

**General Development Plan.**

Include the following information:

1. Total area to be included in the Planned Development District, area of open space in acres and percent, proposed uses of land keyed to the comparable existing zoning districts, residential density computations (gross and net), proposed number of dwelling units, the approximate location of different types or densities of dwelling units, population analysis, availability of or requirements for municipal services and utilities and any other similar data pertinent to a comprehensive evaluation of the proposed development.

The total area to be included in the Planned Development District (PDD) is the entirety of Lot 17, which is approximately 3.25 acres. This includes a planned 2.16 acres of open space, or 66% of the parcel. The proposed site consists of 14 single-family homes, which would be analogous to an R-1 Single Family Residence District. Fourteen units over 3.25 acres would yield approximately 10,100 square feet per dwelling unit. Assuming each unit will house 2.5 people, the total population of the proposed development will be 35 people. Locations of units, services, and utilities are shown in the included General Development Plan.

2. A general summary of the estimated value of structures and site improvement costs, including landscaping and special features.

Approximate value per unit is anticipated to be approximately \$300,000. Therefore, the total value of the development would be around \$4.2 million. Landscaping will be done at the discretion of each unit owner, under the confines of a Homeowner's Association, and therefore cannot be included in the estimated value at this time.

3. A general outline of the organizational structure of a property owner's or management's association, which may be proposed to be established for the purpose of providing any necessary private services including proposed restrictive covenants.

The residents of the development will be held to a Homeowner's Association (HOA) for the purposes of maintaining shared areas and utility services.

4. Any proposed departures and requested waivers from the standards of development as set forth in other City zoning regulations, land division ordinance, sign ordinance and other applicable regulations.

As per Section 115-142 of the City of La Crosse Municipal Code of Ordinances, R-1 parcels allow for one primary residence and accessory buildings. We wish to construct multiple single-family residences on the parcel. PDD is needed, since the parcel is too narrow to accommodate extension of a public street. The parcel is already zoned R6, and higher density fits with the neighborhood.

5. The expected date of commencement of physical development as set forth in the proposal and also an outline of any development staging which is planned.

Anticipated start date for construction is November of 2023.

6. A sketch plan depicting the proposed lot layout, street configuration, utilities, and open space.

This information is given in the General Development Plan, exhibit 4.

7. A legal description of the boundaries of lands included in the proposed Planned Development District.

This is given in exhibit 8, "Legal Description".

8. A description of the relationship between the lands included in the proposed Planned Development District and surrounding properties.

This information is given in the "Adjacent Land Uses" section of the General Development Plan.

9. The location of institutional, recreational and open space areas, common areas and areas reserved or dedicated for public uses, including schools, parks, and drainageways.

No such new areas are proposed at this time, and existing areas are shown on the General Development Plan.

10. Characteristics of soils related to contemplated specific uses.

This is given in "USDA Soils Report," exhibit 7.

11. Existing topography on site with contours at no greater than two-foot intervals City Datum where available.

1-foot contours for existing topography are shown on the General Development Plan.

12. General landscaping treatment.

Location of proposed rain gardens are shown on the General Development plan, and there is a note that all non-wetland pervious areas are to be mulched and seeded to establish lawn. Additional landscaping will be done at the discretion of the unit owner under the confines of the HOA.

*Additional material.* Additional material and information shall be provided for specific types of uses when petitioning for a change in zoning under a general development plan as follows, with the exception that the standards of height, open space, buffering, landscaping, pedestrian and vehicular circulation, off-street parking and loading, signs, and nuisance controls intended for the development shall only be required to be submitted as part of a specific comprehensive development plan:

1. Wherever residential development is proposed within a Planned Development District, the general development plan shall contain at least the following information:
  - (i) The approximate number of dwelling units proposed by type of dwelling and the density (i.e., the number of dwelling units proposed per gross and net acre for each type of use).

Fourteen single-family units over 3.25 acres would yield approximately 4.31 units per acre. Since the site is currently unoccupied, this is both net and gross.

- (ii) The standards of height, open space, buffering, landscaping, pedestrian and vehicular circulation, off-street parking and loading, signs, and nuisance controls intended for the development.

These design standards are intended for multi-family structures and associated parking. As such, they are not applicable to this site.