



Zoning Text GDP/SIP

Project Name: City Center Junction

Address: 530 & 610 Junction Road Madison, WI

Legal Description: The lands subject to this planned unit development shall include those described in Exhibit A, attached hereto.

- A. Statement of Purpose:** Outlook Development Group desires to develop two multi-story mixed use buildings consisting of ground floor retail space and second story office space. High quality design elements and materials will be used in design of both buildings. Additional amenities such as underground parking and pedestrian friendly elements are part of the plan.
- B. Permitted Uses:** The office uses to be permitted are those described in the current GDP/SIP. Outlined below are the additional uses which we intend to add in relation to our retail component of the development.
- C. Retail Categories:** Accessories, Apparel - Children's, Apparel - Men's, Apparel - Specialty, Apparel - Women's, Bridal/formal wear, Fine jewelry/watches, Leather/luggage, Optical/eyewear, Shoes, Beauty salons/tanning, Dry cleaning/laundry, Florists/nurseries, Photocopies/printing, Photofinishing/portrait studios, Signs/postal service, Bakeries/bagels/pretzels, Beer/wine/liquor, Candy/ice cream/yogurt, Coffee bars/juice bars, Convenience stores, Fast food, Restaurants/bars, Specialty foods, Supermarkets, Drug stores, Medical equipment, Nutrition shops/diet centers, Art/collectibles/frames, Bed and bath linens, Cards/stationery, China/glassware, Computers/software, Cutlery/kitchenware, Electronics, Fabrics, Floor coverings, Furniture/beds, Gifts/novelties/souvenirs, Hardware/home improvement, Home decor/lamps/drapes, Housewares/small appliances, Major appliances, Office supplies/furniture, Rental centers, Wall coverings/paint, Amusement/play centers, Art supplies/crafts/hobbies, Boats/marine supplies, Book stores, Cameras/video cameras, CDs/music/tapes, Child care/education, Cosmetics/body care/fragrance, DVD rental/sales, Educational/environmental, Fitness equipment, Health clubs/gyms, Movie theaters, Musical instruments/supplies, Newsstands, Outdoor/pool/patio, Sporting goods/athletic wear, Toys/games/video games, Wireless communications, Close-out stores, Department stores, Paper/party goods, Pets/animal supplies, Seasonal (temporary lease), Specialty uses.

- C. Lot Area:** As stated in site plan, attached hereto.
- D. Floor Area Ratio:**
1. Maximum floor area ratio permitted is 1: 3.
 2. Maximum building height shall be 2 stories or as shown on approved plans.
- E. Yard Requirements:** Yard areas will be provided as shown on attached elevations.
- F. Landscaping:** Site landscaping will be provided as shown on the attached landscaping plan.
- G. Accessory Off-Street Parking & Loading:** Accessory off-street parking and loading will be provided as shown on the attached site plan.
- H. Lighting:** Site lighting will be provided as shown on the attached site plan.
- I. Signage:** Signage will be addressed with a monument sign of like building materials and sign bands for tenants of the development. The monument sign will be placed on the site plan at the intersection of Binder road and Junction road on the north end of parcel 530 Junction Road. Tenants will also have signage available in the form of channel lettering on a raceway above tenant store entrance(s) on the east and west sides of the development. In the case of the end caps of the center(s), tenants shall be able to have channel letters on a raceway on each elevation of the building. All signage shall have corporate store colors and logos as appropriate for identifying tenant's trade name.
- J. 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 which 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.