



Location
5402 World Dairy Drive

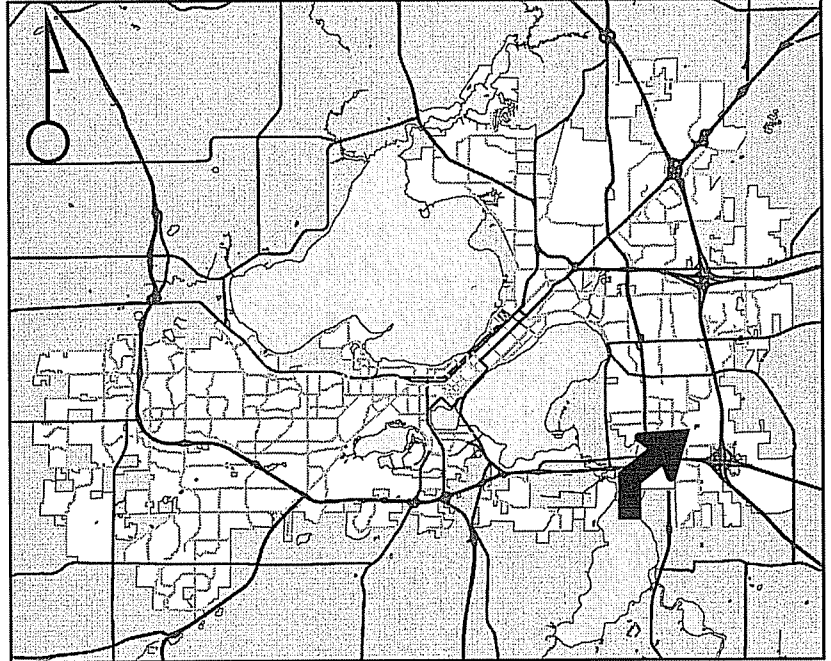
Applicant
City of Madison/Frank Staniszewski –
Madison Development Corporation

From: PUD-GDP To: PUD-SIP

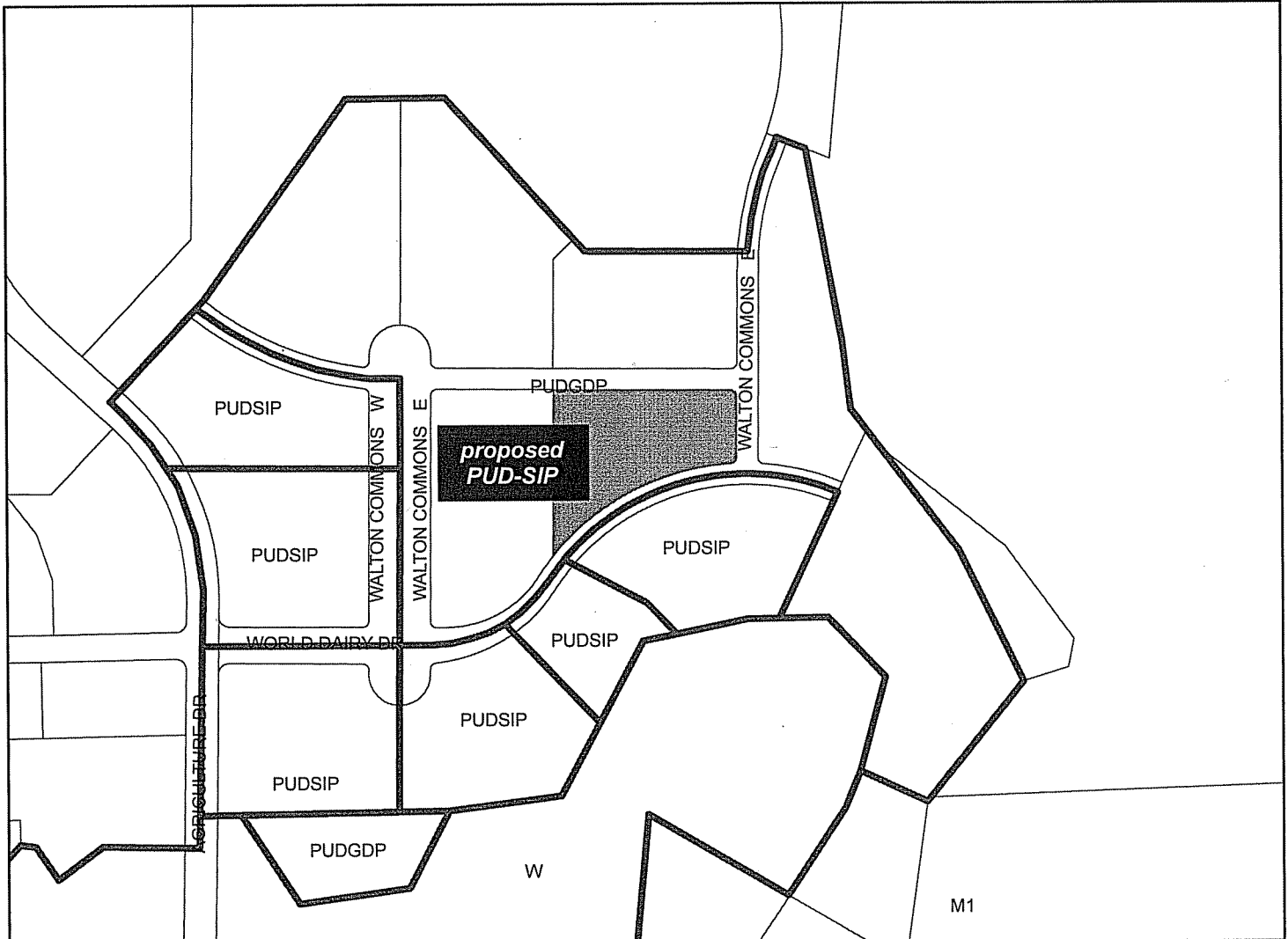
Existing Use
Vacant land

Proposed Use
Construct 31,000 square-foot office/
laboratory building with attached
greenhouse

Public Hearing Date
Plan Commission
21 March 2011
Common Council
29 March 2011

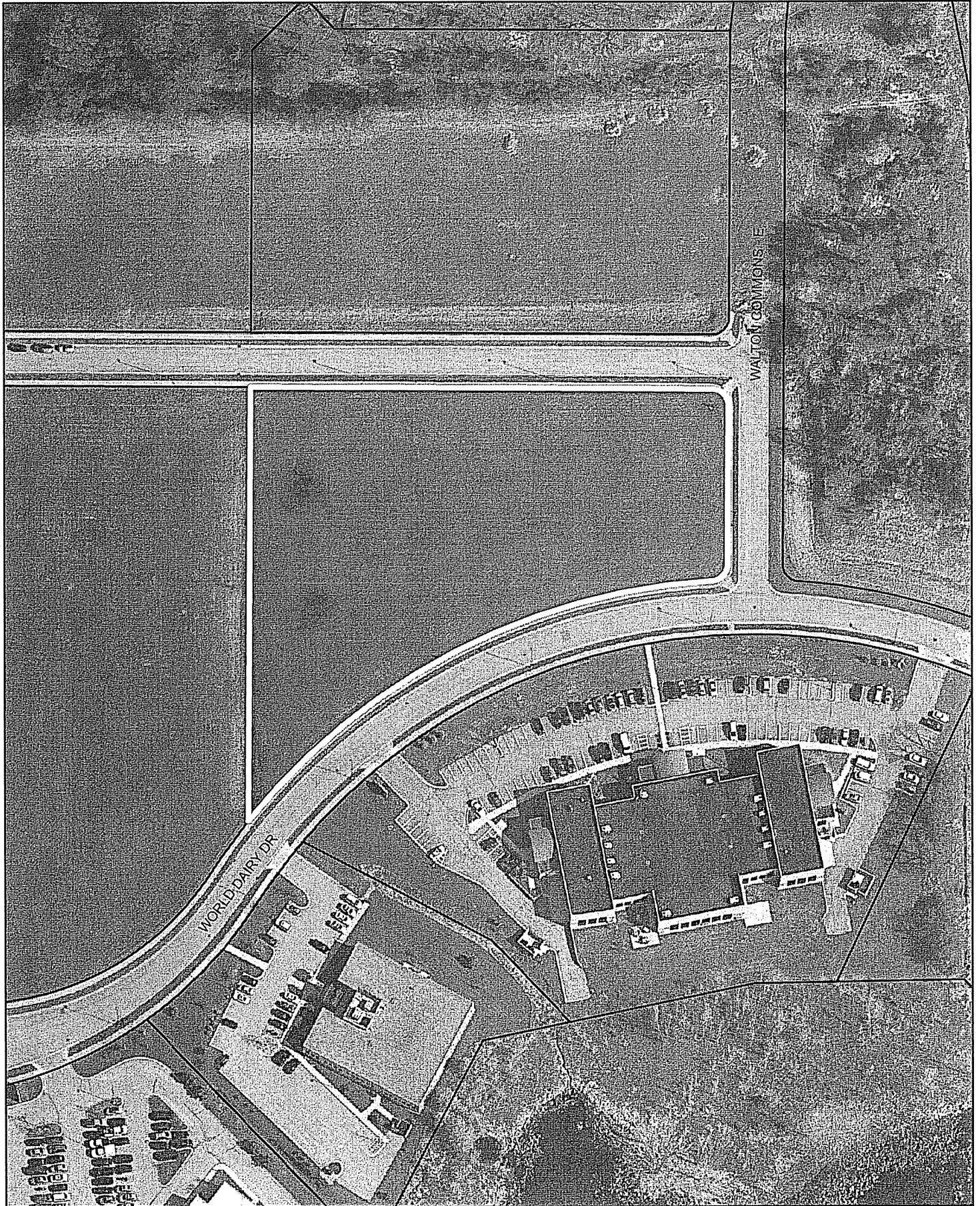


For Questions Contact: Heather Stouder at: 266-5974 or hstouder@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 07 March 2011





LAND USE APPLICATION Madison Plan Commission

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

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

FOR OFFICE USE ONLY:	
Amt. Paid	Receipt No. _____
Date Received	<u>1/5/11</u>
Received By	<u>JSJP</u>
Parcel No.	<u>0710-221-0410-4</u>
Aldermanic District	<u>16</u>
GQ	<u>PUDGDP</u>
Zoning District	<u>PUDGDP</u>
For Complete Submittal	
Application	Letter of Intent <input checked="" type="checkbox"/>
IDUP	Legal Descript. <input checked="" type="checkbox"/>
Plan Sets	Zoning Text <input checked="" type="checkbox"/>
Alder Notification	Waiver <input checked="" type="checkbox"/>
Ngbrhd. Assn Not.	Waiver <input checked="" type="checkbox"/>
Date Sign Issued	<u>1/5/11</u>

1. **Project Address:** 5402 World Dairy Drive **Project Area in Acres:** 2.63
Project Title (if any): Midwest BioLink Commercialization and Business Center

2. This is an application for:

Zoning Map Amendment (check the appropriate box(es) in only one of the columns below)		
<input type="checkbox"/> Rezoning to a Non-PUD or PCD Zoning Dist.: Existing Zoning: <u>PUD-GDP</u> to _____ Proposed Zoning (ex: R1, R2T, C3): _____	<input type="checkbox"/> Rezoning to or Amendment of a PUD or PCD District: <input type="checkbox"/> Ex. Zoning: <u>PUD-GDP</u> to PUD/PCD-GDP <input checked="" type="checkbox"/> Ex. Zoning: <u>PUD-GDP</u> to PUD/PCD-SIP <input type="checkbox"/> Amended Gen. Dev. <input type="checkbox"/> Amended Spec. Imp. Plan	
<input type="checkbox"/> Conditional Use	<input type="checkbox"/> Demolition Permit	<input type="checkbox"/> Other Requests (Specify): _____

3. Applicant, Agent & Property Owner Information:

Applicant's Name: Frank Staniszewski, President Company: Madison Development Corporation
Street Address: 550 W. Washington Avenue City/State: Madison, WI Zip: 53703
Telephone: (608) 256-2799 X212 Fax: (608) 256-1560 Email: fstan@mdcorp.org

Project Contact Person: Frank Staniszewski Company: Madison Development Corporation
Street Address: 550 W. Washington Ave. City/State: Madison, WI Zip: 53703
Telephone: (608) 256-2799 X 212 Fax: (608) 256-1560 Email: fstan@mdcorp.org

Property Owner (if not applicant): City of Madison
Street Address: 215 MLK, Jr. Blvd City/State: Madison, WI Zip: 53701-2985

4. Project Information:

Provide a brief description of the project and all proposed uses of the site: _____
Construction of a 31,000 square foot building for multi-tenant office, research and lab, with attached greenhouse.

Development Schedule: Commencement July 1, 2011 Completion June 30, 2012

5. Required Submittals:

- 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:
 - **7 copies** of a full-sized plan set drawn to a scale of one inch equals 20 feet (collated and folded)
 - **7 copies** of the plan set reduced to fit onto 11 inch by 17 inch paper (collated, stapled and folded)
 - **1 copy** of the plan set reduced to fit onto 8 ½ inch by 11 inch paper
- Letter of Intent (12 copies):** describing this application in detail including, but not limited to: existing conditions and uses of the property; development schedule for the project; names of persons involved (contractor, architect, landscaper, business manager, etc.); types of businesses; number of employees; hours of operation; square footage or acreage of the site; number of dwelling units; sale or rental price range for dwelling units; gross square footage of building(s); number of parking stalls, etc.
- Legal Description of Property:** Lot(s) of record or metes and bounds description prepared by a land surveyor. For any application for rezoning, the description must be submitted as an electronic word document via CD or e-mail. For applications proposing rezoning to more than one district, a separate description of each district shall be submitted.
- Filing Fee:** \$ 1650 See the fee schedule on the application cover page. Make checks payable to: *City Treasurer*.
- Electronic Submittal:** 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 Adobe Acrobat PDF files on a non-returnable CD to be included with their application materials, or in an e-mail sent to pcapplications@cityofmadison.com. The e-mail shall include the name of the project and applicant. Applicants unable to provide the materials electronically should contact the Planning Division at (608) 266-4635 for assistance.

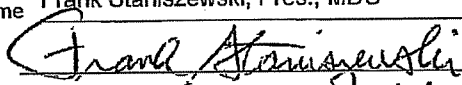
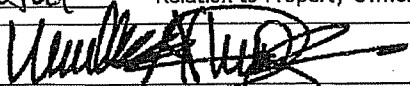
In Addition, The Following Items May Also Be Required With Your Application:

- For any applications proposing demolition or removal of existing buildings, the following items are required:
 - Prior to the filing of an application, the applicant or his/her agent is required to notify a list of Interested persons registered with the City **30 or 60 days prior to filing** their application using the online notification tool found at: <https://www.cityofmadison.com/developmentCenter/demolitionNotification/>
 - A photo array (6-12 photos) of the **interior and exterior** of the building(s) to be demolished or removed. A written assessment of the condition of the building(s) to be demolished or removed is highly recommended.
 - Note: A Reuse and Recycling Plan approved by the City's Recycling Coordinator is required prior to issuance of wrecking permits and the start of construction.
- Zoning Text (12 copies):** must accompany Planned Community or Planned Unit Development (PCD/PUD) submittals.

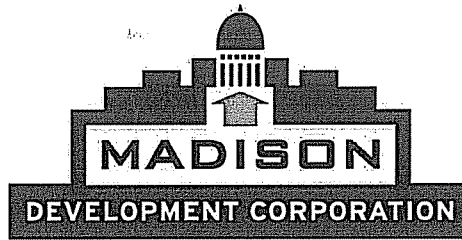
6. Applicant Declarations:

- 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 2006 City Comprehensive Plan Plan, which recommends: employment for this property.
- Pre-application Notification:** Section 28.12 of the Zoning Code requires that the applicant notify the district alder and any nearby neighborhood & business associations in writing 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:
 Ald. Compton 11/30/10 ; SEBA no longer exists, none applicable
 - NOTE: If the alder has granted a waiver to this requirement, please attach any such correspondence to this form.
- Pre-application Meeting with staff:** Prior to preparation of this application, the applicant is required to discuss the proposed development and review process with Zoning and Planning Division staff; note staff persons and date.
 - Planning Staff: DAT Date: 12/2/10 Zoning Staff: DAT Date: 12/2/10
- Check here if this project will be receiving a public subsidy.** If so, indicate type in your Letter of Intent.

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

Printed Name Frank Staniszewski, Pres., MDC Date 12/30/2010
 Signature  Relation to Property Owner Corporate Officer
 Authorizing Signature of Property Owner  Date 1/3/11

Effective May 1, 2009



January 5, 2011

Madison Plan Commission
215 Martin Luther King, Jr. Blvd.
Madison, WI 53701-2985

Re.: Letter of Intent for Midwest BioLink Commercialization and Business Center
5402 World Dairy Drive, Madison 53716

Project Name:

Midwest BioLink Commercialization and Business Center.
Shortened reference may be made as "The BioLink Center."

Construction Schedule:

Estimated to be from July 2011 through June of 2012.

Existing Project Conditions:

The existing conditions on the property are vacant land, graded and somewhat overgrown by wild vegetation. The lot is fairly flat with some mild contour as indicated on the survey map.

Involved Parties:

Owner: Madison Development Corporation
550 West Washington Avenue
Madison, Wisconsin 53703
Frank Staniszewski, President
608-256-2799, Ext 212
fstan@mdcorp.org

Owner Representative:
Ruedeusch Development & Construction
4605 Dovetail Drive
Madison, WI 53704
Mike Mathews, Senior Vice-President
608-249-2112, Ext 211

Land is Owned by:
City of Madison
Contact: Michael Gay, City Office of Business Resources and BioAg
Gateway Project Manager
(Land will be transferred to Madison Development Corporation upon
execution of a TIF Development Agreement-TIF Resolution has been
approved.)

4

Architect: Strang, Inc.
6411 Mineral Point Road
Madison, WI 53705
Wayne Whiting, Principal in Charge
Peter Tan, Design Principal
Tom Kleinheinz, Project Manager
608-276-9200

Civil Engineer: JSD Professional Services
161 Horizon Drive
Verona, WI 53593
Wade Wyse, PE
608-848-5060

Landscape: JSD Professional Services
161 Horizon Drive
Verona, WI 53593
Michael Schmeltzer, Landscape Architect
608-848-5060

Contractor: Not yet selected and will be done so by advertised bid.

Land Surveyor: MSA Professional Services
2901 International Lane, Suite 300
Madison, WI 53704
Kevin Lord, RLS, P.E.
608-242-7779

Soils Engineer: River Valley Testing Corp.
1060 Breezewood Lane, Suite 102
Neenah, WI 54956
Matthew Meyer, P.E.
920-886-1406

Project Description/Uses:

Madison Development Corporation, in conjunction with the City of Madison, is planning to construct a new state-of-the-art research facility at 5402 World Dairy Drive. This project is receiving public assistance in the form of a TIF loan and the transfer of land currently owned by the City, as part of the approved TIF. The project is also receiving considerable construction financing in the form of a grant from the US Dept. of Commerce, Economic Development Administration (EDA). The facility will provide bio and agro-science entrepreneurs the catalyst to take their technology to the next level. The 31,000 SF project will include: experimentation and prototyping flex space, controlled environmental research space, plant science commercialization greenhouses, offices, research laboratory space, pilot plant processing, small conferencing/meeting spaces, and business support services.

The proposed one-story (high-bay) building will be constructed of a brick veneer, concrete masonry, and metal panels wall systems. Aluminum framed glass storefront windows are

provided at the primary entrance, and the west and north elevations. Aluminum framed greenhouse structures will be provided on the south side of the facility. A small second floor interstitial area is being provided to accommodate mechanical equipment. A roof-top screen wall system will screen anticipated roof-mounted mechanical equipment. The building is also designed to include a "flat", adhered, single-ply membrane roof system.

Building height above grade is one story plus equipment mezzanine

- / 23'-0" to highest roof
- / 34'-0" to top of roof screen

The uses of the proposed building include:

- / Flexible Space for agribusiness related business tenants: 12,974 square feet. This will be open high bay area which may be improved by tenants for production, packing, storage, or some laboratory uses.
- / Greenhouse: 5,520 square feet. Enclosed greenhouse for planting and growing various research plants.
- / Headhouse: 3,490 square feet. Headhouse area is fairly rough space intended for plant preparation, potting, planting and post harvest of plants and initial processing of plants and plant material.
- / Headhouse/common equipment rooms: 745 square feet. These rooms will contain common use equipment related to plant functions, including items such as autoclave to sterilize plant and other materials prior to disposal, storage area for pesticides, a centrifuge area and other tools.
- / Office and Reception/Vestibule: 827 square feet. Used for reception area, and office of facility manager.
- / Conference/Break Rooms: 865 square feet. Common use spaces for building tenant businesses.
- / Mechanical Room: 5,786 square feet. For building mechanicals.
- / Receiving: 247 square feet, receiving room adjacent to loading dock area.
- / Other Miscellaneous Spaces: 5,400 square feet. Includes circulation, rest rooms, shower room, janitor closet.

The total gross square footage of the building is 35,800 GSF. The building "foot-print" on the site is 31,000 SF.

Roughly 20,000 gross square feet is devoted to general business space for agribusinesses that may include some laboratory and associated space, related offices and work stations, production and processing of agricultural products. Roughly 10,000 gross square feet is devoted to planting, greenhouse growing, and related plant and plant product processing functions.

The estimated number of employees is 86. This was calculated by adding the rentable square footage of Flex space and Headhouse space, plus the office/reception--totaling 17,195 -- and dividing by one employee per 200 square feet. (The rentable greenhouse space is not calculated to have an employee contribution, since those employees would be housed in either the headhouse or flex space areas.)

Potential Capacity (as determined by building code): 254 occupants

Parking & Loading:

Number of parking spaces: 75 total, including 3 accessible spaces.
Accessible parking is provided adjacent to the main building entrance for staff and visitors.

There is one truck loading dock (covered) suitable for a 67 foot vehicle. Most deliveries for potential tenants will be via small box trucks.

Bicycle parking: 7-stall bicycle parking rack by the main building entry.

Hours of Operation:

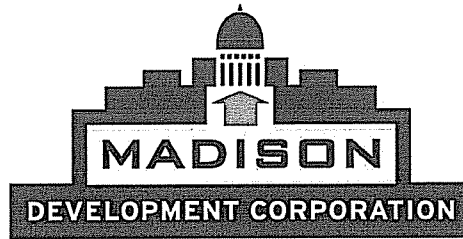
The hours of operation will generally be during normal business hours (8-5) for most functions. Since the facility will include greenhouses and live plants, there will likely be some late hour usage for plant care workers. The facility will have automated systems for heat, plant lighting, and watering which may limit the need for extensive off hours attention to live plants.

Site Area:

The site contains a total of 2.63 acres, or 114,563 square feet.

Trash Removal/Storage:

Trash removal and storage consists of 2 dumpsters of 6-yd (ea.) capacity located near the loading dock on the north side of the building.



January 5, 2011

Zoning Text: Specific Implementation Plan (PUD-SIP)

Project Name: Midwest BioLink Commercialization and Business Center

Site Address: 5402 World Dairy Drive

Legal Description: This PUD-SIP zoning district is established to allow for the construction of office, research, laboratory and greenhouse facilities.

A. Statement of Purpose:

1. This Planned Unit Development (PUD) District is established to provide employment opportunities within and aesthetically attractive working environment exclusively for and conducive to the development and protection of research and development institutions, certain specialized manufacturing and industrial establishments and offices of a non-nuisance type. The essential purpose of this district is to achieve development which is practical, feasible and economical and maintain desirable economic development activities in an attractive urban setting. The district is intended to provide sites which are suitable for industrial and office uses within and aesthetically attractive area.

B. Permitted Uses:

1. Lot Number	Permitted Use	Zoning Requested
Lot 10 (Ten)	Office, Research and Development, Laboratory, Greenhouse, Business engaged In Dairy or Agricultural purpose	PUD-SIP

2. The temporary building for storage of building materials and equipment for construction purposes when on the same lot as a principal use for a period not to exceed the duration of such construction.

C. Lot Area:

1. Lot area = 114,563 square feet, (2.63 Acres)

D. Floor Area Ratio:

1. The building coverage on any zoning lot shall not exceed 0.5.

2. Floor area Ratio for this project is .31
3. Maximum Height for this building is 2 (two) stories (the second story is a small interstitial area for mechanical equipment and access).

E. Yard Requirements:

1. Yard areas will be as provided and shown on approved plans.

Note: The submitted drawings currently show an emergency generator enclosure at the east end of the building, which is located within the setback area. At the time of this application City of Madison staff (Matt Tucker) was in the process of determining if this was in compliance with the PUD/GDP zoning for the site. If he should determine that it is not in compliance, the owner intends to seek an amendment to the GDP which would permit this.

F. Landscaping:

1. Site landscaping will be as provided and shown on approved plans.

G. Accessory and off-street parking & loading:

1. Accessory off-street parking and loading will be provided as shown on approved plans.

H. Lighting:

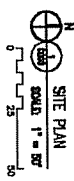
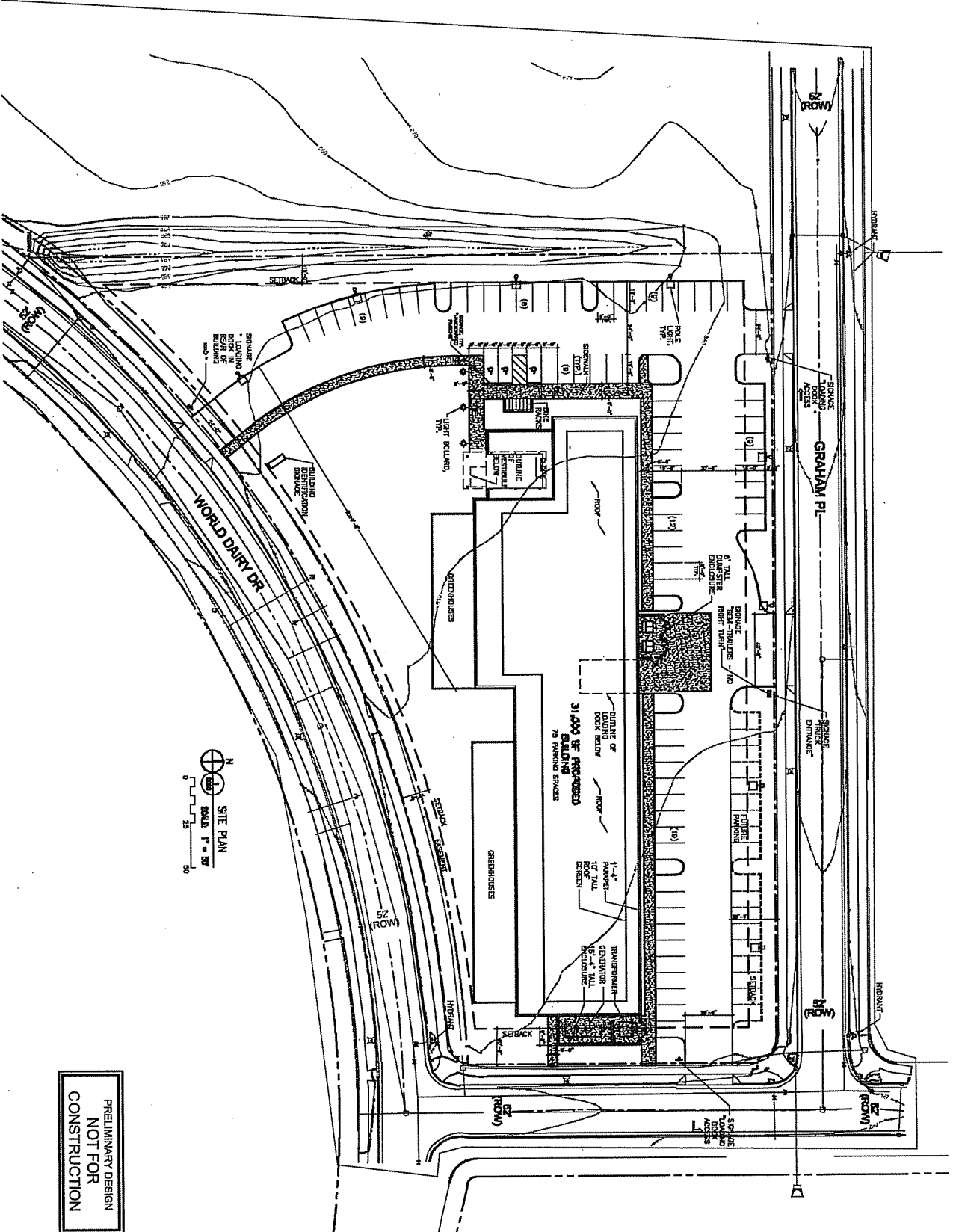
1. Site lighting will be provided as shown on approved plans.

I. Signage:

1. Signage will be allowed as per Chapter 31 of the Madison General Ordinances, and approved plans.

J. Alterations and revisions:

1. 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.



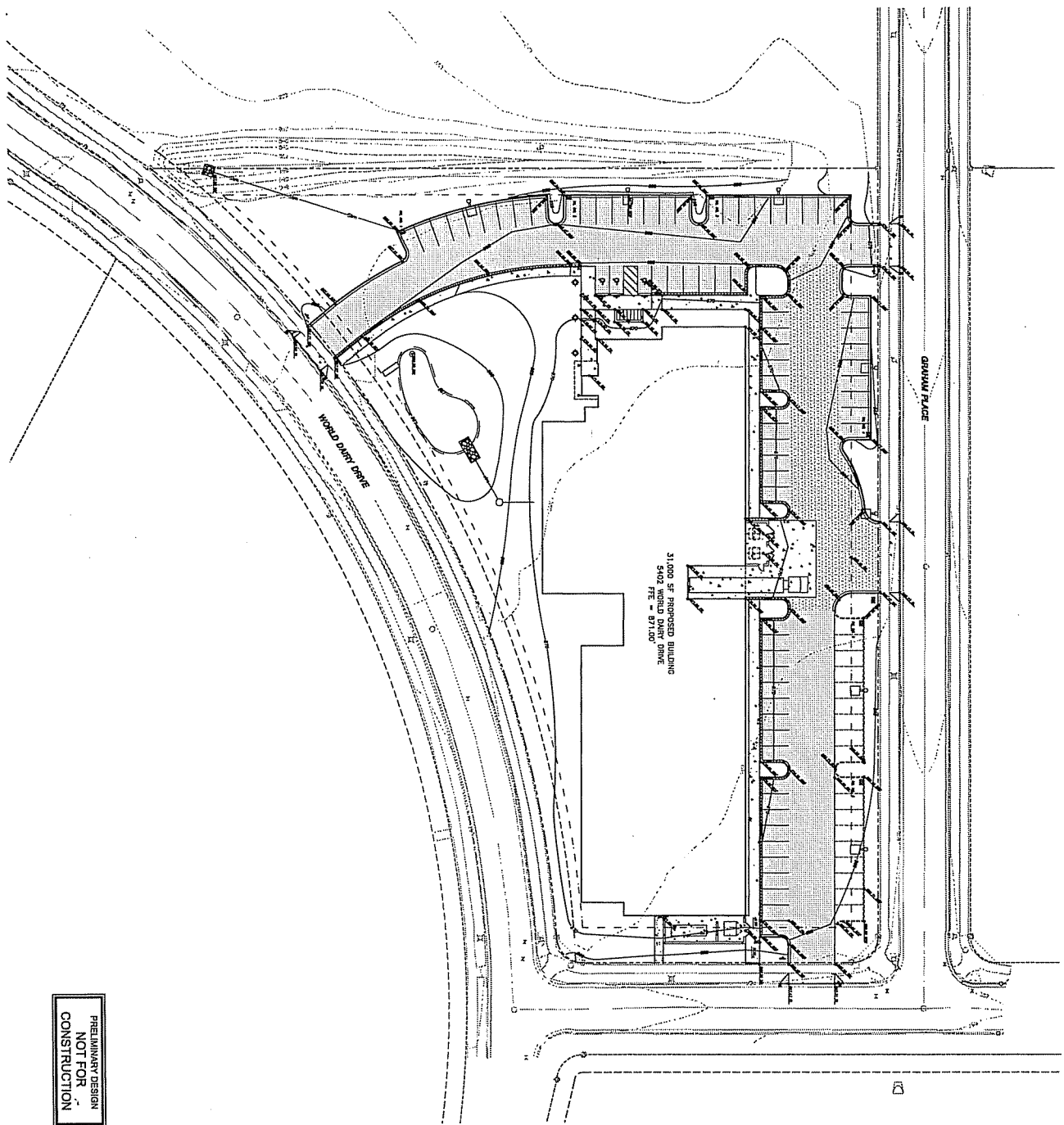
PRELIMINARY DESIGN
 NOT FOR
 CONSTRUCTION

SHEET TITLE
SITE PLAN
 SHEET NO.
C200

DRAWING SET: TC
 COPYRIGHT: 2011
 PROJECT NO.: 200904
 PROJECT TITLE:
**MIDWEST BIOLINK
 COMMERCIALIZATION
 AND BUSINESS
 CENTER**
 5402 WORLD DAIRY DRIVE
 MADISON, WI 53718

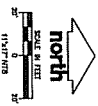
ARCHITECTURE
STRANG
 1000 W. WISCONSIN ST.
 MADISON, WI 53706
 TEL: 608.261.8000
 FAX: 608.261.8002
 WWW.STRANG.COM





31,000 SF PROPOSED BUILDING
5402 WORLD DAIRY DRIVE
FTE = 87,100

PRELIMINARY DESIGN
NOT FOR
CONSTRUCTION



LEGEND

PROPOSED	PROPOSED
EXISTING	EXISTING
...	...

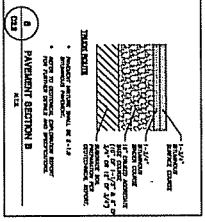
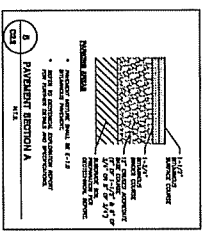
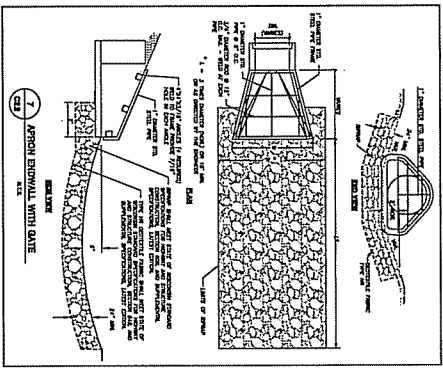
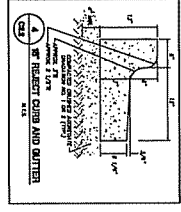
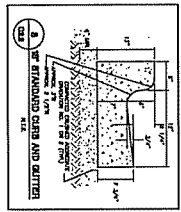
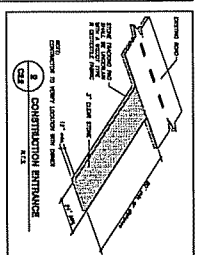
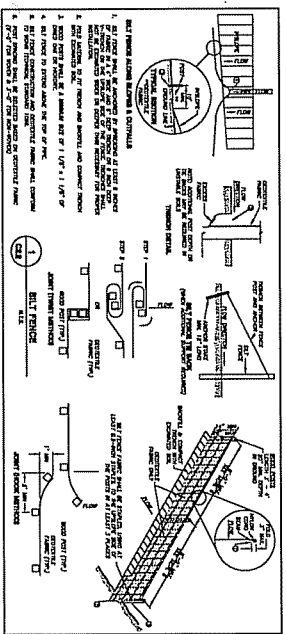
GENERAL NOTES:

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF MADISON...
2. THE PROPOSED BUILDING SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF MADISON...
3. THE PROPOSED BUILDING SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF MADISON...
4. THE PROPOSED BUILDING SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF MADISON...
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7. THE PROPOSED BUILDING SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF MADISON...
8. THE PROPOSED BUILDING SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF MADISON...



ISD International Site Design
1000 W. MOUNTAIN VIEW AVENUE
MADISON, WI 53706
TEL: 608.261.1111
WWW.ISDDESIGN.COM

DATE	11/17/19
BY	DK
CHECKED	DK
DATE	11/17/19
PROJECT NO.	200824
PROJECT TITLE	MIDWEST BIOLINK COMMERCIALIZATION AND BUSINESS CENTER
LOCATION	5402 WORLD DAIRY DRIVE MADISON, WI 53719
SHEET TITLE	DETAILED GRADING PLAN
SHEET NO.	C202



PRELIMINARY DESIGN
 NOT FOR
 CONSTRUCTION

C203

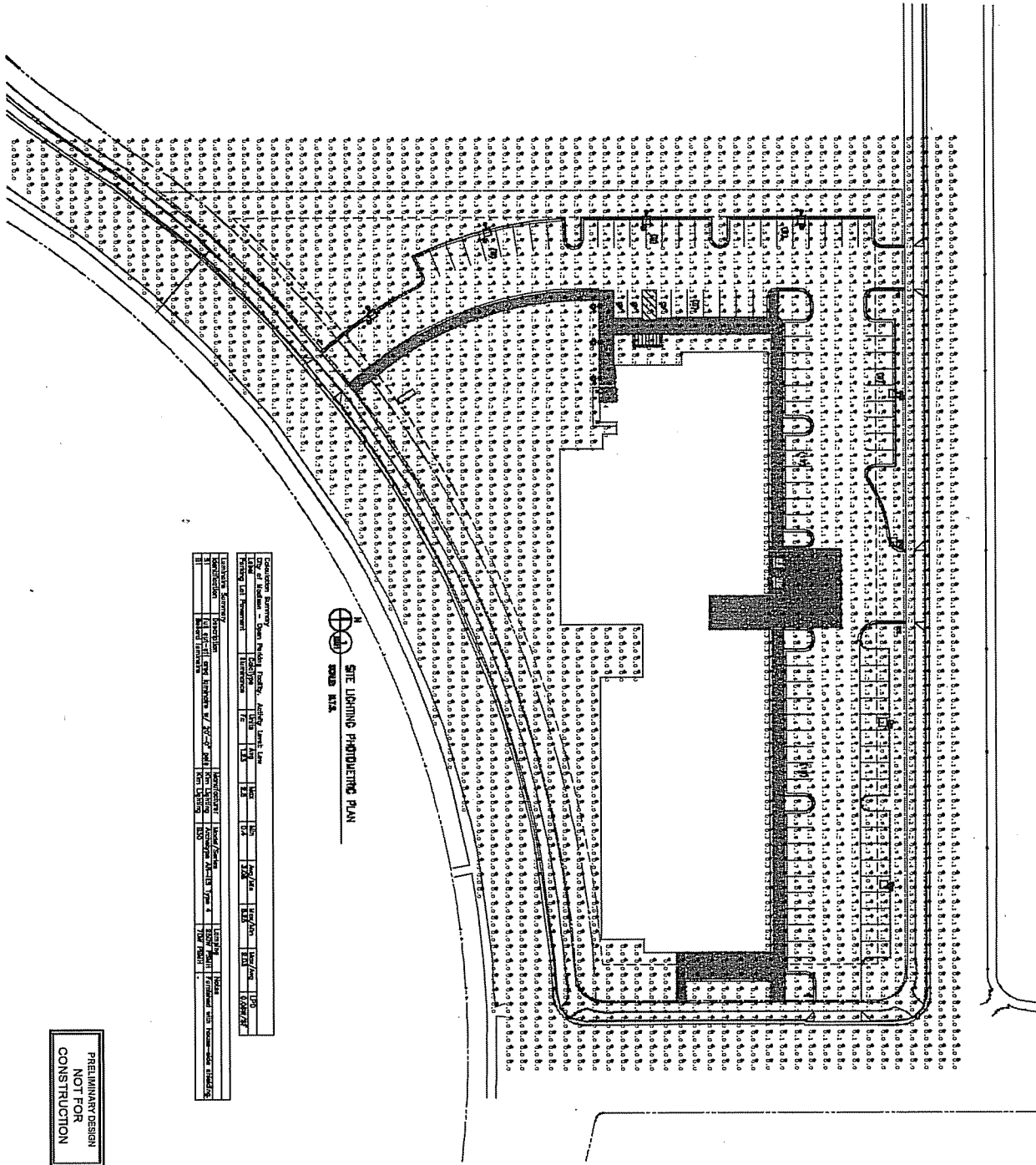
SHEET TITLE
 DETAILS

OWNER: **MIDWEST BIOLINK COMMERCIALIZATION AND BUSINESS CENTER**
 ADDRESS: **1400 W. POLY-CORNE**
 ADDRESS: **MADISON, WISCONSIN**

DATE: **11/21/16**
 PROJECT NO.: **200104**

DESIGNED BY: **BLK**
 CHECKED BY: **11/21/16**
 PROJECT NO.: **200104**

ISD International Structural Design, Inc.
 1000 W. Johnson Street
 Madison, WI 53703
 Phone: 608.261.1111
 Fax: 608.261.1112
 Email: info@isdinc.com
 Website: www.isdinc.com



By	Of	City	County	Address	Latitude	Longitude	Altitude	Time	Zone	Day	Month	Year
11	11	11	11	11	11	11	11	11	11	11	11	11

PRELIMINARY DESIGN
NOT FOR
CONSTRUCTION

PROJECT
E001

MIDWEST BIOLINK
COMMERCIALIZATION
AND BUSINESS
CENTER

440 WINDMILL DRIVE
MADISON, WISCONSIN

DATE: 11/14/2014 11:58:11 AM

PROJECT: E001

CLIENT: MIDWEST BIOLINK

ARCHITECT: STRANG & ASSOCIATES

DATE: 11/14/2014

SCALE: AS SHOWN

PROJECT: E001

CLIENT: MIDWEST BIOLINK

ARCHITECT: STRANG & ASSOCIATES

DATE: 11/14/2014

SCALE: AS SHOWN

PROJECT: E001

CLIENT: MIDWEST BIOLINK

ARCHITECT: STRANG & ASSOCIATES

DATE: 11/14/2014

SCALE: AS SHOWN

PROJECT: E001

CLIENT: MIDWEST BIOLINK

ARCHITECT: STRANG & ASSOCIATES

DATE: 11/14/2014

SCALE: AS SHOWN

PROJECT: E001

CLIENT: MIDWEST BIOLINK

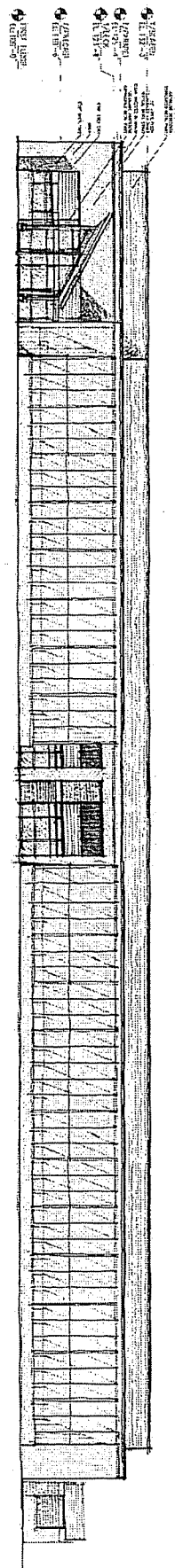
ARCHITECT: STRANG & ASSOCIATES

DATE: 11/14/2014

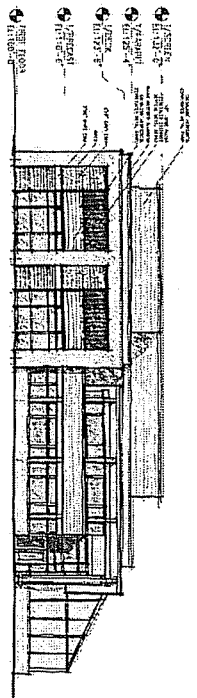
SCALE: AS SHOWN

PROJECT: E001

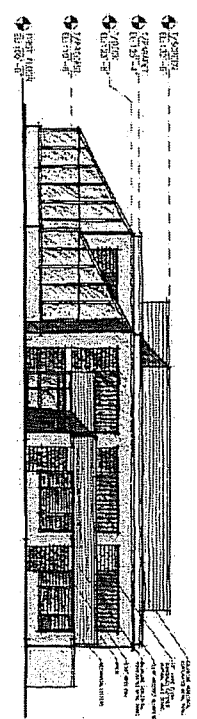




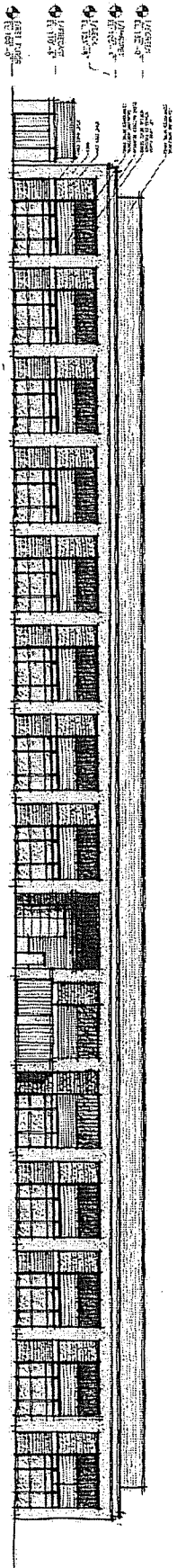
1 SOUTH ELEVATION
SCALE: 3/32" = 1'-0"



1 WEST ELEVATION
SCALE: 3/32" = 1'-0"



1 EAST ELEVATION
SCALE: 3/32" = 1'-0"



1 NORTH ELEVATION
SCALE: 3/32" = 1'-0"

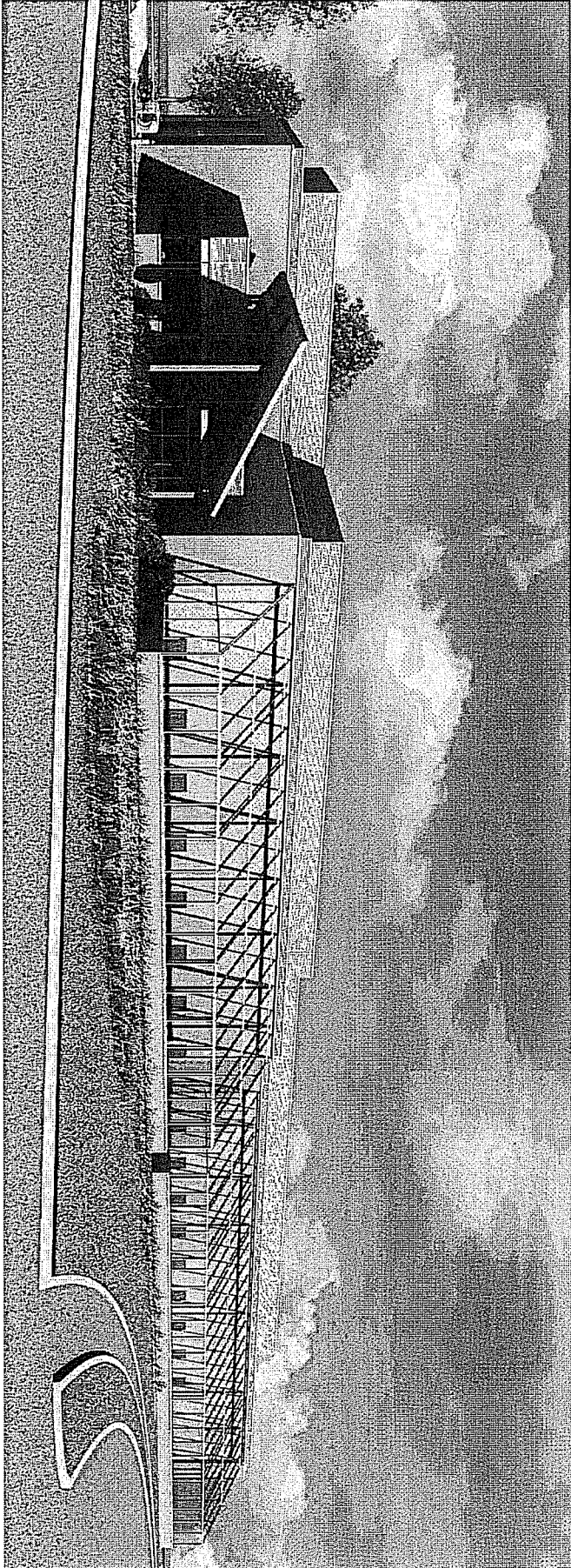


STRANG

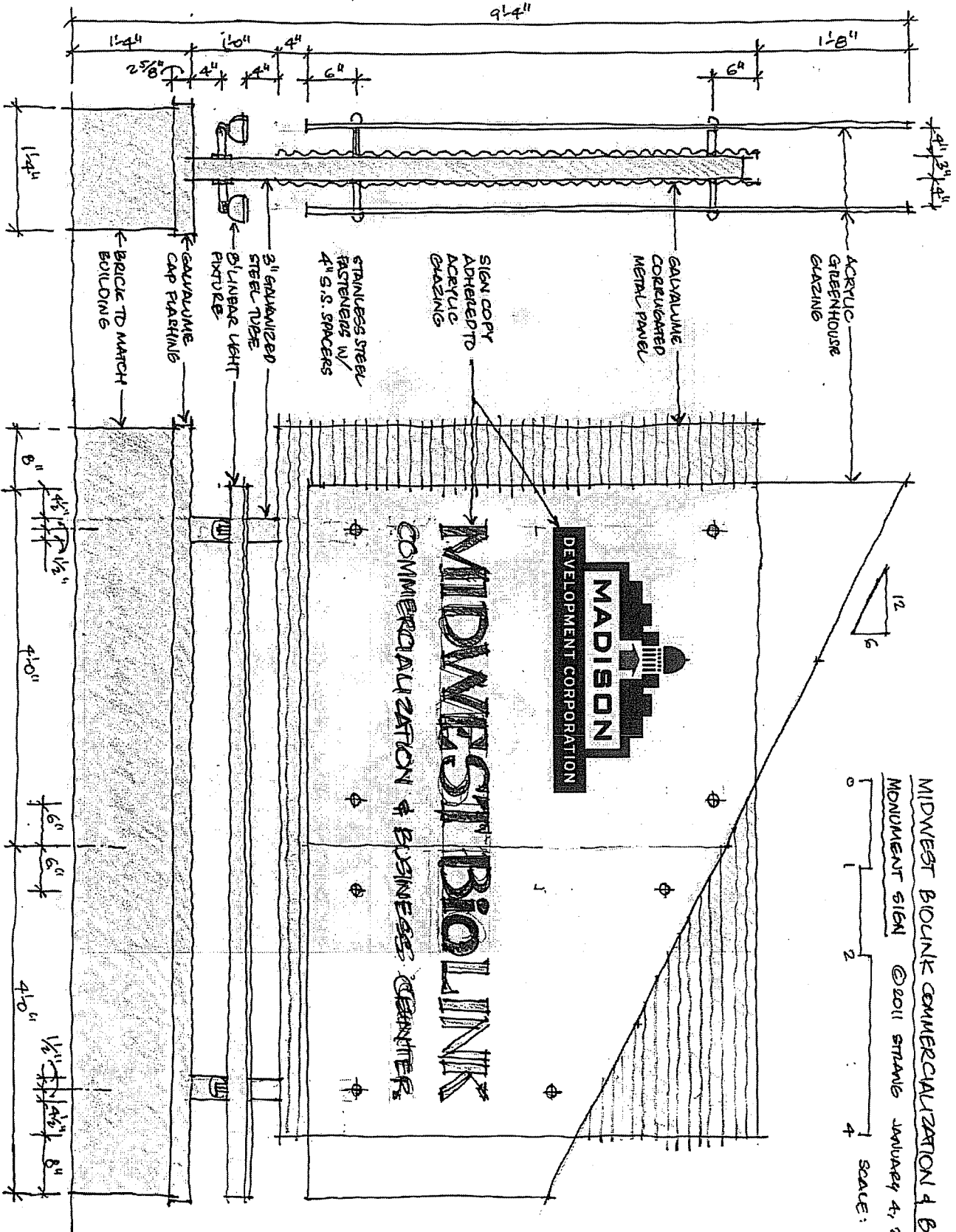
ARCHITECTURE
INTERIORS
EXTERIORS

MIDWEST BIO-LINK
COMMERCIALIZATION & BUS INESS CENTER
EXTERIOR ELEVATIONS
STRANG INC COPYRIGHT 2010
FEBRUARY 2, 2011

ARCHITECTURE
INTERIOR DESIGN



MIDWEST BIO-LINK
COMMERCIALIZATION & BUSINESS CENTER
EXTERIOR PERSPECTIVE
STRANG INC COPYRIGHT 2011
FEBRUARY 2, 2011



MIDWEST BIOLINK COMMERCIALIZATION & BUSINESS CENTER
 MONUMENT SIGN ©2011 STRAVIS JANUARY 4, 2011.