

AN ORDINANCE AMENDING §46-801
OF THE VILLAGE OF HARTLAND CODE OF ORDINANCES
REGULATING PUD PLANNED UNIT DEVELOPMENT OVERLAY DISTRICT

THE VILLAGE BOARD OF THE VILLAGE OF HARTLAND DO ORDAIN AS FOLLOWS:

SECTION 1: §46-801 of the CODE OF ORDINANCES OF THE VILLAGE OF HARTLAND is hereby amended with the following regulating PUD Planned Unit Development Overlay District:

DIVISION 29. – PUD PLANNED UNIT DEVELOPMENT OVERLAY DISTRICT

• **Sec. 46-801 – Intent**

The PUD planned unit development overlay district is intended to allow, as a conditional use, development that will, over a period of time, be enhanced by coordinated area site planning, diversified location of structures, diversified building types, and/or mixing of compatible uses, including mixed uses in traditional neighborhood development. Such developments are intended to provide a safe and efficient system for pedestrian and vehicle traffic; to provide attractive recreation and open spaces as integral parts of the developments; to enable economic design in the location of public and private utilities and community facilities; and to ensure adequate standards of construction and planning. The PUD overlay district under this chapter will allow for flexibility of overall development design with benefits from such design flexibility intended to be derived by both the developer and the community, while at the same time maintaining, insofar as possible, the land use density and other standards or use requirements as set forth in the underlying basic zoning district.

Projects within PUD's which are granted the benefit of flexibility in the application of standard land use regulations, including design considerations, shall be determined by the plan commission to include unique or distinct site development features which would enhance the project in ways that would not be realized when applying standard land use regulations for site development. Such features may include, but are not limited to: large or unique open spaces, extensive or ornate architectural or landscape features, underground parking and/or environmentally sustainable technologies and building materials. However, the plan commission shall not allow such design flexibility regarding density, and required lot area, width and yard requirements in the underlying basic zoning district for the sole purpose of increasing development intensity.

The village board may modify any impact fees, sewer connection fees or Regional Sewer Availability Charge fees or any other fees it chooses in a PUD.

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SECTION 2: If any section, sentence, clause, phrase or portion of this ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision, and such holding shall not affect the validity of the remainder of such ordinance.

SECTION 3: This ordinance shall take effect and be in full force from and after its passage and publication.

Passed and approved this 23rd day of June, 2025.

VILLAGE OF HARTLAND

By: Jeffrey Pfannerstill
Jeffrey Pfannerstill, Village President

ATTEST:

Sandee Policello
Sandee Policello, Village Clerk