

**ZONING TEXT
PCD (SIP) APPLICATION
301 JUNCTION ROAD
ANCHORBANK, fsb**

Legal Description: The lands subject to this Planned Unit Development District shall include those described as attached hereto.

- A. **Statement of Purpose:** This zoning district is established to allow for the establishment of a retail bank and service center operation.
- B. **Permitted Uses:** All uses permitted within the proposed project shall be in keeping with those uses authorized within the C2 zoning category (retail sales) of the Madison General Ordinances.
- C. **Lot Area:** 46,375
- D. **Floor Area Ratio:**
 - 1. Maximum floor area ratio permitted is 3.0 (existing).
 - 2. Maximum building height shall be as designed per the approved plans.
- E. **Yard Requirements:** Building setback shall be as illustrated on the approved plans for the addition and renovation of the Anchor Bank.
- F. **Landscaping:** Landscaping for the Anchor Bank shall be as specifically delineated on the overall landscape drawing and plant list per the approved plans.
- G. **Accessory Off-Street Parking & Loading:** The minimum off street parking for the Anchor Bank building shall be as specified in Section 28.11 of the Madison General Ordinances. The specific number of off street parking stalls for the development shall be as illustrated per the approved plans.
- H. **Lighting:** Site lighting will be provided as shown on the approved plans.
- I. **Signage:** Signage will be provided as shown on the approved plans.
- J. **Alterations and Revisions:** No alteration or revision of the 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 which are approved by the Director of Planning and Development and the district Alderperson and are compatible with the concept stated in the underlying General Development Plan approved by the City Plan commission.

Seal & Notes

DESCRIPTION:

Lot 1 CSM #9065

Also described as:

Part of Lot 2, Certified Survey Map No. 8664, recorded as Document No. 2878586, in the City of Madison, Dane County, Wisconsin, to-wit:

Commencing at the northeast corner of said Lot 2, Certified Survey Map No. 8664, on the westerly line of Highway 12 & 14; thence along the said westerly line, S04°36'02"W, 251.54 feet to the point of beginning; thence continuing S04°36'02"W, 119.97 feet; thence S85°23'58"E, 20.00 feet; thence S04°36'02"W, 132.53 feet; thence N85°23'58"W, 210.03 feet; thence N64°15'47"W, 17.62 feet to a point on a curve on the easterly line of Junction Road; thence along said easterly line on a curve to the left which has a radius of 1060.00 feet and a chord which bears N17°45'13"E, 252.78 feet; thence S85°23'53"E, 148.94 feet to the point of beginning. This parcel contains 46,375 sq.ft. - 1.06 acres.

together with a 36 foot wide access easement, Doc No. 2881701 for Lots 1 & 2 CSM #9065, & Lot 1, CSM #8664

together with a private Storm Sewer Easement Doc. No. 2881700 and a Private 10' Sanitary Sewer Easement Doc. No. 2881700

together with and subject to an Access Easement and a Utility Easement described in Doc. No. 3034009.