

ZONING TEXT

PLANNED UNIT DEVELOPMENT
GENERAL DEVELOPMENT PLAN AND SPECIFIC IMPLEMENTATION PLAN
PUD (GDP) AND PUD (SIP)
MARCH 8, 2006

WCB OFFICE AND RETAIL CENTER

Lots 1 and 2, Certified Survey Map No. _____,
_____ and _____ Mineral Point Road,
in the City of Madison, Dane County, Wisconsin,

A. Statement of Purpose:

This Planned Unit Development – General Development Plan and Specific Implementation Plan PUD (GDP & SIP) provides for an office and retail center consisting of two lots, Lots 1 and 2 of CSM# _____. Lot 1, with a street address of _____ Mineral Point Road, consists of 1.25 square feet, is zoned PUD-GDP-SIP and will be utilized for a new Wisconsin Community Bank facility. Lot 2, with a street address of _____ Mineral Point Road, consists of .58 square feet, is zoned PUD-GDP and will be developed for new office and/or retail after December 31, 2011 unless sooner approved by the City of Madison.

B. Permitted Uses:

Lots 1 and 2: Banks and financial institutions; loan offices; offices, business and professional, including banks and financial institutions, and medical, dental and optical clinics; and retail shops and stores as permitted in the C2 zoning district and uses accessory thereto, together with related drive through facilities and shared parking and loading areas.

Lot 2: Temporary banking facility with drive-through facility until the opening of the WCB facility on Lot 1, but not beyond December 31, 2006. Temporary parking and loading area to serve Lot 1 (per the approved plans) until Lot 1 is developed. No additional uses shall be permitted until after December 31, 2006 unless sooner approved by the City of Madison and only upon the approval of the PUD-GDP-SIP for Lot 2.

- C. Lot Area:** As shown on the approved plans.
- D. Floor Area Ratio:** As shown on the approved plans.
- E. Yard Requirements:** As shown on the approved plans.
- F. Landscaping:** As shown on the approved plans.
- G. Accessory Off-Street Parking and Loading:** As shown on the approved plans.
- H. Building Description and Design, including Height:** As shown on the approved plans.
- I. Lighting (Building and Site):** As shown on the approved plans.
- J. Signage:** Signage will be allowed as per Chapter 31 of the Madison General Ordinances as compared to the C3 District or as shown on the approved plans.
- K. Alterations and Revisions:** No alteration or revision of this Planned Unit Development shall be permitted unless approved by the City Plan Commission, However, the Zoning Administrator may issue permits for minor alterations or additions that are approved by the Director of Planning and Development and the Alderperson of the district and are compatible with the concept approved by the City Plan Commission.