

## **Zoning Text**

### **Amendment of Planned Unit Development WCB Office & Retail Center 8240 Mineral Point Road & 117 Junction Road**

- General Development Plan & Specific Implementation Plan Approved by Common Council on May 16, 2006
- This Amendment provides for the Specific Implementation Plan for new Lot 2...The Retail Center, 117 Junction Road

#### **A. Statement of Purpose:**

This Amendment to the previously approved Planned Unit Development-General Development Plan & Specific Implementation Plan (GDP & SIP) – May 16, 2006 provides for the Wisconsin Community Bank facility on new Lot 1 (8240 Mineral Point Road) and the 4,500 square foot retail building on new Lot 2 (117 Junction Road). New Lot 1 consists of 51,883 square feet and its current zoning of PUD (GDP & SIP) is appropriately amended by this Application. New Lot 2 consists of 25,844 square feet and its current zoning of PUD (GDP) is now appropriately established as PUD (GDP & SIP).

#### **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.

**C. Excluded Use:** Drive-through windows for restaurants are prohibited.

**D. Lot Area:** As shown on the approved plans.

**E. Floor Area Ratio:** As shown on the approved plans.

**F. Yard Requirements:** As shown on the approved plans.

**G. Landscaping:** As shown on the approved plans.

**H. Accessory Off-Street Parking and Loading:**  
As shown on the approved plans.

**I. Building Description and Design, including Height:**  
As shown on the approved plans.

**J. Lighting (Building and Site):**  
As shown on the approved plans.

**K. Signage:**

Signage will be allowed as per Chapter 31 of the Madison General Ordinances or as shown on the approved plans. All signage to be approved by the Urban Design Commission.

**L. 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, except that any alteration or revision to Section C above (prohibition against drive-through windows for restaurants) shall constitute a major (non-minor) alteration or addition.