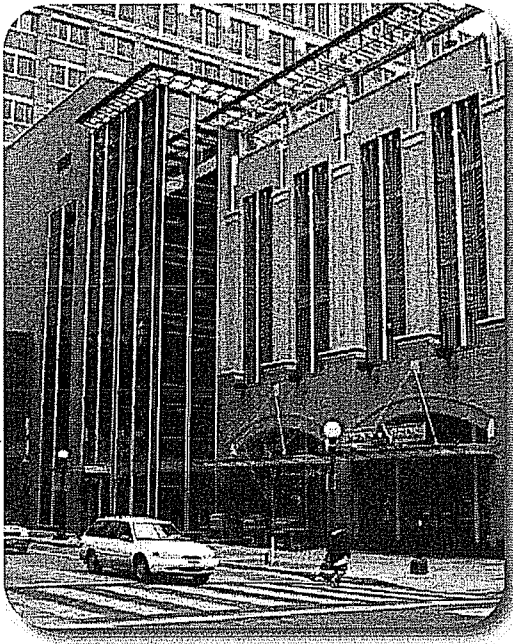
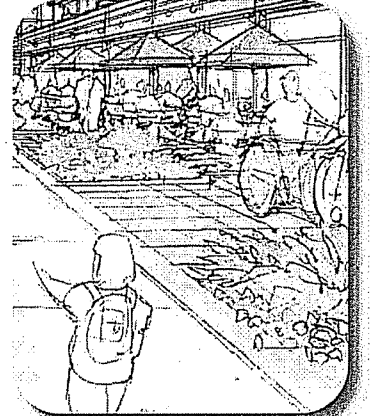
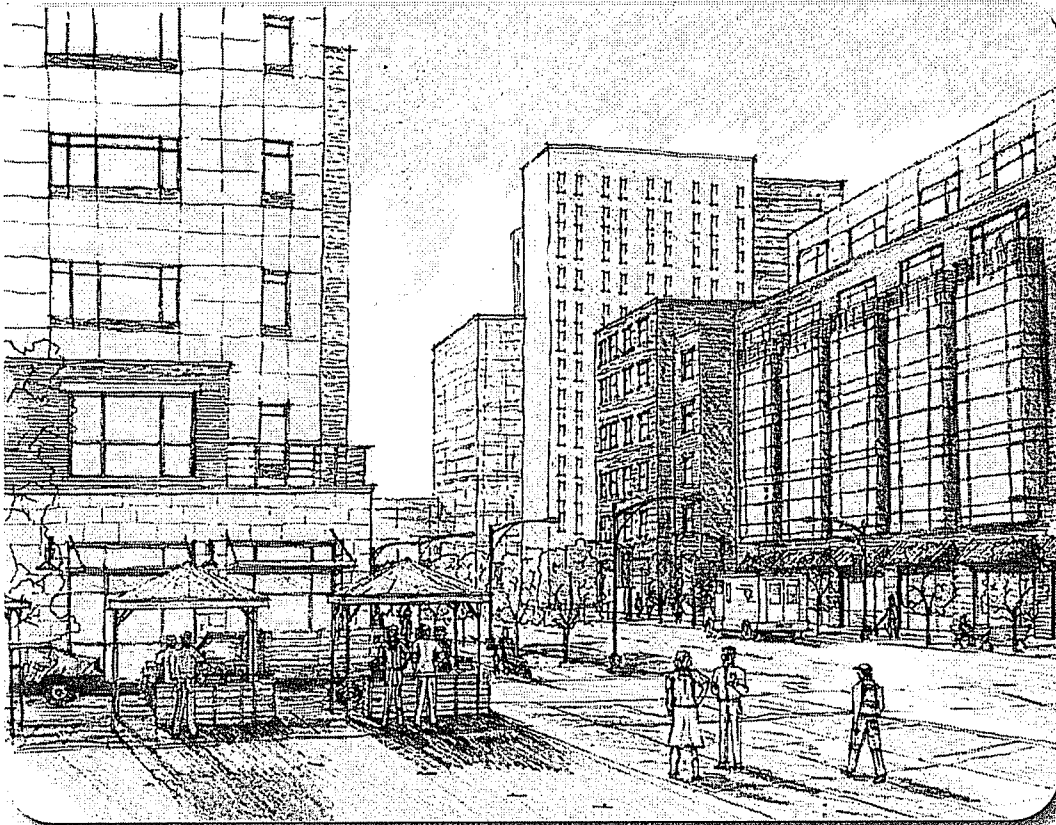
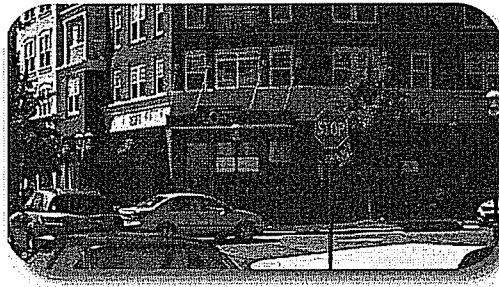


CONCEPTUAL SITE DEVELOPMENT PLAN



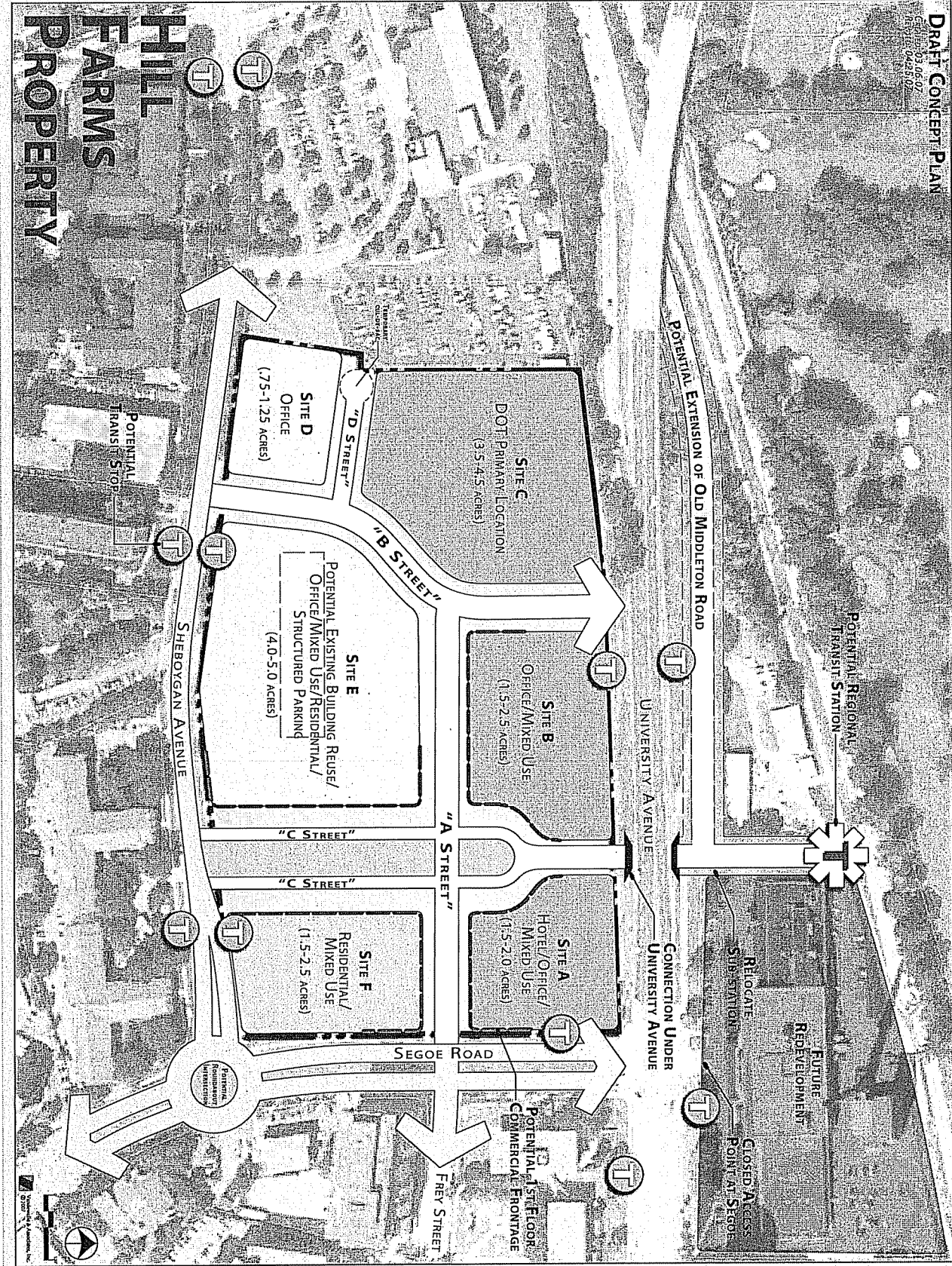
The following Conceptual Site Development Plan is intended to show a potential arrangement of buildings and parking uses within the districts, so as to illustrate the intent of the Zoning Text. The final configuration of buildings, lots, roads, and parking will be subject to change and will be set as a component of each site's Specific Implementation Plan. The final lot configurations will be set as a component of the Preliminary Plan and Final Plat submittals.



REDEVELOPMENT CONCEPT PLAN

DRAFT CONCEPT PLAN

DATE: 03.06.07
REVISED: 04.25.07



HILL
FARMS
PROPERTY

REDEVELOPMENT DISTRICT PLAN

UNIVERSITY AVENUE EMPLOYMENT DISTRICT

DATE: 03-31-07
 REVISION: 05-08-07

SITE A: HOTEL/MIXED USE

- HOTEL/CONFERENCE CENTER/OFFICE USES
- 1ST FLOOR COMMERCIAL, OPTIONAL
- STRUCTURED/UNDERGROUND PARKING REQUIRED
- HEIGHT: 8-10 STORIES
- OFFICE SQUARE FOOTAGE: 225,000 SF
- RETAIL SQUARE FOOTAGE: 30,000 SF
- RESIDENTIAL UNITS: ---

SITE B: OFFICE/MIXED USE

- OFFICE/RESEARCH/MEDICAL USES
- 1ST FLOOR COMMERCIAL, OPTIONAL
- STRUCTURED/UNDERGROUND PARKING REQUIRED
- HEIGHT: 8-20 STORIES
- OFFICE SQUARE FOOTAGE: 325,000 SF
- RETAIL SQUARE FOOTAGE: 30,000 SF
- RESIDENTIAL UNITS: ---

SITE C: OFFICE/STATE DOT HEADQUARTERS

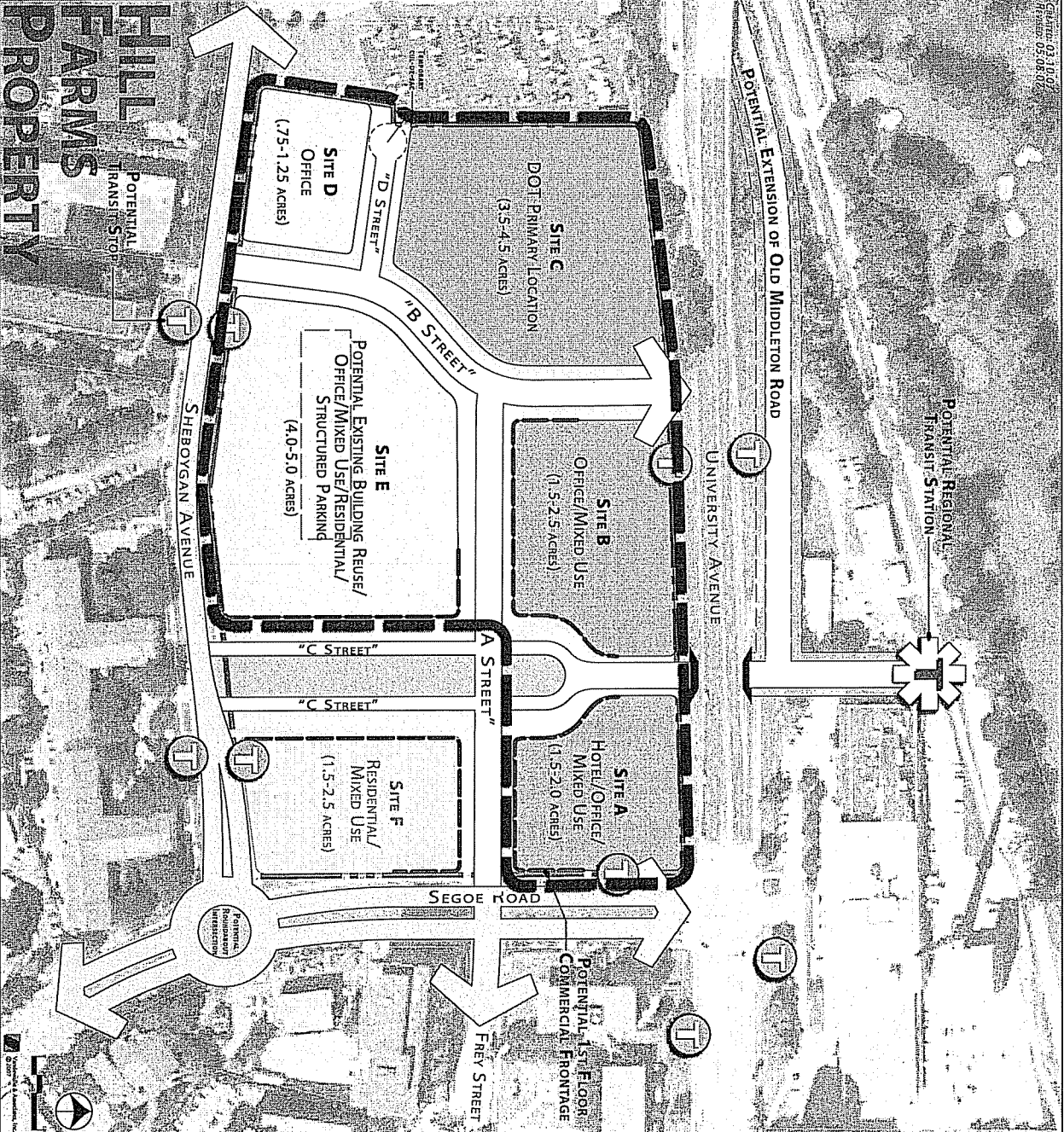
- OFFICE USES
- STRUCTURED/UNDERGROUND PARKING REQUIRED
- POTENTIAL CONNECTION TO WESTERN PROPERTY LINE
- COORDINATED ACCESS WITH SITE D
- HEIGHT: 10-20 STORIES
- OFFICE SQUARE FOOTAGE: 600,000 SF
- RETAIL SQUARE FOOTAGE: 10,000 SF
- RESIDENTIAL UNITS: ---

SITE D: OFFICE

- OFFICE USES
- STRUCTURED/UNDERGROUND PARKING REQUIRED
- POTENTIAL CONNECTION TO WESTERN PROPERTY LINE
- COORDINATED ACCESS WITH SITE C
- HEIGHT: 4-8 STORIES
- OFFICE SQUARE FOOTAGE: 100,000 SF
- RETAIL SQUARE FOOTAGE: ---
- RESIDENTIAL UNITS: ---

SITE E: EXISTING BUILDING RE-USE

- OFFICE/RESIDENTIAL/MIXED USES
- EXISTING POTENTIAL RE-USE OF EXISTING BUILDING
- MIXED RESIDENTIAL/1ST FLOOR COMMERCIAL ALONG "C STREET"
- POTENTIAL FOR RESIDENTIAL ALONG SHEBOGAN
- EXISTING BUILDING IS RE-USED
- STRUCTURED/UNDERGROUND PARKING REQUIRED
- PUBLIC PARKING FOR FARMERS MARKET
- COORDINATE TRANSIT OPPORTUNITIES
- HEIGHT: 4-10 STORIES
- OFFICE SQUARE FOOTAGE: 450,000 SF
- RETAIL SQUARE FOOTAGE: 30,000 SF
- RESIDENTIAL UNITS: 0-50 UNITS

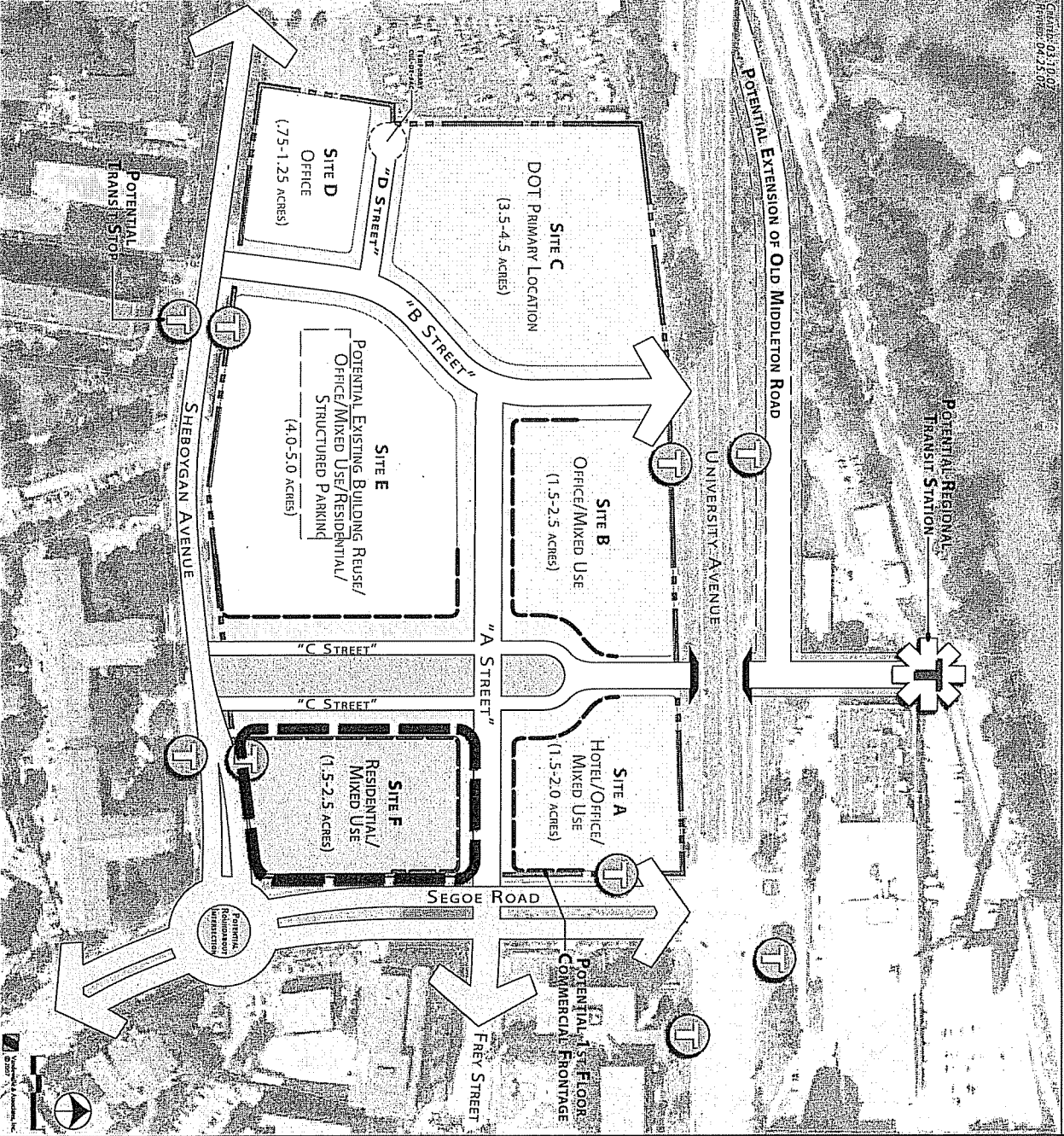


REDEVELOPMENT DISTRICT PLAN

SEGOE/SHEBOYGAN AVENUE
MIXED-USE DISTRICT

- SITE F:**
- RESIDENTIAL/OFFICE/ MIXED USES
 - 1ST FLOOR COMMERCIAL, REQUIRED
 - UPPER FLOORS RESIDENTIAL OR OFFICE
 - STRUCTURED/UNDERGROUND PARKING REQUIRED
 - Height: 6-8 STORIES
 - OFFICE SQUARE FOOTAGE: 40,000 SF
 - RETAIL SQUARE FOOTAGE: 0-300 UNITS
 - RESIDENTIAL UNITS: 0-300 UNITS

DATE: 03/16/09
REVISED: 07/21/09



HILL
FARMS
PROPERTY

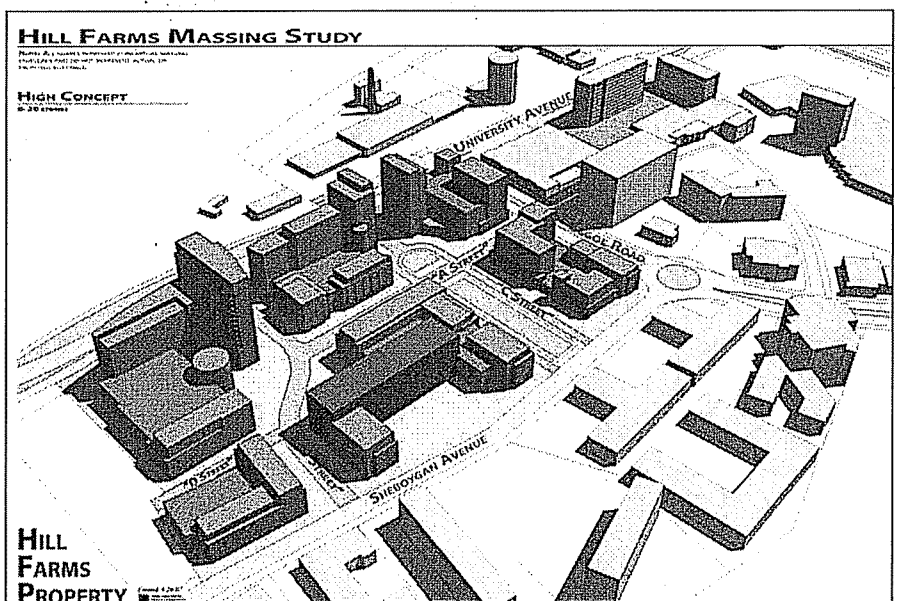
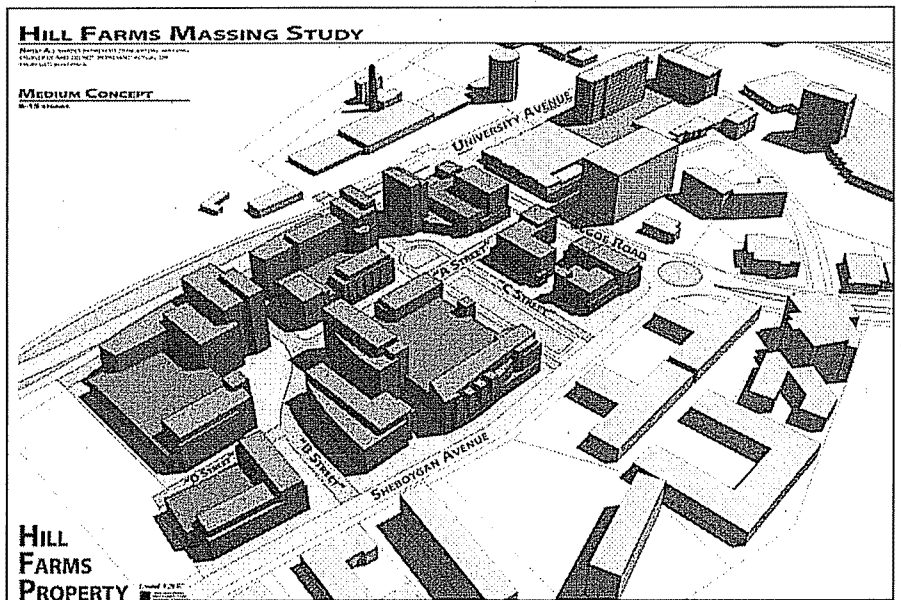
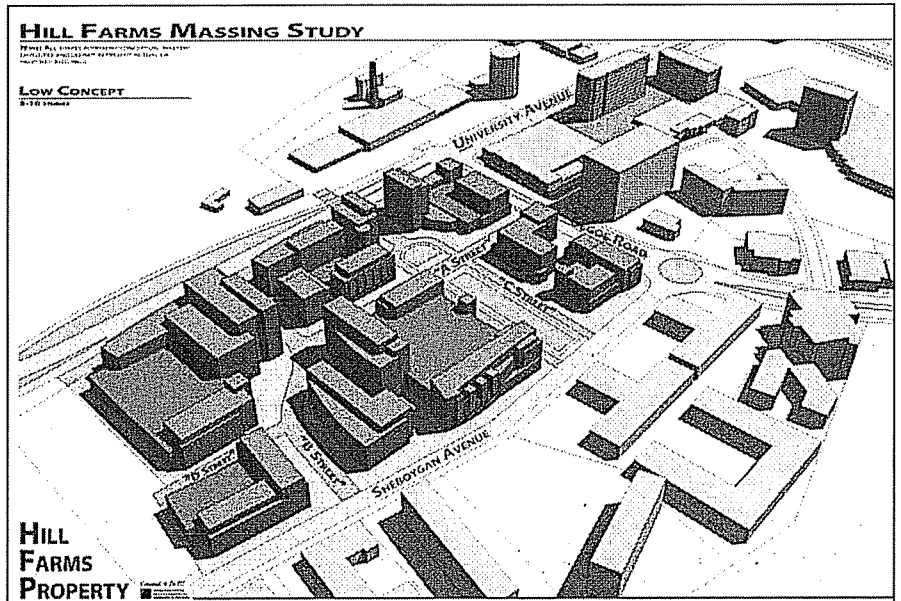
MASSING

The development of the height and massing of the site will be finalized as part of the Specific Implementation Plan submittals; however, the following massing studies highlight the underlying goal of stepping the project heights in response to the surrounding context. The development plan is designed to place the largest buildings along University Avenue with lower height structures along Sheboygan Avenue. This approach offers the ability to incorporate higher density uses along the regional infrastructure while transitioning within the site to reflect the scale and massing of the adjoining uses.

These massing studies are conceptual in nature and illustrate the potential building placements, masses, heights, and configurations; and as such are subject to change as part the development of the Specific Implementation Plans.

CONCEPTUAL PHASING

The project will be developed over the course of several phases spanning the next 2-20 years, depending on market conditions and demand. Future phases will be determined based on market demand and will include the infrastructure needs for the development of each site's use needs.



REDEVELOPMENT PHASING PLAN

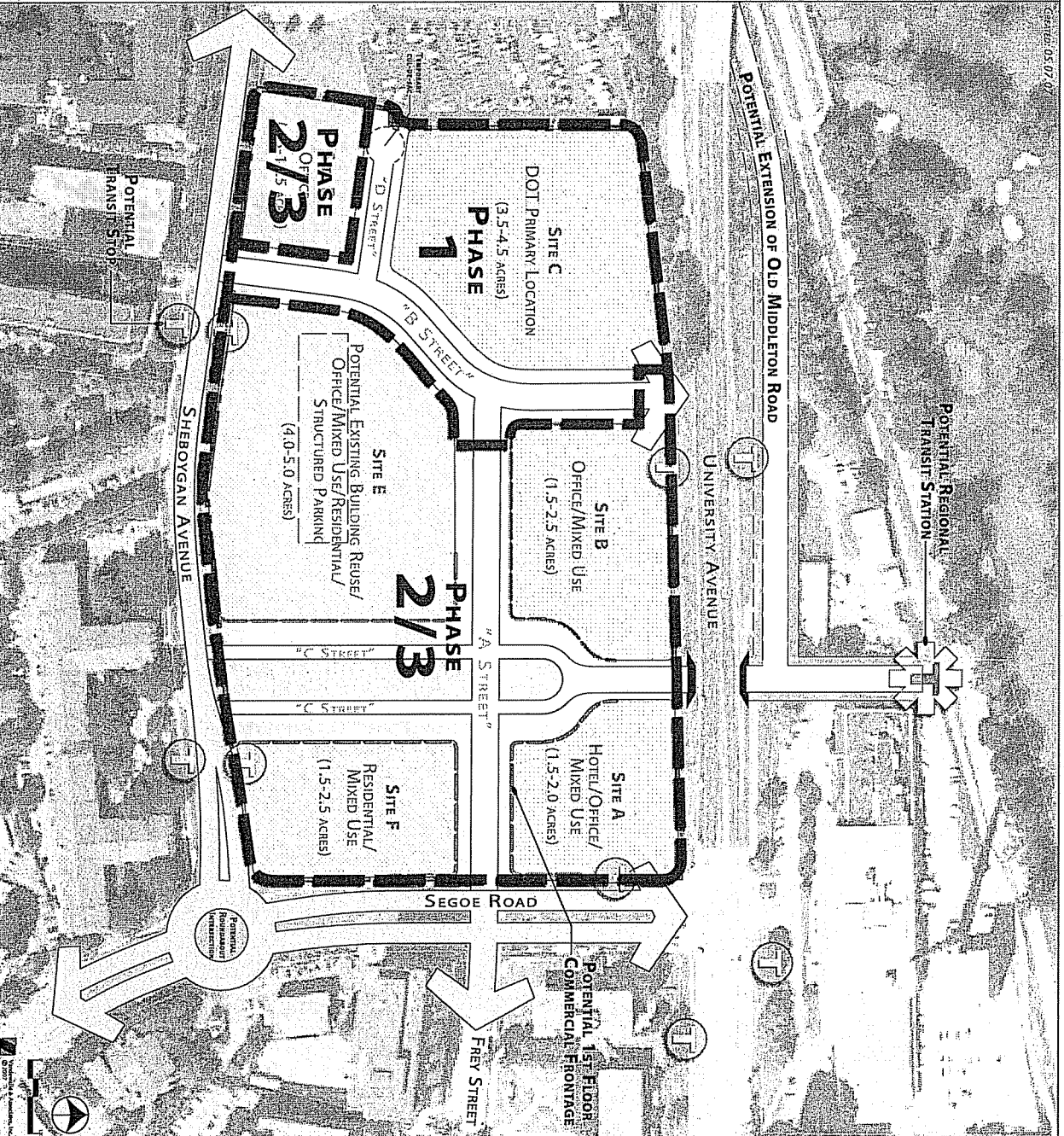
PROJECT PHASING PLAN

- PHASE 1:**
- Relocate DOT facility (~500,000 sq)
 - Construct infrastructure needed to support DOT site

- PHASE 2:**
- Location/use to be determined
 - Maximum 400,000 sq office OR, 160,000 sq commercial OR, combination of office/commercial/residential

- PHASE 3:**
- Remaining sites and post-construction of University Avenue facilities

HILL FARMS PROPERTY



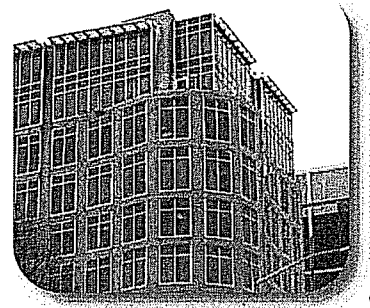
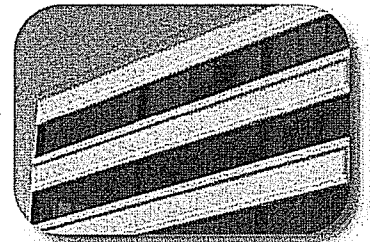
LAND USE PROJECTIONS

Hillfarms Development Summary
Redevelopment Concept Plan

	Net Site Acreage	Floors	Office Square Footage	Maximum Retail Square Footage	Residential Units
Office Mixed Use	13.5	4-20	1,600,000	100,000	50
A Site: Hotel/Office/ Mixed Use					
First Floor Commercial		1		30,000 sf	
Upper Floor Office/Hotel		7-9	225,000 sf		
A Total	1.5-2.0	4-10	225,000 sf	30,000 sf	0 units
B Site: Office/ Mixed Use					
First Floor Commercial		1		30,000 sf	
Upper Floor Office		10-20	325,000 sf		
B Total	1.5-2.5	4-20	325,000 sf	30,000 sf	0 units
C Site: DOT Primary Location/Office					
First Floor Commercial		1		10,000 sf	
Office		10-20	600,000 sf		
C Total	3.5-4.5	4-20	600,000 sf	10,000 sf	0 units
D Site: Office					
Upper Floor Office		6-10	100,000 sf		
D Total	.75-1.25	4-10	100,000 sf	00 sf	0 units
E Site: Existing Building Reuse/Office/Residential/Mixed Use/Structured Parking					
Office/Residential Mixed Use		10	350,000 sf		
Structured Parking		6-8			
First Floor Commercial		1		30,000 sf	
Liner Residential Units		5-6			50
E Total	4.0-5.0	4-10	350,000 sf	30,000 sf	50 units
Residential Mixed Use	2.0	4-10	00 sf	40,000 sf	300 units
F Site: Residential Mixed Use					
First Floor Commercial		1		40,000 sf	
Upper Floor Residential		7-9			300
F Total	1.5-2.5	4-10	00 sf	40,000 sf	300 units
Rights of Way	6.4				
Option One Total	Square Footage				
Office	1,600,000 sf				
Retail	140,000 sf				
Residential	350 units				

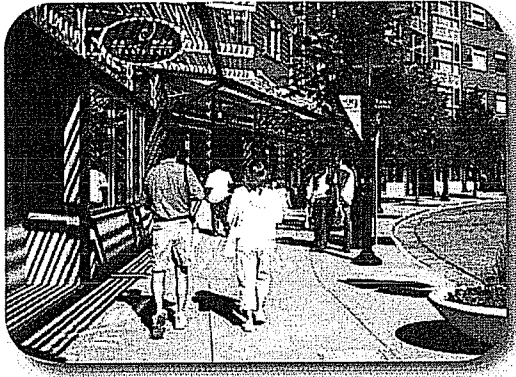
Vandewalle & Associates

5/8/07



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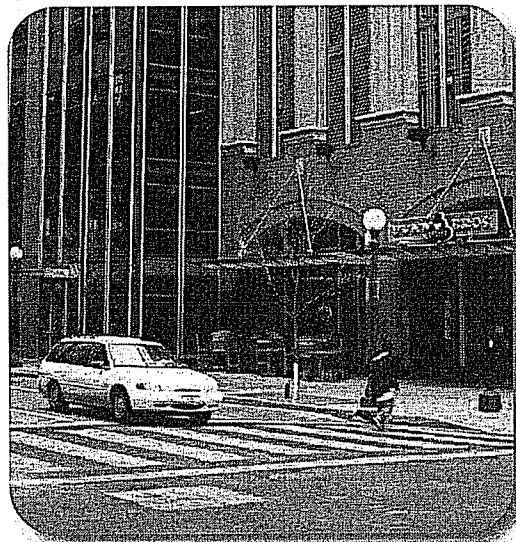
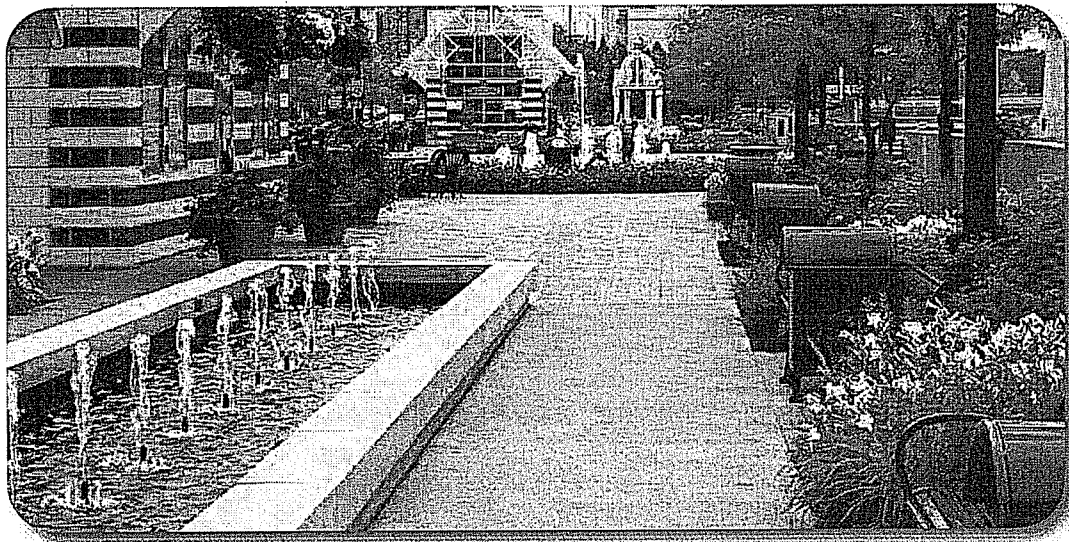
PLANNED UNIT DEVELOPMENT: GENERAL DEVELOPMENT PLAN



ZONING TEXT

The following districts detail the uses and yard requirements for the zoning districts within the neighborhood.

Note: Graphics contained herein are for reference purposes only and do not supercede the text information.



**DISTRICT 1: EMPLOYMENT
MIXED USE**

Description

The Employment Mixed Use district forms the primary land use district within the development. Designed to accommodate a range of high density employment/office uses this district delivers the jobs creation base for the project and includes the potential for a wide range of uses including: office/employment, state facilities, State Department of Transportation Headquarters, research facilities, first floor support retail, and hotel opportunities.

General Site Characteristics

- Urban building context
- First floor retail opportunities
- Structured and underground parking required
- Green architecture and site design encouraged
- Pedestrian oriented building placement and design

Primary Use

Office/Employment

Secondary Use

- First floor retail
- Residential (Site E only)
- Optional hotel use (Site A only)

Lot Area

- Total Lot Area13.5 acres
- Minimum Lot Areavaries
(will be set in Specific Implementation Plan)

Floor Area Ratio

- Minimum Floor Area Ratiovaries
(will be set in Specific Implementation Plan)
- Maximum Floor Area Ratiovaries
(will be set in Specific Implementation Plan)

**Building Setbacks/
Yard Requirements**

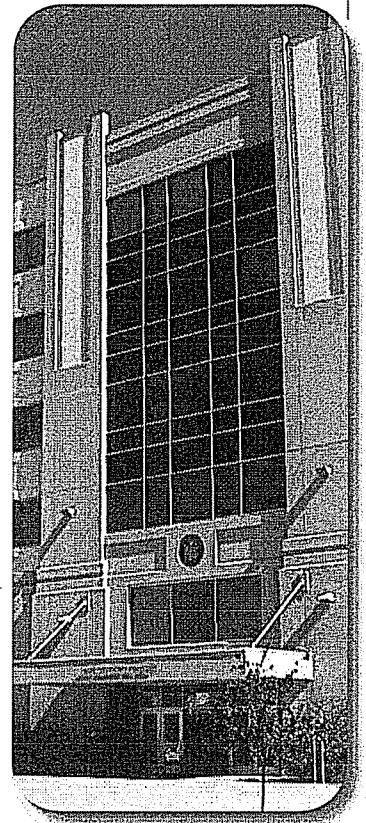
- Minimum Setback Sheboygan Ave.15 feet
- Minimum Setback University Ave.10 feet
- Minimum Setback Segoe Road10 feet
- Minimum Setback from Western Property Line
(Red Cross)15 feet
- Minimum Front Yard Setback0 feet
- Maximum Front Yard Setbackvaries
(will be set in Specific Implementation Plan)
- Minimum Side Yard Setback0 feet
- Minimum Corner Lot
Side Yard Setback0 feet
- Minimum Rear Yard Setback0 feet
- Minimum Building Separation0 feet
(with all applicable building code requirements)
- Minimum Paved Setback0 feet
- Maximum ISR1.0
- Usable Open Spacevaries
(will be set in Specific Implementation Plan)

District Requirements

- Minimum Building Height4 floors
(will be set in Specific Implementation Plan)
- Maximum Building Heightvaries
(see subdistrict descriptions)
- Maximum Square Footage:
Office1.6 million square feet
- Maximum Square Footage:
Retail100,000 square feet
- Maximum Retail User ...10,000 square feet/user
- Individual retail establishments shall not occupy a floor area greater than 10,000 square feet of the commercial allocation for each site. Retail uses associated with a hotel or hotel support services are excluded.
- Minimum Dwelling Unit Count0
- Maximum Dwelling Unit Count50
(District E only)

Note: Square footage projections are for leasable areas and do not include square footage for areas devoted to structured parking.

Parking: Structured above ground and/or underground parking is required for employee parking. Limited use of surface parking may be allowed for visitor/customer parking.



DISTRICT 1: SUB-DISTRICT DESCRIPTIONS

Note: The following sub-districts will be finalized as a component of the Specific Implementation Plans and details may be subject to change, provided the amendments reflect the goals of the project. Square footage and acreage allocations are allowed to be shifted between sites to accommodate slight variations to the minimum/maximum square footages. Height maximums shall not be exceeded.

Site A

Description

Site A forms the Segoe Road gateway to the project creating a signature location for the establishment of the mixed use, urban character of the site. The combination of visual access coupled with prominent views to the north and east makes this a location suitable for high profile office uses, first floor commercial uses along Frey Street; as well as, a potential location for hotel/conference center uses. This site will be required to front onto the combined "C Street", Frey Street and Segoe frontages, with an optional entry relationship with University Avenue. Building placement will reinforce the street edges with pedestrian scaled architecture and usable entryways.

Permitted Uses

Office (see Office Description)

First Floor Retail (see Retail Description)

Hotel & Conference Center Facility

Approximate Lot Area

1.5–2.0 acres

Sub-District Characteristics

Minimum Building Height 4 Stories

Maximum Building Height 10 Stories

Maximum Square Footage:

Office 225,000 square feet

Maximum Commercial

Square Footage 30,000 square feet

Note: Hotel and hotel service uses are considered part of the overall square footage and may exceed the commercial square footage allocation.

Maximum Retail User 10,000 square feet of Site A's commercial allocation

Individual retail establishments shall not occupy a floor area greater than 10,000 square feet of the commercial allocation for each site. Retail uses associated with a hotel or hotel support services are excluded.

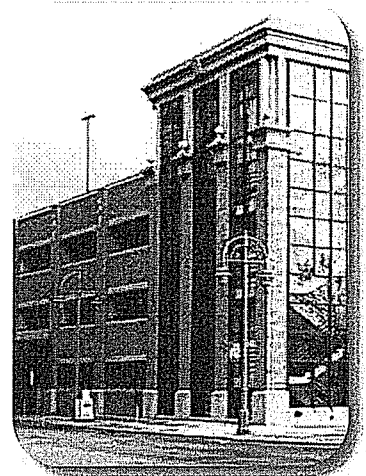
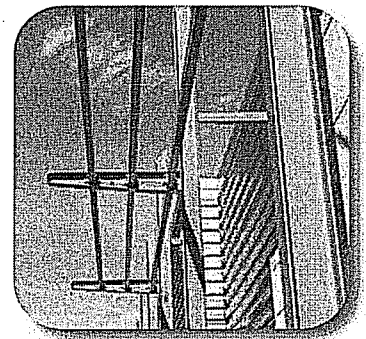
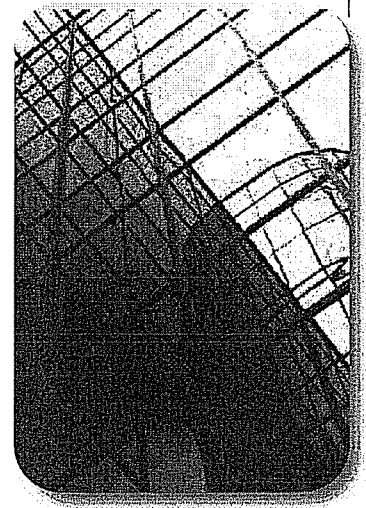
Parking: varies (will be set in Specific Implementation Plan)

Commercial Frontages

- Segoe Road/Frey Street Intersection
- Frey Street
- "C Street" Frey Street Frontage
- Segoe Road Optional
- University Avenue Optional

Vehicular Access:

- Frey Street
- "C Street"



Site B

Description

Site B forms the first of two higher density employment sites along University Avenue. Designed to offer access from all four sides, grade transitioning from University Avenue to Frey Street, and massing/height configurations; this site offers an urban setting for the location of a significant jobs base within the project. Retail uses and public parking facilities may be incorporated into the site as ancillary support uses for the employment base.

Permitted Uses

Office (see Office Description)

First Floor Retail (see Retail Description)

Public Parking Facilities

Approximate Lot Area

1.5–2.5 acres

Site Requirements

Minimum Building Height 4 Stories

Maximum Building Height 20 Stories

Maximum Square Footage:

Office 325,000 square feet

Maximum Commercial

Square Footage 30,000 square feet

Maximum Retail User 10,000 square feet of Site B commercial allocation

Individual retail establishments shall not occupy a floor area greater than 10,000 square feet of the commercial allocation for Site B.

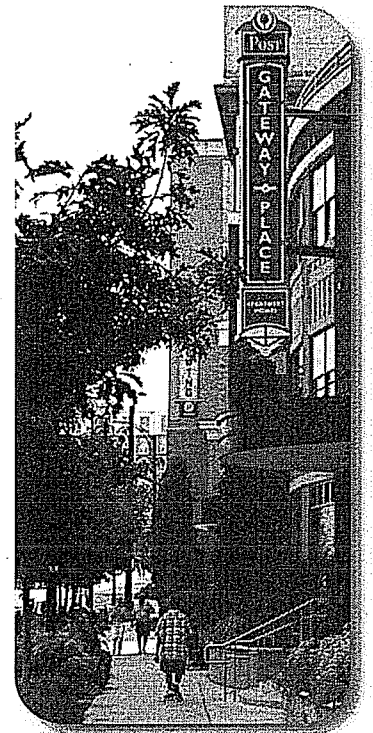
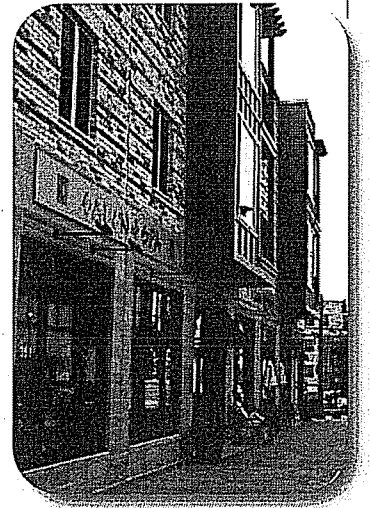
Parking: varies (will be set in Specific Implementation Plan)

Commercial Frontages

- “C Street”/Frey Street Intersection
- Frey Street
- “B Street”/Frey Street Intersection
- “B Street” Frontage Optional
- University Avenue Optional

Vehicular Access:

- “C Street”
- Frey Street
- “B Street” (Right in/Right out only)



Site C

Description

Site C completes the second high density urban employment site along University Avenue. Identified as the preferred site for the relocation of the Department of Transportation State Headquarters, this site is designed to offer a wide range of layout, height, access, and open space configurations.

Permitted Uses

Office (see Office Description)

Public Parking Facilities

Approximate Lot Area

3.5–4.5 acres

Site Requirements

Minimum Building Height 4 Stories

Maximum Building Height 20 Stories

Maximum Square Footage 600,000 square feet

Maximum Commercial
Square Footage 10,000 square feet

Parking: varies (will be set in Specific Implementation Plan)

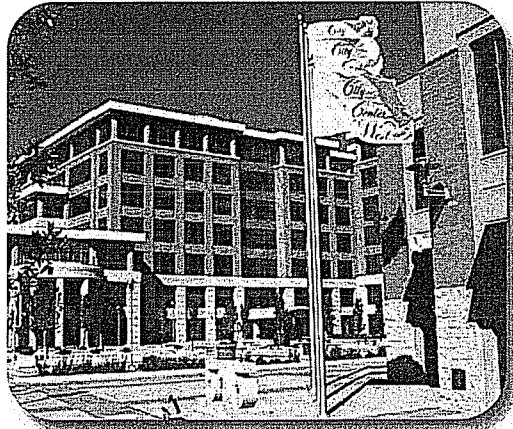
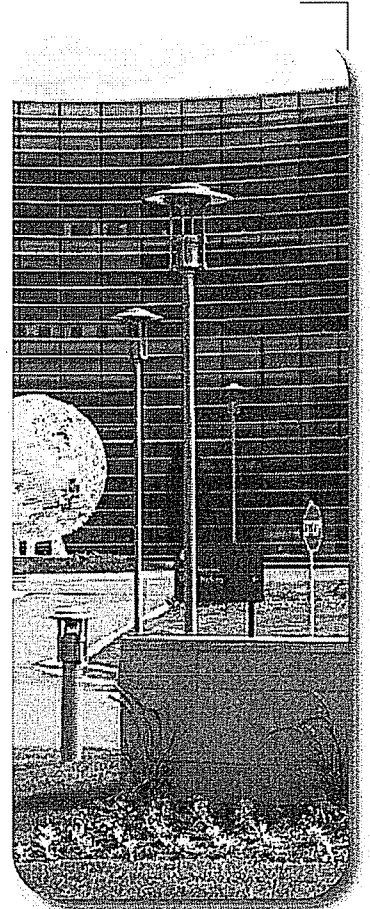
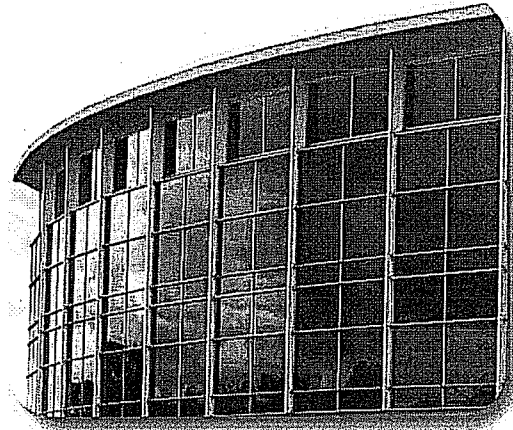
Commercial Frontages

■ none

Vehicular Access:

■ "B Street"

■ "D Street"



Site D

Description

Site D is a secondary office/employment site that transitions in intensity and scale from the University Avenue Corridor to the Sheboygan Avenue residential uses.

Permitted Uses

Office (see Office Description)

Approximate Lot Area

.75–1.25 acres

Site Requirements

Minimum Building Height 4 Stories

Maximum Building Height 8 Stories

Maximum Square Footage:

Office 100,000 square feet

Parking varies (will be set in Specific Implementation Plan)

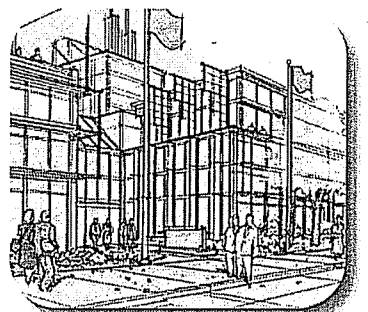
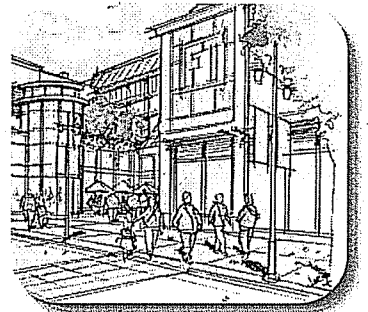
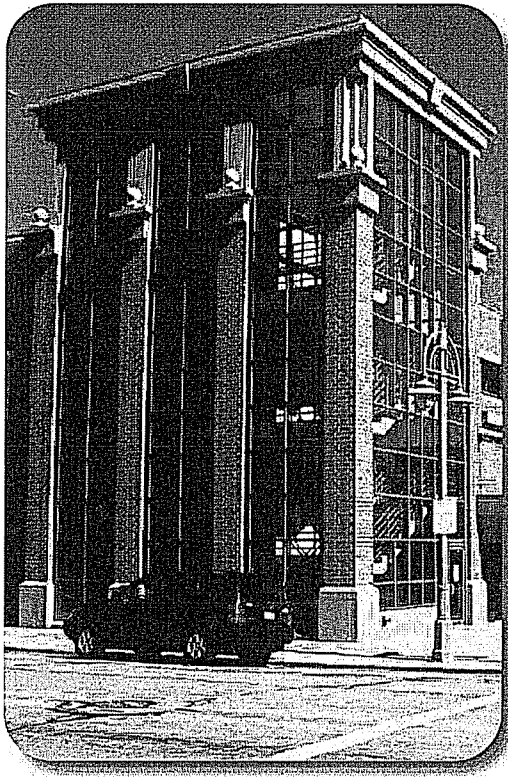
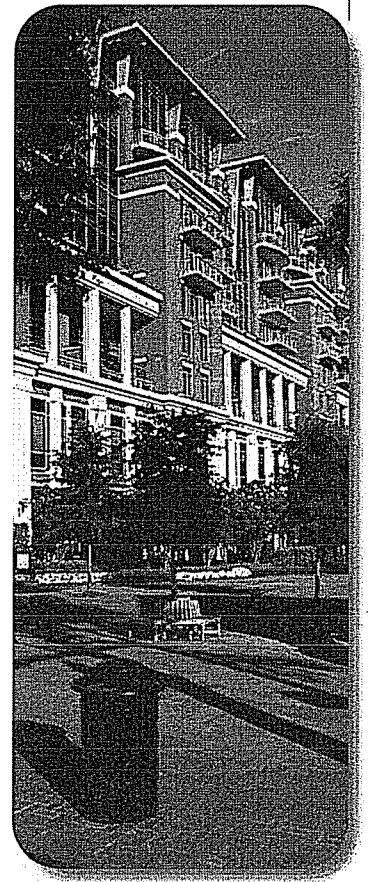
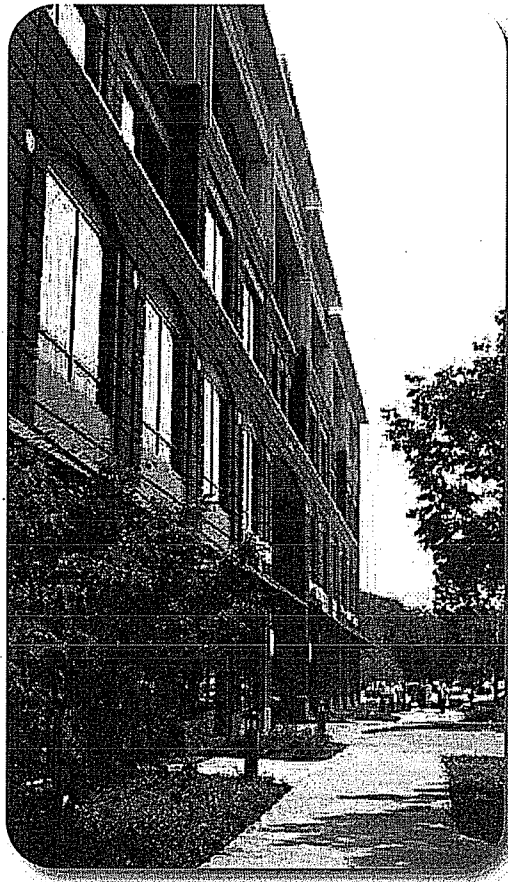
Commercial Frontages

■ none

Vehicular Access:

■ "B Street"

■ "D Street"



Site E

Description

Site E offers the most diversity of use of any of the sites within the project. Intended to offer several development scenarios this sites future use will be determined based on one of two options:

Option One: Rehab and retain existing DOT Tower A

This option allows for the exploration of market feasibility of renovation of the existing tower, which while structurally sound will require complete reconstruction of all mechanical systems and exterior finishes. The DOA has completed a study of keeping the DOT in place during renovation which projected significant cost (greater than \$45 million) to rehab the building with DOT in residence. This study led to the exploration of relocating the DOT on-site and marketing the balance of the project. The relocation of the DOT eliminates some of the cost constraints of renovating around an existing tenant and may make the reuse of the structure viable.

Additional on-site uses will include a parking facility with first floor commercial along "C Street" and the potential for residential wrapping the façade. Additions to the existing building which facilitate more efficient use and additional office square footage would be allowed.

Option Two: Demolish exiting DOT Tower A

In the event that market conditions do not support the renovation of the DOT Tower A building, the site will be cleared and redeveloped with additional office uses, structured parking and mixed use. First floor commercial along "C Street" will still be required.

Note: DOT Building B (northern most building) will be removed in both development scenarios.

Permitted Uses

Office (see Office Description)

First Floor Retail (see Retail Description)

Multi-family Residential

Public Parking Facilities

Approximate Lot Area

4.0–5.0 acres

Site Requirements

Minimum Building Height4 Stories

Maximum Building Height10 Stories

Maximum Square Footage:

Office350,000 square feet

Maximum Commercial

Square Footage30,000 square feet

Maximum Retail User10,000 square feet of site commercial allocation

Individual retail establishments shall not occupy a floor area greater than 10,000 square feet of the commercial allocation for Site E.

Minimum Unit Count0

Maximum Unit Count50

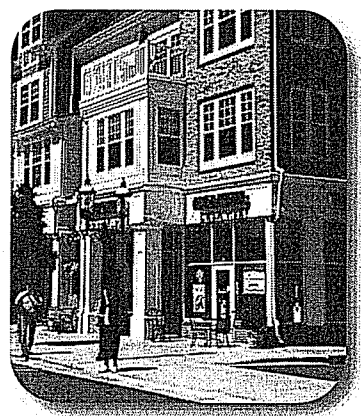
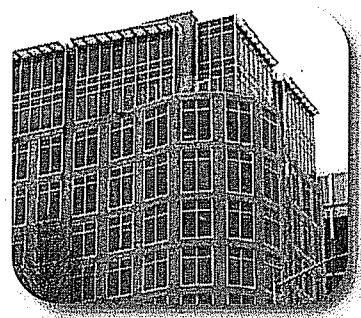
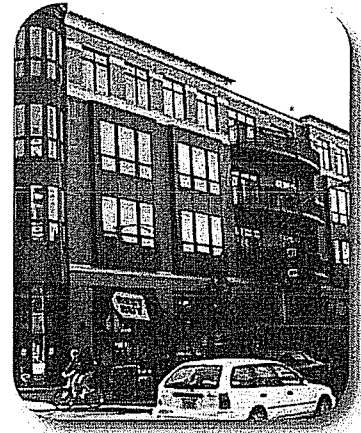
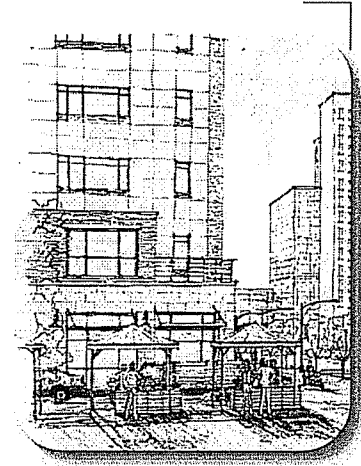
Parking: varies (will be set in Specific Implementation Plan)

Commercial Frontages

- Frey Street
- "C Street"
- "C Street"/Sheboygan Avenue Intersection

Vehicular Access:

- "B Street"
- Frey Street
- "C Street"
- Sheboygan Avenue



**DISTRICT 2:
EMPLOYMENT/RESIDENTIAL
MIXED USE (SITE F)**

Description

The employment/residential mixed used district offers the opportunity to incorporate residential uses within the district. This crucial component creates weeknight and weekend activity, offers opportunities for additional diversity of housing located within the employment center; as well as additional “eyes on the street” presence and customer support base for the commercial uses. The eventual build out of this district will be based on market demand and conditions at the time of submittal of the Specific Implementation Plan, and may be adjusted to reflect a blend of residential or office uses above first floor commercial.

General Site Characteristics

- Urban building context
- First floor retail opportunities
- Structured and underground parking required
- Green architecture and site design encouraged
- Pedestrian oriented building placement and design

Permitted Uses

- Office (see Office Description)
- First Floor Retail (see Retail Description)
- Multi-family Residential

Approximate Lot Area

1.5–2.5 acres

Floor Area Ratio

Minimum Floor Area Ratiovaries
(will be set in Specific Implementation Plan)

Maximum Floor Area Ratiovaries
(will be set in Specific Implementation Plan)

**Building Setbacks/
Yard Requirements**

- Minimum Setback Segoe Road10 feet
- Minimum Setback Sheboygan Avenue . . .15 feet
- Minimum Front Yard Setback0 feet
- Maximum Front Yard Setbackvaries
(will be set in Specific Implementation Plan)
- Minimum Side Yard Setback0 feet

- Minimum Corner Lot
- Side Yard Setback0 feet
- Minimum Rear Yard Setback0 feet
- Minimum Building Separation0 feet
(with all applicable building code requirements)

Site Requirements

- Minimum Building Height4 Stories
- Maximum Building Height8 Stories
- Maximum Square Footage200,000 square feet
- Minimum Residential Units0 units
- Maximum Residential Units300 units
- Maximum Commercial
Square Footage40,000 square feet
- Maximum Retail User10,000 square feet
of Site F commercial allocation

Individual retail establishments shall not occupy a floor area greater than 10,000 square feet of the commercial allocation for Site F.

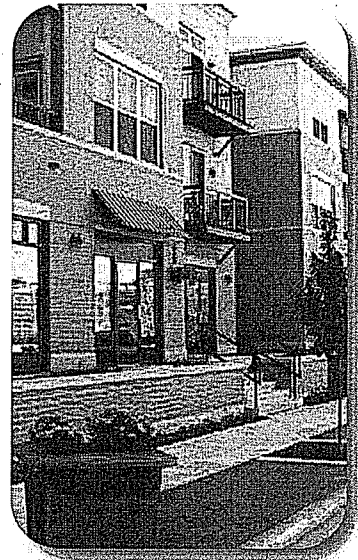
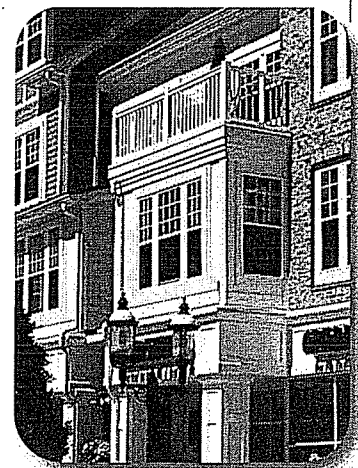
Parkingvaries
(will be set in Specific Implementation Plan)
Structured above ground and/or underground parking is required for employee parking. Limited use of surface parking may be allowed for visitor/customer parking.

Commercial Frontages

- Frey Street
- Frey Street/Segoe Road Intersection
- Sheboygan Avenue
- “C Street”

Vehicular Access:

- Frey Street
- “C Street”



DISTRICT WIDE TERMS AND DEFINITIONS:

Yard Requirements

Yard areas requirements will be provided as part of the Specific Implementation Plans.

Landscaping

Site landscaping will be provided as part of Specific Implementation Plans.

Accessory Off-Street Parking and Loading

Final Accessory off-street parking and loading details will be provided as a component of Specific Implementation Plans.

Lighting

Site Lighting will be provided as a component of Specific Implementation Plans.

Signage

Signage will be allowed as per Chapter 31 of the Madison General Ordinances, as compared to the C2 district, or as detailed as a component of the Specific Implementation Plans.

Definition of Family

The definition of family shall coincide with the definition in Section 28.03(2) Madison General Ordinances as it applies to the R6 District.

Alterations and Revisions

No alteration or revision of the approved 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 Plan Commission.

Transportation Demand Management

All uses within this development within this development are encouraged to implement employee transit programs as well as accommodate multi-modal transportation uses including alternative work schedules, flex time, compressed workweeks, staggered shifts, telework, ridesharing, car sharing, transit, cycling, and walking.

Detailed transportation demand management plans will be required at time of Specific Implementation Plan submittal.

Inclusionary Zoning

Inclusionary Zoning, currently required of any residential development with ten or more for sale units, will be finalized at the time of specific implementation plan submittal. This project will comply with the requirements for inclusionary zoning at the time of application. Due to the unknown nature of the residential components at the time of the General Development Plan submittal the separate Inclusionary Zoning document assumes a density bonus as the only incentive applicable at this time. Future Specific Implementation Plan submittals will be evaluated as part of separate IZ documents and may include additional incentives. Detailed information on the ownership/rental mix, number of bedrooms, target Area Median Income ranges, unit distributions, and price points will be set as a component of the Specific Implementation Plan submittals.

Parking

Structured above ground and/or underground parking is required for employee parking. Limited use of surface parking may be allowed for visitor/customer parking. Specific parking ratios will be determined at time of Specific Implementation Plan submittal in response to the proposed uses.

Office Use

Allowable Uses within the Office districts include:

- Banks and financial institutions
- Community gardens
- Data processing centers
- Educational or training centers
- Emergency electric generator per the O3 Office District conditional use standards
- Health clubs
- Hospitals
- Hotels
- Medical, dental and optical clinics
- Nursery schools or day care centers
- Offices, business and professional
- Parking facilities, open and accessory, for the storage of private passenger automobiles only, when located elsewhere than on the same zoning lot as the principal use served
- Parking facilities, accessory and located outside of the central area
 - a. Accessory off-street parking facilities
- Parking lots, garages and structures, non accessory and publicly owned and operated, for the storage of private passenger automobiles only
- Physical fitness and other similar type recreational facilities for employees
- Public utility and public service uses as follows:
 - Electric substations
 - Radio and television towers
 - Sewerage system lift stations
 - Telephone exchanges, microwave relay towers and television transmission equipment buildings
 - Water pumping stations and water reservoirs
 - Emergency electric generator per the O3 Office District conditional use standards
- Radio and television studios and stations
- Reproduction processes, including printing, blueprinting, photostating, lithographing, engraving, stereotyping, publishing, and bookbinding
- Research and development activities, and testing laboratories

Restaurants, drugstores, and valet shops for employees and their guests, per the O3 Office District conditional use standards

Telecommunications centers and facilities

Temporary parking lots for a total period not to exceed three (3) years, provided such lot complies with the provisions of Section 10.08(6)(c), driveway and parking facility ordinance

Retail Use

Allowable Uses within the Retail districts include the following:

Accessory uses, including but not limited to the following:

- a. Signs as regulated in this section
- b. Temporary buildings for construction purposes, for a period not to exceed the duration of such construction

Antique shops

Art galleries and museums

Art and school supply stores

Artisan studio

Auction rooms

Banks and financial institutions

Barbershops

Beauty parlors.

Bicycle sales, rental and repair establishments.

Blueprinting and photostating establishments

Book, magazine and stationery stores

Brewpubs

Business machine sales and service establishments

Camera and photographic supply stores

Candy and ice cream stores

Carpet and rug stores

Catering establishments

China and glassware stores

Clothing and costume rental stores

Coin and philatelic stores

Community gardens

Department stores

Drugstores

Dry goods stores

Dry cleaning and laundry establishments
 Employment agencies
 Film developing and processing
 Florist shops and conservatories
 Food stores—grocery stores, meat stores, fish markets, bakeries, and delicatessens
 Furniture sales
 Gift shops
 Hardware stores
 Health clubs
 Hobby shops
 Hotels
 Interior decorating shops
 Jewelry stores, including watch
 Leather goods and luggage stores
 Libraries, municipally owned and operated
 Liquor stores, packaged goods only
 Locksmith shops
 Massage therapy
 Meat markets
 Medical, dental and optical clinics
 Musical instrument sales and repair
 Nursery schools or daycare centers
 Offices, business and professional
 Optical sales
 Outdoor eating areas of restaurants
 Paint and wallpaper stores
 Parking facilities, open and accessory, for the storage of private passenger automobiles only, when located elsewhere than on the same zoning lot as the principal use served
 Parking facilities, accessory and located outside of the central area

- a. Accessory off-street parking facilities

 Parking lots, garages and structures, non accessory and publicly owned and operated, for the storage of private passenger automobiles only
 Personal computers and home electronics, sales and service
 Phonograph, record, and sheet music stores

Photography studios, including the development of films and pictures when conducted as part of the retail business on the premises
 Physical culture and health services and reducing salons
 Picture framing
 Printing and publishing establishments, including newspaper, letter press, business cards, mimeographing and other similar job printing service, provided that there shall be not more than five (5) employees, and further provided that the hours of operation shall be limited to the hours between 7:00 a.m. and 9:00 p.m.
 Post offices
 Public service signs
 Public utility and public service uses as follows:

- Electric substations
- Radio and television towers
- Sewerage system lift stations
- Telephone exchanges, microwave relay towers and television transmission equipment buildings
- Water pumping stations and water reservoirs
- Emergency electric generator per the O3 Office District conditional use standards

 Radio and television studios and stations
 Recording studios
 Recreational buildings and community centers, not operated for profit
 Restaurants, except adult entertainment taverns
 Schools—music, dance, business or trade
 Shoe and hat repair stores
 Sporting goods stores
 Tailor shops
 Taverns, except adult entertainment taverns
 Temporary parking lots for a total period not to exceed three (3) years, provided such lot complies with the provisions of Section 10.08(6)(c), driveway and parking facility ordinance
 Theaters, indoor
 Tobacco shops
 Toy shops

Travel Bureaus and transportation ticket offices

Variety stores

Video rental establishments not including
adult entertainment establishments

Wearing apparel shops

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