

ORDINANCE 2025-02

**AN ORDINANCE TO REZONE PARCELS 171-0516-2722, 171-0516-2811, and 171-0516-2814
FROM RURAL HOLDING (RH) TO PLANNED UNIT DEVELOPMENT GENERAL
DEVELOPMENT PLAN (GDP) FOR THE WESTFIELD (MARSH ROAD) MIXED
RESIDENTIAL AND COMMERCIAL DEVELOPMENT PLANNED UNIT
DEVELOPMENT (PUD)**

The Village Board of the Village of Palmyra, Jefferson County, Wisconsin, do ordain as follows:

That the General Development Plan for the Westfield (Marsh Road) Mixed Residential and Commercial Development Planned Unit Development as presented at the June 30, 2025 Village of Palmyra Plan Commission meeting, is hereby approved with the following conditions outlined herein:

1. No other permit or approval is waived or deemed satisfied except for the approval of the PUD-GDP provided herein.
2. Should the boulevard be dedicated to the public, further refinement within the GDP to resolve concerns outlined below shall require approval by the Village Engineer and Zoning Administrator and at least the following issues shall be resolved prior to the final approval of the GDP:
 - Minimum separation distances for the intersection(s) at the far north-eastern end of the development.
 - Parking spaces and bump-outs along the one-way boulevards
 - Current road alignment and functionality between one- and two-way transitions
3. The GDP shall be updated to correct any exhibits, gaps, and omissions related to the Zoning Administrator and Village Engineer evaluation along with items identified by Plan Commission.
4. Submittal and approval of a Preliminary and/or Final Plat that establishes the identified parcels within the GDP and the underlying zoning districts applied to the PUD.
 - Plans and specifications for the construction of all public improvements needed to serve the Final Plat shall be approved by the Village Engineer prior to signing said Plat
 - Erosion controls and stormwater management plans intended to serve lots in the Final Plat must be reviewed and accepted by the Village before signing said Plat. Stormwater management will be evaluated as part of the construction plan SIP review.
 - Developer shall install, at their cost, street trees meeting the requirements of the Village's Subdivision Code within one year from completion of the roadways in the plat.
 - Developer and the Village must enter into a development agreement that requires Developer to construct and install, at Developer's cost all public improvements needed to serve the Plat.
 - All easement locations shall be shown on the Final Plat as required by the Village. Agreement from all required utilities shall be provided with regards to the location of utility easements shown on the Final Plat. An email or letter from the corresponding utility is sufficient.

5. Applicant shall submit final Specific Implementation Plan (SIP) for Marsh Road PUD with Final Plat for review and acceptance by Village Engineer.
6. The applicant shall note in the GDP either dedicating parkland as dedicated public open space including the nature of the public open space and the amenities provided or make clear that the development will utilize a 'payment in lieu of park dedication' to satisfy the Village ordinance parkland requirement.
7. It is the Applicant's responsibility to comply with all Fire Department requirements.
8. It is the Applicant's responsibility to comply with all Public Works requirements.
9. The Applicant must provide a draft copy of all applicable Covenants, Conditions, and Restrictions for the neighborhood for review and acceptance by Village Attorney
10. The Applicant must ensure compliance with all Wisconsin Department of Natural Resource environmental engineering standards that apply to this site and maintain proof of permit compliance
11. The Zoning Administrator and Village Engineer shall verify the above conditions are included and satisfied prior to certifying the Westfield (Marsh Road) Residential Development GDP.

A copy of the rezoning application (dated 06-17-2025) and draft Westfield (Marsh Road) Residential Development GDP (dated 07-30-2025) are attached hereto as Addendums A and B respectively and incorporated in this Ordinance by reference as if fully set forth herein.

This Ordinance shall take effect the day after passage and publication as provided by law.

Adopted by the Village Board of the Village of Palmyra, Wisconsin on this ____ day of August 2025 on a roll call vote:

VILLAGE OF PALMYRA

Tim Gorsengner, Village President

ATTEST:

Laurie Mueller, Clerk/Treasurer