant shall confer with the Plan Commission, the City staff and other City department heads.

2. The purpose of the pre-application conference is to familiarize both the applicant and the Plan Commission with details of and requirements regarding the PUD before the applicant enters into binding commitments or incurs substantial expense.

3. At the pre-application conference, the Plan Commission shall familiarize the applicant with the PUD process and explain to the applicant issues that should be considered in planning the project. The applicant shall inform the Plan Commission of the applicant's development concept through general outlines and sketch plans. Any statement made by either the Plan Commission or the applicant concerning potential disposition of a PUD application or the final form of the development shall not be legally binding.

(b) Development Plan. The development plan shall include:

1. A statement describing the general character of the intended development.

2. An accurate map of the project area, including its relationship to surrounding properties and existing topography and key features.

3. A plan of the proposed project showing sufficient detail to make possible evaluation of the criteria for approval as set forth in sub. (5) above.

4. When requested, a general outline of intended organizational structure related to property owner's association, deed restrictions and private provision of common services.

5. Permitted uses within specific designated areas of the district.

(c) An implementation plan which shall include:

1. The pattern of public and private roads, driveways, walkways and parking facilities

2. Detailed lot layout and division plat where required.

3. The arrangement of building groups, other than one-family dwellings, and their architectural character.

4. Sanitary sewer and water mains.

5. Grading plan and storm drainage system.

6. The location and treatment of open spaces and recreation or other amenities.

7. The location and description of any areas to be dedicated to the public.

8. Landscape plan and plant list.

9. Proof of financing capability.

10. Analysis of economic impact upon the community.

11. A construction schedule indicating the approximate dates when construction of the project can be expected to begin and be completed.

12. Agreements, bylaws, provisions or covenants which govern the organizational structure, use, maintenance and continued protection of the development and any of its common services, common open areas or other facilities.

(c) Approval.

1. In reviewing original and final development plans and application, the Plan Commission may seek technical assistance from such sources as it deems necessary at the expense of the applicant and subject to the applicant's approval. Following a review of the development plan, the Plan Commission shall recommend to the Council that it be approved as submitted, approved with modifications or disapproved.

2. Upon receipt of the Plan Commission recommendation, the Council may approve the development plan and the rezoning to a Planned Unit Development District and authorize the development to proceed accordingly, or disapprove the plan and send it back with specific objections to the Plan Commission for further negotiation with the developer.

3. In the event of approval, the approved development plan, together with such agreements with regard to project value, character and other factors to assure that the proposed development will be constructed as presented in the approved development plan and within the time frame set forth therein, shall be recorded by the Council in the Iowa County Register of Deeds office. This shall be accomplished prior to the issuance of any building permit.

4. Any subsequent change or addition to the approved development plan or to any use permitted thereunder shall first be submitted for approval to the Plan Commission. Minor changes in the location, sitting and height of buildings and structures may be authorized by the Council without additional public hearings if required by engineering or other circumstances not foreseen at the time the approved development plan was engineered. If, however, in the opinion of the Commission, the change or addition constitutes a substantial alteration of the development plan, compliance with the procedure for an amendment to this chapter shall be required before such change or addition shall be permitted. The following shall be considered substantial alterations to the development plan:

- i. A change in the use or character of the development.
- ii. An increase in overall coverage of structures.
- iii. An increase in the intensity of use.
- iv. An increase in the problems of traffic circulation and public utilities.
- v. A reduction in approved open space.
- vi. A reduction of off-street parking and loading space.
- vii. A reduction in required pavement widths.

(7) ENFORCEMENT. (a) The developer shall begin construction of the PUD within 12 months of the date of the recording of the approved development plan. The Council may grant, in writing, an extension of this time period of up to 12 months upon demonstration of good cause by the developer. If the developer fails to commence construction of the PUD within the specified time, the City shall proceed with actions as specified in par. (c) below.

(b) If the PUD is to be developed in stages, the developer shall begin the construction of each stage within the time limits specified in the final development plan. Construction in each phase shall include all the elements of that phase specified in the final development plan.

(c) The Plan Commission or Building Inspector shall periodically monitor the construction of the PUD with respect to start of construction and development phasing. If the Plan Commission or its designee finds that either the developer has failed to begin development within the specified time period or that the developer is not proceeding in accordance with the approved development phasing with respect to either timing or construction of an approved mix of project elements, the Plan Commission shall give written notice to the developer to appear before the Plan Commission within 30 days to report on the status of the PUD. Upon review of the PUD, the Plan Commission may recommend to the Council an extension of the time for start of construction or the length of time needed to complete a phase, recommend that the developer amend the approved development plan subject to the procedures specified in sub. (6) (c) 4. above or recommend termination of the project and repeal of the zoning change. When the Plan Commission deems it necessary to terminate the project and repeal the zoning change, it shall recommend to the Council that the Planned Unit Development District created for such project be nullified and the original zoning classification returned to the land therein. The repeal of the zoning change shall be subject to the procedures specified in sec. 17.34 of this chapter. At the time of such zoning change, existing completed or partially completed structures and uses thereon that do not conform to the regulations for the district in which located shall be deemed nonconforming as defined by this chapter.