



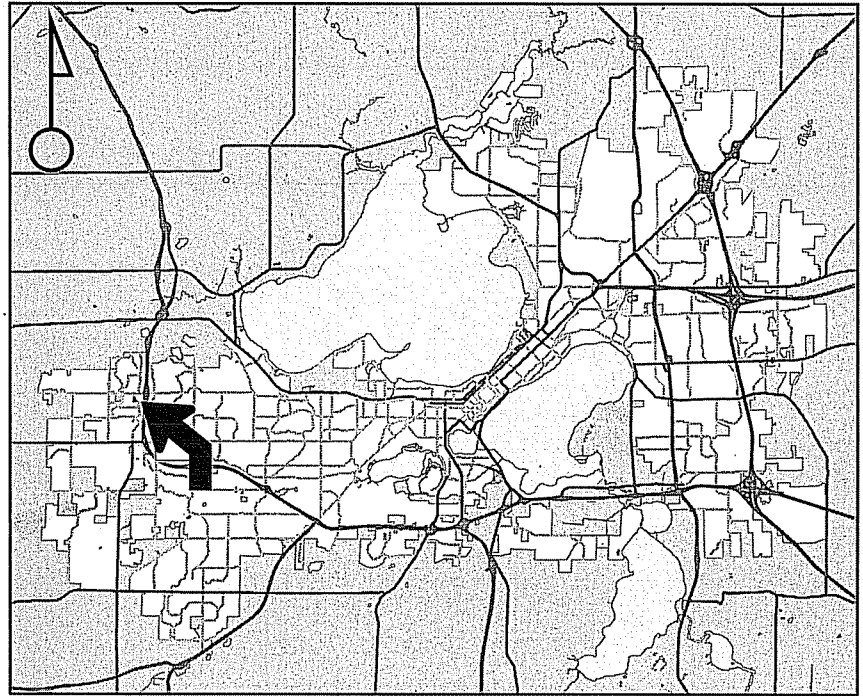
Location  
530 & 610 Junction Road

Sponsor  
Terrence Wall - City Center West, LLC/  
Matt Stambowski - Outlook Development Grp

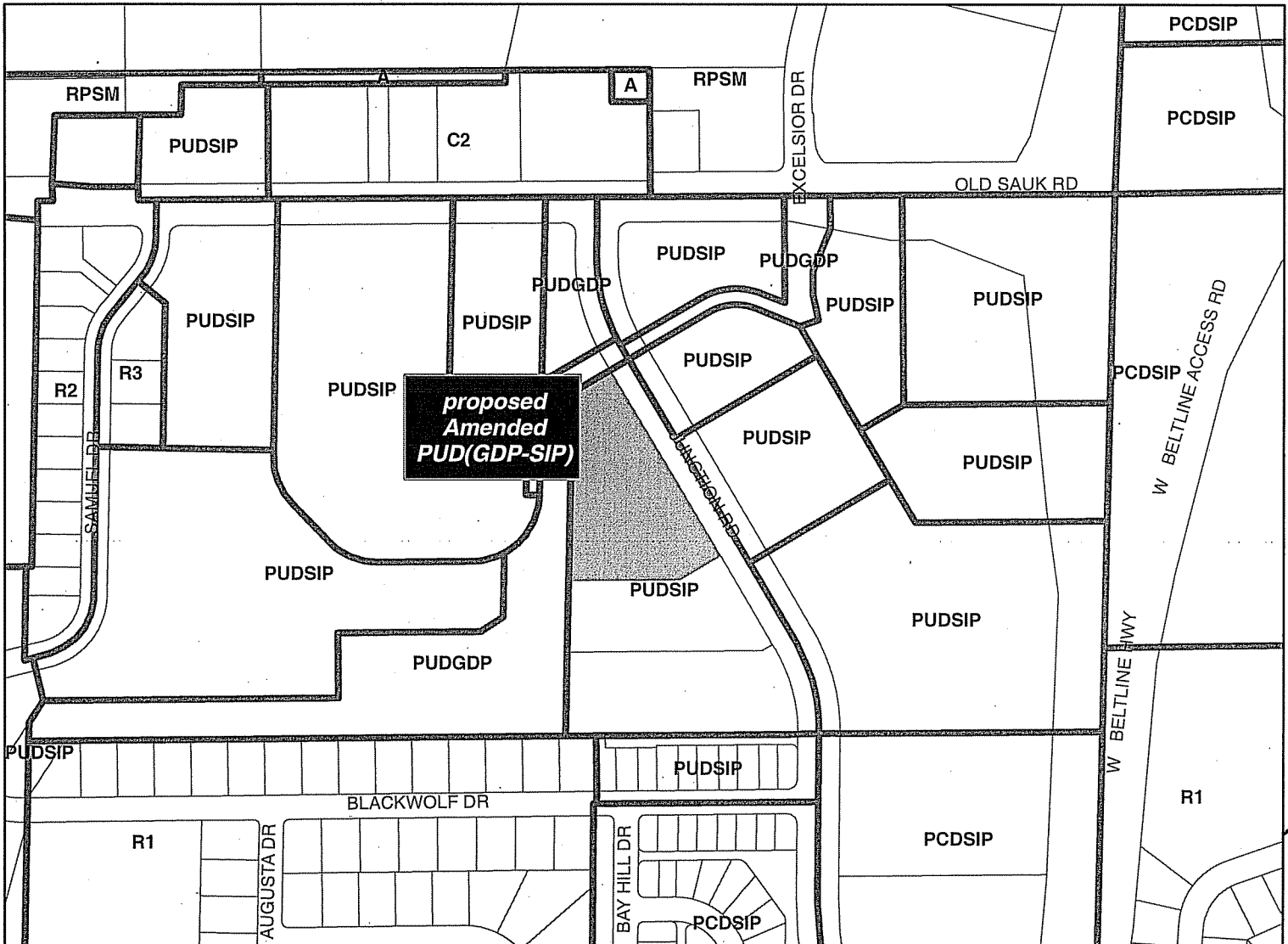
From: PUD(SIP)      To: Amended  
Existing Use              PUD(GDP-SIP)  
Vacant Land

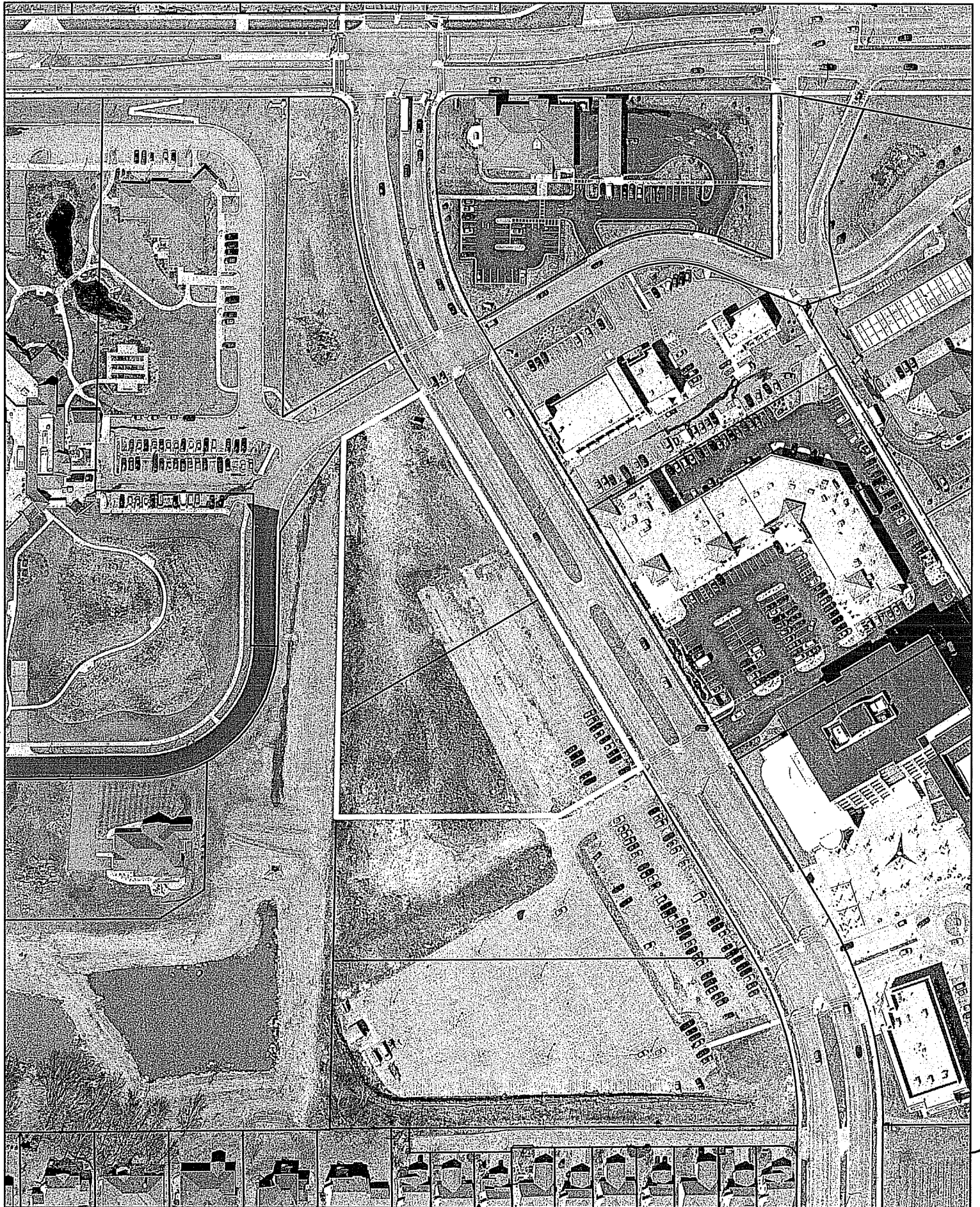
Proposed Use  
2 Retail/Office Buildings

Public Hearing Date  
Plan Commission  
04 June 2007  
Common Council  
19 June 2007



For Questions Contact: Tim Parks at: 261-9632 or [tparks@cityofmadison.com](mailto:tparks@cityofmadison.com) or City Planning at 266-4635





2



# LAND USE APPLICATION Madison Plan Commission

215 Martin Luther King Jr. Blvd; Room LL-100  
PO Box 2985; Madison, Wisconsin 53701-2985  
Phone: 608.266.4635 | Facsimile: 608.267.8739

- The following information is required for all applications for Plan Commission review except subdivisions or land divisions, which should be filed with the Subdivision Application.
- Before filing your application, please review the information regarding the **LOBBYING ORDINANCE** on the first page.
- Please read all pages of the application completely and fill in all required fields.
- This application form may also be completed online at [www.cityofmadison.com/planning/plan.html](http://www.cityofmadison.com/planning/plan.html)
- All zoning applications should be filed directly with the Zoning Administrator.

| FOR OFFICE USE ONLY:                            |  |
|---|--|
| Amt. Paid: <u>\$1050</u>                        | Receipt No. _____                                    |
| Date Received: <u>3-21-07</u>                   | _____  |
| Received By: <u>RJT</u>                         | _____  |
| Parcel No. <u>0708-221-0530-4</u>               | _____  |
| Aldermanic District <u>9, Paul Skidmore</u>     | _____  |
| GO <u>Deed Restriction, Eng. SD</u>             | _____  |
| Zoning District <u>PUDSIP</u>                   | _____  |
| For Complete Submittal                          |  |
| Application <input checked="" type="checkbox"/> | Letter of Intent <input checked="" type="checkbox"/> |
| IDUP <u>N/A</u>                                 | Legal Descript. _____                                |
| Plan Sets <input checked="" type="checkbox"/>   | Zoning Text <input checked="" type="checkbox"/>      |
| Alder Notification _____                        | Waiver <input checked="" type="checkbox"/>           |
| Nbrhd. Assn Not. _____                          | Waiver <input checked="" type="checkbox"/>           |
| Date Sign Issued _____                          | _____  |

1. Project Address: 530 & 610 Junction Rd. Project Area In Acres: 2.77 acres  
Project Title (if any): City Center Junction

2. This is an application for: (check at least one)

|  |   |  |
|--|---|--|
| <input type="checkbox"/> Zoning Map Amendment (check only ONE box below for rezoning and fill in the blanks accordingly) |   |  |
| <input type="checkbox"/> Rezoning from _____ to _____  | <input type="checkbox"/> Rezoning from _____ to PUD/PCD-SIP       |  |
| <input type="checkbox"/> Rezoning from _____ to PUD/PCD-GDP  | <input type="checkbox"/> Rezoning from PUD/PCD-GDP to PUD/PCD-SIP |  |
| <input type="checkbox"/> Conditional Use   | <input type="checkbox"/> Demolition Permit                        | <input checked="" type="checkbox"/> Other Requests (Specify): <u>GDP/SIP Amendment</u> |

### 3. Applicant, Agent & Property Owner Information:

Applicant's Name: Matt Stambowski  
Outlook Development Group, LLC Company: Outlook Development Group, LLC  
Street Address: W124 59482 Prairie Meadows Dr. City/State: MUSKEGO / WI Zip: 53150  
Telephone: (262) 679-1496 Fax: (262) 679-3626 Email: Matt@outlookdev.com

Project Contact Person: MIKE MICHALESKI Company: Pinnacle Construction of WI, Inc.  
Street Address: 576 W17605 Sawdust Ln City/State: MUSKEGO / WI Zip: 53150  
Telephone: (262) 679-3660 Fax: (262) 679-3626 Email: Mike@outlookdev.com

Property Owner (if not applicant): City Center West, LLC Attn: TERRANCE WALL  
Street Address: P.O. Box 7700 2310 Crossroads Dr. City/State: MADISON / WI Zip: 53707

### 4. Project Information:

Provide a general description of the project and all proposed uses of the site: The project consists of two mixed use office/retail buildings. Targeted uses will be general office and retail type uses.

Development Schedule: Commencement \_\_\_\_\_ Completion \_\_\_\_\_

CONTINUE →

5. Required Submittals:

- Site Plans** submitted as follows below and depicts all lot lines; existing, altered, demolished or proposed buildings; parking areas and driveways; sidewalks; location of any new signs; existing and proposed utility locations; building elevations and floor plans; landscaping, and a development schedule describing pertinent project details:
  - **Seven (7) copies** of a full-sized plan set drawn to a scale of one inch equals 20 feet (collated and folded)
  - **Seven (7) copies** of the plan set reduced to fit onto 11 inch by 17 inch paper (collated, stapled and folded)
  - **One (1) copy** of the plan set reduced to fit onto 8 1/2 inch by 11 inch paper
- Letter of Intent: Twelve (12) copies** describing this application in detail but not limited to, including: existing conditions and uses of the property; development schedule for the project; names of persons involved (contractor, architect, landscaper, business manager, etc.); types of businesses; number of employees; hours of operation; square footage or acreage of the site; number of dwelling units; sale or rental price range for dwelling units; gross square footage of building(s); number of parking stalls, etc.
- Legal Description of Property:** Lot(s) of record or metes and bounds description prepared by a land surveyor. For any application for rezoning, the description must be submitted as an electronic word document via CD or e-mail.
- Filing Fee: \$1,050.** See the fee schedule on the application cover page. Make checks payable to: *City Treasurer.*

**IN ADDITION, THE FOLLOWING ITEMS MAY ALSO BE REQUIRED WITH YOUR APPLICATION; SEE BELOW:**

- For any applications proposing demolition of existing buildings, **photos** of the interior and exterior of the structure(s) to be demolished shall be submitted with your application. Be advised that a **Reuse and Recycling Plan** approved by the City's Recycling Coordinator is required prior to issuance of wrecking permits.
- A project proposing **ten (10) or more dwelling units** may be required to comply with the City's Inclusionary Zoning requirements outlined in Section 28.04 (25) of the Zoning Ordinance. A separate **INCLUSIONARY DWELLING UNIT PLAN** application detailing the project's conformance with these ordinance requirements shall be submitted concurrently with this application form. Note that some IDUP materials will coincide with the above submittal materials.
- A **Zoning Text** must accompany **all** Planned Community or Planned Unit Development (PCD/PUD) submittals.

**FOR ALL APPLICATIONS:** All applicants are required to submit copies of all items submitted in hard copy with their application (including this application form, the letter of intent, complete plan sets and elevations, etc.) as **INDIVIDUAL** Adobe Acrobat PDF files compiled either on a non-returnable CD to be included with their application materials, or in an e-mail sent to [pcapplications@cityofmadison.com](mailto:pcapplications@cityofmadison.com). The e-mail shall include the name of the project and applicant. Applicants who are unable to provide the materials electronically should contact the Planning Unit at (608) 266-4635 for assistance.

6. Applicant Declarations:

- Conformance with adopted City plans:** Applications shall be in accordance with all adopted City of Madison plans:
  - The site is located within the limits of the: City of MADISON Comprehensive Plan, which recommends: General Commercial for this property.
- Pre-application Notification:** Section 28.12 of the Zoning Ordinance requires that the applicant notify the district alder and any nearby neighborhood or business associations by mail no later than **30 days** prior to filing this request:
  - List below the Alder person, Neighborhood Association(s), Business Association(s) AND dates you sent the notices: Adrian Skidmore (waiver) Sunken Lane Neighborhood Assoc. Jim Bell (waiver)
  - NOTE: If the alder has granted a waiver to this requirement, please attach any such correspondence to this form.
- Pre-application Meeting with staff:** Prior to preparation of this application, the applicant is required to discuss the proposed development and review process with Zoning Counter and Planning Unit staff; note staff persons and date.
  - Planner Tim Pastes Date 12/11/06 | Zoning Staff MATT TUCKER Date 12/11/06

The signer attests that this form is accurately completed and all required materials are submitted:

Printed Name MATT STAMASLSKI Date 03/07/07  
 Signature [Signature] Relation to Property Owner Developer / Buyer

Authorizing Signature of Property Owner [Signature] Date 3/7/07



Outlook Development Group, LLC  
W124 S9482 Prairie Meadows Dr.  
Muskego, WI 53150

March 7, 2007

Department of Planning & Development  
Madison Municipal Building  
215 Martin Luther King, Jr. Blvd  
P.O. Box 2984  
Madison, WI 53701-2984

RE: Letter of Intent – City Center Junction Mixed Use Development  
located at 530 & 610 Junction Road Madison, WI.

To Members of the Planning Dept,

Please find outlined below detailed descriptions of our intended mixed use development project located at 530 & 610 Junction road.

**Description of Indented Development:** Outlook Development Group desires to develop two 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 are part of the plan.

**Existing Conditions:** Currently the proposed site is a mixture of raw land and a parking lot.

**Development Schedule:** Outlook Development Group, LLC plans to retain ownership of the property in September 2007. Construction is expected to commence in the spring of 2008. Once construction commences the project should take approximately seven months to complete.

**Contractors Involved in Project:**

General Contractor – Mike Michalski Pinnacle Construction of WI, Inc.  
Architect – Steve Esser Wellman Architects  
Landscape – TBD  
Business Manager – Matt Stamborski Outlook Development Group, LLC.

**Types of Businesses:** Businesses targeted will be general retail and office users that would typically be found in Class A high end mixed use developments.

**Number of Employees:** TBD depending on uses in the project.

Hours of Operation: TBD depending on uses in project.

Square Footage / Acreage of Site: 530 & 610 Junction road consists of 121,532.40 square feet or 2.79 Acres.

Number of Dwelling Units: N/A

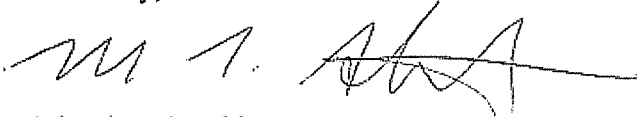
Sale or Rental Price for Dwelling Units: N/A

Gross Square Footages of the Buildings: 530 Junction building consists of 24,974 gross square feet and 610 Junction consists of 25,892 gross square feet.

Parking Spaces: 173 surface lot spaces for general use and an additional 65 underground parking spaces for the exclusive use of the office tenants. Total parking for the development is 238 spaces.

Thank you for your time and consideration of our project. We look forward to working with the city of Madison. If there are any other items that you require, please don't hesitate to contact me directly at 262-679-1496.

Sincerely,



Matt Stamborski  
Outlook Development Group, LLC - Member



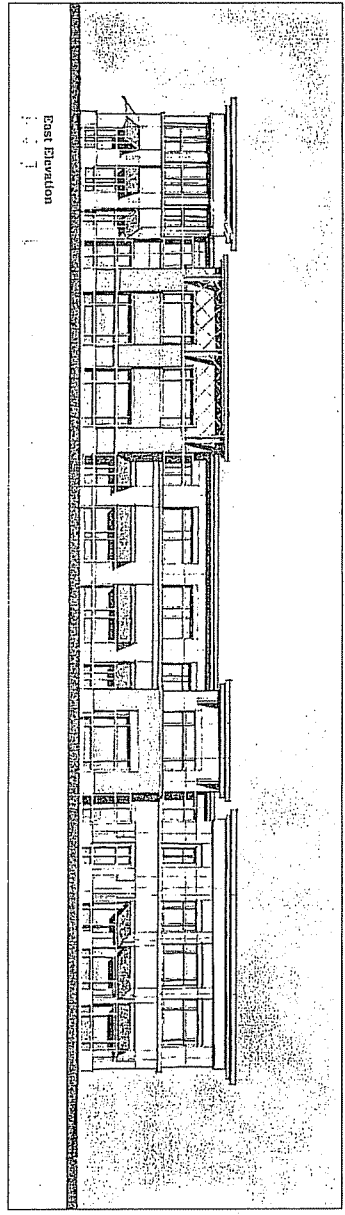
Zoning Text GDP/SIP  
Project Name: City Center Junction  
Address: 530 & 610 Junction Road Madison, WI

**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/novelty/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.





DATE: APRIL 18, 2007

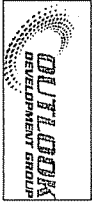
CITY CENTER JUNCTION

PROJECT No: 26098

ARCHITECT: WELMAN ARCHITECTS  
 OWNER: OUTLOOK DEVELOPMENT GROUP  
 CONTRACTOR: PINNACLE CONSTRUCTION  
 ENGINEERING CONSULTANTS: CIVIL (C.J. ENGINEERING), STRUCTURAL (Structural Dimension Inc.)



1000 NEW BLVD  
 SUITE 1000  
 WASHINGTON, DC 20004  
 PHONE: 202.775.1100  
 WWW.WELMANARCHITECTS.COM

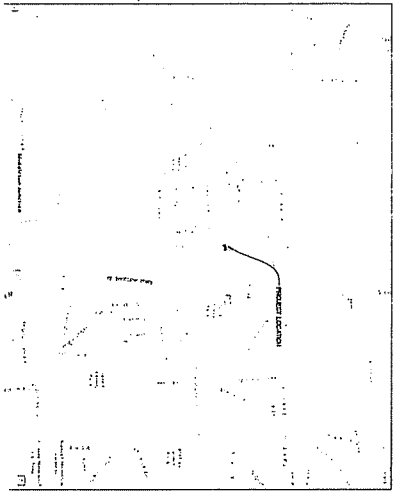


13805 14th Street, Suite 200  
 Fairfax, VA 22033  
 PH: (703) 641-3200  
 WWW.CJ-ENGINEERING.COM



14000 WOODBURN RD  
 FARMERSVILLE, VA 22434  
 TEL: (703) 441-8100

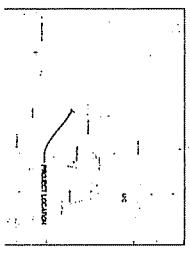
KEY PLAN



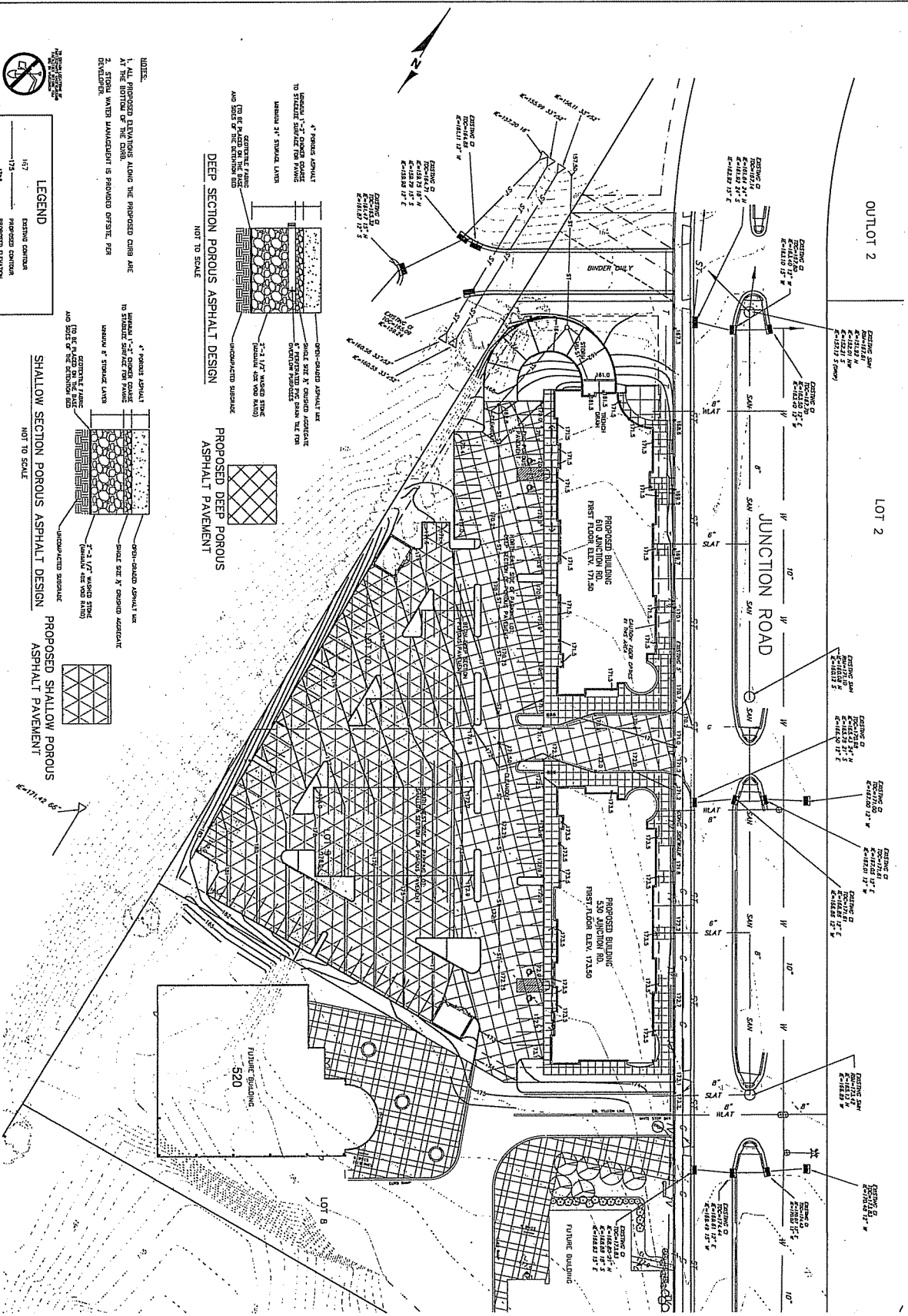
BUILDING INFORMATION

|                  |             |
|------------------|-------------|
| BUILDING TYPE    | I-3         |
| OCCUPANCY        | FIXED USE   |
| SPRINKLER SYSTEM | YES         |
| SQUARE FOOTAGE   |             |
| 800 BUILDING     | 1,044 S.F.  |
| 600 BUILDING     | 15,089 S.F. |
| TOTAL            | 15,893 S.F. |

VICINITY MAP

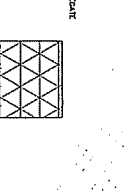
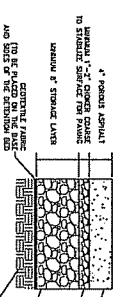
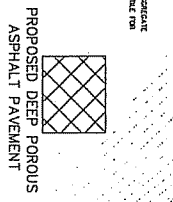
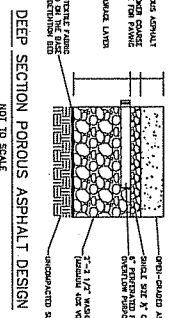


2



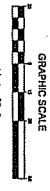
**NOTES:**

1. ALL PROPOSED ELEVATIONS ALONG THE PROPOSED CURB ARE AT THE BOTTOM OF THE CURB.
2. STORM WATER MANAGEMENT IS PROVIDED OFFSITE. SEE DEVELOPER.



**LEGEND**

|     |                       |
|-----|-----------------------|
| 472 | EXISTING CURB         |
| 473 | PROPOSED CURB         |
| 474 | PROPOSED DIVERSION    |
| 475 | PROPOSED STORM STREET |



**PRELIMINARY SITE GRADING PLAN**  
**C1.0**

C/E NO. - 017263  
APRIL 17, 2007

**CITY CENTER JUNCTION**  
MADISON, WI



2

OUTLOT 2

LOT 2

JUNCTION ROAD

PROPOSED BUILDING  
610 JUNCTION RD.  
FIRST FLOOR ELEV. 171.50

PROPOSED BUILDING  
530 JUNCTION RD.  
FIRST FLOOR ELEV. 173.50

FUTURE BUILDING  
520

LOT 8

**GCJ**  
**ENGINEERING**  
 civil design and consulting  
 13200 W. Bluemound Rd.  
 Broomfield, WI 53005  
 P.O. Box 1000  
 P.O. Box 1000  
 Madison, WI 53703  
 www.gcj-engineering.com

**CITY CENTER JUNCTION**  
 MADISON, WI

CJE NO.: 07283  
 APRIL 17, 2007

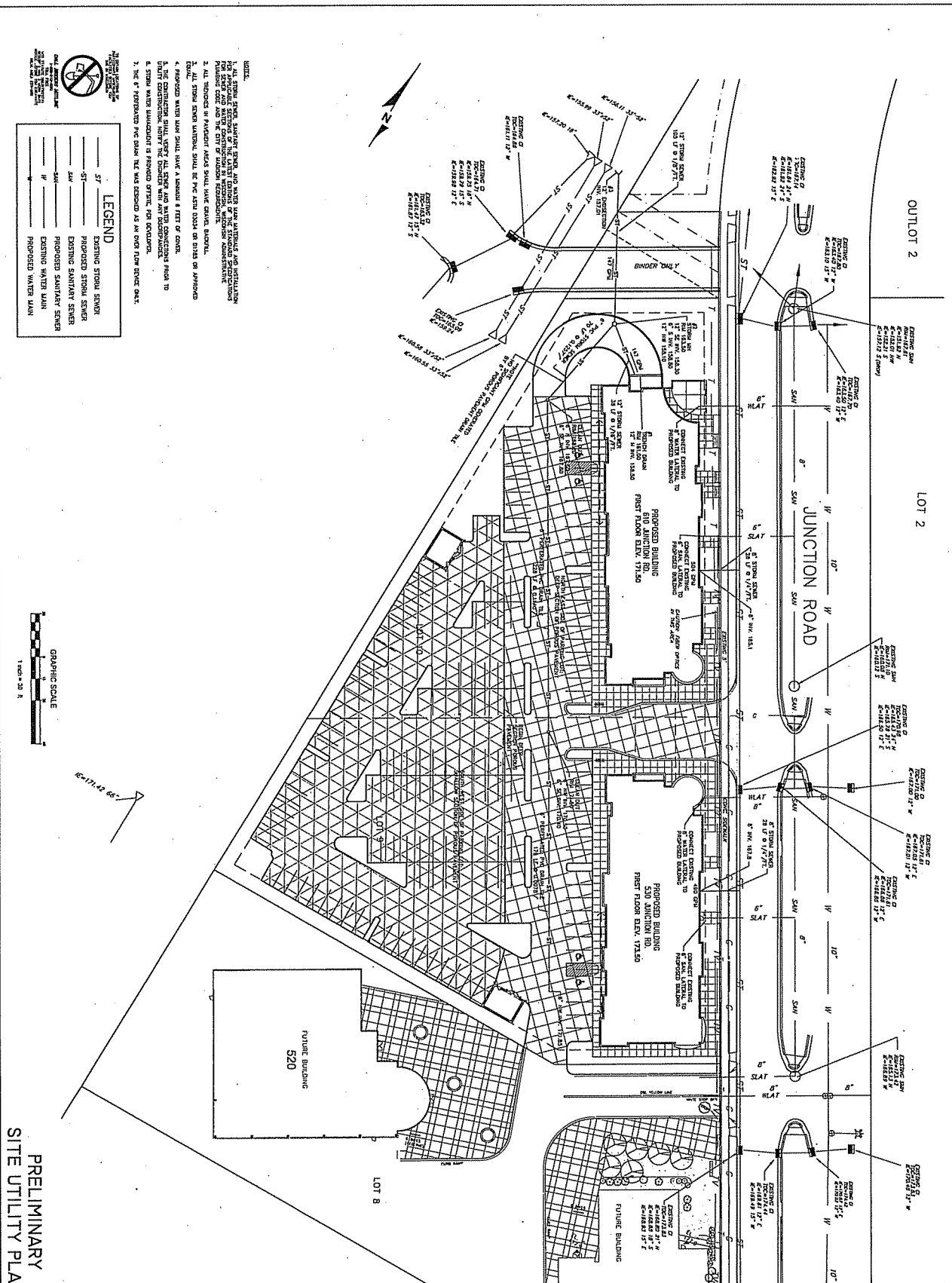
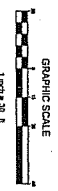
PRELIMINARY  
 SITE UTILITY PLAN

**C2.0**

- NOTES:**
1. ALL PROPOSED UTILITIES SHALL BE SHOWN WITH A MINIMUM 12" COVER UNLESS OTHERWISE SPECIFIED.
  2. ALL UTILITIES SHALL BE SHOWN WITH A MINIMUM 12" COVER UNLESS OTHERWISE SPECIFIED.
  3. ALL UTILITIES SHALL BE SHOWN WITH A MINIMUM 12" COVER UNLESS OTHERWISE SPECIFIED.
  4. ALL UTILITIES SHALL BE SHOWN WITH A MINIMUM 12" COVER UNLESS OTHERWISE SPECIFIED.
  5. ALL UTILITIES SHALL BE SHOWN WITH A MINIMUM 12" COVER UNLESS OTHERWISE SPECIFIED.
  6. ALL UTILITIES SHALL BE SHOWN WITH A MINIMUM 12" COVER UNLESS OTHERWISE SPECIFIED.
  7. ALL UTILITIES SHALL BE SHOWN WITH A MINIMUM 12" COVER UNLESS OTHERWISE SPECIFIED.
  8. ALL UTILITIES SHALL BE SHOWN WITH A MINIMUM 12" COVER UNLESS OTHERWISE SPECIFIED.
  9. ALL UTILITIES SHALL BE SHOWN WITH A MINIMUM 12" COVER UNLESS OTHERWISE SPECIFIED.
  10. ALL UTILITIES SHALL BE SHOWN WITH A MINIMUM 12" COVER UNLESS OTHERWISE SPECIFIED.

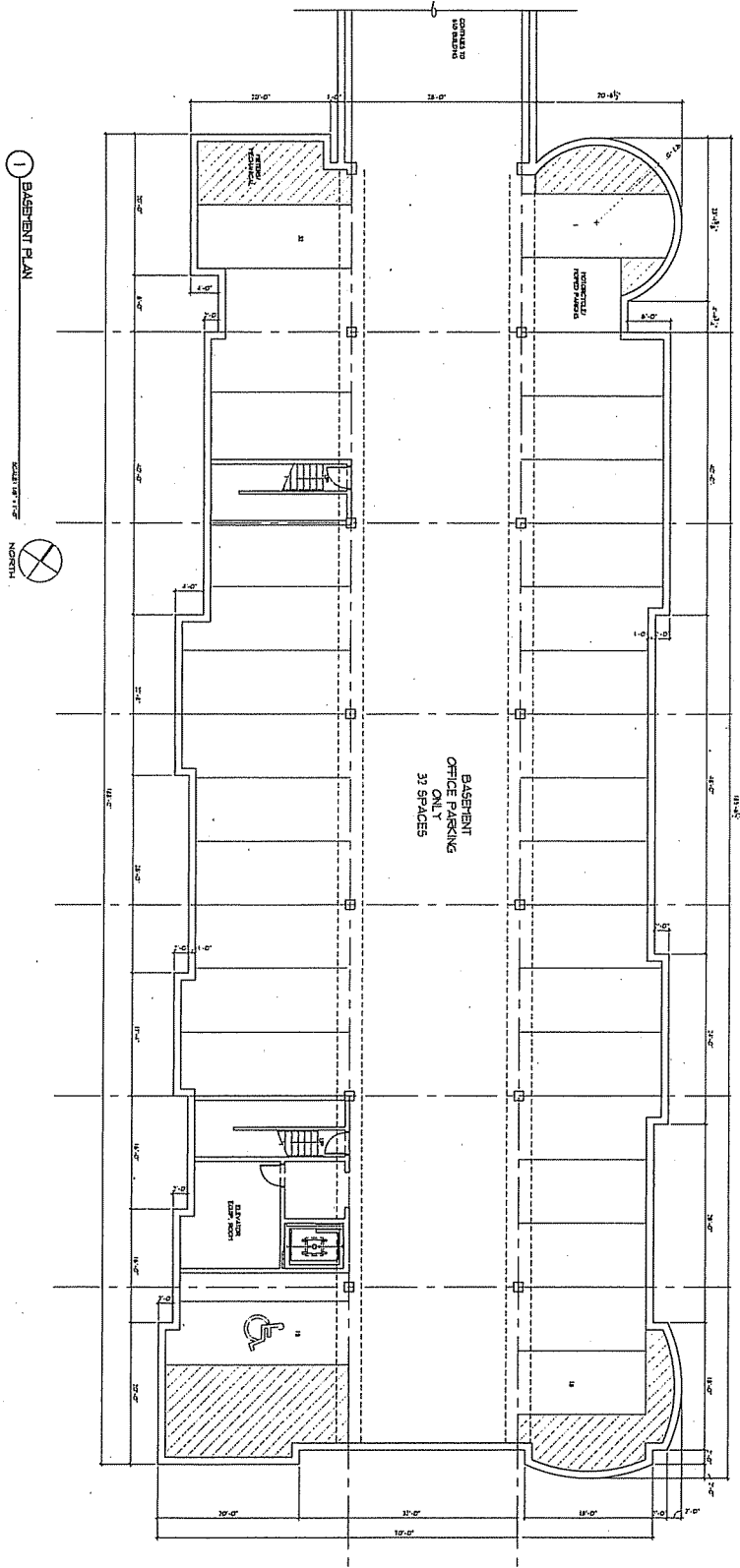
**LEGEND**

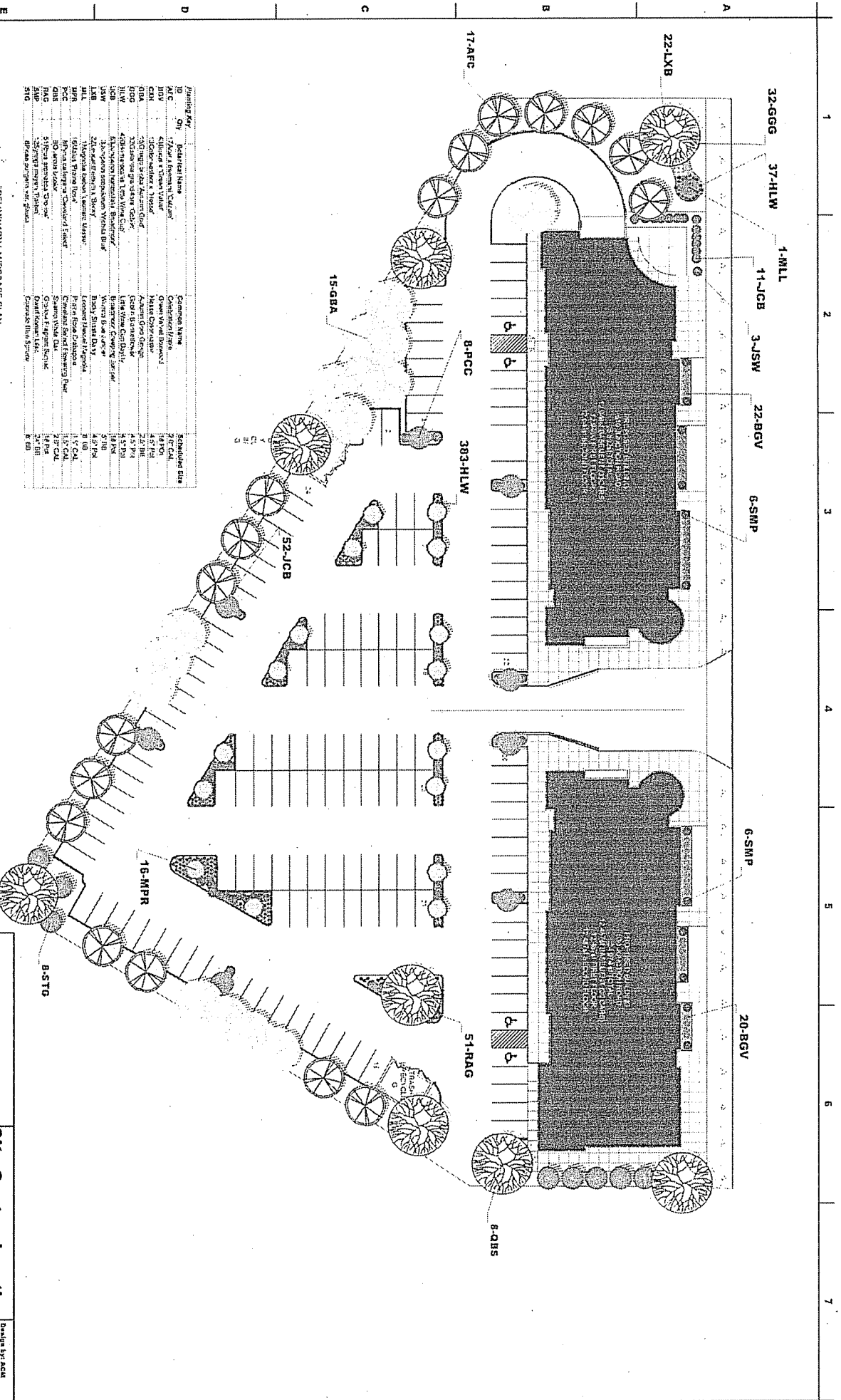
|    |                         |
|----|-------------------------|
| ST | EXISTING STORM SEWER    |
| ST | PROPOSED STORM SEWER    |
| SW | EXISTING SANITARY SEWER |
| SW | PROPOSED SANITARY SEWER |
| W  | EXISTING WATER MAIN     |
| W  | PROPOSED WATER MAIN     |






5 3 0 C I T Y C E N T E R J U N C T I O N





| ID  | Planting Key | Botanical Name        | Common Name           | Scheduled Size |
|-----|--------------|-----------------------|-----------------------|----------------|
| AFC | 17-AFC       | Asplenium Platyneuron | Asplenium Platyneuron | 2' x 2' Cal    |
| AVL | 22-LXB       | Abies balsamea        | White Pine            | 4' x 4' Cal    |
| CCM | 32-GGG       | Cornus alternifolia   | Spicebush             | 4' x 4' Cal    |
| CCN | 37-HLW       | Cornus alternifolia   | Spicebush             | 4' x 4' Cal    |
| CCO | 1-MLL        | Cornus alternifolia   | Spicebush             | 4' x 4' Cal    |
| CCP | 11-JCB       | Cornus alternifolia   | Spicebush             | 4' x 4' Cal    |
| CCQ | 3-JSW        | Cornus alternifolia   | Spicebush             | 4' x 4' Cal    |
| CCR | 22-BGV       | Cornus alternifolia   | Spicebush             | 4' x 4' Cal    |
| CCS | 6-SMP        | Cornus alternifolia   | Spicebush             | 4' x 4' Cal    |
| CCT | 8-PCC        | Cornus alternifolia   | Spicebush             | 4' x 4' Cal    |
| CCU | 383-HLW      | Cornus alternifolia   | Spicebush             | 4' x 4' Cal    |
| CCV | 15-GBA       | Cornus alternifolia   | Spicebush             | 4' x 4' Cal    |
| CCW | 52-JCB       | Cornus alternifolia   | Spicebush             | 4' x 4' Cal    |
| CCX | 16-MPR       | Cornus alternifolia   | Spicebush             | 4' x 4' Cal    |
| CCY | 8-GRS        | Cornus alternifolia   | Spicebush             | 4' x 4' Cal    |
| CCZ | 51-RAG       | Cornus alternifolia   | Spicebush             | 4' x 4' Cal    |
| CC1 | 20-BGV       | Cornus alternifolia   | Spicebush             | 4' x 4' Cal    |
| CC2 | 8-STG        | Cornus alternifolia   | Spicebush             | 4' x 4' Cal    |

PRELIMINARY LANDSCAPE PLAN



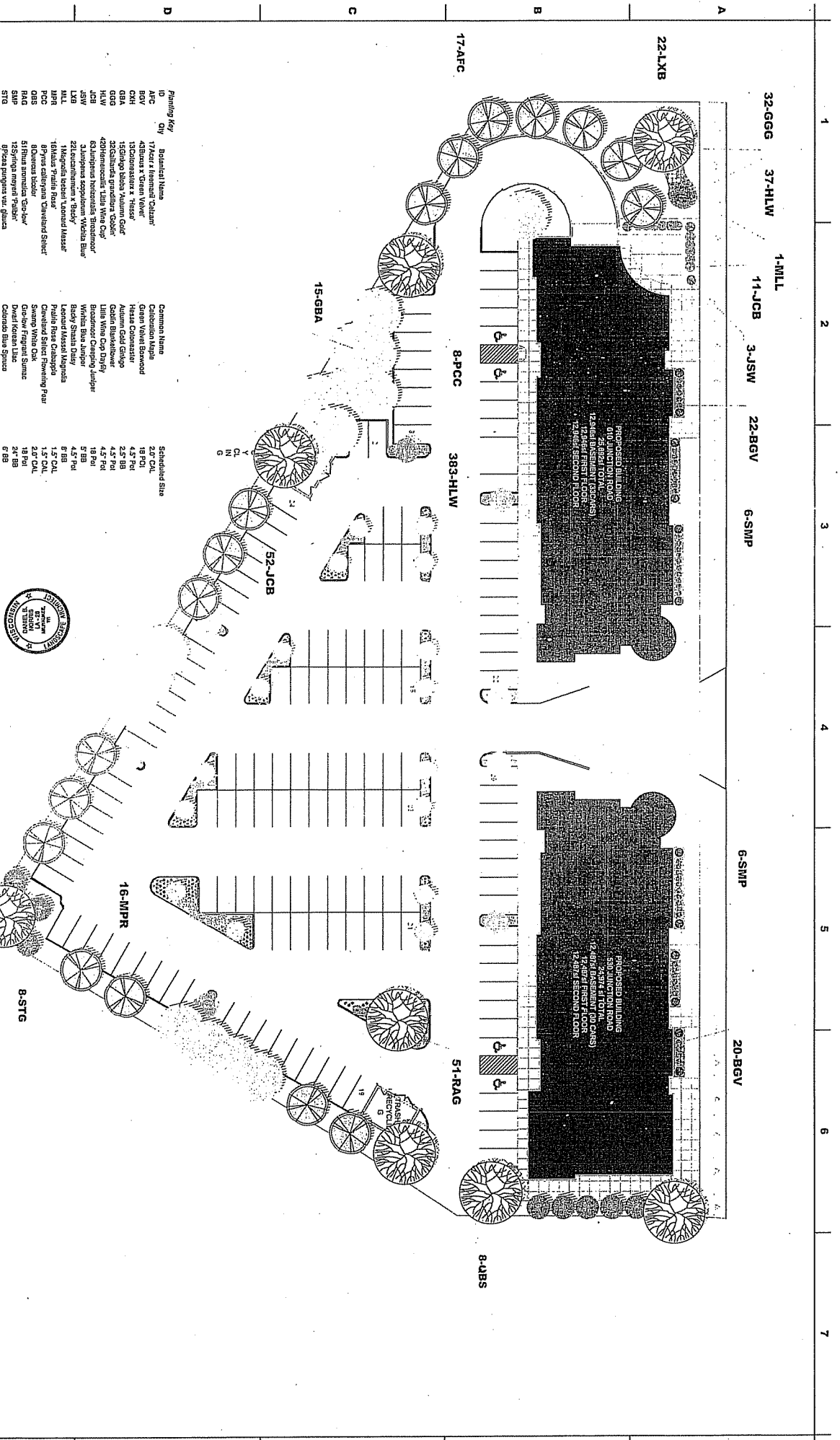
**Stano**  
LANDSCAPE  
DESIGN AND  
DEVELOPMENT

1000 W. WISCONSIN AVE  
MADISON, WI 53717  
608-261-1500  
www.stanolandscape.com

**City Center Junction**

530-610 Junction Road  
Madison, WI 53717

|                  |
|------------------|
| Designer: BT/ACM |
| Drawn: BT/ACM    |
| Date: 06/16/07   |
| Scale: 1" = 20'  |
| Sheet: 11        |



| Planting Key | Botanical Name                         | Scheduled Size |
|--------------|--|----------------|
| APC          | 17beur x leonardii 'Celtar'            | 2.0' OAL       |
| BOV          | 43Bunax x Green Velvet                 | 18 PDI         |
| OKH          | 13Dobsonsteier x Heiser                | 4.5' PDI       |
| GBA          | 15Schlago Shiba x Autumn Gold          | 2.5' BB        |
| GGG          | 323Cascadia grandiflora 'Gooder'       | 4.5' PDI       |
| IKV          | 423Hemlock x Tula Virea Cdp            | 1.5' PDI       |
| JSW          | 3Lunipus sepulchrum 'Wanda Bur'        | 18 PDI         |
| LXB          | 221Lunipus x 'Stacy'                   | 4.5' PDI       |
| MPL          | 14Magnolia leiblichii 'Leonard Massar' | 8' BB          |
| PPC          | 88Pyrus calleryana 'Cleveland Street'  | 1.5' OAL       |
| QRS          | 88Pyrus calleryana 'Cleveland Street'  | 2.0' OAL       |
| SMP          | 135Pyrus emerald 'Stacy'               | 2X' BB         |
| STG          | 88Pyrus emerald 'Stacy'                | 8' BB          |

| Common Name                     | Scheduled Size |
|---------------------------------|----------------|
| Cashew Nut                      | 2.0' OAL       |
| Green Velvet                    | 18 PDI         |
| Hansa Columnar                  | 4.5' PDI       |
| Autumn Gold                     | 2.5' BB        |
| Golden Elm                      | 4.5' PDI       |
| Little White Cdp                | 1.5' PDI       |
| Wanda Bur                       | 18 PDI         |
| Leonard Massar                  | 8' BB          |
| Paula Rose Crabapple            | 1.5' OAL       |
| Cleveland Street Flowering Pear | 2.0' OAL       |
| David Keenan Line               | 2X' BB         |
| Colorado Blue Spruce            | 8' BB          |

**PRELIMINARY LANDSCAPE PLAN**

DATE: 7-22-22

SCALE: 1" = 20'

DESIGNED BY: ACB

DRAWN BY: ACB

DATE: 04/18/07

SCALE: 1" = 20'

SHEET 14

**Stano** LANDSCAPE DESIGN AND DEVELOPMENT

5505 NORTH INDUSTRIAL ROAD  
MILWAUKEE, WISCONSIN 53223  
414-258-1880  
www.stanobusinessdesign.com

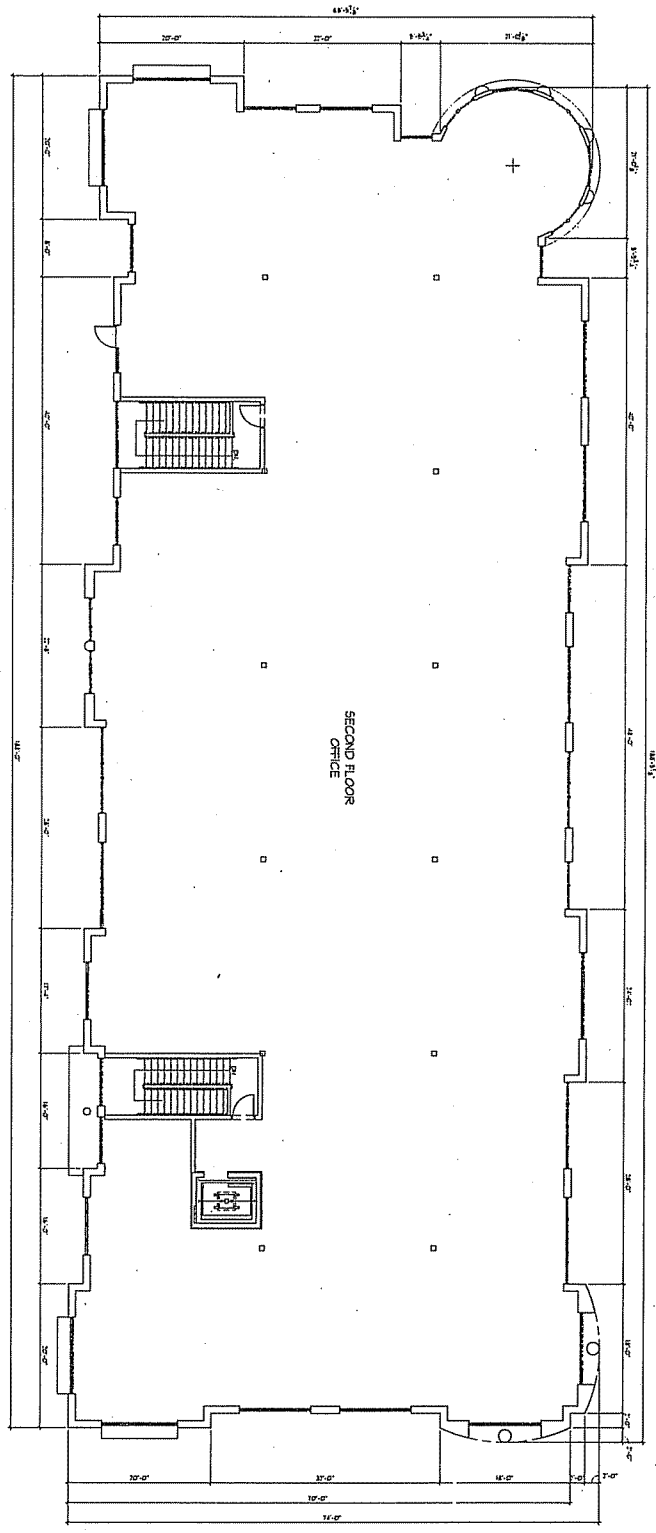
**City Center Junction**  
530-610 Junction Road  
Madison, WI 53717



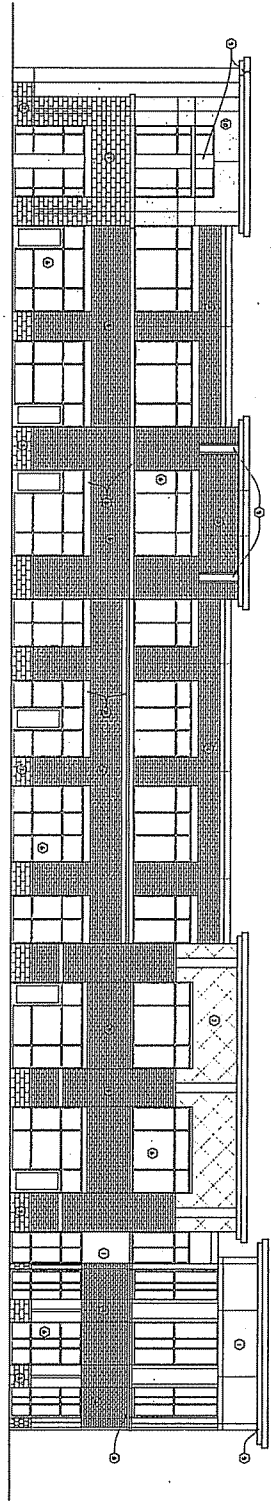




530 CITY CENTER JUNCTION

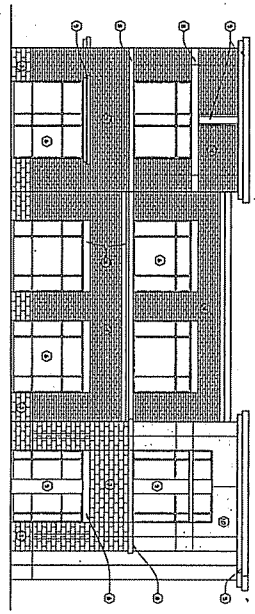


1 SECOND FLOOR PLAN



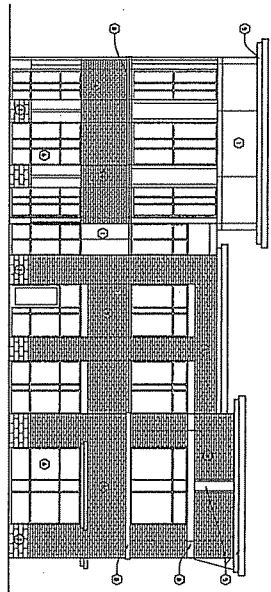
1 EAST ELEVATION

SCALE: 1/8" = 1'-0"



3 SOUTH ELEVATION

SCALE: 1/8" = 1'-0"



2 NORTH ELEVATION

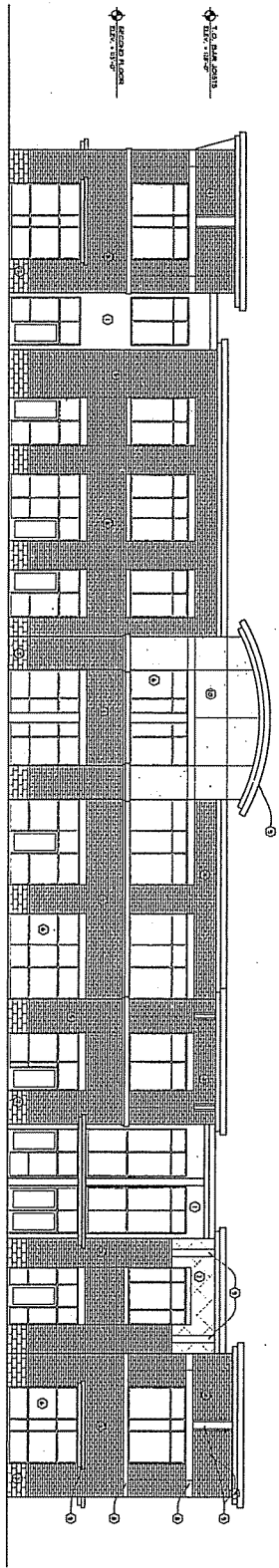
SCALE: 1/8" = 1'-0"

ELEVATION CODED NOTES:

- 1. FINISH: PAINT
- 2. FINISH: PAINT
- 3. FINISH: PAINT
- 4. FINISH: PAINT
- 5. FINISH: PAINT
- 6. FINISH: PAINT
- 7. FINISH: PAINT
- 8. FINISH: PAINT
- 9. FINISH: PAINT
- 10. FINISH: PAINT

EXTERIOR ELEVATION NOTES:

- 1. CONFORM TO THE CITY OF LOS ANGELES
- 2. REVIEW IN 15 DAYS TO BE DETERMINED BY ARCHITECT



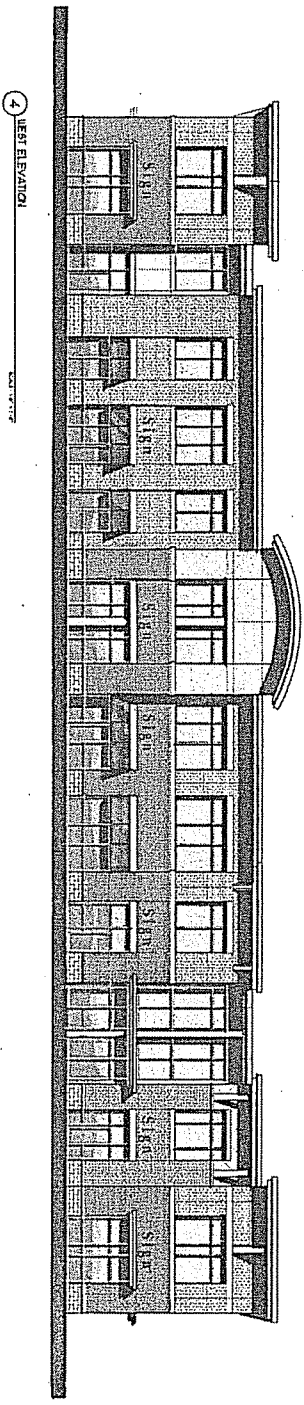
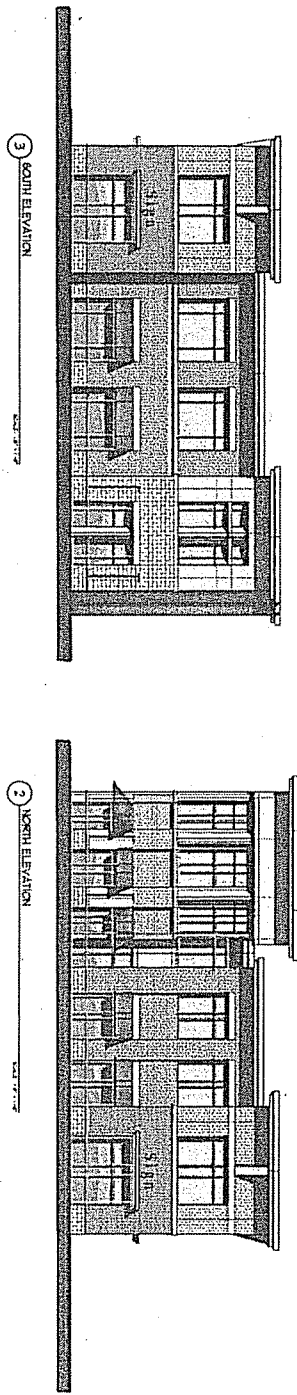
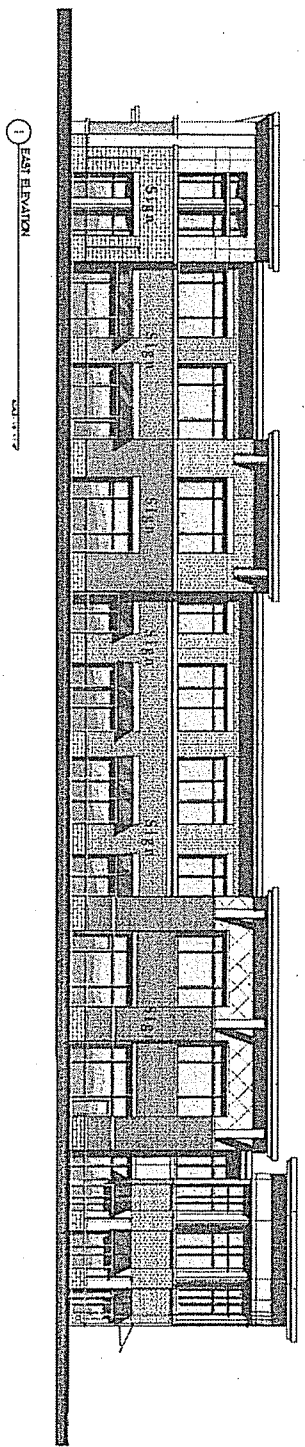
4 WEST ELEVATION

SCALE: 1/8" = 1'-0"

530 CITY CENTER JUNCTION



M  
ARCHITECTURE  
DATE: 11/20/2018  
DRAWN BY: J. H. HARRIS  
CHECKED BY: J. H. HARRIS  
SCALE: 1/8" = 1'-0"



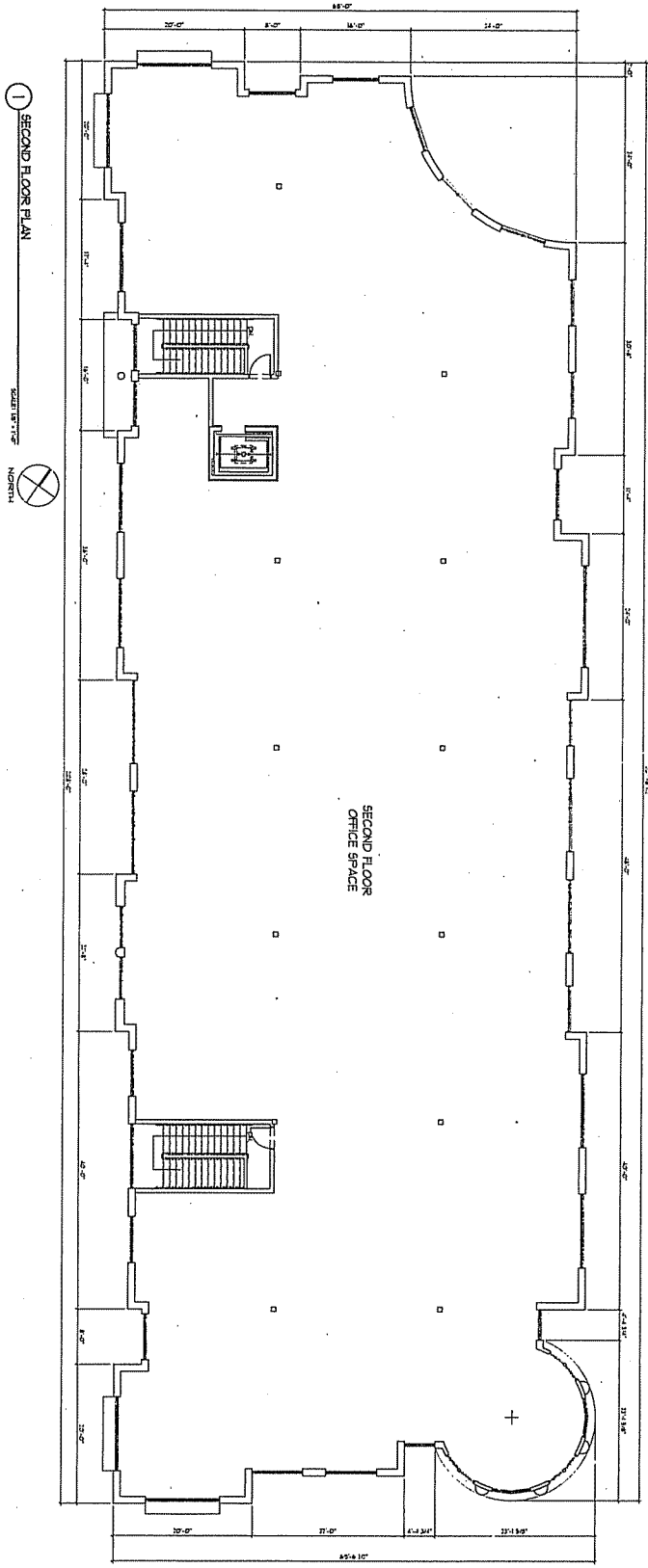
530 CITY CENTER JUNCTION

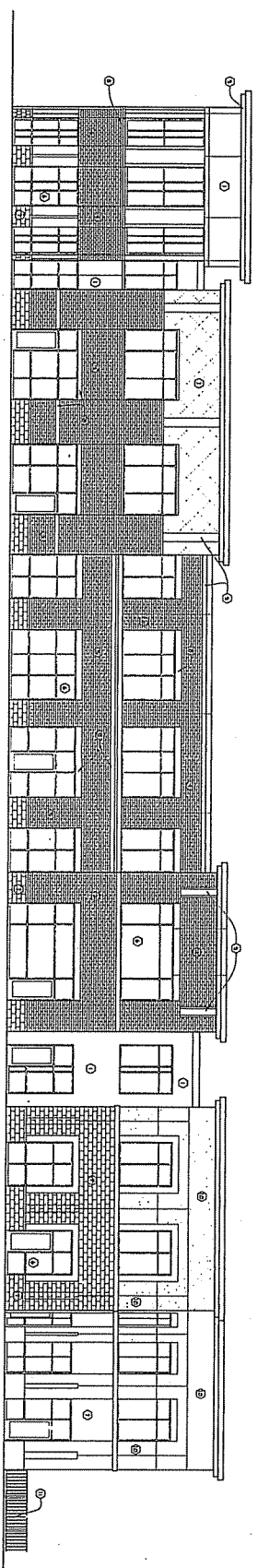






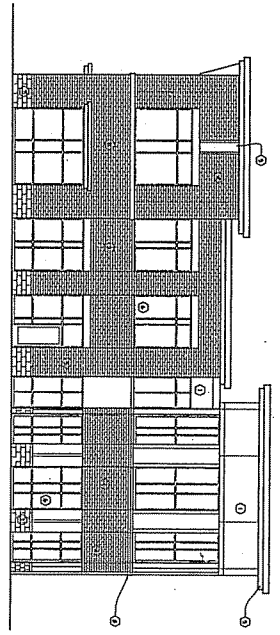
610 CITY CENTER JUNCTION





1 EAST ELEVATION

SCALE: 1/8" = 1'-0"



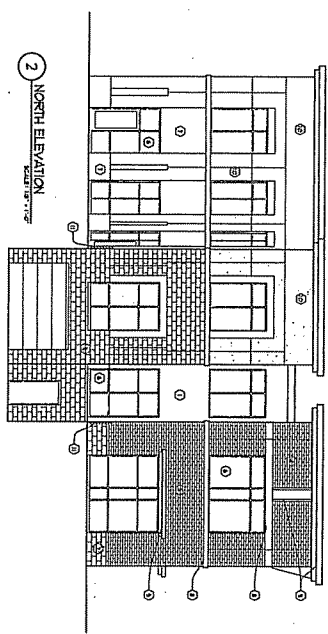
3 SOUTH ELEVATION

SCALE: 1/8" = 1'-0"

- ELEVATION CODED NOTES:
- 1 PERL PANEL A
  - 2 PERL PANEL B
  - 3 BRICK
  - 4 BRICK
  - 5 BRICK
  - 6 ALUMINUM FINISHED STEEL TRIM
  - 7 PERL PANEL C
  - 8 PERL PANEL D
  - 9 PERL PANEL E
  - 10 PERL PANEL F

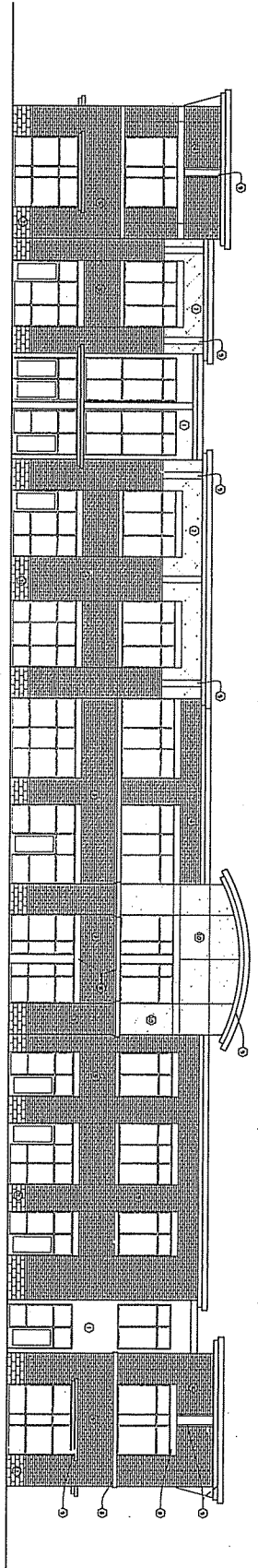
EXTERIOR ELEVATION NOTES

1. REFER TO SHEET 10 FOR ALL ROOM SCHEDULES
2. REFER TO SHEET 11 FOR FINISH SCHEDULES



2 NORTH ELEVATION

SCALE: 1/8" = 1'-0"



4 WEST ELEVATION

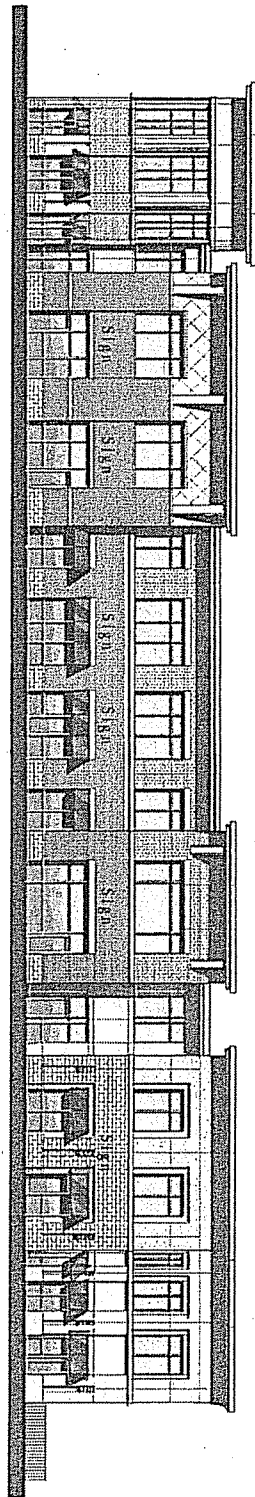
SCALE: 1/8" = 1'-0"

610 CITY CENTER JUNCTION

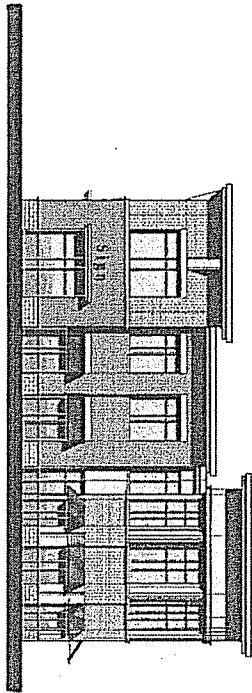


ARCHITECTS  
 1000 N. 10TH ST.  
 SUITE 200  
 DENVER, CO 80202  
 PHONE: 303.733.1111  
 FAX: 303.733.1112  
 WWW: T.M.ARCHITECTS.COM

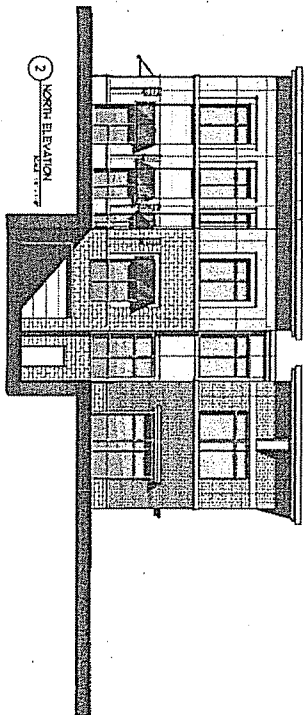




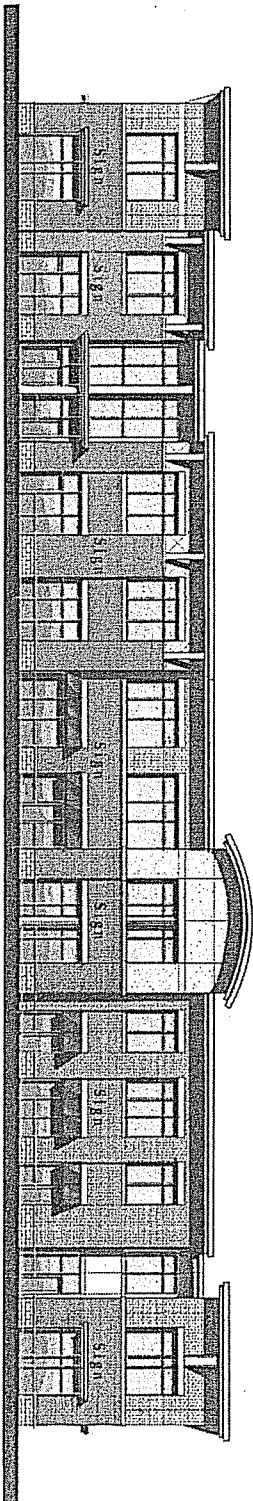
1 EAST ELEVATION



3 SOUTH ELEVATION



2 NORTH ELEVATION

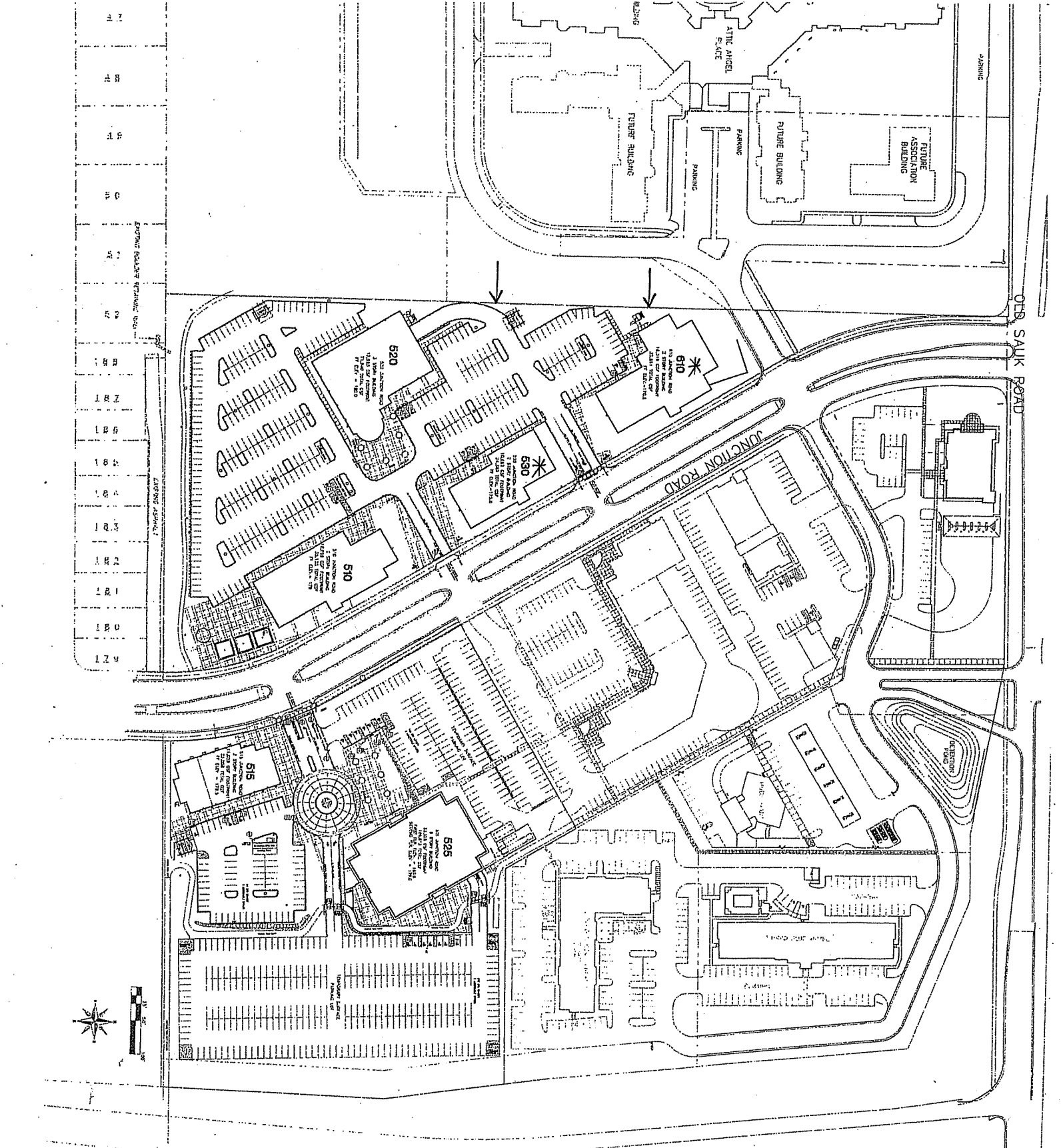


4 WEST ELEVATION

610 CITY CENTER JUNCTION



ARCHITECTS  
1000 N. 10TH ST.  
DENVER, CO 80202  
TEL: 333-3333  
WWW.MCMARCHITECTS.COM



EXISTING BUILDING REMAINING: 520

520  
 110,000 SQ. FT. 3 STORY  
 1 YEAR OF REMAINING  
 17,000 SQ. FT. 2ND  
 17,000 SQ. FT. 3RD

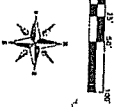
530  
 110,000 SQ. FT. 3 STORY  
 1 YEAR OF REMAINING  
 17,000 SQ. FT. 2ND  
 17,000 SQ. FT. 3RD

510  
 110,000 SQ. FT. 3 STORY  
 1 YEAR OF REMAINING  
 17,000 SQ. FT. 2ND  
 17,000 SQ. FT. 3RD

525  
 110,000 SQ. FT. 3 STORY  
 1 YEAR OF REMAINING  
 17,000 SQ. FT. 2ND  
 17,000 SQ. FT. 3RD

610  
 110,000 SQ. FT. 3 STORY  
 1 YEAR OF REMAINING  
 17,000 SQ. FT. 2ND  
 17,000 SQ. FT. 3RD

615  
 110,000 SQ. FT. 3 STORY  
 1 YEAR OF REMAINING  
 17,000 SQ. FT. 2ND  
 17,000 SQ. FT. 3RD



U.S.H. 12/14

MP1A

SAWK JUNCTION  
 SIP FOR LOTS  
 3, 7, 8, & 10  
 RECORDED  
 DOCUMENT

Project No.  
 Date  
 02/16/2020  
 5222  
 5222

DATE FOR BINDER  
 02/16/2020  
 02/16/2020  
 02/16/2020  
 02/16/2020

DATE FOR BINDER  
 02/16/2020  
 02/16/2020  
 02/16/2020  
 02/16/2020

DATE FOR BINDER  
 02/16/2020  
 02/16/2020  
 02/16/2020  
 02/16/2020

PREVIOUS  
 SIP-CITY  
 CENTER WEST

T. WALL  
 PROPERTIES

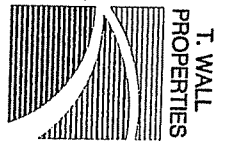


Strang



Diller  
 Center  
 Wall

N



**Strang**  
 ARCHITECTS  
 1000 15th St, Suite 100  
 Denver, CO 80202

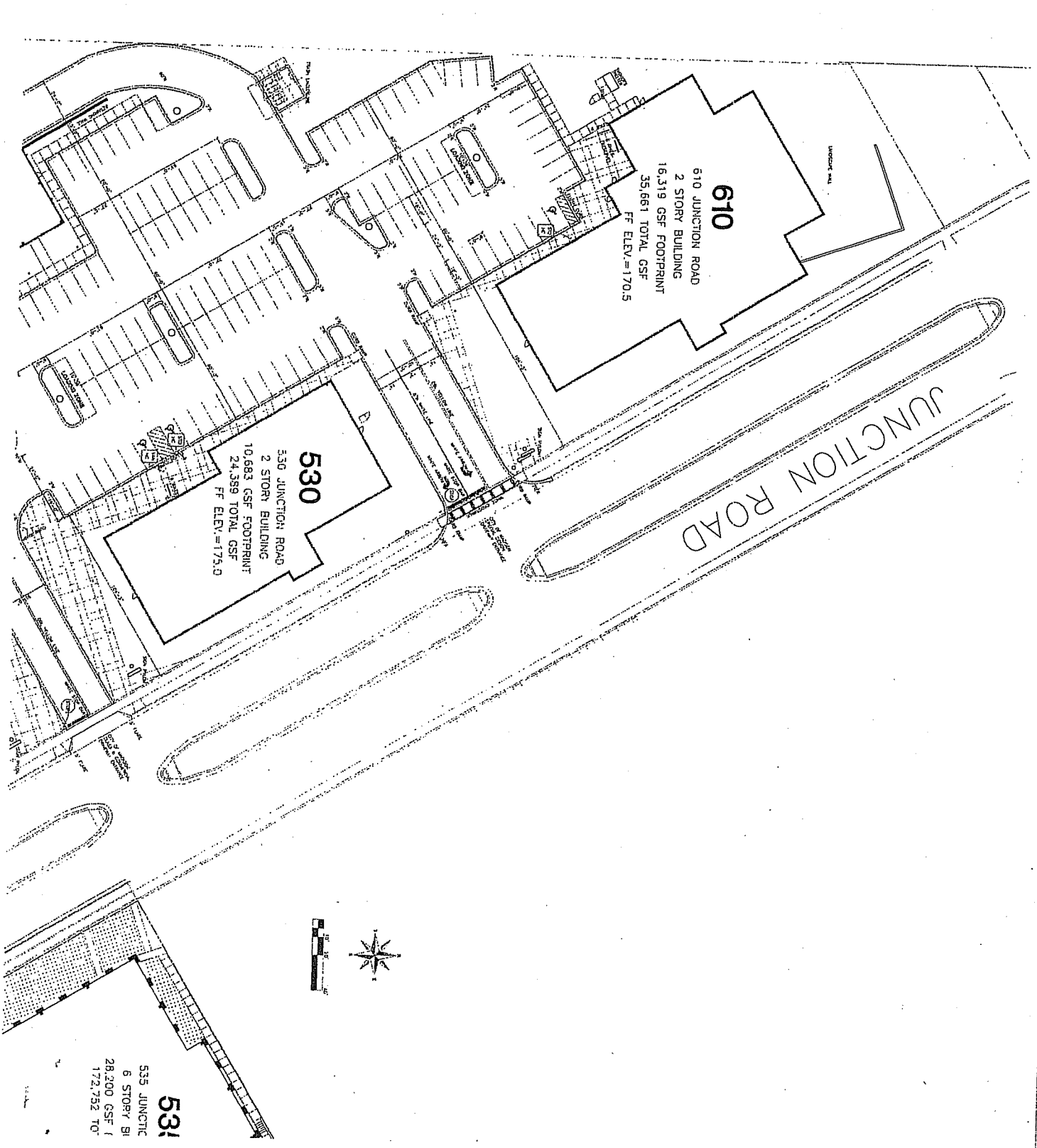


*City Center West*

DATE: 10/1/2010  
 SHEET: 101 OF 101  
 PROJECT: SAUK JUNCTION  
 DRAWING: SITE PLAN  
 SCALE: AS SHOWN  
 SHEET TITLE: LOT 9 & 10 LAYOUT SITE PLAN

SAUK JUNCTION  
 SITE FOR LOTS 9 & 10  
 37,894.10  
 RECORDED DOCUMENT  
 SAUK JUNCTION  
 SECTION 10  
 172,752.10

535 JUNCTION  
 6 STORY BLDG  
 28,300 GSF  
 172,752 TO



C7

**535**  
 535 JUNCTION ROAD  
 6 STORY BUILDING  
 28,200 GSF FOOTPRINT  
 172,752 TOTAL GSF

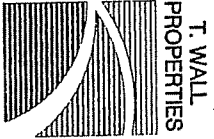
**520**  
 520 JUNCTION ROAD  
 3 STORY BUILDING  
 17,985 GSF FOOTPRINT  
 71,940 TOTAL GSF  
 FF ELEV. = 180.0

**510**  
 510 JUNCTION ROAD  
 2 STORY BUILDING  
 16,056 GSF FOOTPRINT  
 35,135 TOTAL GSF  
 FF ELEV. = 179

EXISTING ASPHALT

LEP RETAINING WALL

2  
 3  
 4  
 5  
 6  
 7  
 8  
 9  
 10  
 11  
 12  
 13  
 14  
 15  
 16  
 17  
 18  
 19  
 20  
 21  
 22



**T. WALL  
 PROPERTIES**

**Strang**  
 ARCHITECTS  
 1000 W. 10TH ST.  
 SUITE 200  
 OMAHA, NE 68102



**City Center West**  
 1000 W. 10TH ST.  
 SUITE 200  
 OMAHA, NE 68102

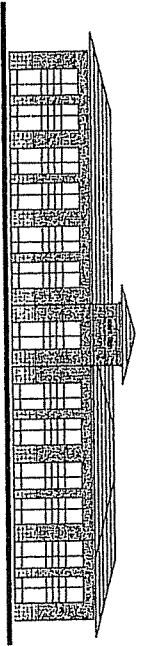
Project Title  
**SAUK JUNCTION  
 SFP FOR LOTS  
 3, 7, 8, 9, & 10**  
 RECORDED  
 DOCUMENT  
 Junction Road  
 Hudson, Wisconsin  
 Project No.  
 2017/001  
 Date  
 01/11/2017

Project Title  
**SAUK JUNCTION  
 SFP FOR LOTS  
 3, 7, 8, 9, & 10**  
 RECORDED  
 DOCUMENT  
 Junction Road  
 Hudson, Wisconsin  
 Project No.  
 2017/001  
 Date  
 01/11/2017

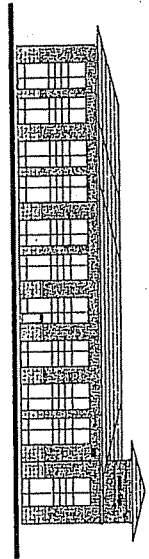
C6

2

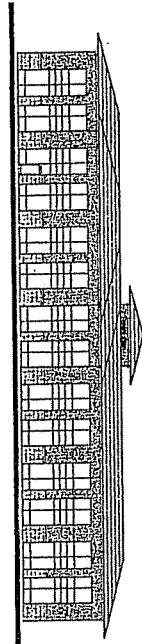




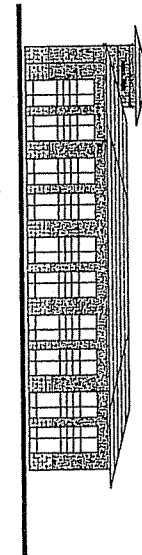
EAST ELEVATION



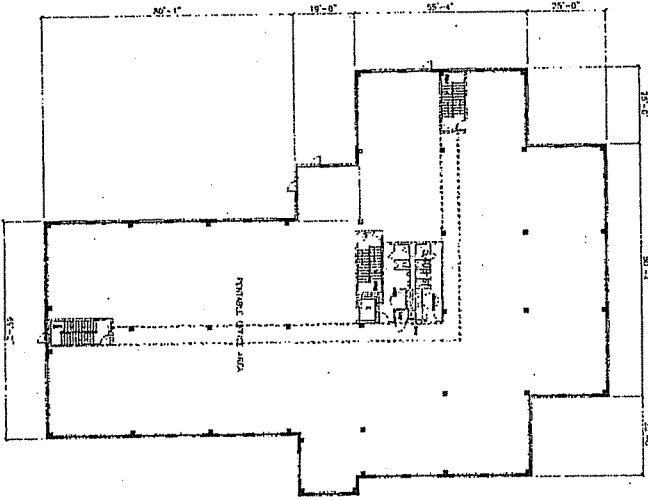
SOUTH ELEVATION



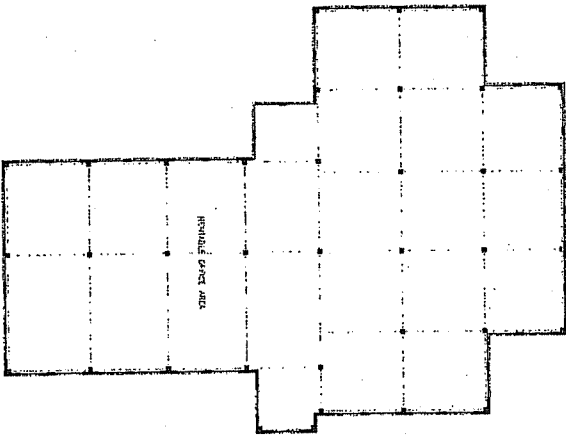
WEST ELEVATION



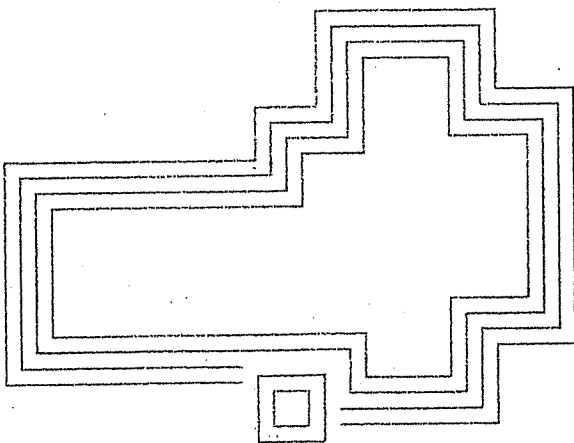
NORTH ELEVATION



GROUND FLOOR PLAN

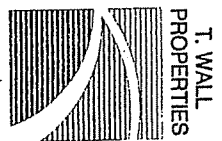


SECOND FLOOR PLAN



ROOF PLAN

THE SURFACE OF THE ROOF AND THE AREA THEREUNDER SHALL BE THE PROPERTY OF THE BUILDING OWNER AND SHALL BE USED FOR THE PURPOSES OF THE BUILDING AND SHALL NOT BE USED FOR ANY OTHER PURPOSES.



T WALL PROPERTIES



Strang Construction

*City Center*  
*Design*  
*W&P*

PREVIOUS BLOG ELEVATIONS  
 610 Junction Road

2

NO. 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100

RECORDED DOCUMENT  
 3,789, & 10  
 SAUK JUNCTION  
 SIP FOR LOTS  
 3,789, & 10  
 JUNCTION ROAD  
 MADISON, WISCONSIN

DATE: 04/22/2025  
 TIME: 10:00 AM  
 A21

**SPECIFIC IMPLEMENTATION PLAN  
ZONING TEXT**

**PLAT OF SAUK JUNCTION  
Lots 3, 7, 8, 9, and part of 10  
CITY OF MADISON, DANE COUNTY, WISCONSIN**

**A. STATEMENT OF PURPOSE**

This Planned Unit Development ("PUD") Specific Implementation Plan ("SIP") District is established to provide a mix of employment and office serving retail opportunities in an attractive commercial environment. The essential purpose of the district is to create an office development that is practical and economically feasible in an attractive, self controlled environment and one that also offers a range of services to the office occupants, such as but not limited to food service, travel services, coffee shop, and the like. The PUD-SIP District is intended to control the development of the property with buildings and other improvements that enhance the appearance of the entire development and to provide an opportunity for a comprehensively planned and implemented multi-building office development.

**B. LEGAL DESCRIPTION**

This Specific Implementation Plan ("SIP") zoning text is applicable to Lots 3, 7, 8, 9, and part of Lot 10 of the plat of Sauk Junction, City of Madison, Dane County, Wisconsin.

**C. GENERAL REGULATIONS**

Uses permitted in this SIP District are subject to the following conditions:

1. No use shall be so conducted as to cause the harmful discharge of any waste material into or upon the ground, into or within any sanitary or storm sewer system, into or within any water system or water, or into the atmosphere. All uses shall be conducted in such a manner so as to preclude any nuisance, hazard, or commonly recognized offensive conditions or characteristics, including creation or emission of dust, gas, smoke, noise, fumes, odors, vibrations, particulate matter, chemical compounds, electrical disturbance, humidity, heat or cold aside from normal and typical vehicular activity associated with the development.
2. No petroleum tanks, piping or pumps shall be located within 600 feet, and no dry cleaning (except an exclusively pick-up and drop-off store is permitted), and no printing or photo lab establishments utilizing chemicals on site shall be located within 1000 feet of the City of Madison Water Utility well head located upon Outlot 3, Old Sauk Trails Park, City of Madison, Dane County, Wisconsin.
3. All business conducted in the SIP shall be conducted within completely enclosed buildings, except that the following may occur outside the buildings: outside dining at restaurants; special events (e.g. retail sale specials, farmers' market, special events such as musical events, or ancillary activities); off-street parking; off-street loading; and outside storage areas as regulated.
4. The building footprint coverage on any zoning lot shall not exceed 0.6, excluding parking ramps.
5. Parking of trucks as an accessory use, when used in the conduct of a permitted business listed hereinafter, shall be limited to vehicles of not over one and one-half (1 1/2) tons capacity.
6. All other activities and uses not permitted or expressly prohibited by this document shall be governed by the Madison City Ordinances.

7. This Specific Implementation Plan shall comply with the highway noise land use provisions of Chapter 16, Madison General Ordinances.
8. This Specific Implementation Plan shall specify all required landscape buffers.
9. Minor adjustments may be made to the approved recorded plans. Alterations which are minor in scope, may be approved with the submittal of a minor alteration to the SIP form signed by the alderperson of the district, the director of the planning department and the developer/owner or other designated approval authority.

**D. PERMITTED USES**

→ 1. Permitted Uses on Lots 3 and 7 through 10 inclusive:

- A. Conference and trade centers.
- B. Educational and training centers and institutions.
- C. Financial institutions, including banks, savings banks, credit unions and loan agencies, and accessory drive through subject to the approval of the Planning Unit Director and the City Traffic Engineer.
- D. Health (exercise) clubs and facilities.
- E. Medical, dental and optical clinics, including accessory laboratories.
- F. Nursery schools and day care centers for children.
- G. Offices, business and professional, including headquarters facilities.
- H. Private clubs and lodges.
- I. Telecommunication centers.
- J. Travel bureaus and transportation ticket offices.
- K. AUTOMATIC TELLER MACHINE ("ATM") or similar credit/money exchange structures.

→ 2. Intent. Commercial or retail service type businesses are only permitted on Lot 3. Lots 7-10 will have no retail component. The intent of these service type businesses is to serve the office park's occupants such as but not limited to those uses herein Section D.3. as listed below. The intent being that these uses are permitted to serve the office occupants and it is not the intent of the SIP to permit freestanding, exclusively retail buildings. (Freestanding retail use only buildings shall be prohibited.) Such retail uses or tenants shall be limited in their hours of operations to being open no later than 9:00 p.m.

3. Lot 3 Permitted Retail Uses. Retail or commercial component (limited to 20,000 square feet throughout the development and 2,000 square feet per retail tenant and restricted to the first floor or below):

1. Art, school and business supply stores.
2. Art galleries.
3. Barber shops, hair salon, beauty parlors.
4. Bicycle sales, rental and repair stores.
5. Books, magazines and stationery stores.
6. Camera and photographic supply stores, including photo processing.
7. Candy and ice cream stores.
8. Card and gift shops.
9. Drug stores.
10. Dry cleaning and laundry establishments.
11. Coffee or beverage shop or store.
12. Electronic stores, including the sale and service of computer, audio, radio, telecommunications and television - video equipment and accessories.
13. Financial institutions, including banks, savings banks, credit unions and loan agencies.



14. Florist shops.
15. Food stores including smaller neighborhood grocery stores, meat and fish markets, bakeries, and delicatessens.
16. Hardware stores.
17. Hobby shops.
18. Jewelry and watch stores, including repair.
19. Leather goods and luggage stores.
20. Libraries, municipally owned and operated.
22. Medical, dental, hearing, and optical clinics, including appliances and accessory laboratories.
23. Optical sales and accessory optical laboratory.
24. Paint and wallpaper stores.
25. Pet stores.
26. Photography studios and accessory laboratory (subject to Section D.2. above).
27. Picture framing.
28. Post office, including private parcel business.
29. Printing and publishing establishments, including photocopying, letter and newspaper press, stationery and business card, and other similar job printing services.
30. Record, compact disc and cassette stores.
31. Restaurants, including restaurant-taverns and brewpubs.
32. Shoe, hat and other leather goods repair stores.
33. Sporting goods store.
34. Tailor shops.
35. Tobacco shops.
36. Toy stores.
37. Travel bureaus and transportation ticket offices.
38. AUTOMATIC TELLER MACHINE ("ATM") or similar credit/money exchange structures.
39. Variety stores.
40. Veterinary clinics (outside kennels prohibited).
41. Video rental and sale establishments (X rated or pornographic videos and materials prohibited).
42. Office related wearing apparel and shoe shops such as men's or women's professional clothing or attire.
43. Travel services.
44. Chiropractor.
45. Dentist's offices.
46. Real estate agent or broker or realtor's offices.
47. Doctor's offices.

4. Permitted Accessory Uses on Lots 3 and 7-10 inclusive:

- A. Automobile parking structures and lots.
- B. Buildings and grounds maintenance building if serving more than one zoning lot and architecturally compatible with the nearest principal building.
- C. Bus shelters.
- D. Pedestrian linkage structures joining principal or accessory buildings.
- E. Signs as regulated in this SIP.
- F. Temporary buildings for construction purposes, for a period not to exceed the duration of such construction.
- G. Trash enclosures.
- H. Bicycle storage facilities or racks.
- I. Outdoor seating or eating facilities such as chairs and tables.