

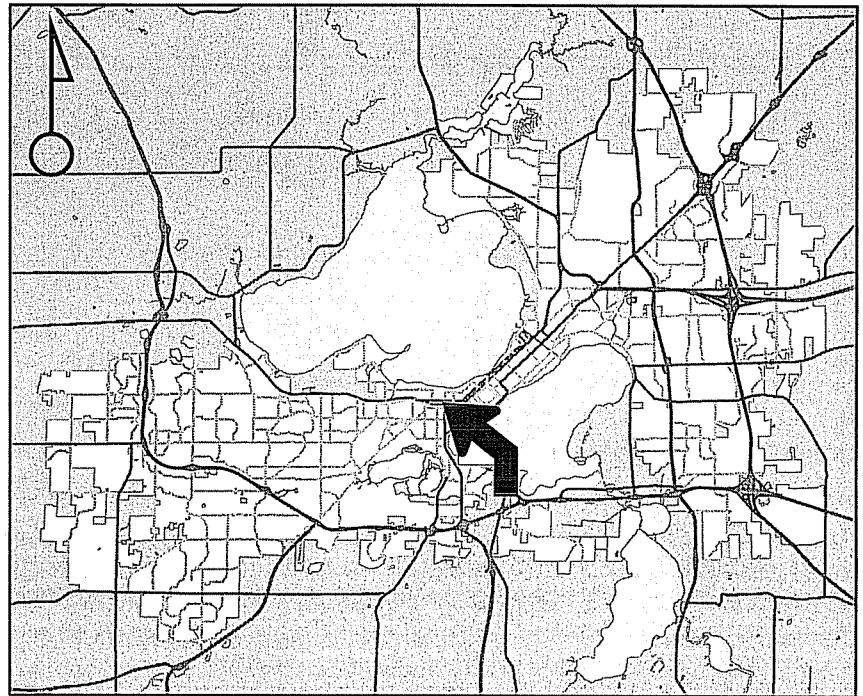


# City of Madison

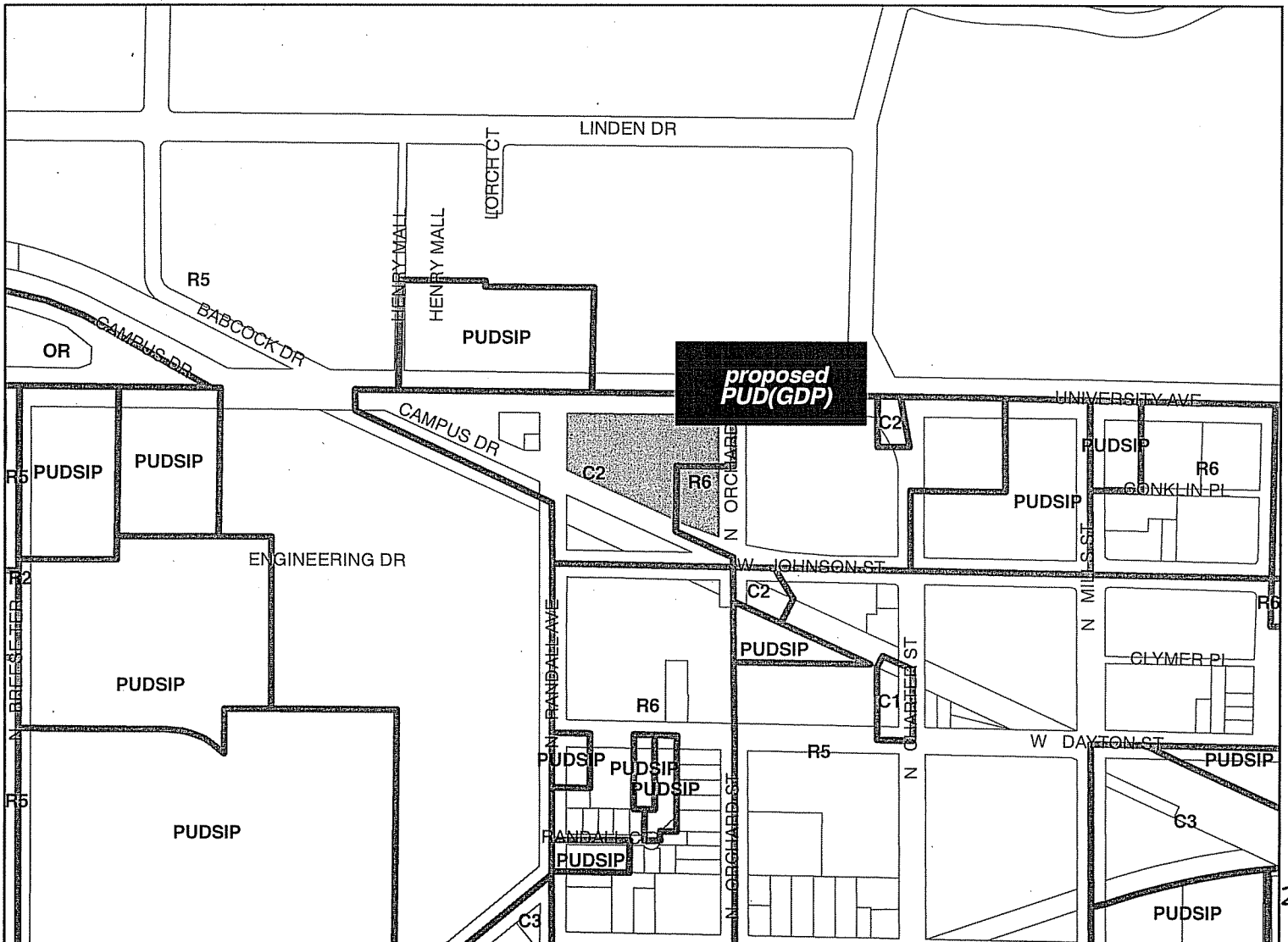
## Proposed Demolition & Rezoning

Location  
 1301 University Avenue  
 Applicant  
 WARF/George Austin – WARF

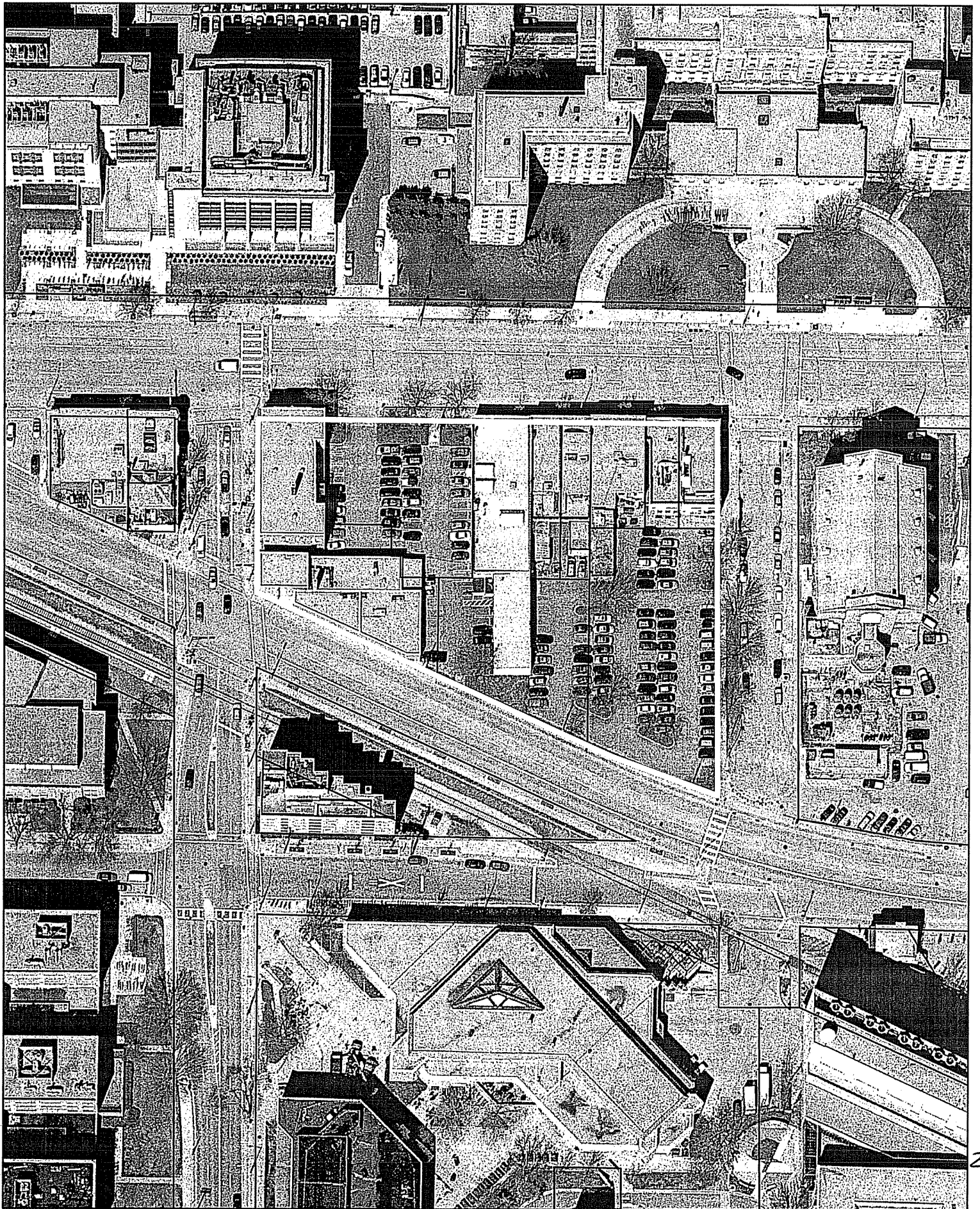
From: R6 & C2 To: PUD(GDP)  
 Existing Use  
 UW Academic & Administrative Buildings  
 Proposed Use  
 WID-MIR Conceptual Plan & Permission to Demolish Existing Buildings  
 Public Hearing Date  
 Plan Commission  
 15 October 2007  
 Common Council  
 06 November 2007



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'



# 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.

1301 UNIVERSITY AVE

<b>FOR OFFICE USE ONLY:</b>	
Amt. Paid <u>1750</u>	Receipt No. <u>84455</u>
Date Received <u>8/15/07</u>	
Received By <u>BJP</u>	
Parcel No. <u>0709-221-0301-8</u>	
Aldermanic District <u>8 - ECI SUDGE</u>	
GQ _____	
Zoning District <u>C2 &amp; R6</u>	
<b>For Complete Submittal</b>	
Application <input checked="" type="checkbox"/>	Letter of Intent <input checked="" type="checkbox"/>
IDUP <u>NA</u>	Legal Descript. <input checked="" type="checkbox"/>
Plan Sets <input checked="" type="checkbox"/>	Zoning Text <input checked="" type="checkbox"/>
Alder Notification <u>5/24/07</u>	Waiver <u>NA</u>
Ngbrhd. Assn Not. <u>7/25/07</u>	Waiver _____
Date Sign Issued <u>8/15/07</u>	

**1. Project Address:** 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)

<input checked="" 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 checked="" type="checkbox"/> Rezoning from <u>C2 &amp; R6</u> to PUD/PCD-GDP	<input type="checkbox"/> Rezoning from PUD/PCD-GDP to PUD/PCD-SIP
<input checked="" type="checkbox"/> Conditional Use	<input checked="" type="checkbox"/> Demolition Permit
<input type="checkbox"/> Other Requests (Specify): _____	

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

Applicant's Name: Wisconsin Alumni Research Foundation Company: \_\_\_\_\_  
 Street Address: 614 Walnut Street, Rm. 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, Rm. 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 (Demolition) Completion 10/2010

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.
- Filing Fee:** \$1,750.00 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 [pcaapplications@cityofmadison.com](mailto:pcaapplications@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:  
Alder Eli Judge, Meeting 05/24/07 Joint West Campus Advisory Committee, Meeting 07/25/07


*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 Mark Olinger Date 05/29/07 | Zoning Staff DAT Date 05/24/07 & 08/09/07

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

Printed Name Carl E. Gulbrandsen Date 17 Aug 2007  
 Signature  Relation to Property Owner WARF Managing Director

Authorizing Signature of Property Owner  Date 13 Aug 07  
 Alan Fish, Assoc. Vice Chancellor

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

Date: August 15, 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 C2 and R6 to PUD-GDP, for the property consisting of the 1300 Block of University Avenue 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" 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 interconnected, but 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 when the PUD-SIP application is submitted, which is expected to occur in late 2007. One of the 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 parcel will be owned by the University and will contain the Wisconsin Institute of Discovery ("WID"). In addition to construction of the WID and MIR facilities, the Project includes all related on-site and off-site improvements as well as the demolition of the existing improvements contained upon the Project Site. The demolition of the existing improvements will be the subject of a separate demolition permit/conditional use application to be submitted for consideration at the same time as the PUD-GDP rezoning application. Also, in connection with the Project, if requested by the City, an eight foot section of the Project Site along North Randall Avenue will be dedicated to the City for public use to allow North Randall Avenue to be widened.

**The construction schedule** calls for demolition of the existing improvements on the Project Site to commence in December, 2007, following City approval of the PUD-GDP rezoning and the demolition permit application. Construction of The Wisconsin Institutes For Discovery will commence following approval of the PUD-SIP rezoning and is scheduled to be completed in October, 2010.

## 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 in accordance with applicable requirements.
- **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 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 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 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 take efforts to document and display its history as part of the new project and that the University will return to the Landmarks Commission when the demolition approval is being considered 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:** Together, 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 will yield a unique building design:

- Sustainability. The goal is to reduce the carbon emissions by 50% compared to recent UW lab buildings. In addition, a Gold 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 (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 will be presented as part of the anticipated PUD-SIP process.

**Total building gross square footage:** The entire WID/MIR facility is expected to contain approximately 300,000 gross square feet.

**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 area for the Project is proposed to be located east of North Orchard Street and consolidated with an existing at-grade loading zone operated by the University of Wisconsin – Madison. The curb cut for this existing University loading zone is located 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.



Access to the loading zone from the Project Site will be via a service tunnel under North Orchard Street from the below grade floor level of the MIR facility. This loading consolidation allows for the WID/MIR facilities to be positively experienced on all street frontages. A use agreement will be entered into with the City of Madison to authorize this loading arrangement and, if required, a separate conditional use application will also be filed.

**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. Further details on assembly areas and capacity will be included in the PUD-SIP submittals.

**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. In connection with the PUD-SIP application, a certified survey map will be presented for approval pursuant to which the Project Site will be subdivided into the WID Parcel and the MIR Parcel. The precise configuration of the two lots will be determined during the Project design process.

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

**Landscaping:** The current intent, subject to additional design work, as well as comments from City staff and final City approval, 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 framed with a continuous double row of street trees and is proposed to be elevated to the pedestrian walk level and 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 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. If requested, an eight foot 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 Drives 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. The current intention for such utilities is 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 conceptual 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 conceptual utility plan). The existing electrical switchyard at North Orchard Street and Campus Drive is being considered to 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 24" chilled water line on 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 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 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**

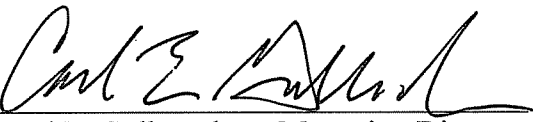
The main entry to the building is located on North Orchard Street. It is anticipated that while the building will have multiple access points from the other 3 public streets, (University Avenue, Campus Drive, North Randall Avenue) the main fire panels,

command center, and primary emergency access will be located at the North Orchard Street entry. (See location on Conceptual Utility Plan)

**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.

Respectfully submitted,

The Wisconsin Alumni Research Foundation

By:   
Carl E. Gulbrandsen, Managing Director

**EXHIBIT A**

**WISCONSIN INSTITUTES FOR DISCOVERY LETTER OF INTENT**

**Project Site Addresses/Current Zoning**

<b>Parcel Identification Number</b>	<b>Street Addresses <sup>1</sup></b>	<b>Current Zoning <sup>2</sup></b>
070922103117	<b>1353 UNIVERSITY AVE</b> 1357 UNIVERSITY AVE	C2
070922103076	<b>1337 UNIVERSITY AVE</b> 1339 UNIVERSITY AVE 1341 UNIVERSITY AVE 1345 UNIVERSITY AVE 1347 UNIVERSITY AVE 1351 UNIVERSITY AVE	C2
070922103068	1321 UNIVERSITY AVE <b>1327 UNIVERSITY AVE</b>	C2
070922103050	1323 UNIVERSITY AVE <b>1325 UNIVERSITY AVE</b>	C2
070922103042	<b>1319 UNIVERSITY AVE</b>	C2
070922103034	<b>1313 UNIVERSITY AVE</b> 1315 UNIVERSITY AVE	C2
070922103026	1305 UNIVERSITY AVE <b>1307 UNIVERSITY AVE</b>	C2
070922103018	<b>1301 UNIVERSITY AVE</b> 1303 UNIVERSITY AVE	C2
070922103167	<b>302 N ORCHARD ST</b> 318 N ORCHARD ST 350 N ORCHARD ST	Part C2, and part R6 <sup>3</sup>
070922103125	<b>317 N RANDALL AVE</b> 325 N RANDALL AVE 329 N RANDALL AVE 331 N RANDALL AVE 333 N RANDALL AVE	C2

Notes:

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

## ZONING TEXT (PUD/GDP)

**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 buildings 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 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 interconnected, but delineated by a property line. The Project Site will be subdivided into two parcels the precise configuration of which is as yet undetermined. The division of the Project Site will be the subject of a separate certified survey map approval process that will be initiated when the PUD-SIP application is submitted. One of the 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 parcel will be owned by the University and will contain the Wisconsin Institute of Discovery ("WID"). In addition to construction of the WID and MIR facilities, the Project includes all related on-site and off-site improvements as well as the demolition of the existing improvements contained upon the Project Site. The demolition of the existing improvements will be the subject of a separate demolition permit to be issued in accordance with applicable City ordinances.
- B. ***Permitted Uses:*** Scientific research, education and outreach, retail (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 will be presented as part of the anticipated PUD-SIP process.
- 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 plan.
- 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 is located east of Orchard Street and consolidated with an existing at grade loading zone operated by the University of Wisconsin – Madison. Access to the loading zone is via a service tunnel under Orchard street from the below grade floor level. This loading consolidation allows for the research institutes to be positively experienced on all street frontages. A use agreement will be entered into with the City of Madison to authorize this loading arrangement and, if required, a separate conditional use application will also be filed when the PUD-SIP rezoning application is filed.

- H. **Lighting:** Site lighting will be provided as shown on the approved PUD-SIP lighting plan.
- I. **Signage:** Signage will be provided as shown on the approved PUD-SIP signage plan.
- 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.

**EXHIBIT A**

**WISCONSIN INSTITUTES FOR DISCOVERY ZONING TEXT**

**Project Site Addresses/Current Zoning**

<b>Parcel Identification Number</b>	<b>Street Addresses <sup>1</sup></b>	<b>Current Zoning <sup>2</sup></b>
070922103117	<b>1353 UNIVERSITY AVE</b> 1357 UNIVERSITY AVE	C2
070922103076	<b>1337 UNIVERSITY AVE</b> 1339 UNIVERSITY AVE 1341 UNIVERSITY AVE 1345 UNIVERSITY AVE 1347 UNIVERSITY AVE 1351 UNIVERSITY AVE	C2
070922103068	1321 UNIVERSITY AVE <b>1327 UNIVERSITY AVE</b>	C2
070922103050	1323 UNIVERSITY AVE <b>1325 UNIVERSITY AVE</b>	C2
070922103042	<b>1319 UNIVERSITY AVE</b>	C2
070922103034	<b>1313 UNIVERSITY AVE</b> 1315 UNIVERSITY AVE	C2
070922103026	1305 UNIVERSITY AVE <b>1307 UNIVERSITY AVE</b>	C2
070922103018	<b>1301 UNIVERSITY AVE</b> 1303 UNIVERSITY AVE	C2
070922103167	<b>302 N ORCHARD ST</b> 318 N ORCHARD ST 350 N ORCHARD ST	Part C2, and part R6 <sup>3</sup>
070922103125	<b>317 N RANDALL AVE</b> 325 N RANDALL AVE 329 N RANDALL AVE 331 N RANDALL AVE 333 N RANDALL AVE	C2

Notes:

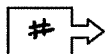
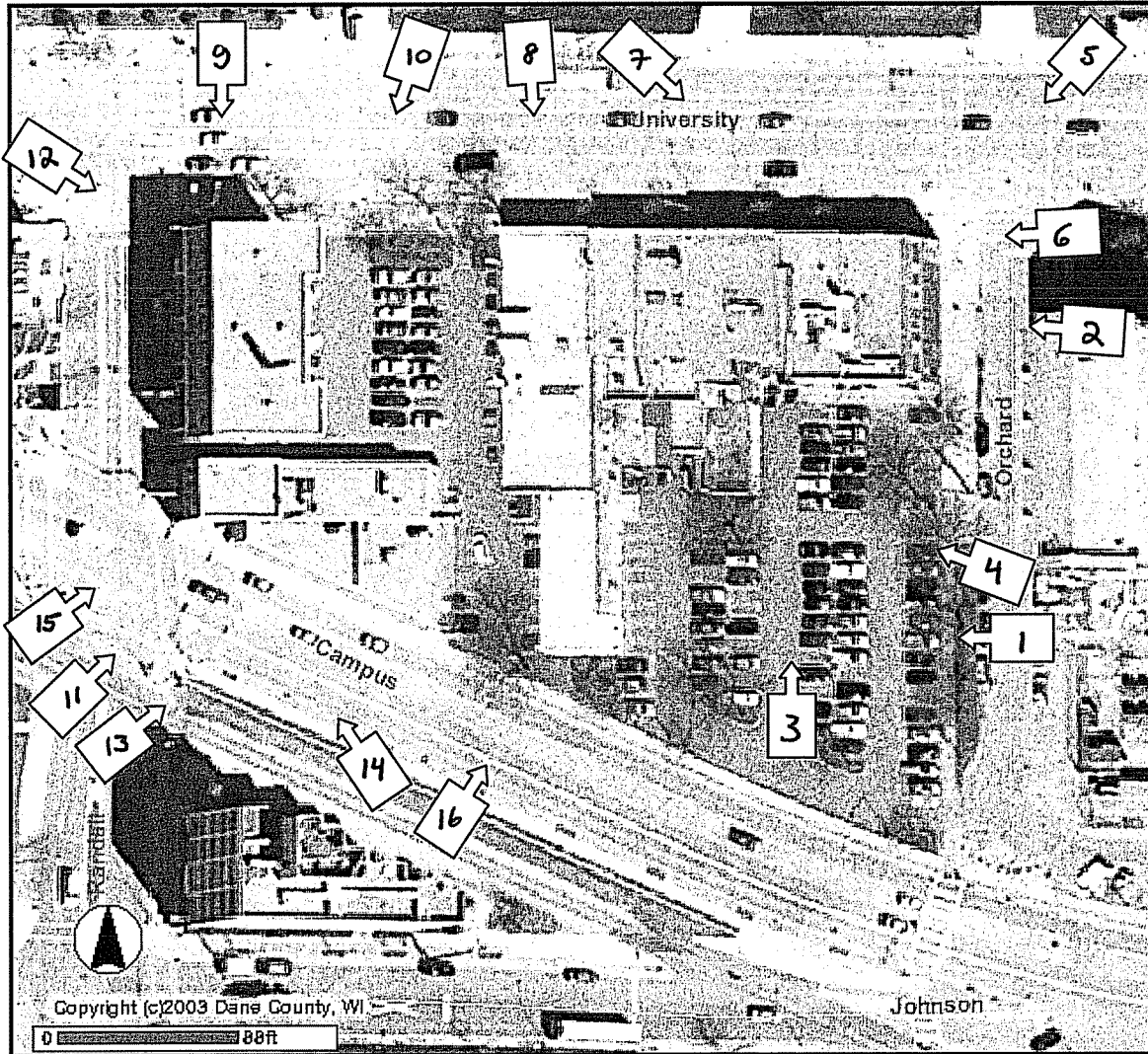
1. The addresses were obtained from DCiMap, and confirmed with the Department of Zoning. The bolded addresses are the ones used by Assessor's Office to reference the property.
2. Zoning information was obtained from Department of Zoning.



# Wisconsin Institutes for Discovery

## Existing Conditions

### Photograph Key



Picture number and direction taken

1



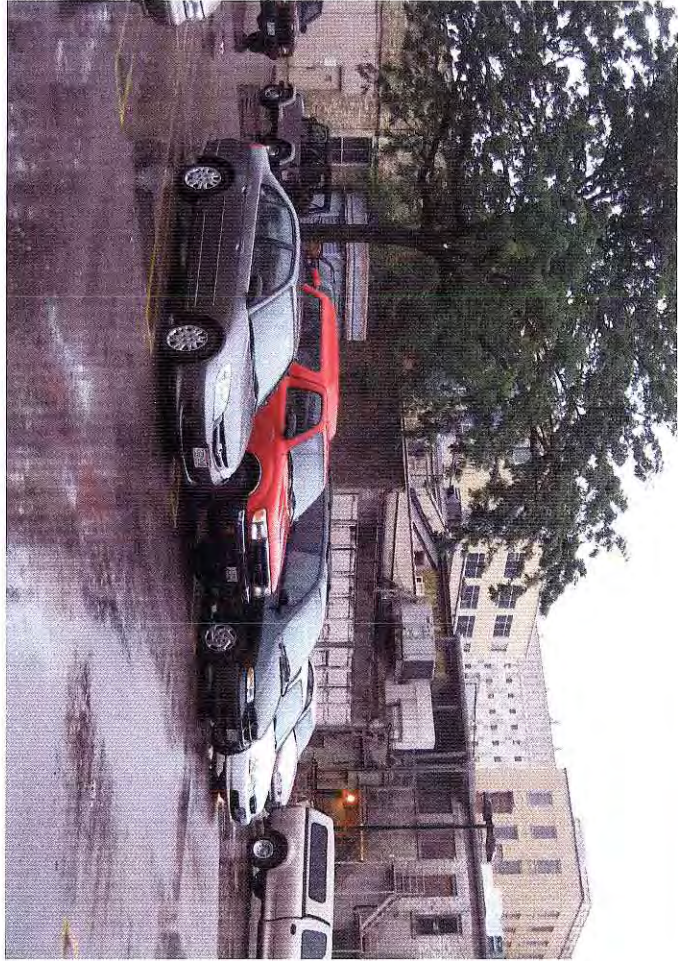
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2



4



5



6



7



8



9



10



12



12



13



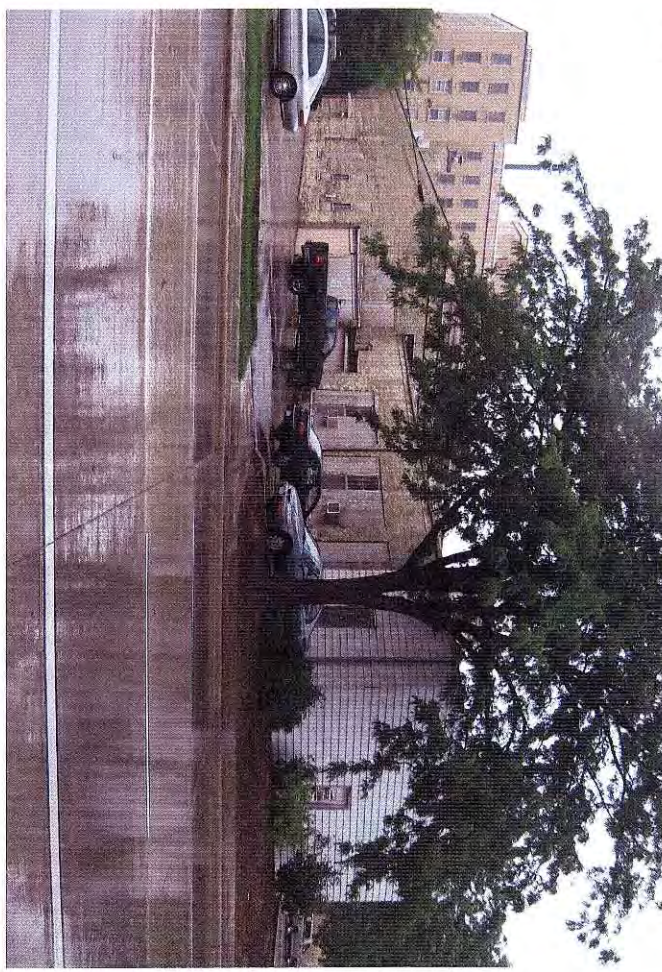
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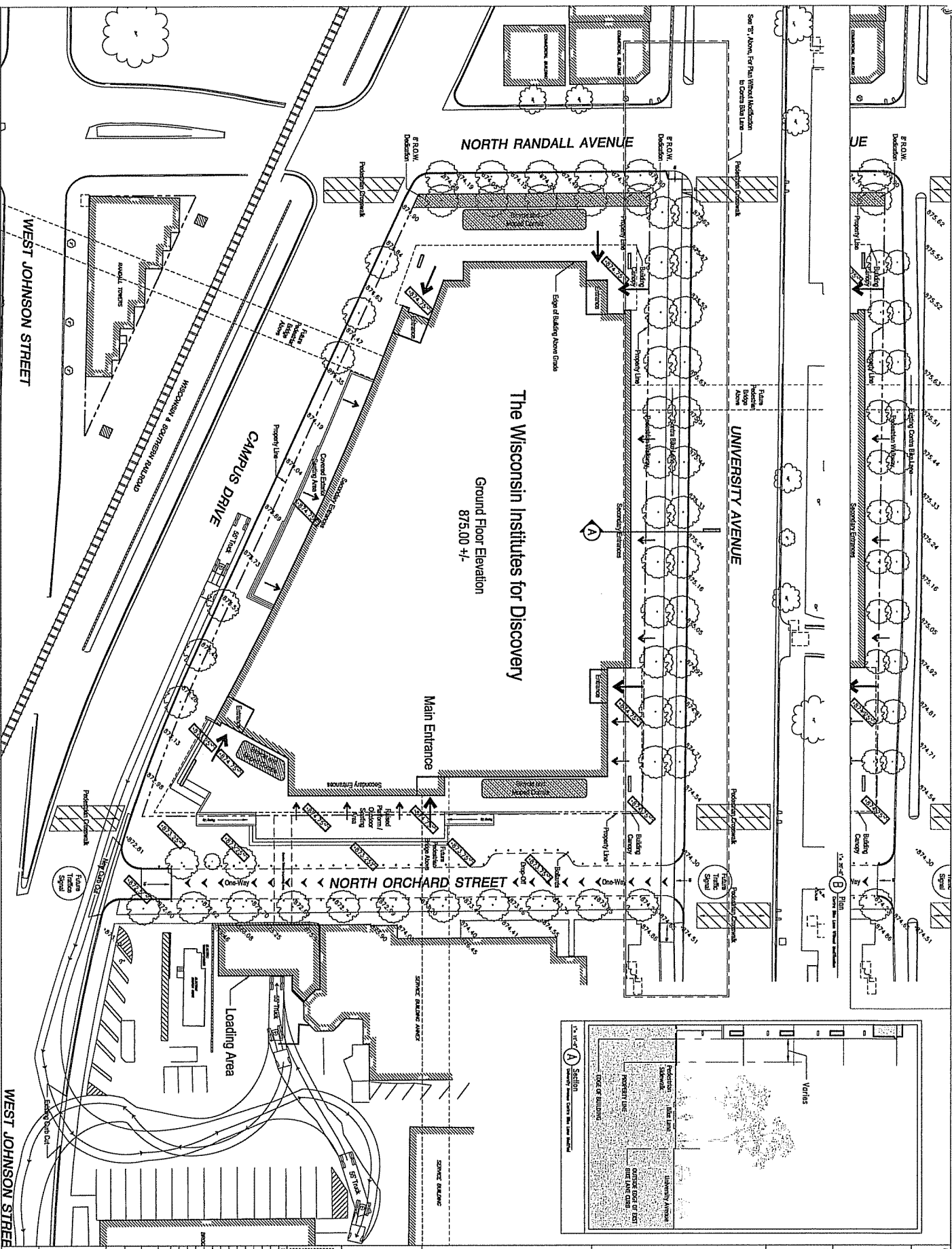
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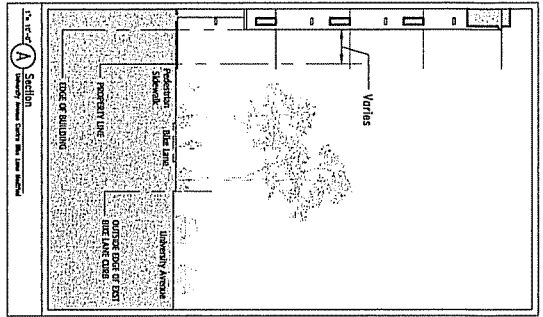
16







The Wisconsin Institutes for Discovery  
 Ground Floor Elevation  
 875.00 +/-



<b>Ballinger</b> 200 North LaSalle Street Chicago, IL 60601 312.467.1000 www.ballinger.com	<b>WID   MIR</b> Wisconsin Institutes for Discovery The Wisconsin Institutes for Discovery 200 North LaSalle Street Chicago, IL 60601 312.467.1000 www.wisconsininstitutesfor.org	<b>CHUBIN WATSON</b> 100 North Dearborn Street Chicago, IL 60610 312.467.1000 www.chubinwatson.com	<b>Oliver Partnership</b> 100 North Dearborn Street Chicago, IL 60610 312.467.1000 www.oliverpartnership.com	DRAWING NUMBER: <b>S1</b> PROJECT: <b>CONCEPTUAL SITE PLAN, GRADING PLAN, LANDSCAPE PLAN</b>
				SHEET: <b>S1</b> TOTAL SHEETS: <b>1</b>
				DATE: <b>11.11.2017</b> SCALE: <b>AS SHOWN</b>

DRAWING NUMBER  
**U1**

SCALE

Key Plan



Wisconsin Institute of Discovery  
Milwaukee Institute of Radioactive Elements Research

**Ballinger**

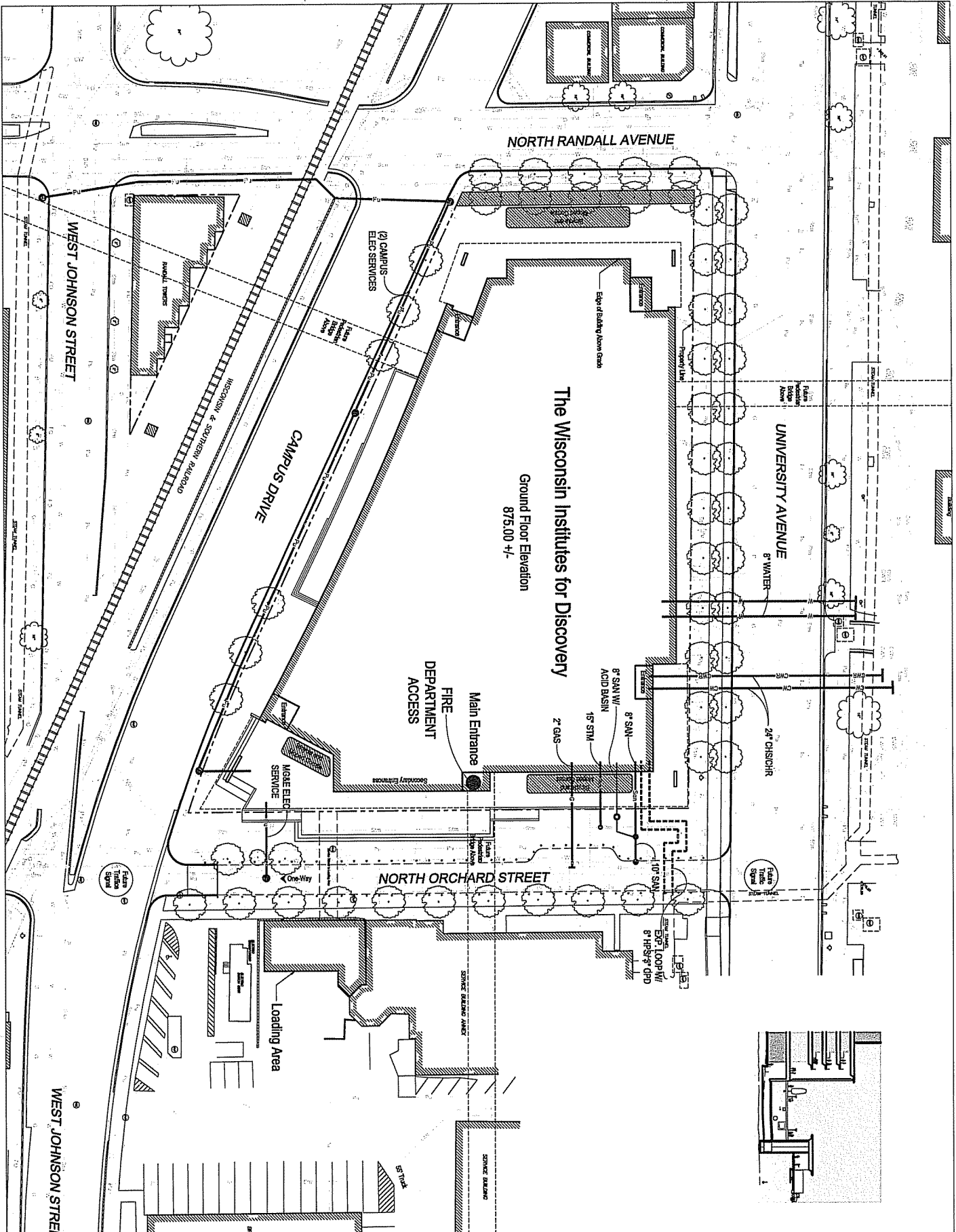
**DILLERIN WILSON ARCHITECTS**

**A/E/C**

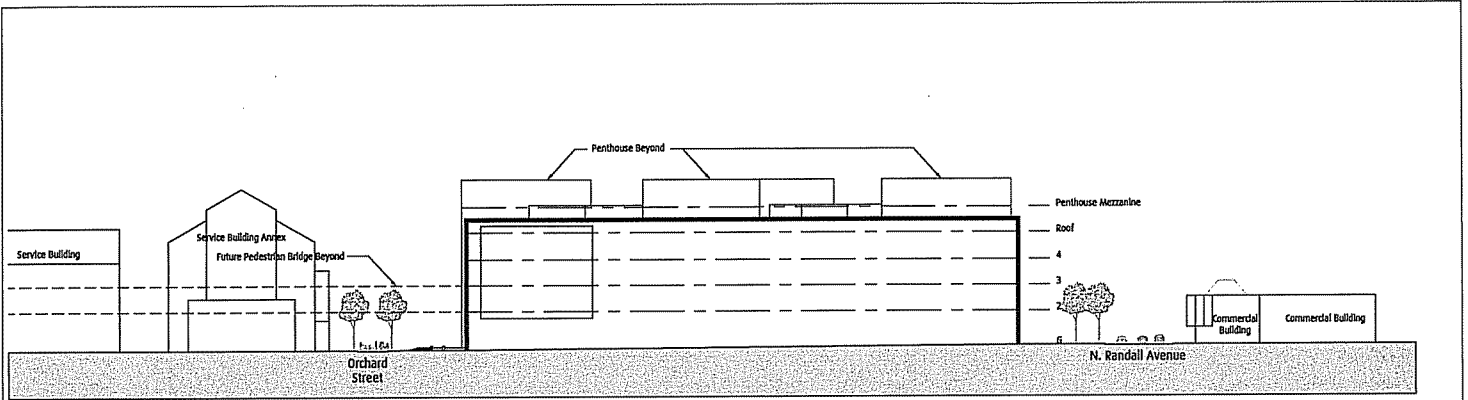
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4	REVISED	11/15/11
5	REVISED	11/15/11
6	REVISED	11/15/11
7	REVISED	11/15/11
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PROJECT TITLE  
**Conceptual Utility Plan**

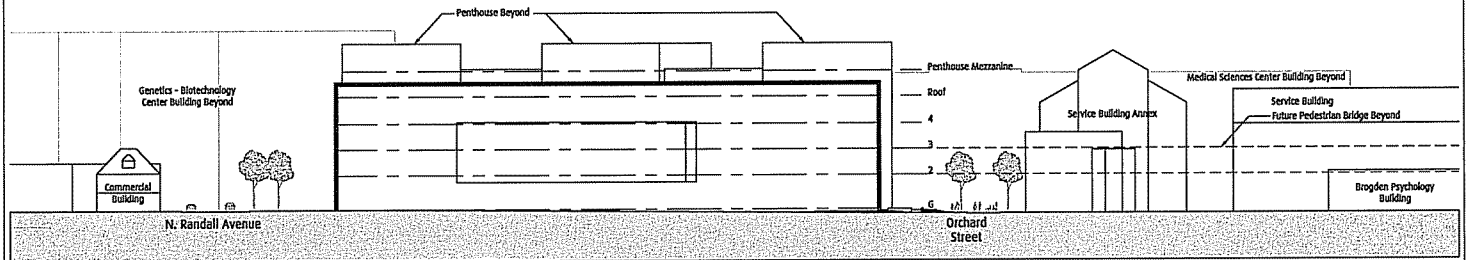
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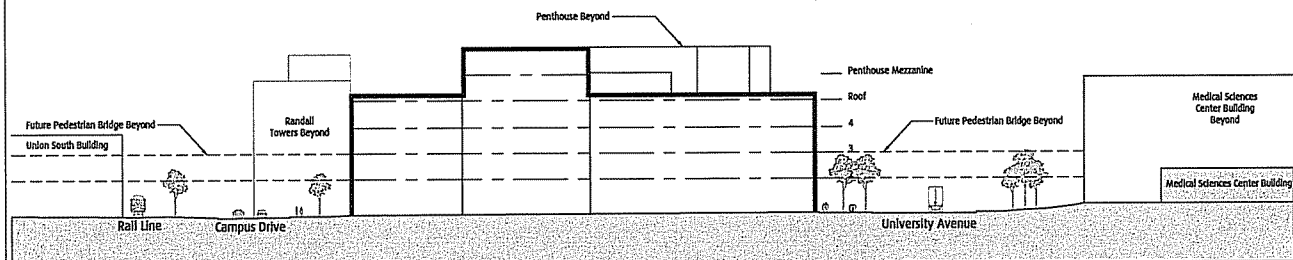




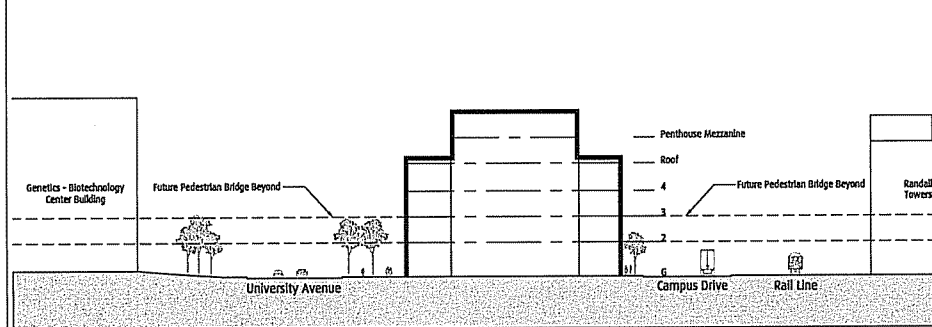
A. North Elevation



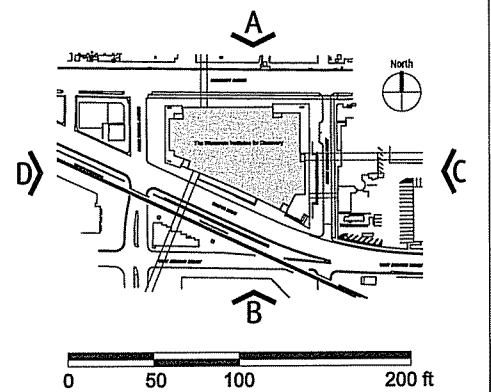
B. South Elevation



C. East Elevation

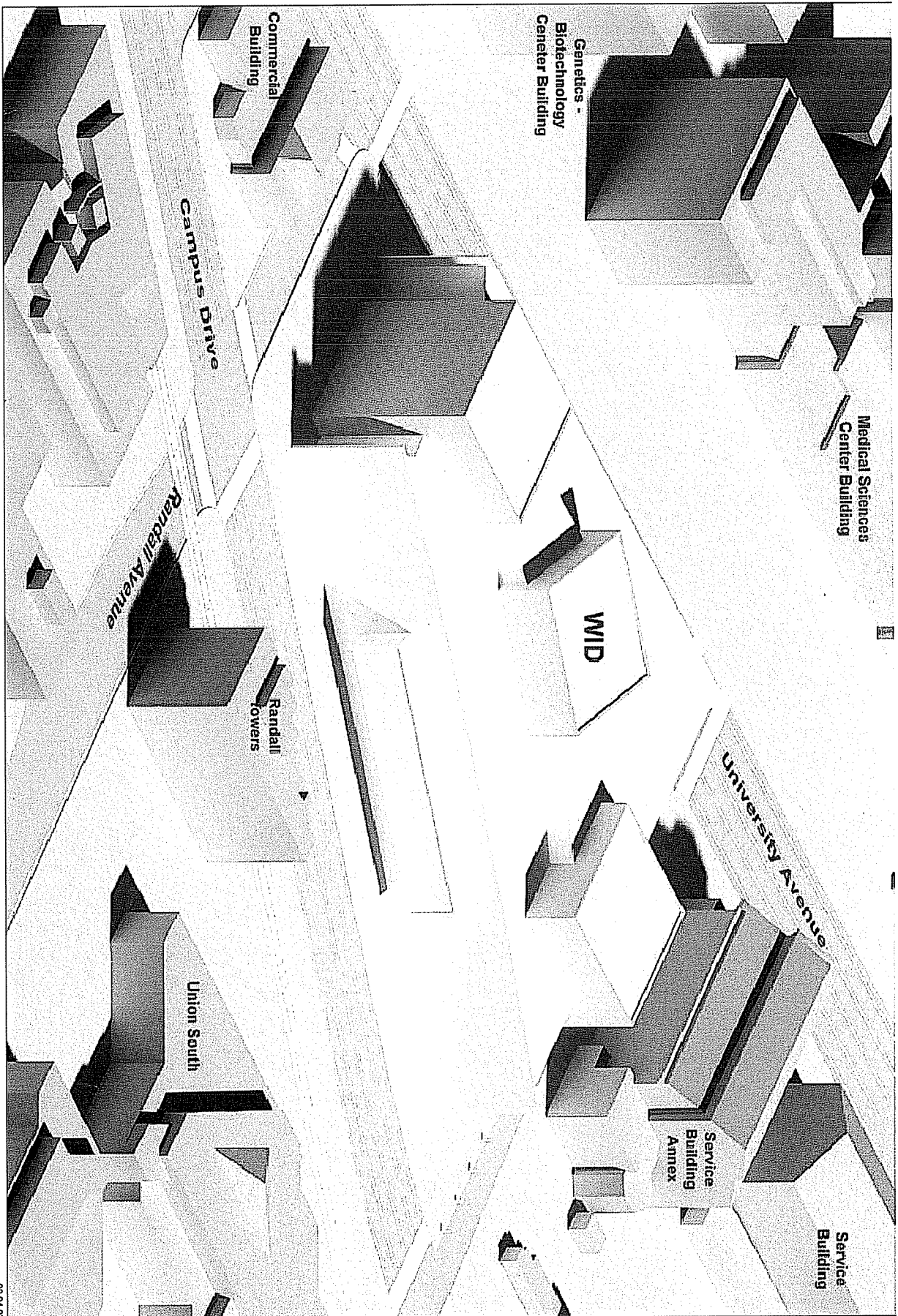


D. West Elevation



# Wisconsin Institutes for Discovery Conceptual Elevations

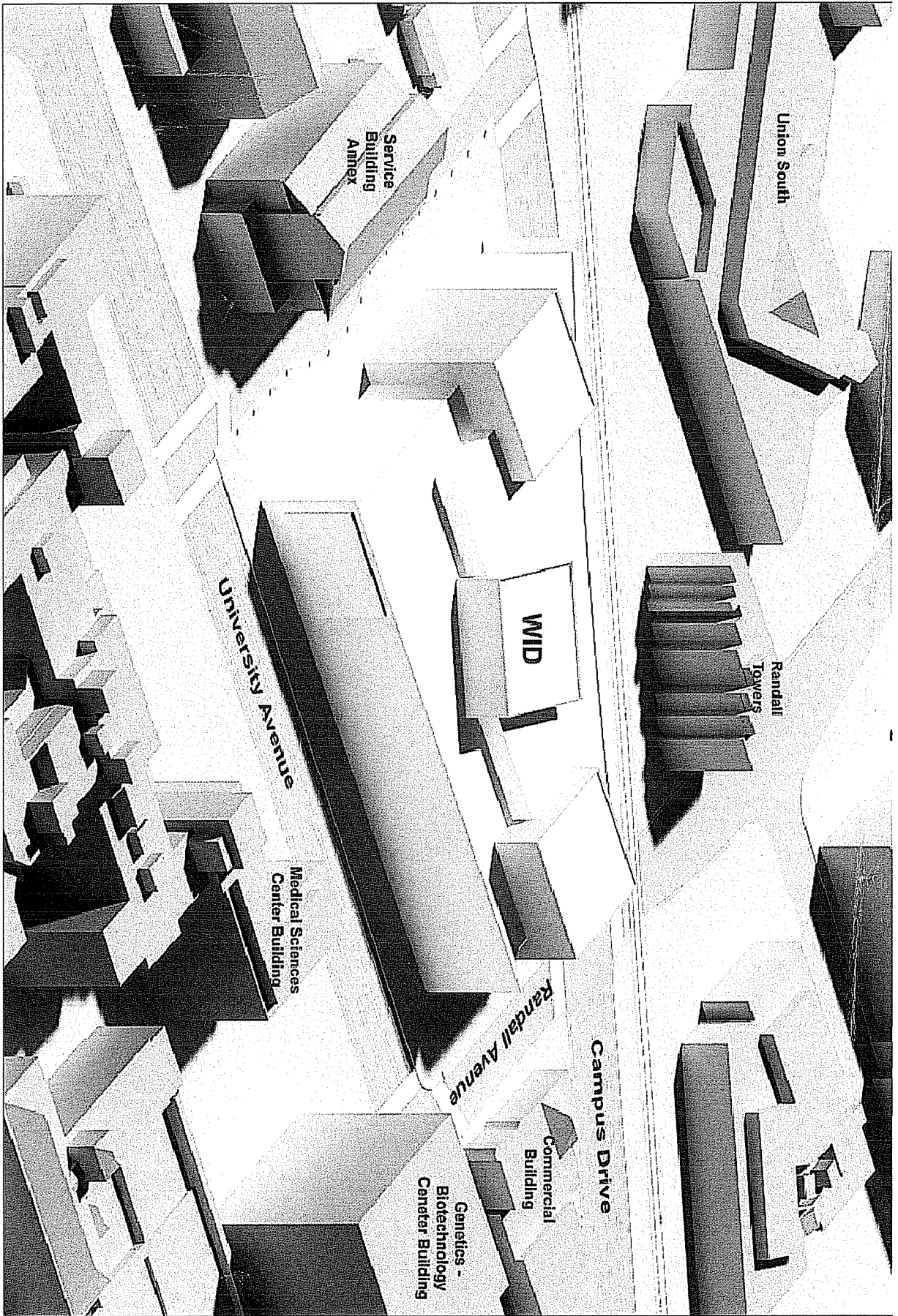
08.24.07



Wisconsin Institutes for Discovery  
Conceptual Massing

View 1 Looking Northeast

08.24.07  
KIMBLE  
Challenge  
VISION

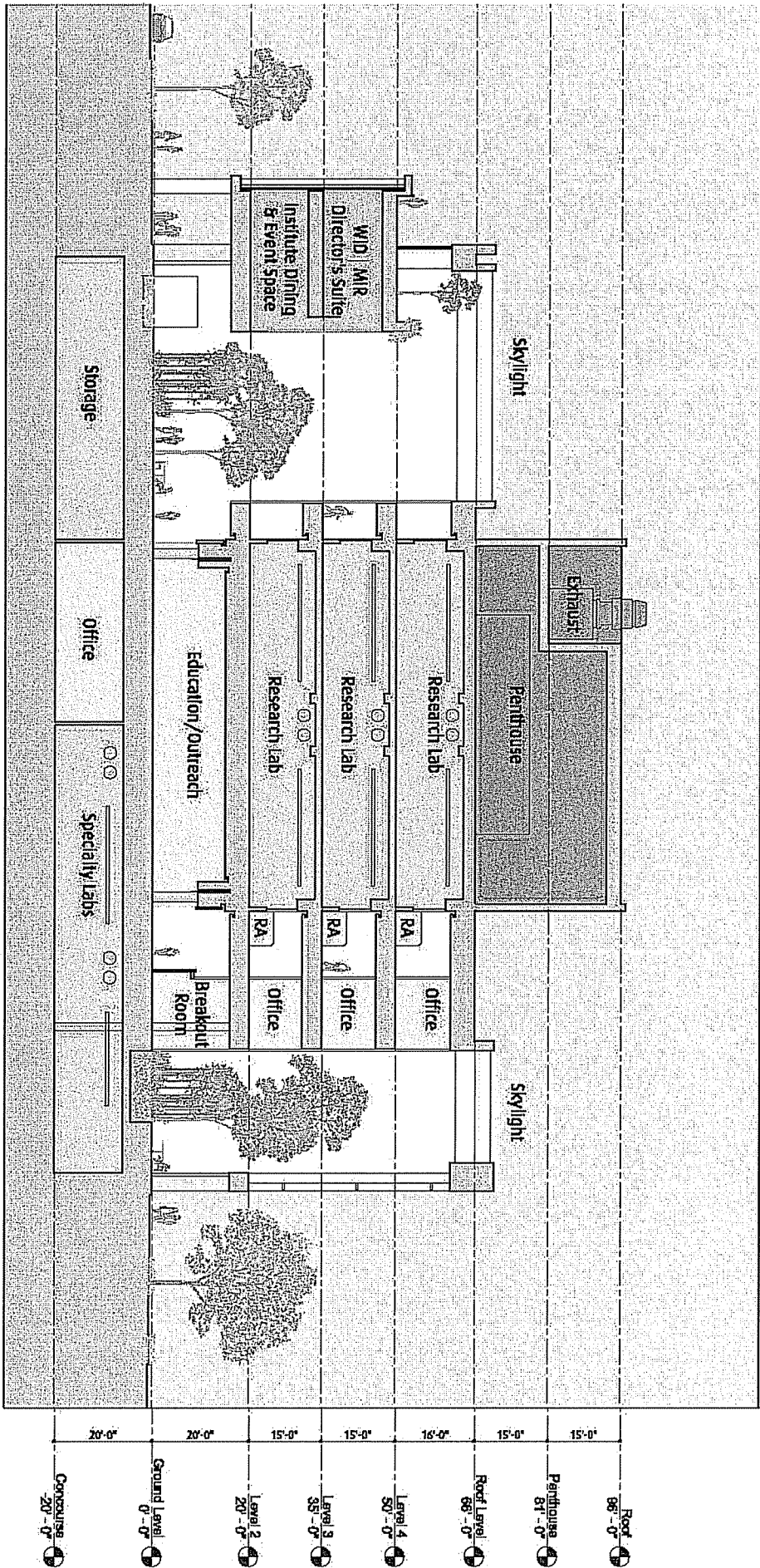


Wisconsin Institutes for Discovery  
Conceptual Massing

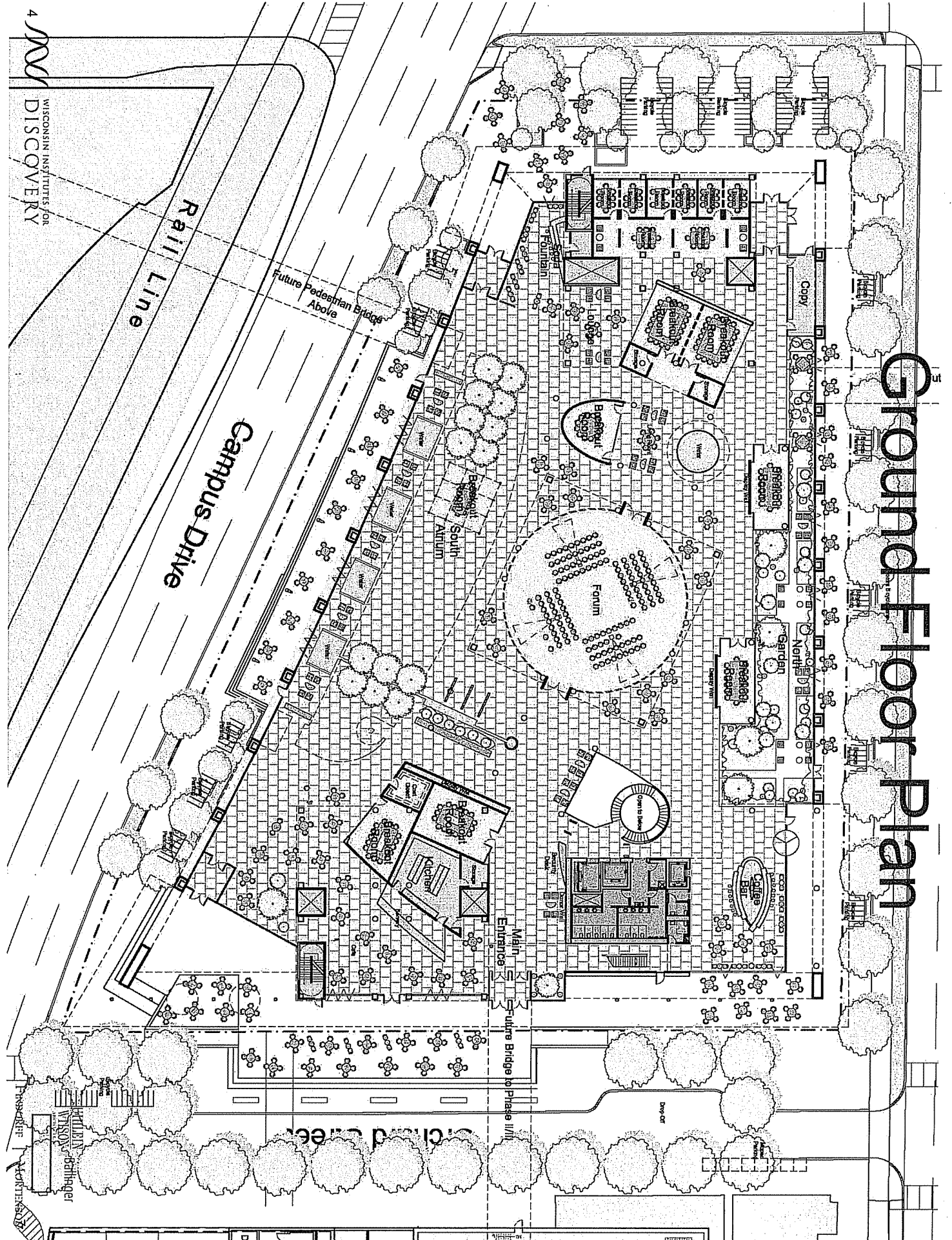
View Looking South West

08.24.07  
KIMBLE  
WISN  
collinge

# Building Section



# Ground Floor Plan



4  
WISCONSIN INSTITUTES FOR DISCOVERY

Rail Line

Campus Drive

Future Pedestrian Bridge Above

South Atrium

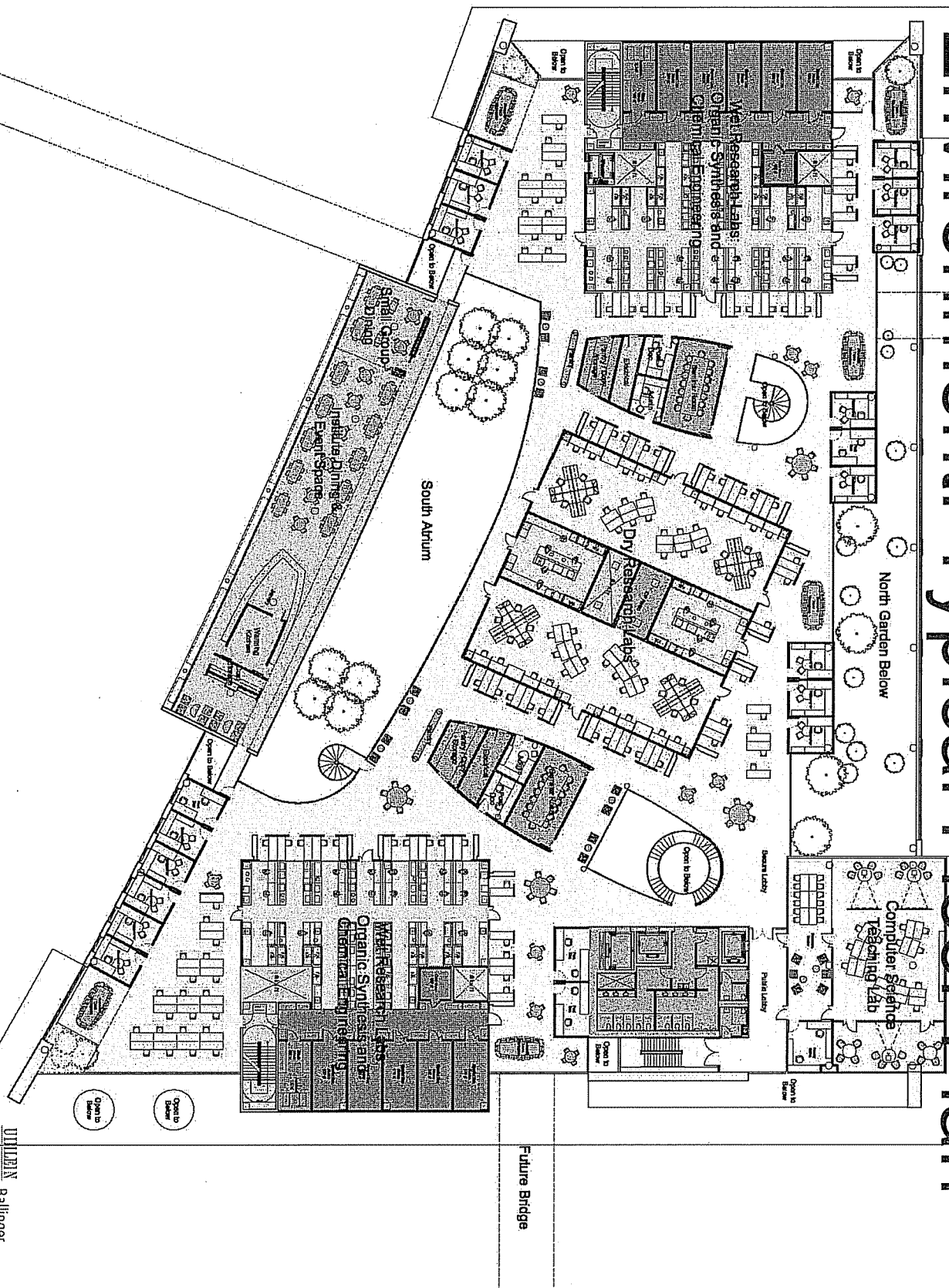
Forum

Main Entrance

Future Bridge to Phase II/III

WILLIAM WISCONSIN of St. Joseph

# Lab Environment: Typical Floor Plan



# Lower Level

