



# City of Madison

# Proposed Rezoning

Location  
1301 University Avenue

Applicant  
WARF/George Austin - WARF

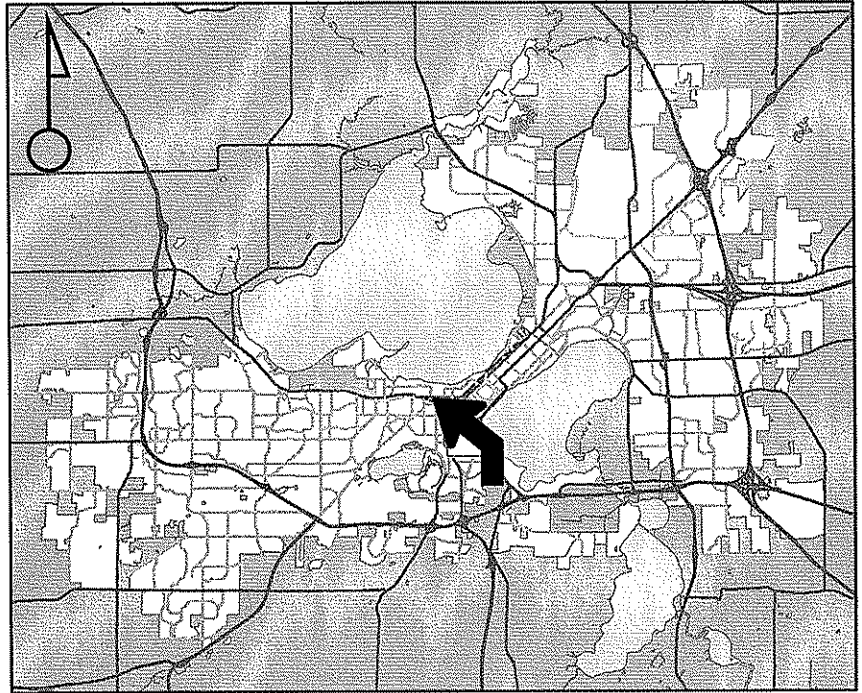
From: PUD(GDP) To: PUD(SIP)

Existing Use  
UW Academic & Administrative Buildings  
(to be demolished)

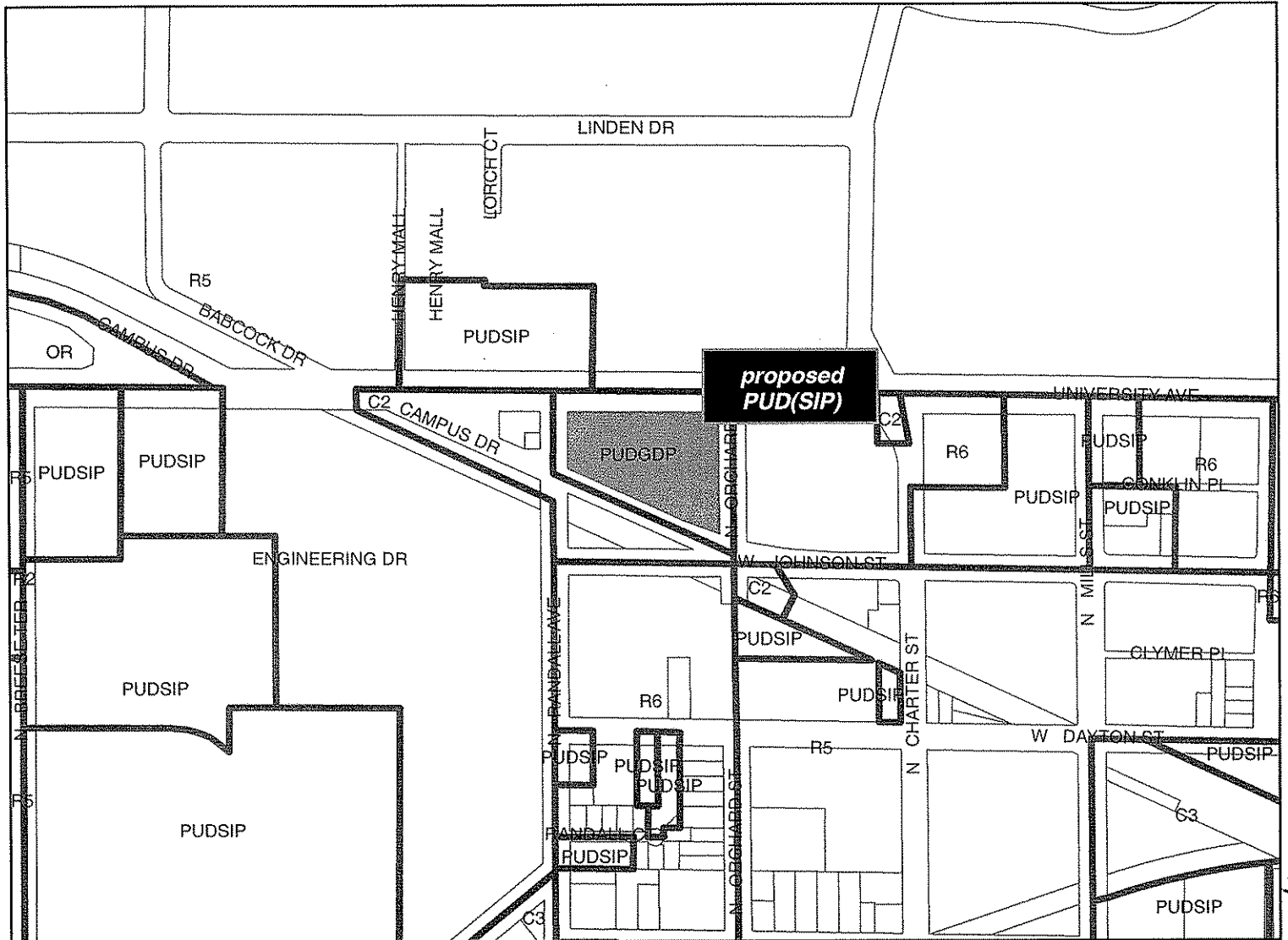
Proposed Use  
WID/MIR Specific Implementation  
Plan

Public Hearing Date  
Plan Commission  
25 February 2008

Common Council  
04 March 2008

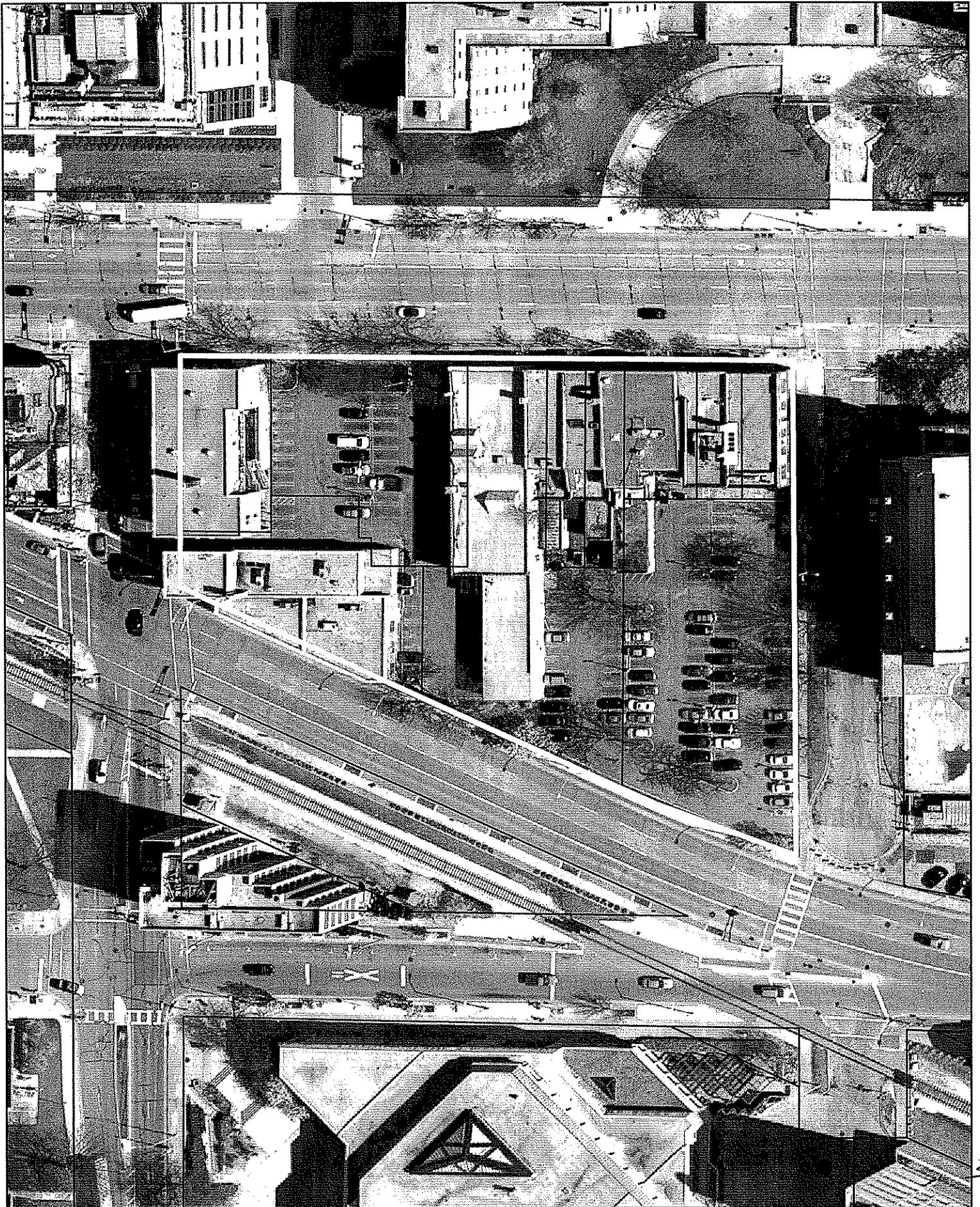


For Questions Contact: Kevin Firchow at: 267-1150 or [kfirchow@cityofmadison.com](mailto:kfirchow@cityofmadison.com) or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 12 February 2008



# 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.
- 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 application packages should be filed directly with the Zoning Administrator's desk.
- All applications will be reviewed against the applicable standards found in the City Ordinances to determine if the project can be approved.

### FOR OFFICE USE ONLY:

Amt. Paid \$1450.00 Receipt No. 87733  
 Date Received 12/18/07  
 Received By JLK  
 Parcel No. SEE ATTACHED  
 Aldermanic District 8-Eli Judge  
 GQ \_\_\_\_\_  
 Zoning District PUD GDP  
**For Complete Submittal**  
 Application  Letter of Intent   
 IDUP NA Legal Descript.   
 Plan Sets  Zoning Text   
 Alder Notification \_\_\_\_\_ Waiver \_\_\_\_\_  
 Ngrhd. Assn Not. \_\_\_\_\_ Waiver \_\_\_\_\_  
 Date Sign Issued 12/18/07

1. **Project Address:** 1301 University Ave See attached Exhibit A **Project Area in Acres:** 1.9  
**Project Title (if any):** The Wisconsin Institutes for Discovery

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

**Zoning Map Amendment** (check only ONE box below for rezoning and fill in the blanks accordingly)

Rezoning from \_\_\_\_\_ to \_\_\_\_\_  Rezoning from \_\_\_\_\_ to PUD/PCD-SIP

Rezoning from \_\_\_\_\_ to PUD/PCD-GDP  Rezoning from PUD/PCD-GDP to PUD/PCD-SIP

**Conditional Use**  **Demolition Permit**  **Other Requests (Specify):** \_\_\_\_\_

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

Applicant's Name: Wisconsin Alumni Research Foundation Company: \_\_\_\_\_  
 Street Address: 614 Walnut Street, Room 1265C City/State: Madison, WI Zip: 53726  
 Telephone: (608) 262-3717 Fax: ( ) Email: gaustin@overturefoundation.com

Project Contact Person: George E. Austin Company: Wisconsin Alumni Research Foundation  
 Street Address: 614 Walnut Street, Room 1265C City/State: Madison, WI Zip: 53726  
 Telephone: (608) 262-3717 Fax: ( ) Email: gaustin@overturefoundation.com

Property Owner (if not applicant): The Board of Regents of the University of Wisconsin System  
 Street Address: \_\_\_\_\_ City/State: Madison, WI Zip: \_\_\_\_\_

4. **Project Information:**

Provide a general description of the project and all proposed uses of the site: See Letter of Intent

Development Schedule: Commencement 12/2007 Completion 10/2010

**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.

**Filing Fee:** \$ 1450.00 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 (principal) buildings, photos 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 to be approved by the City 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 UW-Madison Campus Master Plan, which recommends:  
siting of The Wisconsin Institutes for Discovery 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 Alderperson, Neighborhood Association(s), Business Association(s) AND dates you sent the notices:  
See attached Exhibit A

*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 See attached Exhibit A Date \_\_\_\_\_ | Zoning Staff See attached Exhibit A Date \_\_\_\_\_

**The signer attests that this form has been completed accurately and all required materials have been submitted:**

Printed Name Carl E. Gulbrandsen Date Dec 12, 2007

Signature  Relation to Property Owner WARF Managing Director

Authorizing Signature of Property Owner  Date 12 Dec 07

To: City of Madison Plan Commission  
Madison Planning & Development Office  
215 Martin Luther King Jr. Blvd, Room LL100  
Madison, WI 53710

Date: December 18, 2007

### LETTER OF INTENT

This Letter of Intent accompanies the application of the Wisconsin Alumni Research Foundation ("WARF") and the Board of Regents of the University of Wisconsin System (the "University") for a rezoning from PUD-GDP<sup>1</sup> to PUD-SIP, for the property consisting of the 1300 Block of University Avenue in the City of Madison, bordered by North Randall Avenue on the west, North Orchard Street on the east, University Avenue on the north and Campus Drive on the south (the "Project Site"). The addresses and current zoning classifications of the parcels comprising the Project Site are attached hereto as Exhibit A.

**The name of the project** is The Wisconsin Institutes For Discovery (the "Project"). The Project will consist of two research institutes totaling approximately 300,000 gross square feet to be constructed on the Project Site. The two institutes will be physically interconnected, but will be delineated by a property line. The Project Site will be subdivided into two parcels. The division of the Project Site will be the subject of a separate certified survey map approval process that will be initiated in February or March of 2008, once the final configuration of the property line is approved by the State of Wisconsin Building Commission. One of the Project Site parcels will be owned by WARF, or an assignee of WARF, and will contain the Morgridge Institute for Research ("MIR"). MIR is being funded solely by grants from WARF and from private donors. The other Project Site parcel will be owned by the University and will contain the Wisconsin Institute for Discovery ("WID"). Also, in connection with the Project, the certified survey map will contain the dedication to the City of a seventeen foot wide strip of the Project Site along North Randall Avenue for use as a public right of way to allow North Randall Avenue to be widened. The certified survey map will also show sidewalk easement dedications to the City to the extent required as conditions of PUD-SIP approval. Approval and recording of the certified survey map shall be a condition of final approval for the PUD-SIP.

In addition to construction of the WID and MIR facilities, the Project includes all related on-site improvements and adjoining off-site public improvements. The Project also includes the demolition of the existing improvements contained upon the Project Site. This demolition

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<sup>1</sup> Rezoning of the Property to PUD-GDP was conditionally approved by the Common Council on November 6, 2007. Final approval and recording of the PUD-GDP ordinance is expected prior to or during the pendency of this PUD-SIP application.

was the subject of a separate demolition permit/conditional use application that was approved with the PUD-GDP rezoning on November 6, 2007.

**The construction schedule** calls for demolition of the existing improvements on the Project Site to commence in early 2008. Construction of The Wisconsin Institutes For Discovery will begin following final approval and recording of the PUD-SIP rezoning, expected to occur in March or April, 2008. The Project is currently scheduled to be completed in October, 2010. An early start permit may be requested following PUD-SIP conditional approval to allow excavation and foundation work to commence while the PUD-SIP conditions are being addressed. No building permit for the actual construction of the Project will be issued until the final, approved PUD-SIP materials are recorded.

#### **Description of Existing Conditions.**

- **Structures/Deconstruction:** The Project Site is currently occupied by various commercial buildings housing academic and administrative functions of the University. All of the existing improvements will be demolished as part of the construction of the Project pursuant to a demolition permit to be issued by the City of Madison.
- **North Orchard Street:** The Project Site contains two parking lots, both of which will be removed as part of the Project. One of these parking lots (containing 81 parking spaces) is accessed by two curb cuts on North Orchard Street, which currently is a two-way street with left turn in from, and left turn out onto, University Avenue, and with a cul-de-sac at the Campus Drive end. Under current conditions, all of the vehicles using this parking lot enter and exit North Orchard Street via University Avenue across the contra bike lane. The proposal is to convert North Orchard Street into a single-lane, one-way, street entering from University Avenue and exiting onto Campus Drive. As is described under Landscaping below, the intention is that North Orchard Street will be a one-way, pedestrian and bicycle-dominated environment, with the vehicular traffic limited principally to pick up and drop off at the main building entrance, small delivery vehicles, and emergency vehicles. Converting North Orchard Street to a one-way street will mean that, while vehicles entering North Orchard Street will continue to cross the contra bike lane on University Avenue (where they will be facing any oncoming bike traffic), there will no longer be vehicles exiting North Orchard Street across the contra bike lane (where they must look away from oncoming bike traffic in order to view traffic moving west along University Avenue) as is currently the case.
- **Elimination of Curb Cuts:** The other parking lot on the Project Site contains approximately 52 parking spaces and is served by curb cuts on University Avenue and on North Randall Avenue. With the removal of this parking lot, both of these curb cuts will be eliminated.

- **Historic Elements:** The Rennebohm Building, one of the existing commercial buildings on the Project Site, was previously considered for designation as a historic landmark by the City of Madison Landmarks Commission. During discussions with the Landmarks Commission, the University expressed its willingness to make efforts to preserve some of the history of the Rennebohm Building, Oscar Rennebohm and his business. Such efforts may include photographic documentation of the Rennebohm Building before demolition, having an historic display about Rennebohm in the new building, saving some parts of the Rennebohm Building, such as decorative cartouches, for display in the new buildings, and exploring the possibility of developing a “Rennebohm Soda Fountain” in the new project. After discussions between the University and the Landmarks Commission, and following a public hearing, the Landmarks Commission did not recommend landmark designation for the Rennebohm Building, with the understanding that the University will make efforts to document and display its history as part of the new project and that the University will return to the Landmarks Commission to discuss the University's plans to document the Rennebohm history.

**The people/entities involved in the project include:**

**Owner:** The Board of Regents of the University of Wisconsin System  
 c/o Alan Fish  
 Associate Vice Chancellor for Facilities Planning and  
 Management  
 9th Floor WARF Building  
 610 N. Walnut Street  
 Madison, WI 53705

**Developer:** The Wisconsin Alumni Research Foundation  
 c/o George E. Austin  
 614 Walnut Street  
 Room 1265C  
 Madison, WI 53726

**Project Coordinator:** George E. Austin  
 614 Walnut Street  
 Room 1265C  
 Madison, WI 53726

**Architect/Engineer:**

Uihlein/Wilson Architects, Inc.  
322 E Michigan St Ste 400  
Milwaukee, WI 53202

and

The Ballinger Company  
833 Chestnut Street  
Suite 1400  
Philadelphia, PA 19107

**Construction Manager:**

Findorff Mortenson, a joint venture of

J.H. Findorff & Son, Inc.  
300 S. Bedford St.  
Madison, WI 53703

and

M.A. Mortenson Company  
700 Meadow Lane North  
Minneapolis, MN 55422

**Surveyor:**

Jenkins Survey & Design, Inc.  
Madison Regional Office  
161 Horizon Drive, Suite 101  
Verona, WI 53593

**Uses of the WID/MIR Facilities:** The Wisconsin Institutes For Discovery will be an innovative facility that will enable researchers from diverse fields to collaborate in answering fundamental questions in biology and human health, using nanotechnology, biotechnology and information technologies to discover treatments and cures for devastating diseases and to find solutions to other important problems. At its center, WID/MIR is focused on research collaboration with social interaction, knowledge transfer, education and outreach serving as vital contributors to a successful interdisciplinary research facility. There are three dimensions in this vision that yield the unique building design submitted with this application:

- Sustainability. The goal is to reduce the carbon emissions by 50% compared to recent UW lab buildings, and Silver LEED certification is targeted.
- Changeability. The intent is to build for the long term, incorporating flexibility to allow conversion of spaces over time to respond to the changes in basic scientific research.
- National model research institute. The goal is to incorporate best practices to create a unique research environment.

Specific uses of the WID/MIR facilities will include scientific research, education and outreach, retail uses permitted in the C1 Limited Commercial District (including outdoor



eating and drinking areas), building support functions (servicing and loading), rooftop communications equipment, food service, limited manufacturing (pre-licensing prototype), office, and uses ancillary thereto.

**Total building gross square footage:** The entire WID/MIR facility is expected to contain approximately 300,000 gross square feet. Precise square footages devoted to each of the above uses will be as shown on the approved PUD-SIP plans.

**Number of employees/categories:** The WID/MIR facility will house approximately 425 FTE employees, primarily comprised of researchers and their associated teams and support staff.

**Number of parking and loading spaces:** There will be no on-site parking on the Project Site. Parking for the Project will be provided as part of the overall University campus parking plan. Transportation and parking services will be provided to the WID/MIR facilities on the same basis, service, and cost as provided to existing University departments and divisions.

**Loading and Servicing:** The loading facilities for the Project Site will be located east of North Orchard Street and consolidated with an existing at-grade loading zone operated by the University on the 1200 block of University Avenue. Locating the loading facilities across North Orchard Street allows for the Project to be positively experienced from all street frontages. The existing loading facilities on the 1200 block of University Avenue will be reconstructed, enlarged, and connected to the Project Site via a new service tunnel to be constructed under North Orchard Street, as shown on the PUD-SIP site plans. As part of the reconstruction of the loading facility and construction of the tunnel, an underground laboratory facility to house research animals, a vivarium, will be constructed underneath the loading facility. The vivarium will serve the Project Site via the service tunnel.

The curb cut for this existing University loading zone will remain on Campus Drive and will continue to be the only curb cut serving this loading zone. The loading zone will be reconfigured to allow for backing of delivery trucks on the loading zone site.

A privileges in streets agreement will be entered into with the City of Madison with regard to the service tunnel under North Orchard Street. A maintenance agreement will be entered into with the City of Madison with regard to improvements constructed in the public rights-of-way surrounding the Project Site. The reconstruction of the loading facility, including the construction of the underground laboratory facility, will be the subject of a separate Minor Alteration to the Existing Conditional Use that exists on the 1200 block of University Avenue.

**Capacity of places of assembly:** The educational outreach component of the Project calls for a 200 seat "Forum" at the ground floor with smaller break-out meeting rooms.

**Hours of operation:** The public spaces (retail, atrium, etc.) are expected to have operating hours consistent with those of similar campus-area facilities. It is expected that researchers assigned laboratory and office space within the facilities will have access to the site and to their laboratories and offices at all times.

**Square footage (acreage) of the site:** The Project Site contains approximately 1.9 acres. A certified survey map will be submitted, as discussed above, to subdivide the Project Site into the WID Parcel and the MIR Parcel. The certified survey map will also include a dedication along North Randall Avenue and sidewalk easements along University Avenue and Campus Drive as required in the approved PUD-SIP plans.

**Number of dwelling units:** None. The Project will not include any residential uses.

**Landscaping:** The landscaping plan calls for the following:

**University Avenue**

The building facade is set back from the property line and is designed to reference the orthogonal orientation of the traditional campus to the north. The contra bike lane will be separated from the pedestrian zone with intermittent planting zones. The street tree screen is reflected into the building through a planted public atrium located adjacent to the street. An anticipated coffee venue located at the northwest portion of the building will be enhanced with intermittent secondary entries that will provide connections between internal and external sitting areas.

**Campus Drive**

The building face is set back from the property line with a slightly curved façade for a generous pedestrian zone. A three story component of the building articulates the central portion of this façade and creates a covered sitting area that is connected to a public atrium running parallel to the street. Groupings of trees and planting areas are proposed near the intersections of North Randall Avenue and North Orchard Street. These tree groupings frame the covered sitting area, articulate the façade, and are adjacent to both building entries, bike and moped parking, and pedestrian crossing points.

**North Randall Avenue**

The building is set back from the property line to provide a generous pedestrian zone comprised of both paved and planted areas. A seventeen foot wide strip of the Project Site along North Randall Avenue will be dedicated to the City for public use. Internally a food venue will provide activity on this street with secondary entrances connecting internal and external seating areas. A continuous building canopy extends the length of the façade providing a covered walk between street intersections and weather protection for some portion of bike and moped parking.

**North Orchard Street**

With anticipated signalized intersections at North Orchard Street with Campus Drive and University Avenue, North Orchard Street is now conceived as primarily a pedestrian domain that will connect the traditional campus to the north with the urban campus to the south. North to south one-way traffic with proposed egress at Campus Drive will provide limited access for emergency, small-scale delivery and passenger drop-off. As a pedestrian environment, bollards and other landscape elements will be used to direct the limited vehicular activity. A raised platform between the pedestrian

walkway and an internal food venue is intended to be the social hub of the North Orchard Street pedestrian zone. Groupings of trees and plantings interspersed throughout the pedestrian zone will provide additional areas for social interaction. Similar to plantings along Campus Drive and University Avenue, the landscaped areas of North Orchard Street are conceived as extensions of the internal landscaped building atriums. A continuous row of trees along the east side of the street provides a screen to the adjacent building façade and will be a natural backdrop for the area. A continuous building canopy extends the length of the façade and will provide a covered walk between street pedestrian crossings and weather protection for some portion of the bike and moped parking.

**Utility and Public Services.** Utility and public services will be provided by the University, the City of Madison and public utilities as follows:

#### **Site Utility Electrical Connections**

The proposed building will receive two UW campus services from a future manhole at the SE corner of North Randall Avenue and West Johnson Street. The manhole is planned for installation by the fall of 2009. The Project will extend a duct-bank and manhole system from this location along Campus Drive into the main electrical entrance room for the building (see the utility plan). Manholes will be located as not to exceed 250 feet between cable pulls. These two proposed campus sources will originate from the Charter substation and from the Athletic Operations Building switch station.

A third service directly from MGE will be fed from the MGE Blount substation. This will enter the building from the east, across from North Orchard Street, from an existing manhole system from MGE (see the utility plan). The existing electrical switchyard at North Orchard Street and Campus Drive will be removed as part of this Project. The underground manhole system will remain to provide service pathway to the building.

#### **Campus Chilled Water**

The building will be served by the campus chilled water system by connecting to the existing twenty-four (24) inch chilled water line on the north side of University Avenue.

#### **High Pressure Steam, Pumped Condensate**

The building will be served by the campus steam system by connecting to the existing high pressure steam and pumped condensate in a steam tunnel located on the east side of North Orchard Street.

### Water

Two (2) eight (8) inch water services will supply the plumbing and fire protection systems and enter the building in the mechanical equipment room on the north side. The services will be connected to the existing ten (10) inch water main located in University Avenue. The two services will be equipped with their own exterior water control valve and be separated by a ten (10) inch control valve installed on the main. The purpose of the water main valve is to maintain service to the building during a water main break by closing the valve and supplying water from either direction on University Avenue by a water main that is not damaged.

### Waste

An eight (8) inch sanitary drain and an eight (8) inch acid waste drain will exit on the east side of the building in the mechanical equipment room. The eight (8) inch acid waste drain will discharge to an exterior acid dilution basin before connecting to the sanitary drain. At the point of connection of the two drains, the single sanitary sewer will increase to ten (10) inches. The ten inch sewer will discharge to a sampling manhole prior to connection to the ten (10) inch municipal sewer in North Orchard Street. A new manhole will be installed at the junction of the municipal sewer and new sewer lateral.

### Storm

A fifteen (15) inch storm drain will exit the building on the east side of the mechanical equipment room and connect to the forty-eight (48) inch storm sewer in North Orchard Street.

### Natural Gas

A new two (2) inch gas service will serve the building from North Orchard Street.

### Campus Compressed Air

Campus air will be installed with the new steam service.

### Fire Department and Emergency Access

The main entry to the building is located on North Orchard Street. It is anticipated that while the building will have multiple access points from the other three public streets, (University Avenue, Campus Drive, North Randall Avenue) the main fire panels, command center, and primary emergency access will be located at the North Orchard Street entry (see the utility plan for the location).

**Trash removal and storage, snow removal and maintenance equipment.** Items such as trash removal and storage, snow removal, maintenance, and so forth will be administered through an Operating and Service Agreement to be entered into between WARF and the University, with the University providing many of these services through University

personnel or contractors, but with WARF having the right to contract for its own services at its discretion.

**Construction Signage.** During construction, signs may be placed at the corner of University Avenue and North Orchard Street, and at the corner of North Randall Avenue and Campus Drive.

The construction fence will be faced with a fence wrap to display attractive, project-related information, while also screening the construction site. The fence wrap will reflect an informational and design theme communicating the purpose of the Wisconsin Institutes of Discovery - to facilitate interdisciplinary scientific collaborations that result in breakthrough discoveries that benefit the world - through the use of attractive graphics displaying quotes and/or key facts about famous scientists, artists and explorers along with images related to their breakthrough discoveries.

In addition, the fence wrap may include messages and visuals on some sections providing updated information about the Wisconsin Institute for Discovery and Morgridge Institute for Research. Overall, the intent is that the site wrap will be interesting, distinctive and tasteful, and will prompt curiosity, interest and excitement about the Institutes.

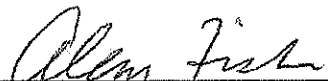
**[Signatures on following page.]**

Respectfully submitted,

**The Wisconsin Alumni Research Foundation**

By:   
Carl E. Gulbrandsen, Managing Director

**The Board of Regents of the University of  
Wisconsin System**

By:   
Alan Fish, Associate Vice Chancellor

**EXHIBIT A**

**WISCONSIN INSTITUTES FOR DISCOVERY PUD-SIP LETTER OF INTENT**

**Project Site Addresses/Current Zoning**

<b>Parcel Identification Number</b>	<b>Street Addresses<sup>1</sup></b>	<b>Current Zoning</b>
070922103117	<b>1353 UNIVERSITY AVE</b> 1357 UNIVERSITY AVE	PUD-GDP
070922103076	<b>1337 UNIVERSITY AVE</b> 1339 UNIVERSITY AVE 1341 UNIVERSITY AVE 1345 UNIVERSITY AVE 1347 UNIVERSITY AVE 1351 UNIVERSITY AVE	PUD-GDP
070922103068	1321 UNIVERSITY AVE <b>1327 UNIVERSITY AVE</b>	PUD-GDP
070922103050	1323 UNIVERSITY AVE <b>1325 UNIVERSITY AVE</b>	PUD-GDP
070922103042	<b>1319 UNIVERSITY AVE</b>	PUD-GDP
070922103034	<b>1313 UNIVERSITY AVE</b> 1315 UNIVERSITY AVE	PUD-GDP
070922103026	1305 UNIVERSITY AVE <b>1307 UNIVERSITY AVE</b>	PUD-GDP
070922103018	<b>1301 UNIVERSITY AVE</b> 1303 UNIVERSITY AVE	PUD-GDP
070922103167	<b>302 N ORCHARD ST</b> 318 N ORCHARD ST 350 N ORCHARD ST	PUD-GDP
070922103125	<b>317 N RANDALL AVE</b> 325 N RANDALL AVE 329 N RANDALL AVE 331 N RANDALL AVE 333 N RANDALL AVE	PUD-GDP

Notes:

1. The addresses were obtained from DCiMap, and confirmed with the Department of Zoning. The bolded addresses are used by Assessor's Office to reference the property.

# WISCONSIN INSTITUTE FOR DISCOVERY

## THE MORGRIDGE INSTITUTE FOR RESEARCH

UNIVERSITY OF WISCONSIN MADISON, WISCONSIN

### SIP SUBMISSION



PERSPECTIVE VIEW FROM SOUTHWEST

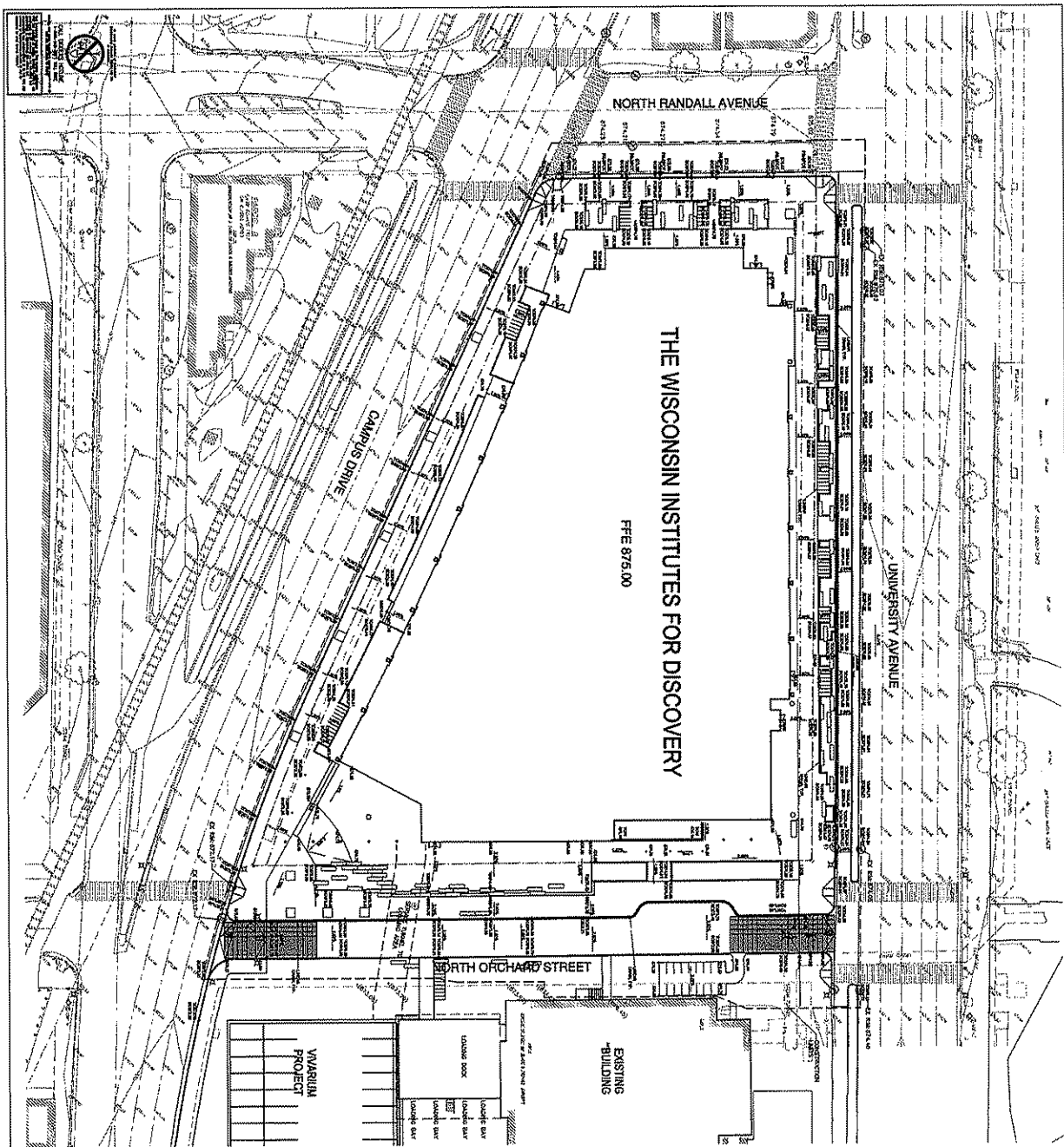
- |                         |  |
|-------------------------|--|
| <b>GENERAL DRAWINGS</b> | <b>ARCHITECTURAL DRAWINGS</b>            |
| 0001 COVER SHEET        | A100 LAYOUT SITE PLAN                    |
| 0100 SITE PLAN          | A105 SECOND FLOOR PLAN                   |
| 0110 SITE PLAN          | A110 THIRD FLOOR PLAN                    |
| 0120 SITE PLAN          | A115 FOURTH FLOOR PLAN                   |
| 0130 SITE PLAN          | A120 FIFTH FLOOR PLAN                    |
| 0140 SITE PLAN          | A125 SIXTH FLOOR PLAN                    |
| 0150 SITE PLAN          | A130 SEVENTH FLOOR PLAN                  |
| 0160 SITE PLAN          | A135 EIGHTH FLOOR PLAN                   |
| 0170 SITE PLAN          | A140 NINTH FLOOR PLAN                    |
| 0180 SITE PLAN          | A145 TENTH FLOOR PLAN                    |
| 0190 SITE PLAN          | A150 ELEVENTH FLOOR PLAN                 |
| 0200 SITE PLAN          | A155 TWELFTH FLOOR PLAN                  |
| 0210 SITE PLAN          | A160 THIRTEENTH FLOOR PLAN               |
| 0220 SITE PLAN          | A165 FOURTEENTH FLOOR PLAN               |
| 0230 SITE PLAN          | A170 FIFTEENTH FLOOR PLAN                |
| 0240 SITE PLAN          | A175 SIXTEENTH FLOOR PLAN                |
| 0250 SITE PLAN          | A180 SEVENTEENTH FLOOR PLAN              |
| 0260 SITE PLAN          | A185 EIGHTEENTH FLOOR PLAN               |
| 0270 SITE PLAN          | A190 NINETEENTH FLOOR PLAN               |
| 0280 SITE PLAN          | A195 TWENTIETH FLOOR PLAN                |
| 0290 SITE PLAN          | A200 TWENTY-FIRST FLOOR PLAN             |
| 0300 SITE PLAN          | A205 TWENTY-SECOND FLOOR PLAN            |
| 0310 SITE PLAN          | A210 TWENTY-THIRD FLOOR PLAN             |
| 0320 SITE PLAN          | A215 TWENTY-FOURTH FLOOR PLAN            |
| 0330 SITE PLAN          | A220 TWENTY-FIFTH FLOOR PLAN             |
| 0340 SITE PLAN          | A225 TWENTY-SIXTH FLOOR PLAN             |
| 0350 SITE PLAN          | A230 TWENTY-SEVENTH FLOOR PLAN           |
| 0360 SITE PLAN          | A235 TWENTY-EIGHTH FLOOR PLAN            |
| 0370 SITE PLAN          | A240 TWENTY-NINTH FLOOR PLAN             |
| 0380 SITE PLAN          | A245 THIRTIETH FLOOR PLAN                |
| 0390 SITE PLAN          | A250 THIRTY-FIRST FLOOR PLAN             |
| 0400 SITE PLAN          | A255 THIRTY-SECOND FLOOR PLAN            |
| 0410 SITE PLAN          | A260 THIRTY-THIRD FLOOR PLAN             |
| 0420 SITE PLAN          | A265 THIRTY-FOURTH FLOOR PLAN            |
| 0430 SITE PLAN          | A270 THIRTY-FIFTH FLOOR PLAN             |
| 0440 SITE PLAN          | A275 THIRTY-SIXTH FLOOR PLAN             |
| 0450 SITE PLAN          | A280 THIRTY-SEVENTH FLOOR PLAN           |
| 0460 SITE PLAN          | A285 THIRTY-EIGHTH FLOOR PLAN            |
| 0470 SITE PLAN          | A290 THIRTY-NINTH FLOOR PLAN             |
| 0480 SITE PLAN          | A295 FORTIETH FLOOR PLAN                 |
| 0490 SITE PLAN          | A300 FORTY-FIRST FLOOR PLAN              |
| 0500 SITE PLAN          | A305 FORTY-SECOND FLOOR PLAN             |
| 0510 SITE PLAN          | A310 FORTY-THIRD FLOOR PLAN              |
| 0520 SITE PLAN          | A315 FORTY-FOURTH FLOOR PLAN             |
| 0530 SITE PLAN          | A320 FORTY-FIFTH FLOOR PLAN              |
| 0540 SITE PLAN          | A325 FORTY-SIXTH FLOOR PLAN              |
| 0550 SITE PLAN          | A330 FORTY-SEVENTH FLOOR PLAN            |
| 0560 SITE PLAN          | A335 FORTY-EIGHTH FLOOR PLAN             |
| 0570 SITE PLAN          | A340 FORTY-NINTH FLOOR PLAN              |
| 0580 SITE PLAN          | A345 FIFTIETH FLOOR PLAN                 |
| 0590 SITE PLAN          | A350 FIFTY-FIRST FLOOR PLAN              |
| 0600 SITE PLAN          | A355 FIFTY-SECOND FLOOR PLAN             |
| 0610 SITE PLAN          | A360 FIFTY-THIRD FLOOR PLAN              |
| 0620 SITE PLAN          | A365 FIFTY-FOURTH FLOOR PLAN             |
| 0630 SITE PLAN          | A370 FIFTY-FIFTH FLOOR PLAN              |
| 0640 SITE PLAN          | A375 FIFTY-SIXTH FLOOR PLAN              |
| 0650 SITE PLAN          | A380 FIFTY-SEVENTH FLOOR PLAN            |
| 0660 SITE PLAN          | A385 FIFTY-EIGHTH FLOOR PLAN             |
| 0670 SITE PLAN          | A390 FIFTY-NINTH FLOOR PLAN              |
| 0680 SITE PLAN          | A395 SIXTIETH FLOOR PLAN                 |
| 0690 SITE PLAN          | A400 SIXTY-FIRST FLOOR PLAN              |
| 0700 SITE PLAN          | A405 SIXTY-SECOND FLOOR PLAN             |
| 0710 SITE PLAN          | A410 SIXTY-THIRD FLOOR PLAN              |
| 0720 SITE PLAN          | A415 SIXTY-FOURTH FLOOR PLAN             |
| 0730 SITE PLAN          | A420 SIXTY-FIFTH FLOOR PLAN              |
| 0740 SITE PLAN          | A425 SIXTY-SIXTH FLOOR PLAN              |
| 0750 SITE PLAN          | A430 SIXTY-SEVENTH FLOOR PLAN            |
| 0760 SITE PLAN          | A435 SIXTY-EIGHTH FLOOR PLAN             |
| 0770 SITE PLAN          | A440 SIXTY-NINTH FLOOR PLAN              |
| 0780 SITE PLAN          | A445 SEVENTIETH FLOOR PLAN               |
| 0790 SITE PLAN          | A450 SEVENTY-FIRST FLOOR PLAN            |
| 0800 SITE PLAN          | A455 SEVENTY-SECOND FLOOR PLAN           |
| 0810 SITE PLAN          | A460 SEVENTY-THIRD FLOOR PLAN            |
| 0820 SITE PLAN          | A465 SEVENTY-FOURTH FLOOR PLAN           |
| 0830 SITE PLAN          | A470 SEVENTY-FIFTH FLOOR PLAN            |
| 0840 SITE PLAN          | A475 SEVENTY-SIXTH FLOOR PLAN            |
| 0850 SITE PLAN          | A480 SEVENTY-SEVENTH FLOOR PLAN          |
| 0860 SITE PLAN          | A485 SEVENTY-EIGHTH FLOOR PLAN           |
| 0870 SITE PLAN          | A490 SEVENTY-NINTH FLOOR PLAN            |
| 0880 SITE PLAN          | A495 EIGHTIETH FLOOR PLAN                |
| 0890 SITE PLAN          | A500 EIGHTY-FIRST FLOOR PLAN             |
| 0900 SITE PLAN          | A505 EIGHTY-SECOND FLOOR PLAN            |
| 0910 SITE PLAN          | A510 EIGHTY-THIRD FLOOR PLAN             |
| 0920 SITE PLAN          | A515 EIGHTY-FOURTH FLOOR PLAN            |
| 0930 SITE PLAN          | A520 EIGHTY-FIFTH FLOOR PLAN             |
| 0940 SITE PLAN          | A525 EIGHTY-SIXTH FLOOR PLAN             |
| 0950 SITE PLAN          | A530 EIGHTY-SEVENTH FLOOR PLAN           |
| 0960 SITE PLAN          | A535 EIGHTY-EIGHTH FLOOR PLAN            |
| 0970 SITE PLAN          | A540 EIGHTY-NINTH FLOOR PLAN             |
| 0980 SITE PLAN          | A545 NINETY FLOOR PLAN                   |
| 0990 SITE PLAN          | A550 NINETY-FIRST FLOOR PLAN             |
| 1000 SITE PLAN          | A555 NINETY-SECOND FLOOR PLAN            |
| 1010 SITE PLAN          | A560 NINETY-THIRD FLOOR PLAN             |
| 1020 SITE PLAN          | A565 NINETY-FOURTH FLOOR PLAN            |
| 1030 SITE PLAN          | A570 NINETY-FIFTH FLOOR PLAN             |
| 1040 SITE PLAN          | A575 NINETY-SIXTH FLOOR PLAN             |
| 1050 SITE PLAN          | A580 NINETY-SEVENTH FLOOR PLAN           |
| 1060 SITE PLAN          | A585 NINETY-EIGHTH FLOOR PLAN            |
| 1070 SITE PLAN          | A590 NINETY-NINTH FLOOR PLAN             |
| 1080 SITE PLAN          | A595 HUNDRED FLOOR PLAN                  |
| 1090 SITE PLAN          | A600 HUNDRED-FIRST FLOOR PLAN            |
| 1100 SITE PLAN          | A605 HUNDRED-SECOND FLOOR PLAN           |
| 1110 SITE PLAN          | A610 HUNDRED-THIRD FLOOR PLAN            |
| 1120 SITE PLAN          | A615 HUNDRED-FOURTH FLOOR PLAN           |
| 1130 SITE PLAN          | A620 HUNDRED-FIFTH FLOOR PLAN            |
| 1140 SITE PLAN          | A625 HUNDRED-SIXTH FLOOR PLAN            |
| 1150 SITE PLAN          | A630 HUNDRED-SEVENTH FLOOR PLAN          |
| 1160 SITE PLAN          | A635 HUNDRED-EIGHTH FLOOR PLAN           |
| 1170 SITE PLAN          | A640 HUNDRED-NINTH FLOOR PLAN            |
| 1180 SITE PLAN          | A645 HUNDRED-TENTH FLOOR PLAN            |
| 1190 SITE PLAN          | A650 HUNDRED-ELEVENTH FLOOR PLAN         |
| 1200 SITE PLAN          | A655 HUNDRED-TWELFTH FLOOR PLAN          |
| 1210 SITE PLAN          | A660 HUNDRED-THIRTEENTH FLOOR PLAN       |
| 1220 SITE PLAN          | A665 HUNDRED-FOURTEENTH FLOOR PLAN       |
| 1230 SITE PLAN          | A670 HUNDRED-FIFTEENTH FLOOR PLAN        |
| 1240 SITE PLAN          | A675 HUNDRED-SIXTEENTH FLOOR PLAN        |
| 1250 SITE PLAN          | A680 HUNDRED-SEVENTEENTH FLOOR PLAN      |
| 1260 SITE PLAN          | A685 HUNDRED-EIGHTEENTH FLOOR PLAN       |
| 1270 SITE PLAN          | A690 HUNDRED-NINETEENTH FLOOR PLAN       |
| 1280 SITE PLAN          | A695 HUNDRED-TWENTIETH FLOOR PLAN        |
| 1290 SITE PLAN          | A700 HUNDRED-TWENTY-FIRST FLOOR PLAN     |
| 1300 SITE PLAN          | A705 HUNDRED-TWENTY-SECOND FLOOR PLAN    |
| 1310 SITE PLAN          | A710 HUNDRED-TWENTY-THIRD FLOOR PLAN     |
| 1320 SITE PLAN          | A715 HUNDRED-TWENTY-FOURTH FLOOR PLAN    |
| 1330 SITE PLAN          | A720 HUNDRED-TWENTY-FIFTH FLOOR PLAN     |
| 1340 SITE PLAN          | A725 HUNDRED-TWENTY-SIXTH FLOOR PLAN     |
| 1350 SITE PLAN          | A730 HUNDRED-TWENTY-SEVENTH FLOOR PLAN   |
| 1360 SITE PLAN          | A735 HUNDRED-TWENTY-EIGHTH FLOOR PLAN    |
| 1370 SITE PLAN          | A740 HUNDRED-TWENTY-NINTH FLOOR PLAN     |
| 1380 SITE PLAN          | A745 HUNDRED-THIRTY FLOOR PLAN           |
| 1390 SITE PLAN          | A750 HUNDRED-THIRTY-FIRST FLOOR PLAN     |
| 1400 SITE PLAN          | A755 HUNDRED-THIRTY-SECOND FLOOR PLAN    |
| 1410 SITE PLAN          | A760 HUNDRED-THIRTY-THIRD FLOOR PLAN     |
| 1420 SITE PLAN          | A765 HUNDRED-THIRTY-FOURTH FLOOR PLAN    |
| 1430 SITE PLAN          | A770 HUNDRED-THIRTY-FIFTH FLOOR PLAN     |
| 1440 SITE PLAN          | A775 HUNDRED-THIRTY-SIXTH FLOOR PLAN     |
| 1450 SITE PLAN          | A780 HUNDRED-THIRTY-SEVENTH FLOOR PLAN   |
| 1460 SITE PLAN          | A785 HUNDRED-THIRTY-EIGHTH FLOOR PLAN    |
| 1470 SITE PLAN          | A790 HUNDRED-THIRTY-NINTH FLOOR PLAN     |
| 1480 SITE PLAN          | A795 HUNDRED-FORTY FLOOR PLAN            |
| 1490 SITE PLAN          | A800 HUNDRED-FORTY-FIRST FLOOR PLAN      |
| 1500 SITE PLAN          | A805 HUNDRED-FORTY-SECOND FLOOR PLAN     |
| 1510 SITE PLAN          | A810 HUNDRED-FORTY-THIRD FLOOR PLAN      |
| 1520 SITE PLAN          | A815 HUNDRED-FORTY-FOURTH FLOOR PLAN     |
| 1530 SITE PLAN          | A820 HUNDRED-FORTY-FIFTH FLOOR PLAN      |
| 1540 SITE PLAN          | A825 HUNDRED-FORTY-SIXTH FLOOR PLAN      |
| 1550 SITE PLAN          | A830 HUNDRED-FORTY-SEVENTH FLOOR PLAN    |
| 1560 SITE PLAN          | A835 HUNDRED-FORTY-EIGHTH FLOOR PLAN     |
| 1570 SITE PLAN          | A840 HUNDRED-FORTY-NINTH FLOOR PLAN      |
| 1580 SITE PLAN          | A845 HUNDRED-FIFTY FLOOR PLAN            |
| 1590 SITE PLAN          | A850 HUNDRED-FIFTY-FIRST FLOOR PLAN      |
| 1600 SITE PLAN          | A855 HUNDRED-FIFTY-SECOND FLOOR PLAN     |
| 1610 SITE PLAN          | A860 HUNDRED-FIFTY-THIRD FLOOR PLAN      |
| 1620 SITE PLAN          | A865 HUNDRED-FIFTY-FOURTH FLOOR PLAN     |
| 1630 SITE PLAN          | A870 HUNDRED-FIFTY-FIFTH FLOOR PLAN      |
| 1640 SITE PLAN          | A875 HUNDRED-FIFTY-SIXTH FLOOR PLAN      |
| 1650 SITE PLAN          | A880 HUNDRED-FIFTY-SEVENTH FLOOR PLAN    |
| 1660 SITE PLAN          | A885 HUNDRED-FIFTY-EIGHTH FLOOR PLAN     |
| 1670 SITE PLAN          | A890 HUNDRED-FIFTY-NINTH FLOOR PLAN      |
| 1680 SITE PLAN          | A895 HUNDRED-SIXTIETH FLOOR PLAN         |
| 1690 SITE PLAN          | A900 HUNDRED-SIXTY-FIRST FLOOR PLAN      |
| 1700 SITE PLAN          | A905 HUNDRED-SIXTY-SECOND FLOOR PLAN     |
| 1710 SITE PLAN          | A910 HUNDRED-SIXTY-THIRD FLOOR PLAN      |
| 1720 SITE PLAN          | A915 HUNDRED-SIXTY-FOURTH FLOOR PLAN     |
| 1730 SITE PLAN          | A920 HUNDRED-SIXTY-FIFTH FLOOR PLAN      |
| 1740 SITE PLAN          | A925 HUNDRED-SIXTY-SIXTH FLOOR PLAN      |
| 1750 SITE PLAN          | A930 HUNDRED-SIXTY-SEVENTH FLOOR PLAN    |
| 1760 SITE PLAN          | A935 HUNDRED-SIXTY-EIGHTH FLOOR PLAN     |
| 1770 SITE PLAN          | A940 HUNDRED-SIXTY-NINTH FLOOR PLAN      |
| 1780 SITE PLAN          | A945 HUNDRED-SIXTY FLOOR PLAN            |
| 1790 SITE PLAN          | A950 HUNDRED-SIXTY-FIRST FLOOR PLAN      |
| 1800 SITE PLAN          | A955 HUNDRED-SIXTY-SECOND FLOOR PLAN     |
| 1810 SITE PLAN          | A960 HUNDRED-SIXTY-THIRD FLOOR PLAN      |
| 1820 SITE PLAN          | A965 HUNDRED-SIXTY-FOURTH FLOOR PLAN     |
| 1830 SITE PLAN          | A970 HUNDRED-SIXTY-FIFTH FLOOR PLAN      |
| 1840 SITE PLAN          | A975 HUNDRED-SIXTY-SIXTH FLOOR PLAN      |
| 1850 SITE PLAN          | A980 HUNDRED-SIXTY-SEVENTH FLOOR PLAN    |
| 1860 SITE PLAN          | A985 HUNDRED-SIXTY-EIGHTH FLOOR PLAN     |
| 1870 SITE PLAN          | A990 HUNDRED-SIXTY-NINTH FLOOR PLAN      |
| 1880 SITE PLAN          | A995 HUNDRED SEVENTIETH FLOOR PLAN       |
| 1890 SITE PLAN          | A1000 HUNDRED SEVENTY-FIRST FLOOR PLAN   |
| 1900 SITE PLAN          | A1005 HUNDRED SEVENTY-SECOND FLOOR PLAN  |
| 1910 SITE PLAN          | A1010 HUNDRED SEVENTY-THIRD FLOOR PLAN   |
| 1920 SITE PLAN          | A1015 HUNDRED SEVENTY-FOURTH FLOOR PLAN  |
| 1930 SITE PLAN          | A1020 HUNDRED SEVENTY-FIFTH FLOOR PLAN   |
| 1940 SITE PLAN          | A1025 HUNDRED SEVENTY-SIXTH FLOOR PLAN   |
| 1950 SITE PLAN          | A1030 HUNDRED SEVENTY-SEVENTH FLOOR PLAN |
| 1960 SITE PLAN          | A1035 HUNDRED SEVENTY-EIGHTH FLOOR PLAN  |
| 1970 SITE PLAN          | A1040 HUNDRED SEVENTY-NINTH FLOOR PLAN   |
| 1980 SITE PLAN          | A1045 HUNDRED EIGHTIETH FLOOR PLAN       |
| 1990 SITE PLAN          | A1050 HUNDRED EIGHTY-FIRST FLOOR PLAN    |
| 2000 SITE PLAN          | A1055 HUNDRED EIGHTY-SECOND FLOOR PLAN   |
| 2010 SITE PLAN          | A1060 HUNDRED EIGHTY-THIRD FLOOR PLAN    |
| 2020 SITE PLAN          | A1065 HUNDRED EIGHTY-FOURTH FLOOR PLAN   |
| 2030 SITE PLAN          | A1070 HUNDRED EIGHTY-FIFTH FLOOR PLAN    |
| 2040 SITE PLAN          | A1075 HUNDRED EIGHTY-SIXTH FLOOR PLAN    |
| 2050 SITE PLAN          | A1080 HUNDRED EIGHTY-SEVENTH FLOOR PLAN  |
| 2060 SITE PLAN          | A1085 HUNDRED EIGHTY-EIGHTH FLOOR PLAN   |
| 2070 SITE PLAN          | A1090 HUNDRED EIGHTY-NINTH FLOOR PLAN    |
| 2080 SITE PLAN          | A1095 HUNDRED NINETY FLOOR PLAN          |
| 2090 SITE PLAN          | A1100 HUNDRED NINETY-FIRST FLOOR PLAN    |
| 2100 SITE PLAN          | A1105 HUNDRED NINETY-SECOND FLOOR PLAN   |
| 2110 SITE PLAN          | A1110 HUNDRED NINETY-THIRD FLOOR PLAN    |
| 2120 SITE PLAN          | A1115 HUNDRED NINETY-FOURTH FLOOR PLAN   |
| 2130 SITE PLAN          | A1120 HUNDRED NINETY-FIFTH FLOOR PLAN    |
| 2140 SITE PLAN          | A1125 HUNDRED NINETY-SIXTH FLOOR PLAN    |
| 2150 SITE PLAN          | A1130 HUNDRED NINETY-SEVENTH FLOOR PLAN  |
| 2160 SITE PLAN          | A1135 HUNDRED NINETY-EIGHTH FLOOR PLAN   |
| 2170 SITE PLAN          | A1140 HUNDRED NINETY-NINTH FLOOR PLAN    |
| 2180 SITE PLAN          | A1145 HUNDRED HUNDRED FLOOR PLAN         |
| 2190 SITE PLAN          | A1150 HUNDRED HUNDRED-FIRST FLOOR PLAN   |
| 2200 SITE PLAN          | A1155 HUNDRED HUNDRED-SECOND FLOOR PLAN  |
| 2210 SITE PLAN          | A1160 HUNDRED HUNDRED-THIRD FLOOR PLAN   |
| 2220 SITE PLAN          | A1165 HUNDRED HUNDRED-FOURTH FLOOR PLAN  |
| 2230 SITE PLAN          | A1170 HUNDRED HUNDRED-FIFTH FLOOR PLAN   |
| 2240 SITE PLAN          | A1175 HUNDRED HUNDRED-SIXTH FLOOR PLAN   |
| 2250 SITE PLAN          | A1180 HUNDRED HUNDRED-SEVENTH FLOOR PLAN |
| 2260 SITE PLAN          | A1185 HUNDRED HUNDRED-EIGHTH FLOOR PLAN  |
| 2270 SITE PLAN          | A1190 HUNDRED HUNDRED-NINTH FLOOR PLAN   |
| 2280 SITE PLAN          | A1195 HUNDRED HUNDRED FLOOR PLAN         |
| 2290 SITE PLAN          | A1200 HUNDRED HUNDRED-FIRST FLOOR PLAN   |
| 2300 SITE PLAN          | A1205 HUNDRED HUNDRED-SECOND FLOOR PLAN  |
| 2310 SITE PLAN          | A1210 HUNDRED HUNDRED-THIRD FLOOR PLAN   |
| 2320 SITE PLAN          | A1215 HUNDRED HUNDRED-FOURTH FLOOR PLAN  |
| 2330 SITE PLAN          | A1220 HUNDRED HUNDRED-FIFTH FLOOR PLAN   |
| 2340 SITE PLAN          | A1225 HUNDRED HUNDRED-SIXTH FLOOR PLAN   |
| 2350 SITE PLAN          | A1230 HUNDRED HUNDRED-SEVENTH FLOOR PLAN |
| 2360 SITE PLAN          | A1235 HUNDRED HUNDRED-EIGHTH FLOOR PLAN  |
| 2370 SITE PLAN          | A1240 HUNDRED HUNDRED-NINTH FLOOR PLAN   |
| 2380 SITE PLAN          | A1245 HUNDRED HUNDRED FLOOR PLAN         |
| 2390 SITE PLAN          | A1250 HUNDRED HUNDRED-FIRST FLOOR PLAN   |
| 2400 SITE PLAN          | A1255 HUNDRED HUNDRED-SECOND FLOOR PLAN  |
| 2410 SITE PLAN          | A1260 HUNDRED HUNDRED-THIRD FLOOR PLAN   |
| 2420 SITE PLAN          | A1265 HUNDRED HUNDRED-FOURTH FLOOR PLAN  |
| 2430 SITE PLAN          | A1270 HUNDRED HUNDRED-FIFTH FLOOR PLAN   |
| 2440 SITE PLAN          | A1275 HUNDRED HUNDRED-SIXTH FLOOR PLAN   |
| 2450 SITE PLAN          | A1280 HUNDRED HUNDRED-SEVENTH FLOOR PLAN |
| 2460 SITE PLAN          | A1285 HUNDRED HUNDRED-EIGHTH FLOOR PLAN  |
| 2470 SITE PLAN          | A1290 HUNDRED HUNDRED-NINTH FLOOR PLAN   |
| 2480 SITE PLAN          | A1295 HUNDRED HUNDRED FLOOR PLAN         |
| 2490 SITE PLAN          | A1300 HUNDRED HUNDRED-FIRST FLOOR PLAN   |
| 2500 SITE PLAN          | A1305 HUNDRED HUNDRED-SECOND FLOOR PLAN  |
| 2510 SITE PLAN          | A1310 HUNDRED HUNDRED-THIRD FLOOR PLAN   |
| 2520 SITE PLAN          | A1315 HUNDRED HUNDRED-FOURTH FLOOR PLAN  |
| 2530 SITE PLAN          | A1320 HUNDRED HUNDRED-FIFTH FLOOR PLAN   |
| 2540 SITE PLAN          | A1325 HUNDRED HUNDRED-SIXTH FLOOR PLAN   |
| 2550 SITE PLAN          | A1330 HUNDRED HUNDRED-SEVENTH FLOOR PLAN |
| 2560 SITE PLAN          | A1335 HUNDRED HUNDRED-EIGHTH FLOOR PLAN  |
| 2570 SITE PLAN          | A1340 HUNDRED HUNDRED-NINTH FLOOR PLAN   |
| 2580 SITE PLAN          | A1345 HUNDRED HUNDRED FLOOR PLAN         |
| 2590 SITE PLAN          | A1350 HUNDRED HUNDRED-FIRST FLOOR PLAN   |
| 2600 SITE PLAN          | A1355 HUNDRED HUNDRED-SECOND FLOOR PLAN  |
| 2610 SITE PLAN          | A1360 HUNDRED HUNDRED-THIRD FLOOR PLAN   |
| 2620 SITE PLAN          | A1365 HUNDRED HUNDRED-FOURTH FLOOR PLAN  |
| 2630 SITE PLAN          | A1370 HUNDRED HUNDRED-FIFTH FLOOR PLAN   |
| 2640 SITE PLAN          | A1375 HUNDRED HUNDRED-SIXTH FLOOR PLAN   |
| 2650 SITE PLAN          | A1380 HUNDRED HUNDRED-SEVENTH FLOOR PLAN |
| 2660 SITE PLAN          | A1385 HUNDRED HUNDRED-EIGHTH FLOOR PLAN  |
| 2670 SITE PLAN          | A1390 HUNDRED HUNDRED-NINTH FLOOR PLAN   |
| 2680 SITE PLAN          | A1395 HUNDRED HUNDRED FLOOR PLAN         |
| 2690 SITE PLAN          | A1400 HUNDRED HUNDRED-FIRST FLOOR PLAN   |
| 2700 SITE PLAN          | A1405 HUNDRED HUNDRED-SECOND FLOOR PLAN  |
| 2710 SITE PLAN          | A1410 HUNDRED HUNDRED-THIRD FLOOR PLAN   |
| 2720 SITE PLAN          | A1415 HUNDRED HUNDRED-FOURTH FLOOR PLAN  |
| 2730 SITE PLAN          | A1420 HUNDRED HUNDRED-FIFTH FLOOR PLAN   |
| 2740 SITE PLAN          | A1425 HUNDRED HUNDRED-SIXTH FLOOR PLAN   |
| 2750 SITE PLAN          | A1430 HUNDRED HUNDRED-SEVENTH FLOOR PLAN |
| 2760 SITE PLAN          | A1435 HUNDRED HUNDRED-EIGHTH FLOOR PLAN  |
| 2770 SITE PLAN          | A1440 HUNDRED HUNDRED-NINTH FLOOR PLAN   |
| 2780 SITE PLAN          | A1445 HUNDRED HUNDRED FLOOR PLAN         |
| 2790 SITE PLAN          | A1450 HUNDRED HUNDRED-FIRST FLOOR PLAN   |
| 2800 SITE PLAN          | A1455 HUNDRED HUNDRED-SECOND FLOOR PLAN  |
| 2810 SITE PLAN          | A1460 HUNDRED HUNDRED-THIRD FLOOR PLAN   |
| 2820 SITE PLAN          | A1465 HUNDRED HUNDRED-FOURTH FLOOR PLAN  |
| 2830 SITE PLAN          | A1470 HUNDRED HUNDRED-FIFTH FLOOR PLAN   |
| 2840 SITE PLAN          | A1475 HUNDRED HUNDRED-SIXTH FLOOR PLAN   |
| 2850 SITE PLAN          | A1480 HUNDRED HUNDRED-SEVENTH FLOOR PLAN |
| 2860 SITE PLAN          | A1485 HUNDRED HUNDRED-EIGHTH FLOOR PLAN  |
| 2870 SITE PLAN          | A1490 HUNDRED HUNDRED-NINTH FLOOR PLAN   |
| 2880 SITE PLAN          | A1495 HUNDRED HUNDRED FLOOR PLAN         |
| 2890 SITE PLAN          | A1500 HUNDRED HUNDRED-FIRST FLOOR PLAN   |
| 2900 SITE PLAN          | A1505 HUNDRED HUNDRED-SECOND FLOOR PLAN  |
| 2910 SITE PLAN          | A1510 HUNDRED HUNDRED-THIRD FLOOR PLAN   |
| 2920 SITE PLAN          | A1515 HUNDRED HUNDRED-FOURTH FLOOR PLAN  |
| 2930 SITE PLAN          | A1520 HUNDRED HUNDRED-FIFTH FLOOR PLAN   |
| 2940 SITE PLAN          | A1525 HUNDRED HUNDRED-SIXTH FLOOR PLAN   |
| 2950 SITE PLAN          | A1530 HUNDRED HUNDRED-SEVENTH FLOOR PLAN |
| 2960 SITE PLAN          | A1535 HUNDRED HUNDRED-EIGHTH FLOOR PLAN  |
| 2970 SITE PLAN          | A1540 HUNDRED HUNDRED-NINTH FLOOR PLAN   |
| 2980 SITE PLAN          | A1545 HUNDRED HUNDRED FLOOR PLAN         |
| 2990 SITE PLAN          | A1550 HUNDRED HUNDRED-FIRST FLOOR PLAN   |
| 3000 SITE PLAN          | A1555 HUNDRED HUNDRED-SECOND FLOOR PLAN  |
| 3010 SITE PLAN          | A1560 HUNDRED HUNDRED-THIRD FLOOR PLAN   |
| 3020 SITE PLAN          | A1565 HUNDRED HUNDRED-FOURTH FLOOR PLAN  |
| 3030 SITE PLAN          | A1570 HUNDRED HUNDRED-FIFTH FLOOR PLAN   |
| 3040 SITE PLAN          | A1575 HUNDRED HUNDRED-SIXTH FLOOR PLAN   |
| 3050 SITE PLAN          | A1580 HUNDRED HUNDRED-SEVENTH FLOOR PLAN |
| 3060 SITE PLAN          | A1585 HUNDRED HUNDRED-EIGHTH FLOOR PLAN  |
| 3070 SITE PLAN          | A1590 HUNDRED HUNDRED-NINTH FLOOR PLAN   |
| 3080 SITE PLAN          | A1595 HUNDRED HUNDRED FLOOR PLAN         |
| 3090 SITE PLAN          | A1600 HUNDRED HUNDRED-FIRST FLOOR PLAN   |
| 3100 SITE PLAN          | A1605 HUNDRED HUNDRED-SECOND FLOOR PLAN  |
| 3110 SITE PLAN          | A1610 HUNDRED HUNDRED-THIRD FLOOR PLAN   |
| 3120 SITE PLAN          | A1615 HUNDRED HUNDRED-FOURTH FLOOR PLAN  |
| 3130 SITE PLAN          | A1620 HUNDRED HUNDRED-FIFTH FLOOR PLAN   |
| 3140 SITE PLAN          | A1625 HUNDRED HUNDRED-SIXTH FLOOR PLAN   |
| 3150 SITE PLAN          | A1630 HUNDRED HUNDRED-SEVENTH FLOOR PLAN |
| 3160 SITE PLAN          | A1635 HUNDRED HUNDRED-EIGHTH FLOOR PLAN  |
| 3170 SITE PLAN          | A1640 HUNDRED HUNDRED-NINTH FLOOR PLAN   |
| 3180 SITE PLAN          | A1645 HUNDRED HUNDRED FLOOR PLAN         |









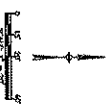


THE WISCONSIN INSTITUTES FOR DISCOVERY

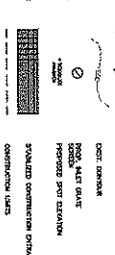
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EXISTING BUILDINGS

1. EXISTING BUILDING FOOTPRINTS SHALL BE SHOWN WITH DASHED LINES.
2. EXISTING BUILDING FOOTPRINTS SHALL BE SHOWN WITH DASHED LINES.
3. EXISTING BUILDING FOOTPRINTS SHALL BE SHOWN WITH DASHED LINES.
4. EXISTING BUILDING FOOTPRINTS SHALL BE SHOWN WITH DASHED LINES.
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19. EXISTING BUILDING FOOTPRINTS SHALL BE SHOWN WITH DASHED LINES.
20. EXISTING BUILDING FOOTPRINTS SHALL BE SHOWN WITH DASHED LINES.



- LEGEND**
- (FILLED) DEPT. SHED GDN.
  - (HOLLOW) DEPT. OPENING
  - (HOLLOW) TYPICAL ASLT. DATE
  - (HOLLOW) PROPOSED SPOT ELEVATION
  - STABILIZED CONSTRUCTION DISTANCE
  - CONSTRUCTION LINES



THIS PLAN IS THE PROPERTY OF BALLINGER AND SHALL BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF BALLINGER.

DATE: 11/11/07  
 SHEET: 302

WISCONSIN INSTITUTES FOR DISCOVERY  
 480 LINCOLN DRIVE  
 MADISON, WI 53706

Ballinger  
 1000 EAST WISCONSIN AVENUE  
 MADISON, WI 53706

WILSON  
 WILSON  
 1000 EAST WISCONSIN AVENUE  
 MADISON, WI 53706

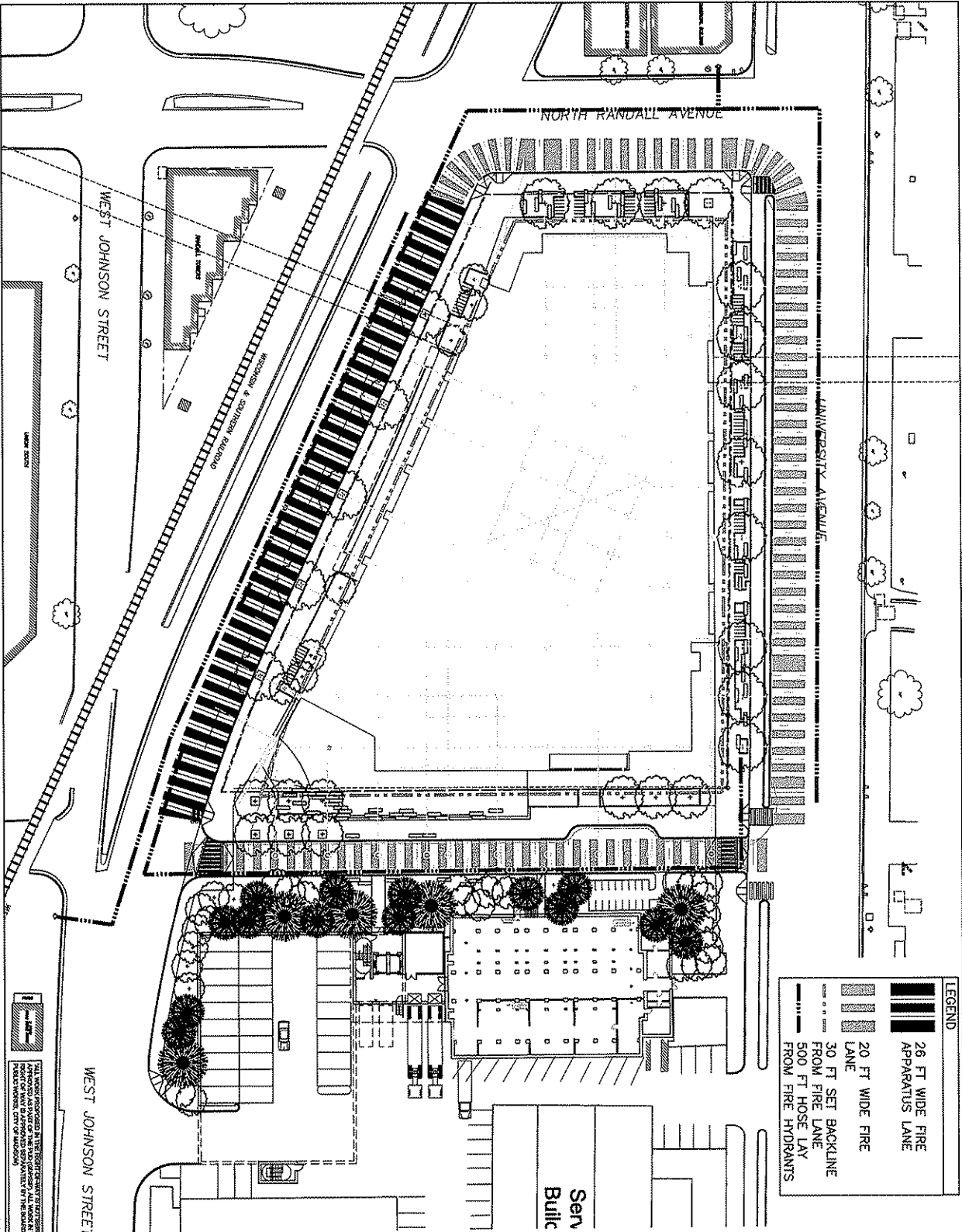
DATE: 11/11/07  
 SHEET: 302

NO.	REVISION	DATE	BY	CHKD.
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2	ISSUED FOR PERMIT	11/11/07	WJW	WJW
3	ISSUED FOR PERMIT	11/11/07	WJW	WJW
4	ISSUED FOR PERMIT	11/11/07	WJW	WJW
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6	ISSUED FOR PERMIT	11/11/07	WJW	WJW
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8	ISSUED FOR PERMIT	11/11/07	WJW	WJW
9	ISSUED FOR PERMIT	11/11/07	WJW	WJW
10	ISSUED FOR PERMIT	11/11/07	WJW	WJW

CONTRACT NUMBER: C302  
 SIP SUBMISSION - 12/18/07







SIP SUBMISSION - 12/18/07

PROJECT NAME  
**FD100**

PROJECT LOCATION  
 Fire Department Access Site Plan

DATE  
 12/18/07

SCALE  
 1" = 20'-0"

DESIGNED BY  
 JIM WILSON

CHECKED BY  
 JIM WILSON

PROJECT NO.  
 07-000000

DATE  
 12/18/07

PROJECT NO.  
 07-000000

DATE  
 12/18/07

PROJECT NO.  
 07-000000

DATE  
 12/18/07

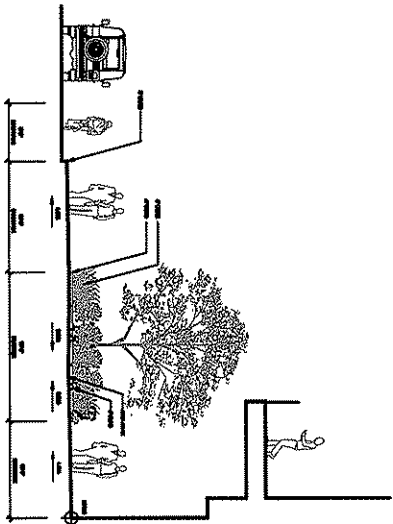
PROJECT NO.  
 07-000000



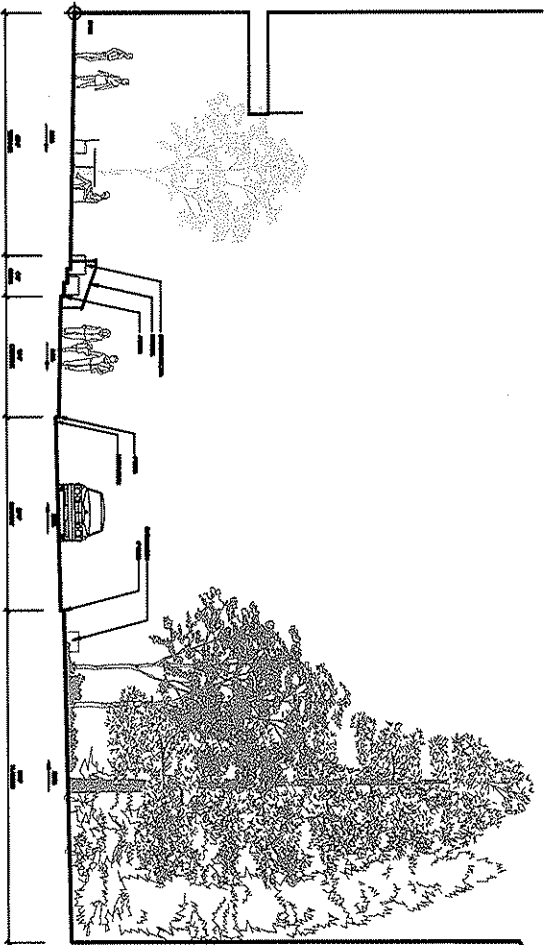








1. Detailed Section - Baywalk Avenue



2. Detailed Section - Oriental Street

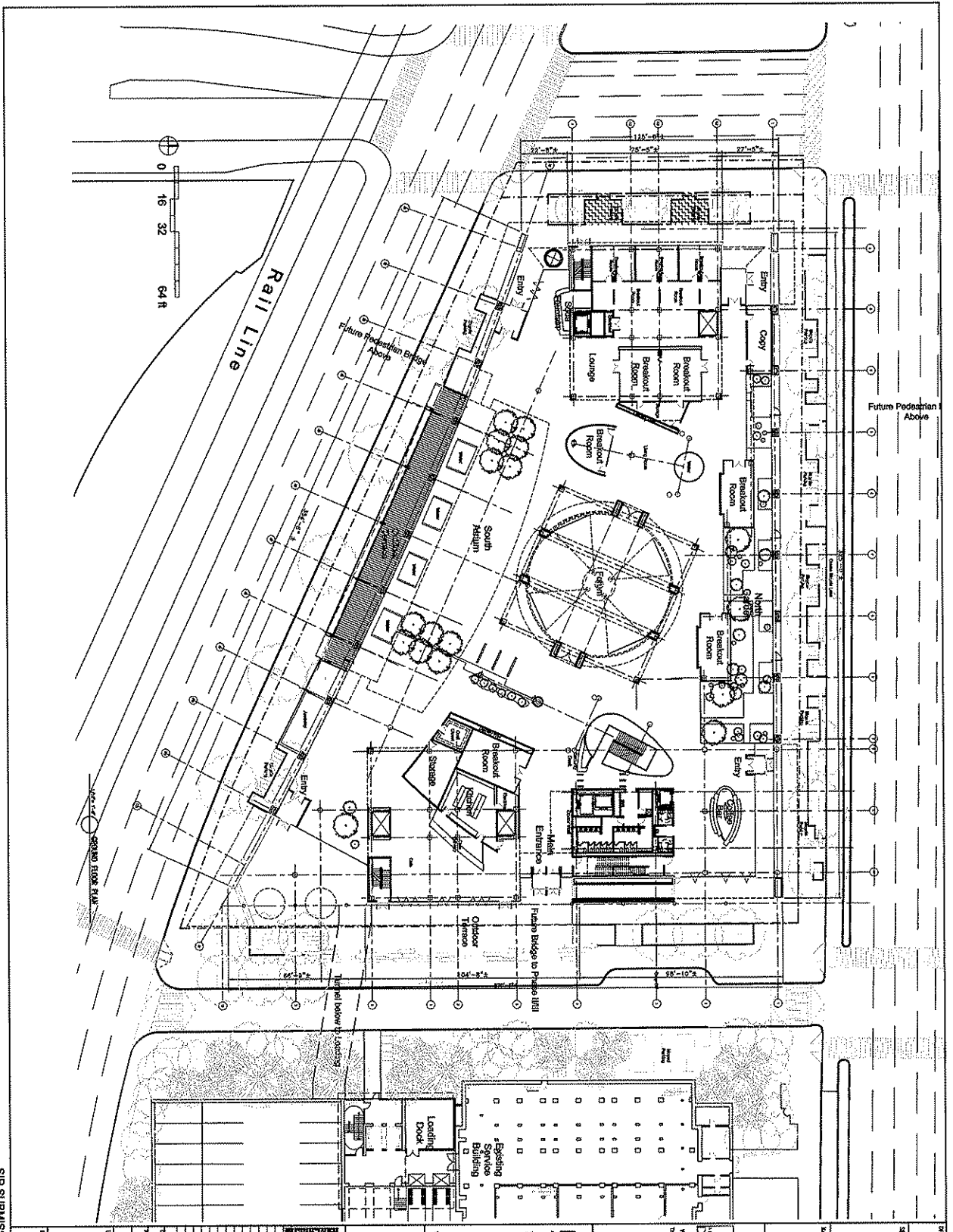
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 PREPARED FOR: **L302**  
 PREPARED BY: **GP SUNDSSON - 12/18/07**

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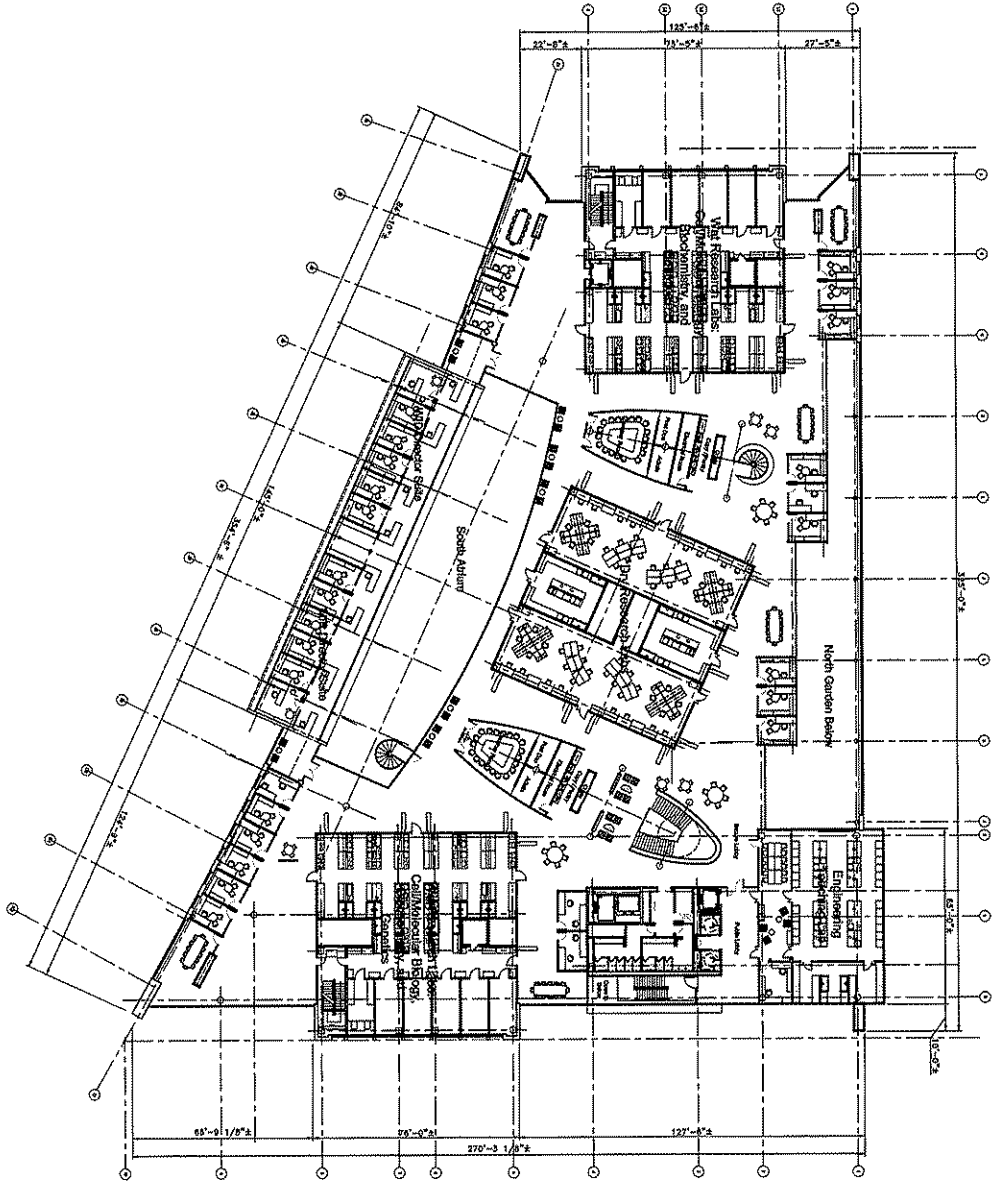


 <b>JAV</b> JOHNS HOPKINS UNIVERSITY AND DISCOVERLY <small>Research Center for Chemical          Technology and Biomimetics</small>	<b>Ballinger</b> <small>ARCHITECTS</small> 1000 North 17th Street Suite 1000 Arlington, VA 22209 Phone: 703.243.1200 Fax: 703.243.1201 www.ballinger.com	<b>JOHNS HOPKINS UNIVERSITY</b> <b>WILSON</b> <b>ARCHITECTS</b> <small>1000 North 17th Street          Suite 1000          Arlington, VA 22209          Phone: 703.243.1200          Fax: 703.243.1201          www.wilsonarchitects.com</small>	DRAWN BY: [ ] CHECKED BY: [ ] DATE: [ ] PROJECT NO: [ ] SHEET NO: [ ] ARCHITECTURE DRAWING TITLE <b>GROUND FLOOR PLAN</b>
			PROJECT NO: [ ] SHEET NO: [ ] ARCHITECTURE DRAWING TITLE <b>GROUND FLOOR PLAN</b>

DRAWING NUMBER: **A101**  
 SCALE: [ ]  
 DATE: [ ]  
 PROJECT NO: [ ]  
 SHEET NO: [ ]  
 ARCHITECTURE  
 DRAWING TITLE  
**GROUND FLOOR PLAN**







VIEW OF THIRD FLOOR PLAN

<p>    <b>UNIVERSITY OF NORTH CAROLINA AT CHAPEL HILL</b>  <b>DISCOVERY</b>  <small>Materials Made by Discovery</small>  <small>The University of North Carolina</small> </p>	<p>    <b>Ballinger</b>  <small>ARCHITECTURE</small>  <small>1000 Peachtree Street, N.E.</small>  <small>Atlanta, Georgia 30309</small>  <small>404.527.8000</small>  <small>www.ballinger.com</small> </p>	<p>    <b>DURRELL WILSON ARCHITECTS</b>  <small>1000 Peachtree Street, N.E.</small>  <small>Atlanta, Georgia 30309</small>  <small>404.527.8000</small>  <small>www.durrellwilson.com</small> </p>	<p> <small>CONTRACT NO.</small>  <small>DATE</small>  <small>SCALE</small>  <small>PROJECT NO.</small>  <small>PROJECT NAME</small>  <small>ARCHITECT</small>  <small>ENGINEER</small>  <small>MECHANICAL ENGINEER</small>  <small>ELECTRICAL ENGINEER</small>  <small>PLUMBING ENGINEER</small>  <small>STRUCTURAL ENGINEER</small>  <small>LANDSCAPE ARCHITECT</small>  <small>INTERIOR ARCHITECT</small>  <small>ENVIRONMENTAL ENGINEER</small>  <small>ARCHITECTURAL RENDERING</small>  <small>PHOTOGRAPHY</small>  <small>MODELING</small>  <small>OTHER</small> </p>	<p> <small>OWNER</small>  <small>DESIGNER</small>  <small>DATE</small>  <small>SCALE</small>  <small>PROJECT NO.</small>  <small>PROJECT NAME</small>  <small>ARCHITECT</small>  <small>ENGINEER</small>  <small>MECHANICAL ENGINEER</small>  <small>ELECTRICAL ENGINEER</small>  <small>PLUMBING ENGINEER</small>  <small>STRUCTURAL ENGINEER</small>  <small>LANDSCAPE ARCHITECT</small>  <small>INTERIOR ARCHITECT</small>  <small>ENVIRONMENTAL ENGINEER</small>  <small>ARCHITECTURAL RENDERING</small>  <small>PHOTOGRAPHY</small>  <small>MODELING</small>  <small>OTHER</small> </p>	<p> <small>OWNER</small>  <small>DESIGNER</small>  <small>DATE</small>  <small>SCALE</small>  <small>PROJECT NO.</small>  <small>PROJECT NAME</small>  <small>ARCHITECT</small>  <small>ENGINEER</small>  <small>MECHANICAL ENGINEER</small>  <small>ELECTRICAL ENGINEER</small>  <small>PLUMBING ENGINEER</small>  <small>STRUCTURAL ENGINEER</small>  <small>LANDSCAPE ARCHITECT</small>  <small>INTERIOR ARCHITECT</small>  <small>ENVIRONMENTAL ENGINEER</small>  <small>ARCHITECTURAL RENDERING</small>  <small>PHOTOGRAPHY</small>  <small>MODELING</small>  <small>OTHER</small> </p>
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SIP SUBMISSION - 12/18/07

**A103**

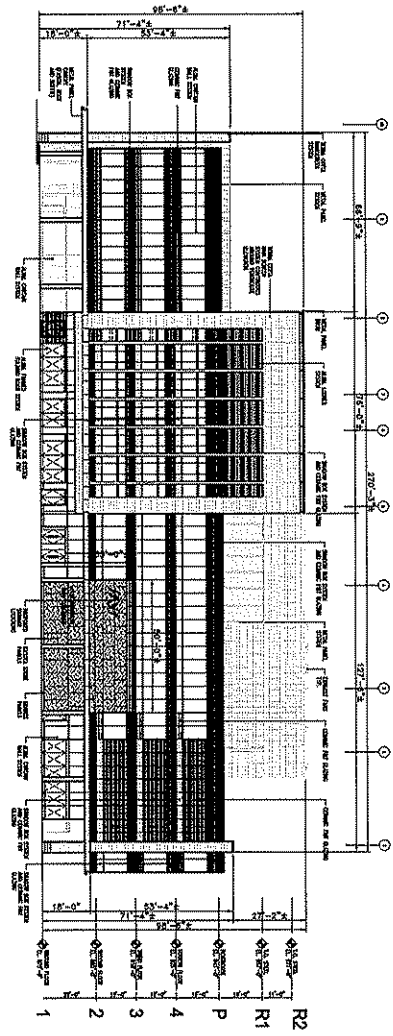
THIRD FLOOR PLAN



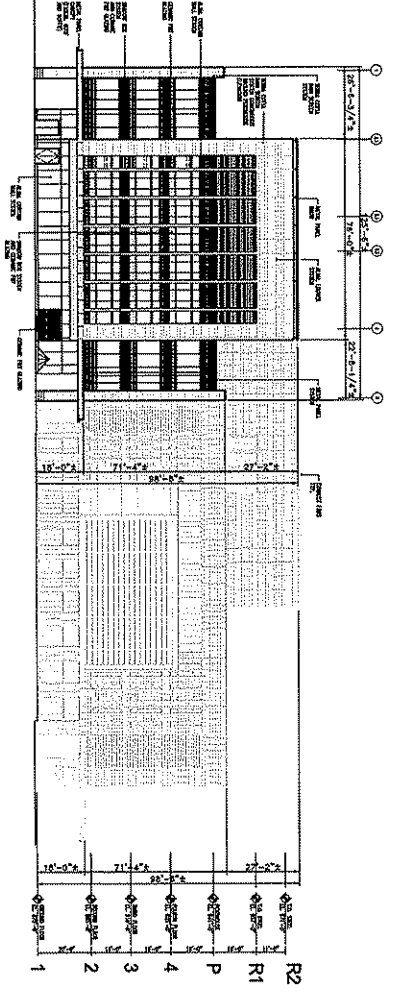








EAST ELEVATION



WEST ELEVATION

CONTRACT NO. A302

SCALE

Key Plan



NATIONAL INSTITUTE FOR DISCOVERY  
 National Institute for Discovery  
 The World's Leader in Discovery

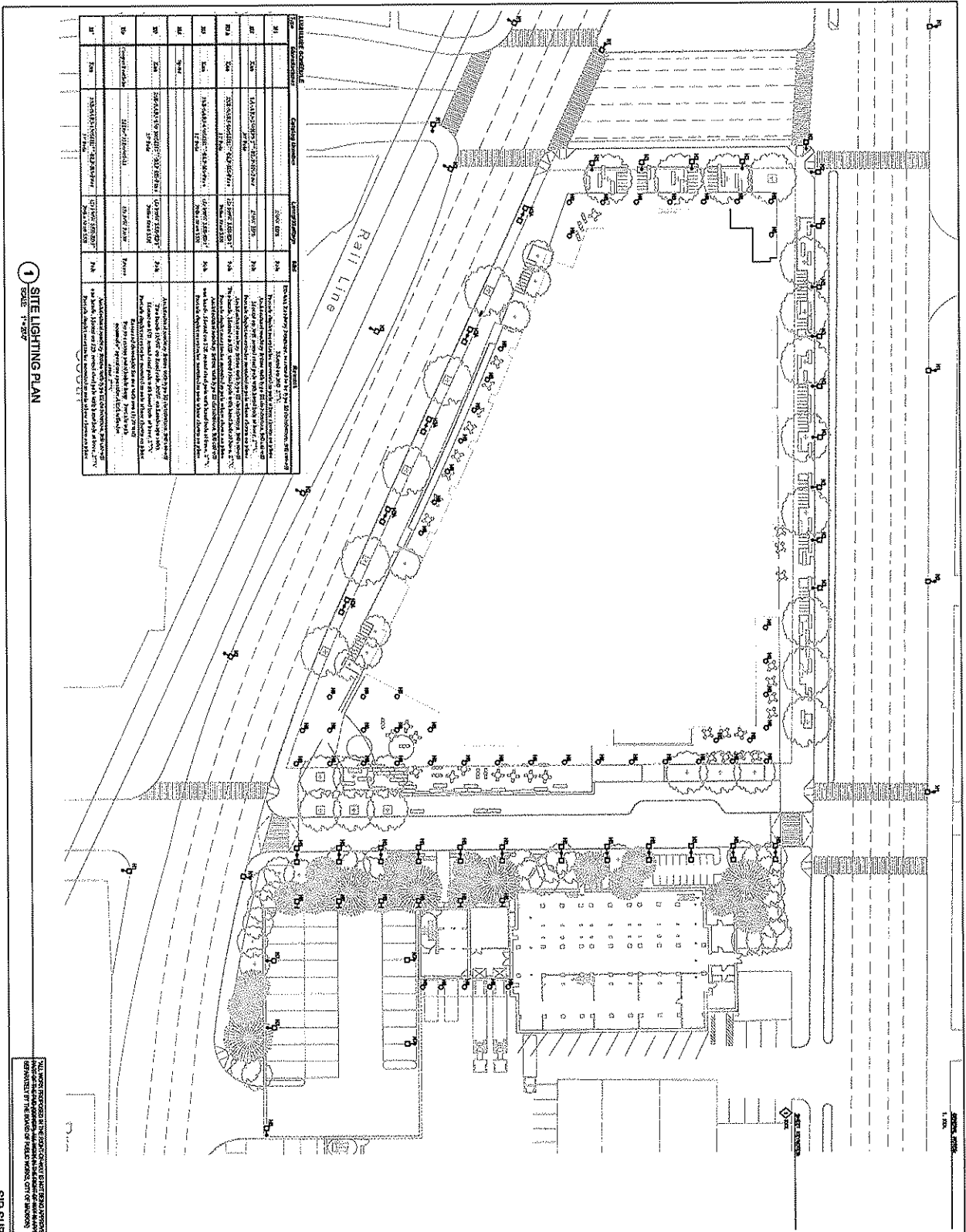
**Ballinger**  
 ARCHITECTURAL

**THOMAS WILSON**  
 ARCHITECT

1. CONTRACT NO. A302

PROJECT NO. A302  
 EAST & WEST ELEVATIONS  
 ARCHITECTURE

SIP SUBMISSION - 12/18/07



NO.	DESCRIPTION	QUANTITY	REMARKS
01	100W LED LIGHT FIXTURE	100	FOR LIGHTING THE PARKING LOT AND WALKWAYS
02	200W LED LIGHT FIXTURE	50	FOR LIGHTING THE BUILDING PERIMETER
03	300W LED LIGHT FIXTURE	20	FOR LIGHTING THE ENTRANCE AREAS
04	400W LED LIGHT FIXTURE	10	FOR LIGHTING THE MAIN BUILDING
05	500W LED LIGHT FIXTURE	5	FOR LIGHTING THE OUTDOOR AREAS
06	600W LED LIGHT FIXTURE	3	FOR LIGHTING THE STAIRWELLS
07	700W LED LIGHT FIXTURE	2	FOR LIGHTING THE ROOFTOP AREAS
08	800W LED LIGHT FIXTURE	1	FOR LIGHTING THE SIGNAGE
09	900W LED LIGHT FIXTURE	1	FOR LIGHTING THE SECURITY CAMERA
10	1000W LED LIGHT FIXTURE	1	FOR LIGHTING THE MAIN ENTRANCE

1 SITE LIGHTING PLAN  
SCALE: 1"=20'

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SIP SUBMISSION - 12/18/07

ES100

SITE LIGHTING PLAN

DATE: 12/18/07  
DRAWN BY: [Name]  
CHECKED BY: [Name]  
DESIGNED BY: [Name]  
ELECTRICAL

PROJECT: [Name]  
SHEET NO.: [Number]  
SHEET TOTAL: [Total]

DESIGNED BY: [Name]  
CHECKED BY: [Name]  
DESIGNED BY: [Name]  
ELECTRICAL

PROJECT: [Name]  
SHEET NO.: [Number]  
SHEET TOTAL: [Total]

DESIGNED BY: [Name]  
CHECKED BY: [Name]  
DESIGNED BY: [Name]  
ELECTRICAL

PROJECT: [Name]  
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DESIGNED BY: [Name]  
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ELECTRICAL

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DESIGNED BY: [Name]  
ELECTRICAL

PROJECT: [Name]  
SHEET NO.: [Number]  
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ELECTRICAL

PROJECT: [Name]  
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ELECTRICAL

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ELECTRICAL

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ELECTRICAL

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DESIGNED BY: [Name]  
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PROJECT: [Name]  
SHEET NO.: [Number]  
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DESIGNED BY: [Name]  
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ELECTRICAL

PROJECT: [Name]  
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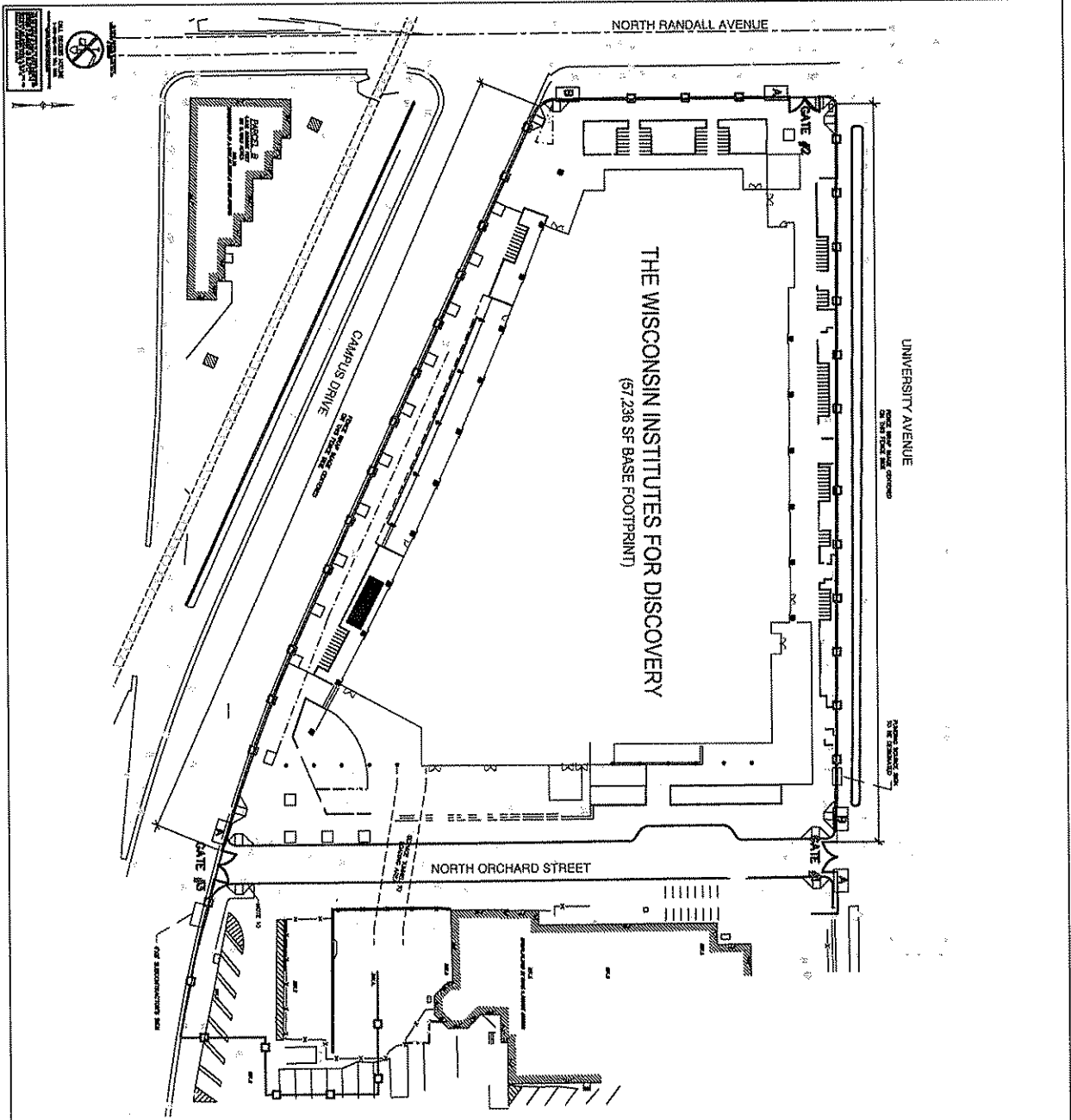
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ELECTRICAL

PROJECT: [Name]  
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CHECKED BY: [Name]  
DESIGNED BY: [Name]  
ELECTRICAL

PROJECT: [Name]  
SHEET NO.: [Number]  
SHEET TOTAL: [Total]

DESIGNED BY: [Name]  
CHECKED BY: [Name]  
DESIGNED BY: [Name]  
ELECTRICAL



THE WISCONSIN INSTITUTES FOR DISCOVERY  
(67,236 SF BASE FOOTPRINT)

UNIVERSITY AVENUE

NORTH ORCHARD STREET

CAMPUS DRIVE

**NOTES & LEGEND:**  
 -SEE DRAFT SUIOZ FOR SPACE DETAILS.  
 -FENCE WRAP ALL THE WAY AROUND SITE  
 UNLESS NOTED OTHERWISE.  
 -6" HIGH FENCE

- A. CONSTRUCTION STORAGE
- B. WIND SEWERAGE
- FENCE WRAP

THE USER ASSUMES THE ACCURACY OF THE SITE PLAN.  
 ANY CHANGES TO THE SITE PLAN SHALL BE MADE IN THE USER'S  
 OWNERSHIP AND AT THE USER'S RISK.

PROJECT NUMBER  
**SU 101**  
 SFP SUBMISSION - 12-18-07

NO.	DESCRIPTION	DATE
1	PRELIMINARY	12/18/07
2	REVISED	12/18/07
3	REVISED	12/18/07
4	REVISED	12/18/07
5	REVISED	12/18/07
6	REVISED	12/18/07
7	REVISED	12/18/07
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48	REVISED	12/18/07
49	REVISED	12/18/07
50	REVISED	12/18/07

**STATE OF WISCONSIN**  
 DEPARTMENT OF TRANSPORTATION  
 DIVISION OF HIGHWAYS  
 CIVIL SITE

**Ballinger**  
 CONSULTANTS  
 1100 EAST WISCONSIN AVENUE  
 SUITE 200  
 MADISON, WISCONSIN 53706  
 TEL: 608/263-1100 FAX: 608/263-1101

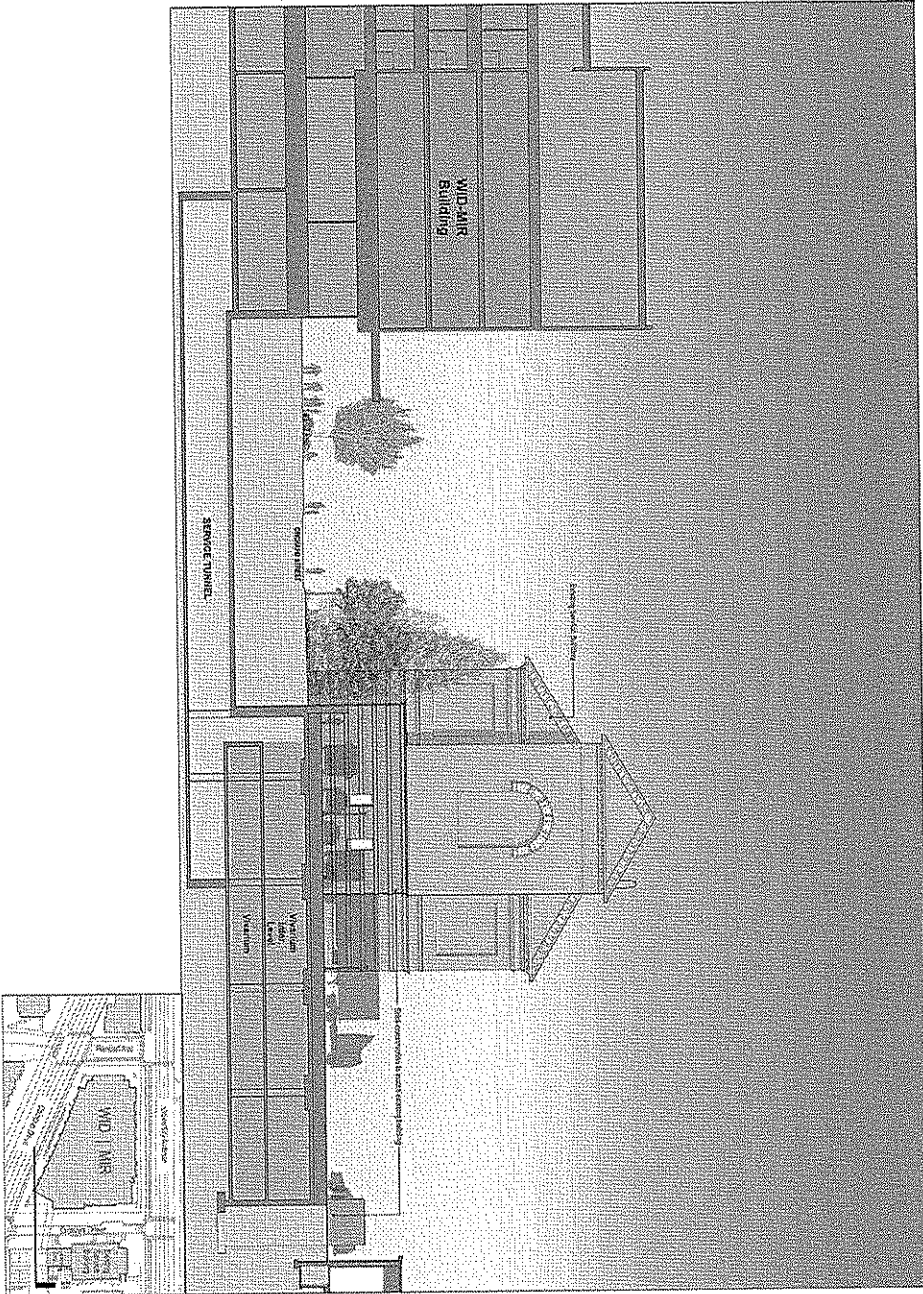
**UNIVERSITY OF WISCONSIN**  
 DISCOVERY  
 1100 EAST WISCONSIN AVENUE  
 SUITE 200  
 MADISON, WISCONSIN 53706  
 TEL: 608/263-1100 FAX: 608/263-1101

**UNIVERSITY OF WISCONSIN**  
 DISCOVERY  
 1100 EAST WISCONSIN AVENUE  
 SUITE 200  
 MADISON, WISCONSIN 53706  
 TEL: 608/263-1100 FAX: 608/263-1101

**UNIVERSITY OF WISCONSIN**  
 DISCOVERY  
 1100 EAST WISCONSIN AVENUE  
 SUITE 200  
 MADISON, WISCONSIN 53706  
 TEL: 608/263-1100 FAX: 608/263-1101

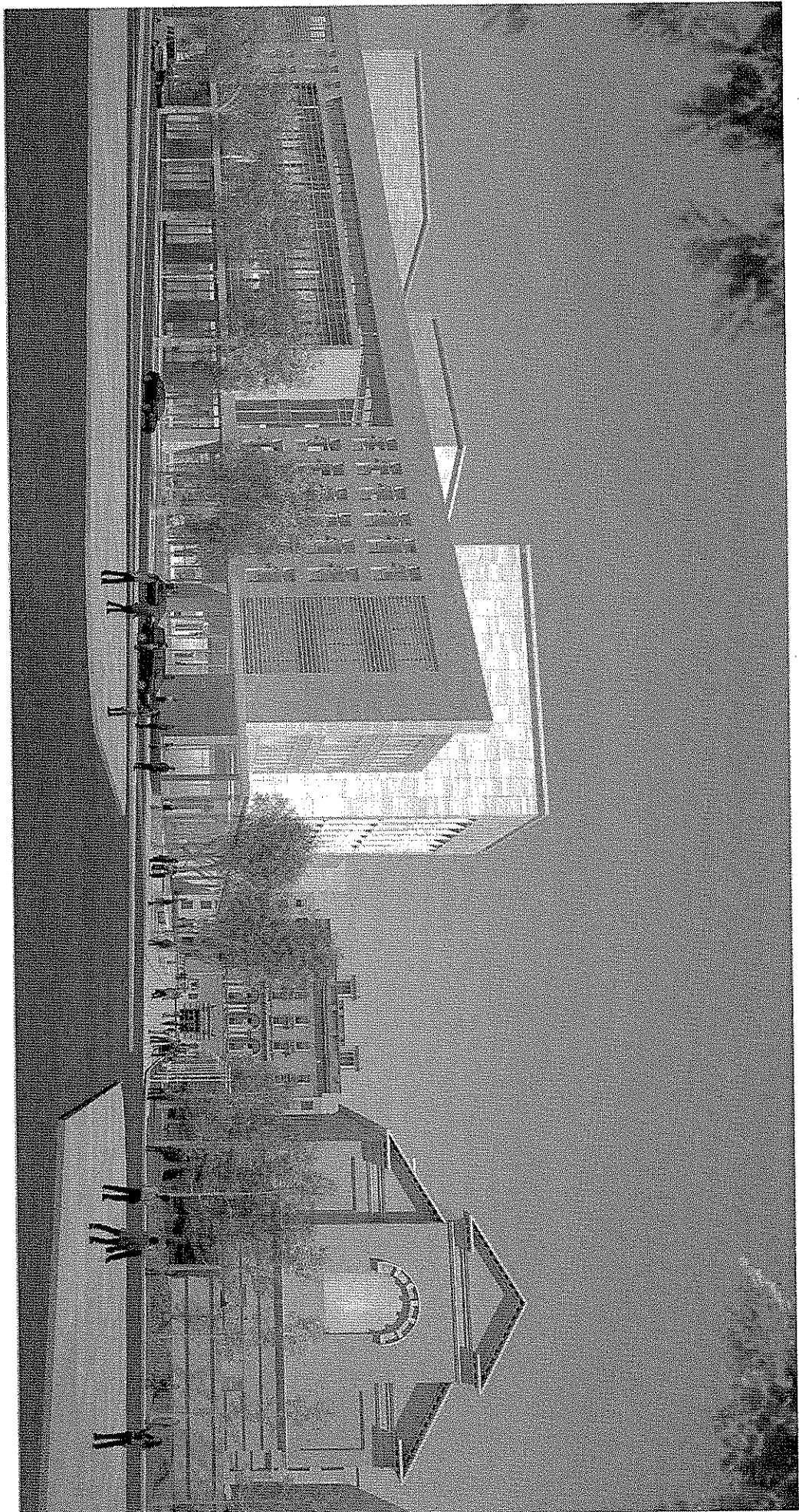


Vivarium South Elevation / Section



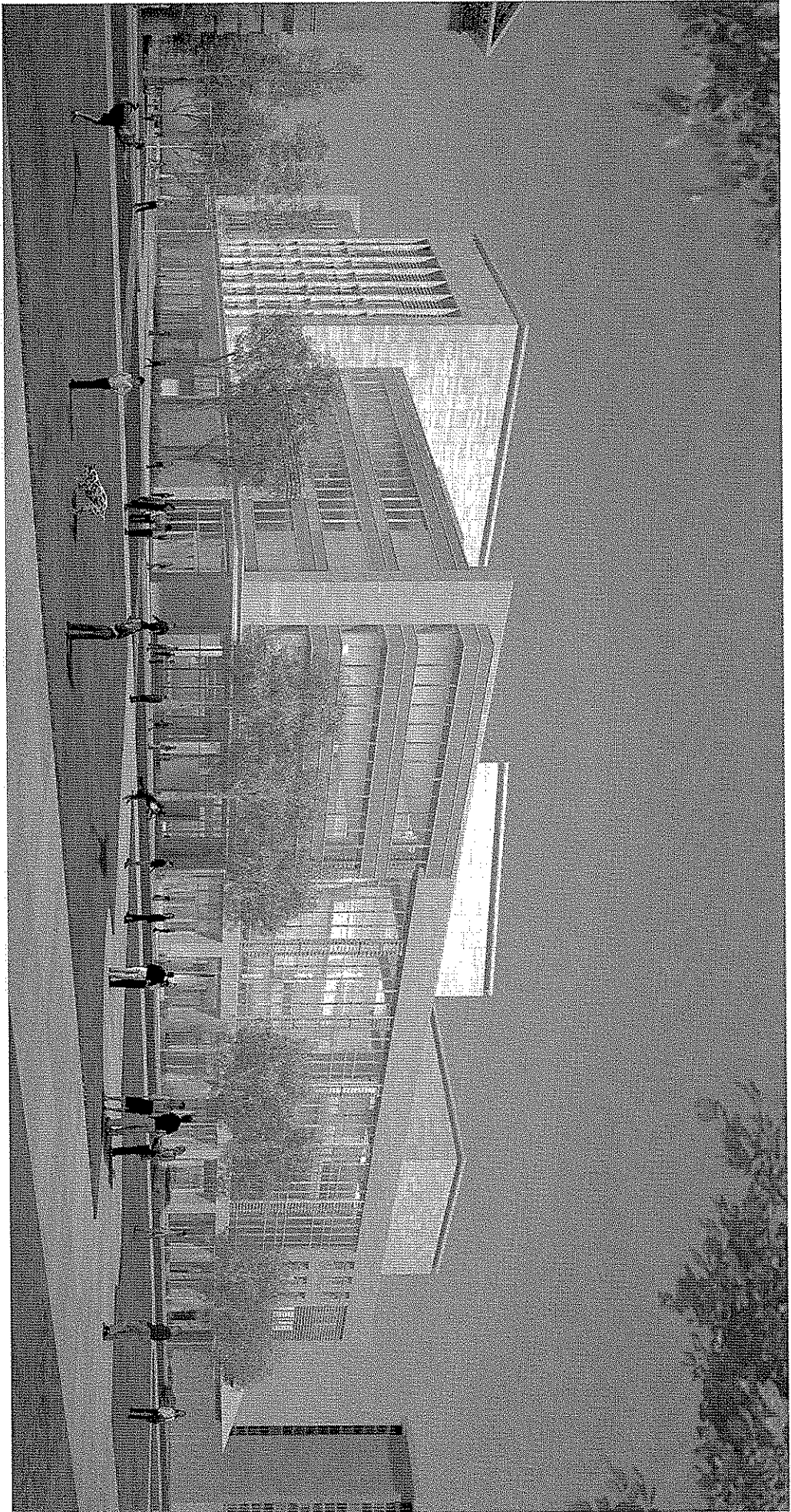
0' 8' 16' 32'

February 13, 2008



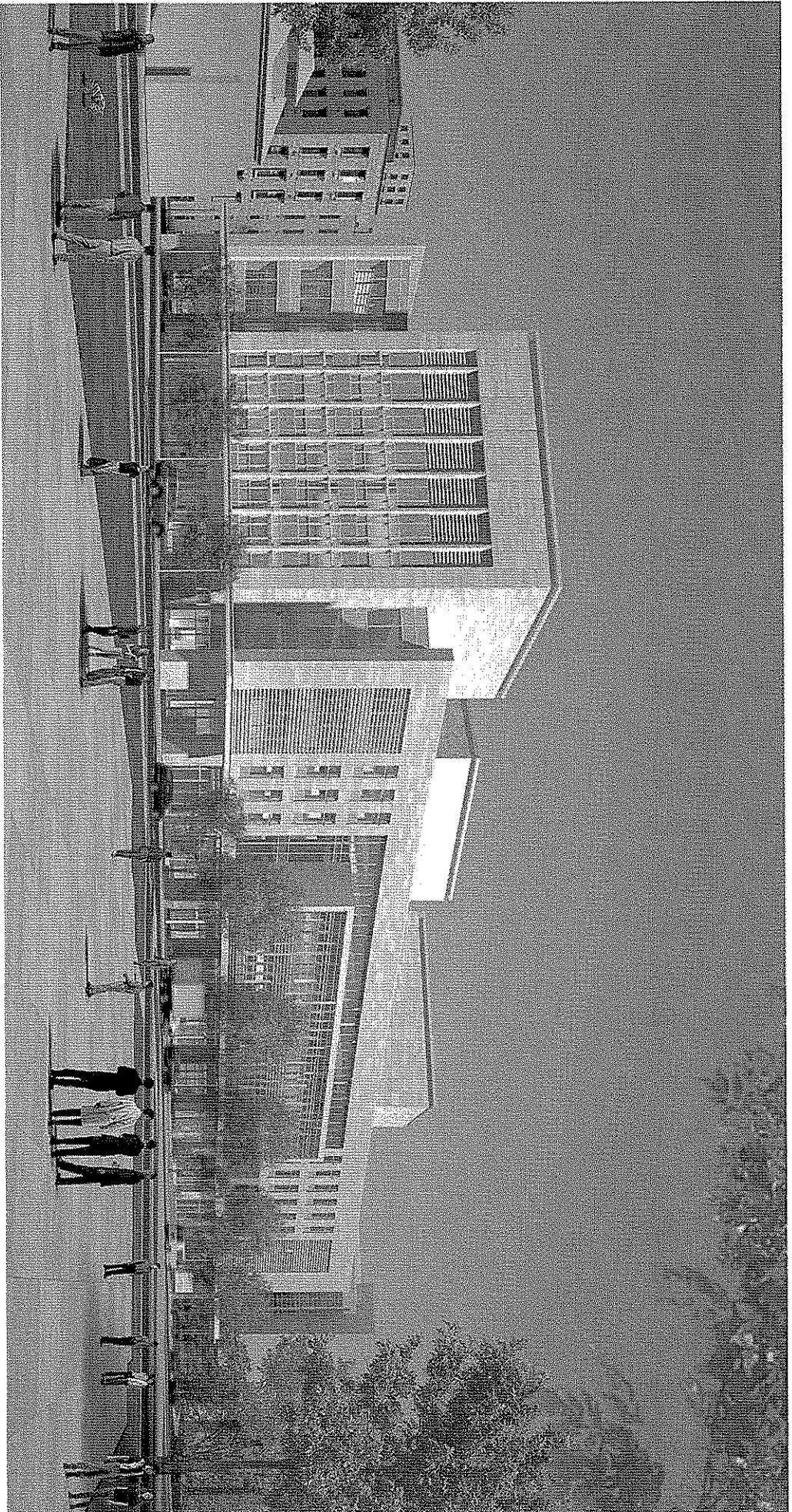
View of Orchard Street from Campus Drive

February 13, 2008



View from the Northeast

February 13, 2008



View from the Southwest

February 13, 2008

## ZONING TEXT (PUD/SIP)

**Project Name:** THE WISCONSIN INSTITUTES FOR DISCOVERY  
**Address:** See attached Exhibit A  
**Legal Description:** See attached Exhibit B

- A. ***Statement of Purpose:*** This zoning district is established to allow for the construction of two new research institutes totaling approximately 300,000 gross square feet to be known as The Wisconsin Institutes For Discovery (the "Project") on the 1300 Block of University Avenue in the City of Madison bordered by North Randall Avenue on the west, North Orchard Street on the east, University Avenue on the north and Campus Drive on the south (the "Project Site"). The two institutes will be physically interconnected, but will be delineated by a property line. The Project Site will be subdivided into two parcels. The division of the Project Site will be the subject of a separate certified survey map approval process that will be initiated in February or March of 2008, once the final configuration of the property line is approved by the State of Wisconsin Building Commission. The certified survey map will contain the dedication to the City of a seventeen foot wide strip of the Project Site along North Randall Avenue for use as a public right of way to allow North Randall Avenue to be widened. The certified survey map will also show sidewalk easement dedications to the City to the extent required as conditions of PUD-SIP approval. Approval and recording of the certified survey map shall be a condition of final approval for the PUD-SIP

One of the Project Site parcels will be owned by WARF or an assignee of WARF and will contain the Morgridge Institute for Research ("MIR"). MIR is being funded solely by grants from WARF and from private donors. The other Project Site parcel will be owned by the University and will contain the Wisconsin Institute of Discovery ("WID"). In addition to construction of the WID/MIR facilities, the Project includes all related on-site improvements and adjacent off-site public improvements, as well as the demolition of the existing improvements contained upon the Project Site. The demolition of the existing improvements will be conducted under a separate demolition permit approved by the Common Council as a conditional use in conjunction with the conditional PUD-GDP rezoning approval on November 6, 2007.

- B. ***Permitted Uses:*** Scientific research, education and outreach, retail uses permitted in the C1 Limited Commercial District (including outdoor eating and drinking areas), building support functions (servicing and loading), rooftop communications equipment; food service; limited manufacturing (pre-licensing prototype); office; uses ancillary thereto. The precise square footages devoted to each of these uses will be as shown on the approved PUD-SIP plans.
- C. ***Lot Area:*** As stated in Exhibit B, attached hereto.
- D. ***Floor Area ratio:***
1. Maximum floor area ratio permitted is 4.0
  2. Maximum building height shall be five stories.

- E. **Yard Requirements:** Yard areas will be provided as shown on the approved PUD-SIP site plan.
- F. **Landscaping/Open Space:** Site landscaping will be provided as shown on the approved PUD-SIP landscape plans.
- G. **Accessory Off-Street Parking & Loading:** There will be no on-site parking on the Project Site. Parking for the Project will be provided as part of the overall University campus parking plan. Transportation and parking services will be provided to the WID/MIR facilities on the same basis, service, and cost as provided to existing University departments and divisions.

The loading area for the Project will be located east of Orchard Street and consolidated with an existing at-grade loading zone operated by the University of Wisconsin – Madison on the 1200 block of University Avenue. Access between the WID/MIR facilities and the new loading area is via a service tunnel under Orchard Street, as shown on the PUD-SIP plans. This loading consolidation allows for the research institutes to be positively experienced on all street frontages. A privileges in streets agreement will be entered into with the City of Madison with regard to the service tunnel under Orchard Street. A use and maintenance agreement will be entered into with the City of Madison with regard to improvements constructed in the public rights-of-way surrounding the Project Site. The actual construction of the new loading facility, as well as an underground laboratory facility (vivarium) to be constructed under the loading facility, will be the subject of a minor alteration to existing conditional use application to be filed separately for the 1200 block.

- H. **Lighting:** Site lighting will be provided as shown on the approved PUD-SIP lighting plans.
- I. **Signage:** Permanent signage will be provided as shown on the approved PUD-SIP signage plan or a signage plan to be submitted and approved prior to completion of the Project. Construction signage will be as provided below.
- J. **Family Definition:** N/A for this non-residential zoning district.
- K. **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.
- L. **Construction Signage:** During construction, signs may be place at the corner of University Avenue and North Orchard Street and at the corner of North Randall Avenue and Campus Drive. Construction fences may also include a fence wrap to provide project and WID/MIR-related information as well as an attractive screening for the construction site.