



DEPARTMENT OF PLANNING
300 East Main Street, Sun Prairie, WI 53590-2227
(608)825-1107
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LAND DEVELOPMENT APPLICATION FORM

Applications will not be processed unless all required information for the specific application type is submitted and applicable fees paid by **12:00 NOON** on the application deadline date. No partial applications will be accepted and final acceptance will be determined by the assigned staff person after the initial submission.

Applicant Initials:

Letter of Intent (4 copies)
Application checklist complete and signed (1 copy)

OFFICE USE:
Staff Initials:

Applicant information:

Name: _____ Address: _____
Phone Number: _____ Fax Number: _____ E-mail Address: _____

Owner information:

Name: _____ Address: _____
Phone Number: _____ Fax Number: _____ E-mail Address: _____

Primary contact information:

Name: _____ Address: _____
Phone Number: _____ Fax Number: _____ E-mail Address: _____

Property Information:

Legal Description: _____
(Metes and bounds and other complex descriptions must be submitted on diskette in Microsoft Word format)
Parcel Number: _____ Address/Location: _____
Existing Zoning District: _____ Existing Land Use: _____

Brief Description of Project:

Property Owner Authorization (required):

(Signature or signed letter of authorization)

Applicant Signature (if different from owner):

OFFICE USE:

Received in Planning Dept. office by: _____ Date: _____

Fee Paid: _____ Check #: _____ Project Number: _____

Attach a separate sheet if more room is needed to supply complete information.

Project Type (check those that apply): Fee: _____

Development Agreement

_____ \$500

Amendment

_____ Zoning Text \$400 **(Plus \$20.00 Publication Fee)**
 Ordinance Section(s) _____

_____ Zoning Map \$400 **(Plus \$20.00 Publication Fee)**
 Existing Zoning _____ Proposed Zoning _____

_____ Master Plan \$400 **(Plus \$20.00 Publication Fee)**

Annexation

_____ Petition \$250

_____ Agreement \$250 **(If filed separately)**

Board of Appeals

_____ Variance \$400 **(Plus \$20.00 Publication Fee)**

_____ Interpretation \$150

_____ Appeal \$300

Use Permits

_____ Zoning Permit \$25

_____ Conditional Use Permit (CUP) \$400 **(Plus \$20.00 Publication Fee)**
 \$200 (In Business District Revitalization Overlay District (BDO)
(Plus \$20.00 Publication Fee)

_____ Special Use Permit (SUP) \$100 (Where **NO** Site Plan is required); \$150 – (With Site Plan Review)

_____ Site Plan \$150

_____ Home Occupation \$50

Planned Development

_____ Concept Plan \$250 (\$0 in Business District Revitalization Overlay District (BDO))

_____ GDP Amendment \$400 **(Plus \$20.00 Publication Fee)**

_____ General Development Plan (GDP) \$1,500 **(Plus \$20.00 Publication Fee)**
 (\$250 in Business District Revitalization Overlay District (BDO)
(Plus \$20.00 Publication Fee)

_____ Precise Implementation Plan (PIP) \$400 (\$0 in Business District Revitalization Overlay District (BDO))

_____ PIP - Minor Amendment \$100

_____ Miscellaneous Land Use Requests \$150

Land Division

_____ Certified Survey Map _____ Lots _____ Outlots
 ▪ \$250 plus \$100 per lot for each Certified Survey Map which results in four or less lots, outlots, or parcels

_____ Concept Plat \$150

_____ Preliminary Plat _____ Lots _____ Outlots
 ▪ \$500+\$30 for each lot, outlot, or parcel within the preliminary plat
 ▪ \$100 for each amended or revised preliminary plat

_____ Final Plat _____ Lots _____ Outlots
 ▪ \$500+\$20 for each lot, outlot, or parcel within the final plat
 ▪ \$100 for each amended or revised final plat or a final plat reapproval
 _____ Final Plat
 (Including combined Preliminary Plat and Final Plat, when permitted)
 ▪ \$500 plus \$30 per lot, outlot or parcel

Also see:

- **Detailed Instruction Sheet for Filling Out Land Development Application**
- **Predevelopment Agreement Form (must be signed for all project types by the applicant)**
- **Application Checklist for the specific project type with instructions (must be signed by the applicant)**
- **Plan Commission Development Review Calendar**



**DETAILED INSTRUCTION SHEET FOR FILLING OUT
LAND DEVELOPMENT APPLICATION**

Prior to Submittal:

It is strongly recommended that applicants set up an appointment with the staff of the Department of Planning to discuss your proposal in detail and review the approval process.

Filing Deadline:

The deadline for all applications is **12:00 NOON** on the filing day as identified in the Plan Commission Development Review Calendar. Incomplete applications will not be accepted. Applications received after 12:00 noon will be processed along with applications filed for the next application cycle.

Upon Filing Your Application:

Planning staff will review the application submittal for completeness and circulate plans to appropriate City departments for review. A public hearing or public meeting date before the Plan Commission will be scheduled by City staff after a **complete** application is received. You will be informed of the time and place of the public hearing or public meeting and provided with a copy of the City staff comments and recommendations in advance of the meeting. For public hearing items, staff will also notify property owners within 200 feet of the boundaries of the property.

While your attendance at a public hearing or meeting is not mandatory, it is in your best interest to attend the meeting to explain your proposal and answer questions. If you, or a representative attending on your behalf, are not present to answer questions regarding the development proposal, the application may be denied or referred to another date due to a lack of available information. You should also remain at the public hearing or public meeting until after the Plan Commission votes on your proposal.

Required Application Submittal Materials (to be attached to the application form):

1. **Legal Description of Property.** Submittal of a proper legal description of the project is REQUIRED for all applications. A proper legal description is a lot and block number of a recorded certified survey map or plat, or a metes and bounds description prepared by a surveyor, engineer, title company, etc. A “plat of survey” or “site plan” is NOT a proper legal description. Any application without a proper, complete and appropriate legal description will NOT be processed.

All metes and bounds and other complex descriptions shall be submitted with the application on a **CD** or via e-mail in Microsoft Word format. (*E-mail to kschneider@cityofsunprairie.com*)

2. **Letter of Intent.** The applicant shall provide the City with a **Letter of Intent** describing in detail the application. The letter of intent should include the following information, as applicable:
 - Purpose for the request
 - Construction schedules (i.e. project start, proposed occupancy date)
 - Names of people involved (i.e. applicant, property owner, contractor, architect, landscaper, business manager)
 - Detailed description of the types of business or businesses proposed
 - Hours of operation for the business or activity
 - Area of the site in square feet or acres

- Number of dwelling units
- Number of employees (total and on largest shift)
- Number of lots to be created (if involves a land division)
- Explain any wetlands, woodlands, floodplain, steep slopes and other environmental features on the property
- Identify access to the property
- If located in the Extraterritorial Jurisdiction (ETJ) area of the City, explain other processes that have or need to be taken with other regulating governmental entities.
- Any additional information that the applicant wishes to submit in support of or to justify the requested action.

3. **Application Checklist. (MUST BE COMPLETED AND INITIALED BY THE APPLICANT)** An application checklist for the specific application type must be completed by the applicant as part of the application process. Each checklist was created to identify all of the items that must be submitted for each project type. Each item in the checklist must be initialed by the applicant, indicating that the required item has been included in the application submission. Planning staff will also use this checklist to determine if the application is complete and therefore ready to be placed on the Plan Commission agenda. More detailed instructions for each project type are included on the respective project checklist.

Please submit all **COMPLETE** plans, maps and documents including the required fees along with this application per the attached requirements. All plans larger than the 11" x 17" size **MUST be folded upon submittal, not rolled up.** The application will **NOT** be processed until all necessary information and fees have been submitted. **No partial applications will be accepted and final acceptance will be determined by the assigned staff person after the initial submission.**

City Council Action on Your Submittal:

To complete your process and apply for a building permit, all changes to the original plans, plats or maps, including site/parking/landscaping plans/plats/certified survey maps, etc. required as conditions of approval by the City Council must be made and **three (3) copies (2 - 11" x 17", 1 full size)** must be **resubmitted** to the Department of Planning for final sign off and circulation to other departments.

NOTE: Conditional Use Permits and General Development Plans will be recorded with the Dane County Register of Deeds by City staff. Certified Survey Maps and Final Plats must be recorded with the Dane County Register of Deeds by the applicant. Prior to recording, the applicant is required to provide the City with a digital copy and a paper copy of the final plat or CSM. A recorded copy must be provided to the City Department of Planning prior to a building permit being issued on the property.

APPLICATION CHECKLIST SITE PLAN

All applications for proposed **site plans**, regardless of the party of their initiation shall be filed in the Planning Department. This form shall serve as a checklist for site plan applications. **The use of this checklist by the applicant to ensure a complete application submittal for this application is required.** One completed and signed original copy of this checklist shall be submitted to the Planning Department with all application submittals.

This form is also used by staff to verify that all required materials related to this application have been received and are complete. The use of this checklist by the City or applicant does not constitute a waiver of any additional requirement contained in the City's Municipal Code. Refer to the Sun Prairie Municipal Code for a complete listing of the requirements (<http://library.municode.com/index.aspx?clientId=13968>).

NOTE: Items will not be reviewed until a complete application including all of the following is submitted.

Review Initials	Submittal Requirements
	One (1) copy of a completed application form.
	Four (4) copies of a Letter of Intent, fully explaining the request and describing the type(s) of land use existing or proposed to be located on the subject property per the land use categories used in Table 17.16.030.
	A fee of \$150.00
	One (1) copy CD or via e-mail with all plans and submittal materials. <i>(In PDF Format)</i> <i>(If e-mail files exceed 5 Mb, a CD is required)</i>
	Four (4) copies (8 ½" x 11" or 11" x 17") of a map of the generalized location of the subject property in relation to the City as a whole. The small location map shall show the subject property and illustrate its relationship to the nearest street intersection. (A photocopy of a city street name map with the subject property clearly indicated shall suffice to meet this requirement.).
	One (1) copy , if needed, of a completed Natural Resources Site Evaluation Worksheet found in Section 17.20.030. Only required for cluster developments, group developments, and sites containing protected natural resource areas.
	A site plan of the subject property as proposed for development. Said site plan shall conform to any and all the requirements of Section 17.44.070 C. The applicant shall submit two (2) copies of all required plans at a scale no smaller than 1" = 100'. The applicant shall also submit four (4) copies on 11" x 17" sheets of all of the required plans. All plans must be folded, NOT ROLLED UP.
A MAIN SITE PLAN DRAWING SHALL BE SUBMITTED AND SHALL INCLUDE THE FOLLOWING:	
	A title block which indicates the name and address of the current property owner.
	The date of the original plan and the latest date of revision to the plan.
	A north arrow and a graphic scale. Said scale shall not be smaller than one inch equals 100 feet.
	All property lines and existing and proposed right-of-way lines with bearings and dimensions clearly labeled.
	All existing and proposed easement lines and dimensions with a key provided and explained on the margins of the plan as to ownership and purpose.
	All existing and proposed buildings, structures, and paved areas, including walks, drives, decks, patios, fences, utility poles, drainage facilities, and walls.
	All required building setback lines.

	A legal description of the subject property (written on the site plan and on a diskette per the application form requirements)
	The location of all access points, parking and loading areas on the subject property, including a summary of the number of parking stalls and labels indicating the dimension of such areas (<i>see Zoning Ordinance Section 17.36.040 for Off-street Parking and Traffic Circulation Standards.</i>)
	The location of all outdoor storage areas.
	The location and type of any permanently protected green space areas.
	Detailed Site Analysis Map if permanently protected green space areas are present. (<i>see Zoning Ordinance Section 17.28.120 for Detailed site analysis.</i>)
	In the legend, data for the subject property: <ul style="list-style-type: none"> a. Lot Area; b. Floor Area; c. Floor Area Ratio (b/a); d. Paved Area (includes parking lots, sidewalks, and all other paved areas) e. Impervious Surface Area; (includes building footprint area plus all paved areas) f. Impervious Surface Ratio (e/a); and g. Building Height
THE MAIN SITE PLAN SHALL ALSO BE ACCOMPANIED BY THE FOLLOWING PLANS AT THE SAME SCALE AS THE MAIN SITE PLAN:	
	A Stormwater Management Plan showing the location of existing and proposed drainage facilities (<i>for questions regarding the requirements for the Stormwater Management Plan call the City of Sun Prairie Engineering Department at 837-3050</i>). A separate application may be necessary.
	An Erosion Control Plan (<i>for questions regarding the requirements for the Erosion Control Plan call the City of Sun Prairie Engineering Department at 837-3050</i>). A separate application may be necessary.
	A Utility Plan showing the location of all existing and proposed utilities (i.e. water mains, sanitary sewer lines, storm sewers, fire hydrants, electrical, cable, gas)
	A Signage Plan showing the location, type, and size of all existing and proposed signage on the subject property (<i>see Zoning Ordinance Chapter 17.40 for Signage Regulations.</i>)
	A Lighting Plan showing the location, type and orientation of all existing and proposed exterior lighting on the subject property including photometrics (<i>see Zoning Ordinance Section 17.36.070 for Exterior Lighting Standards.</i>)
	A Landscaping Plan of the subject property showing the location of all required bufferyard and landscaping areas, and existing and proposed Plant Unit options for meeting said requirements (<i>see Zoning Ordinance Chapter 17.32 for the Landscaping and Bufferyard Regulations.</i>)
	Building Elevations and Floor Plan Layout with details for proposed exterior building materials and colors. On the building elevation drawings and on the site plan, be sure to include the location and screening treatment for all roof and other exterior building mechanicals.

Certified Survey Map – If a Certified Survey Map (CSM) is approved in order to accommodate the improvements proposed through the Site Plan approval process, the CSM must be recorded and a recorded copy must be provided to the City before a building permit will be issued. See Section 16.24 G. of the City’s Subdivision Ordinance.

Applicant Signature: _____ **Date:** _____