APPLICATION FOR
URBAN DESIGN COMMISSION
REVIEW AND APPROVAL

AGENDA ITEM # _____
Project # _____

DATE SUBMITTED: February 4, 2008

UDC MEETING DATE: February 27, 2008

Action Requested
___ Informational Presentation
___ Initial Approval and/or Recommendation
_X_ Final Approval and/or Recommendation

PROJECT ADDRESS: See attached Exhibit A

ALDERMANIC DISTRICT: 8

OWNER/DEVELOPER (Partners and/or Principals)
Wisconsin Alumni Research Foundation
University of Wisconsin

ARCHITECT/DESIGNER/OR AGENT:
Uihlein-Wilson and Ballinger Company

CONTACT PERSON: George E. Austin
Address: 614 Walnut Street, Room 1265C
Madison, WI 53726
Phone: (608) 262-3717
Fax: (608) 262-6104
E-mail address: gaustin@overturefoundation.com

TYPE OF PROJECT:
(See Section A for:)
_X_ Planned Unit Development (PUD)
___ General Development Plan (GDP)
_X_ Specific Implementation Plan (SIP)
___ Planned Community Development (PCD)
___ General Development Plan (GDP)
___ Specific Implementation Plan (SIP)
___ Planned Residential Development (PRD)
___ New Construction or Exterior Remodeling in an Urban Design District * (A public hearing is required as well as a fee)
___ School, Public Building or Space (Fee may be required)
___ New Construction or Addition to or Remodeling of a Retail, Hotel or Motel Building Exceeding 40,000 Sq. Ft.
___ Planned Commercial Site

(See Section B for:)
___ New Construction or Exterior Remodeling in C4 District (Fee required)

(See Section C for:)
___ R.P.S.M. Parking Variance (Fee required)

(See Section D for:)
___ Comprehensive Design Review* (Fee required)
___ Street Graphics Variance* (Fee required)

___ Other _____

*Public Hearing Required (Submission Deadline 3 Weeks in Advance of Meeting Date)

Where fees are required (as noted above) they apply with the first submittal for either initial or final approval of a project.

EXHIBIT A

WISCONSIN INSTITUTES FOR DISCOVERY PUD-SIP LETTER OF INTENT

Project Site Addresses/Current Zoning

Parcel Identification Number	Street Addresses[1]	Current Zoning
070922103117	**1353 UNIVERSITY AVE** 1357 UNIVERSITY AVE	PUD-GDP
070922103076	**1337 UNIVERSITY AVE** 1339 UNIVERSITY AVE 1341 UNIVERSITY AVE 1345 UNIVERSITY AVE 1347 UNIVERSITY AVE 1351 UNIVERSITY AVE	PUD-GDP
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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.

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[1] 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

[1] Rezoning of the Property to PUD-GDP was conditionally approved by the Common Council on November 6, 2007. Final approval and recorded 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

Parcel Identification Number	Street Addresses[1]	Current Zoning
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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.

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 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.

EXHIBIT A

WISCONSIN INSTITUTES FOR DISCOVERY ZONING TEXT

Project Site Addresses/Current Zoning

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EXHIBIT B

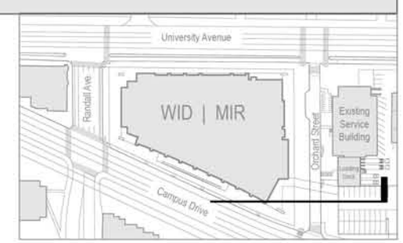
WISCONSIN INSTITUTES FOR DISCOVERY ZONING TEXT

Legal Description

Lots 1 and 2, Block 6, Brooks' Addition to Madison and Lots 1 thru 19, Resubdivision of a part of Block 6 Brooks' Addition to Madison, excepting therefrom that portion used for Campus Drive, being a part of the Northeast Quarter of the Northeast Quarter (NE 1/4 of the NE 1/4) of Section 22, Town 7 North, Range 9 East, City of Madison, Dane County, Wisconsin, more particularly described as follows:

Commencing at the East Quarter corner of Section 22, aforesaid; thence North 28°12'04" West, 1938.05 feet to a point on the curving Northeasterly right-of-way line of Campus Drive, said point also being on the West right-of-way line of North Orchard Street, also being a point referred to as point A and the point of beginning; thence Northwesterly 102.12 feet along a curve to the right, having a radius of 891.39 feet, the chord which bears North 68°26'05" West, 102.07 feet to a point of tangency; thence North 65°09'09" West, 306.81 feet to the West line of said Block 6, also being the east right-of-way line of North Randall Street; thence North 00°14'33" West, along said line 139.47 feet to the Northwest corner of said Block 6, also being the South right-of-way line of University Avenue; thence South 89°16'32" East, along said line 372.73 feet to the Northeast corner of said Block 6; thence South 00°13'53" East, along the East line of said Block 6, a distance of 301.20 feet to the point of beginning.

Parcel contains 83,106 square feet or 1.9078 acres.



WISCONSIN INSTITUTES FOR DISCOVERY

Vivarium South Elevation / Section

0' 8' 16' 32'

February 13, 2008

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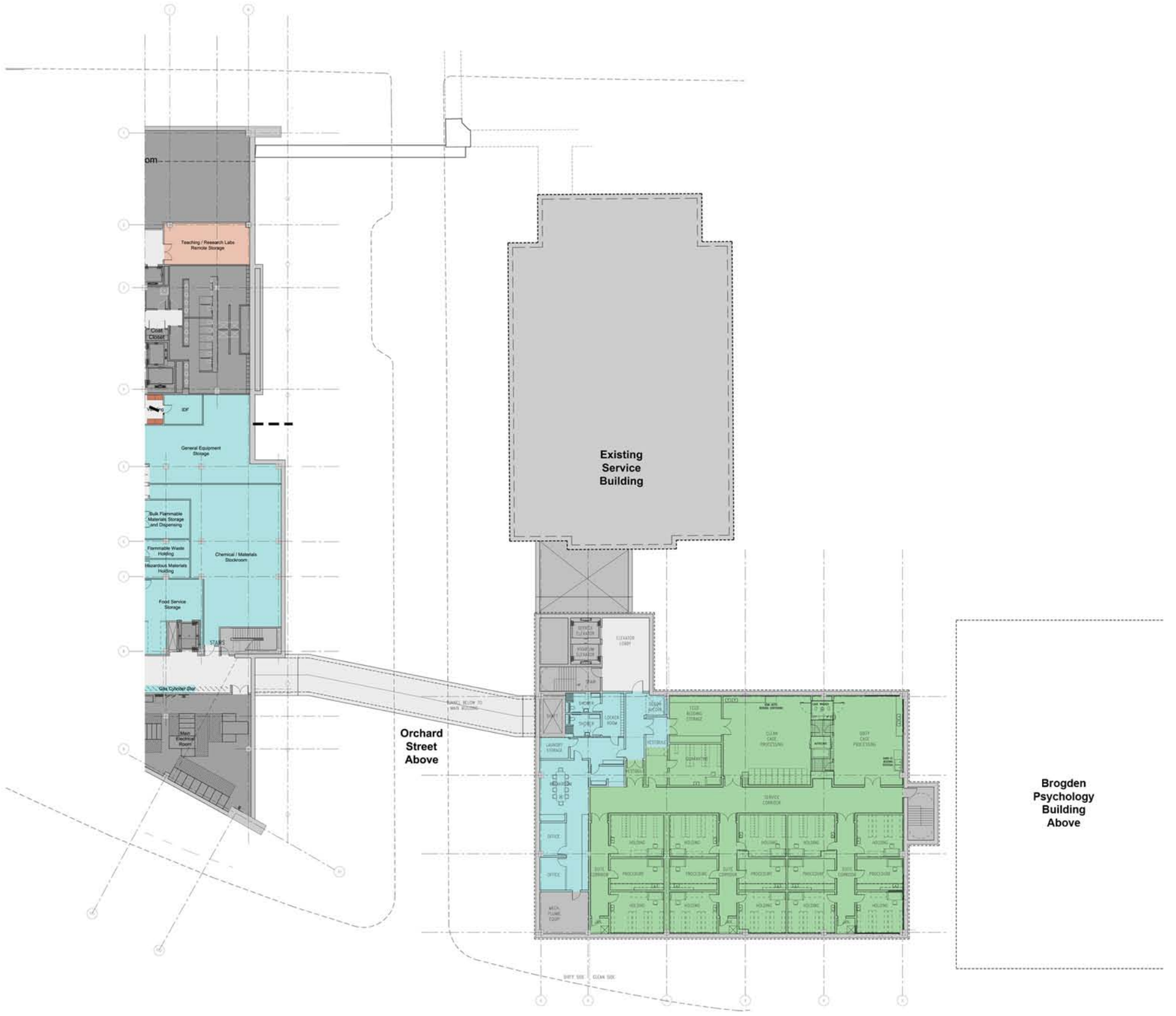

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Vivarium Level Floor Plan

0' 16' 32' 64'

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View of Orchard Street from Campus Drive

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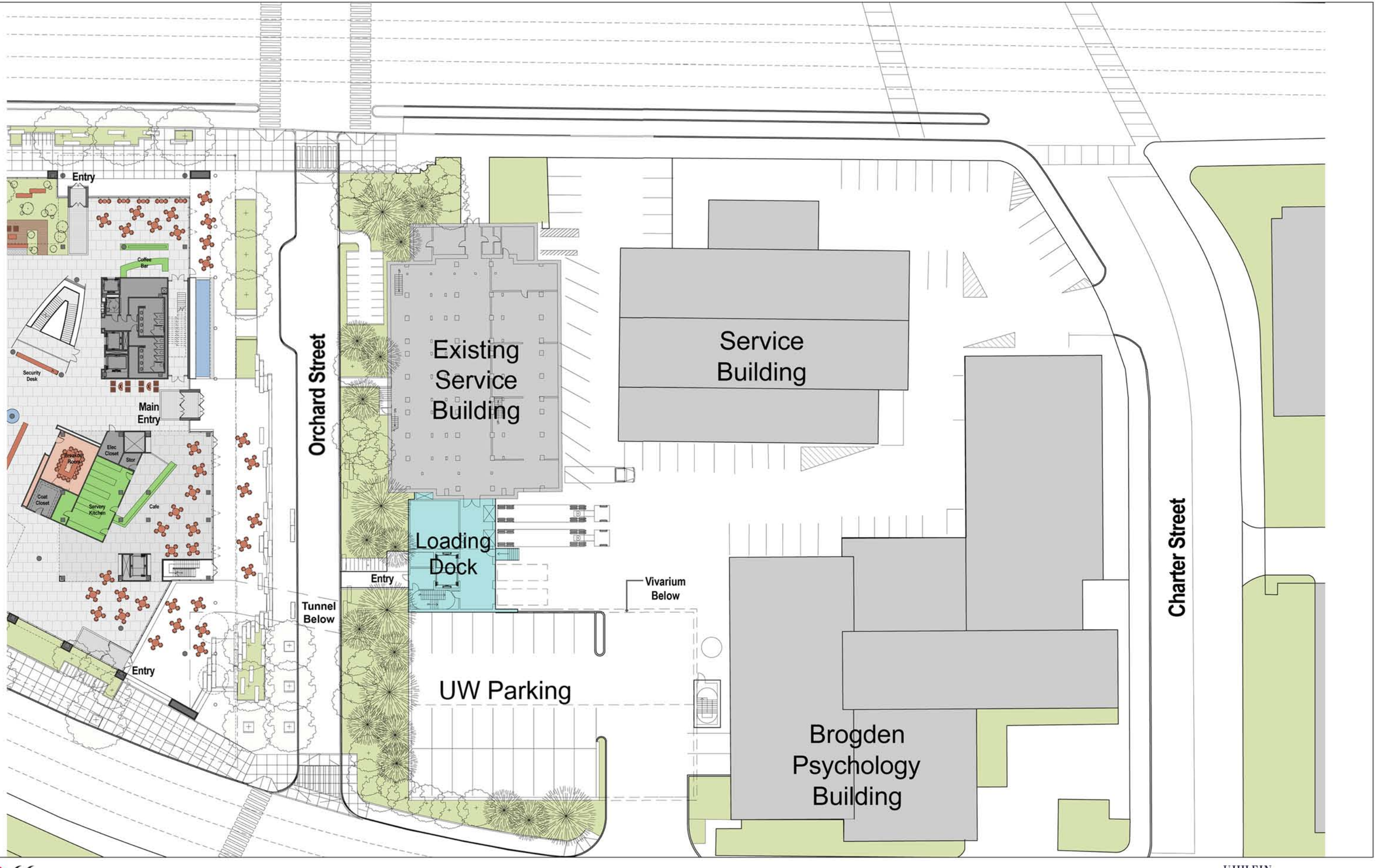

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Loading Dock and Vivarium Site Plan

0' 16' 32' 64'

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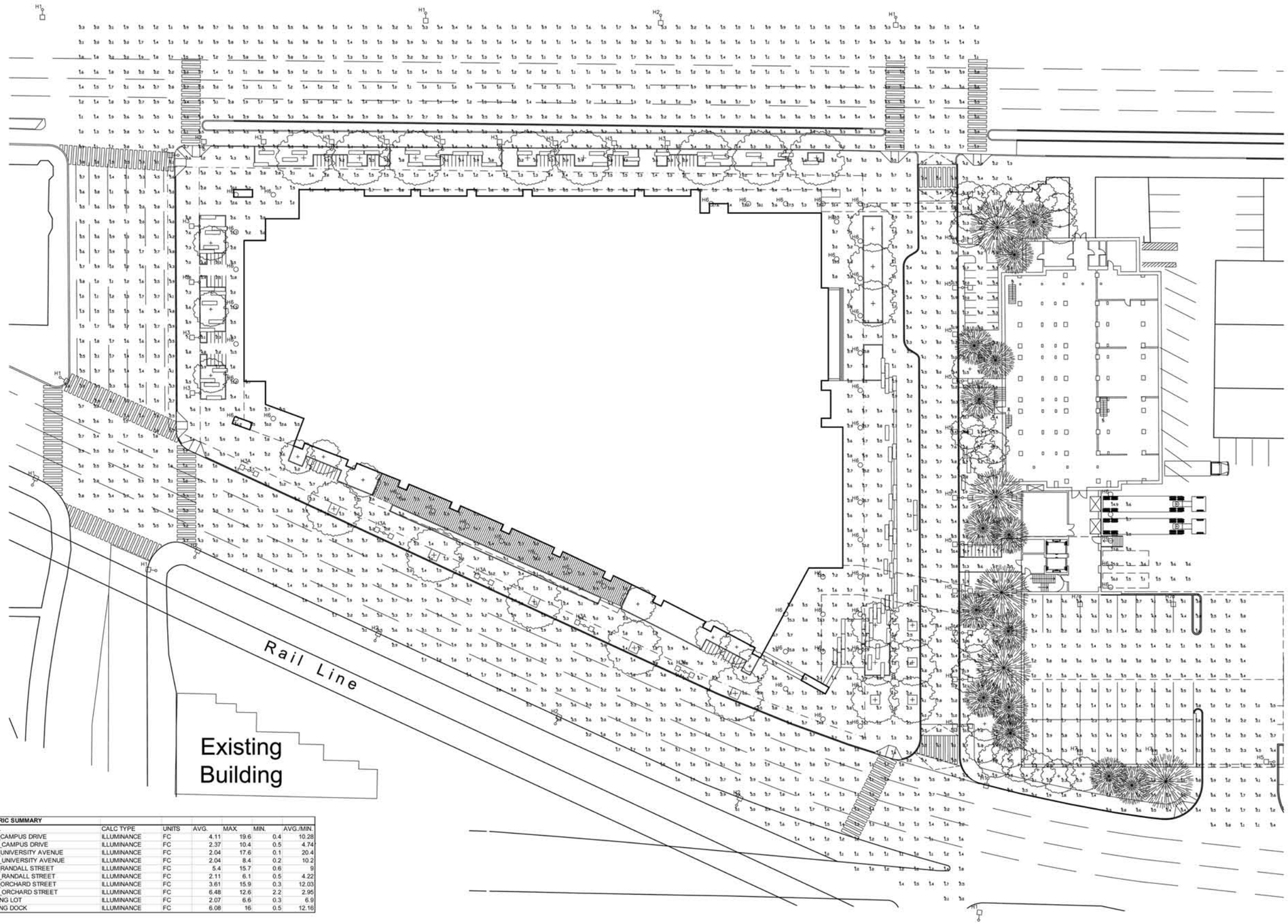

NUMERIC SUMMARY						
LABEL	CALC TYPE	UNITS	AVG.	MAX.	MIN.	AVG./MIN.
PDST_CAMPUS DRIVE	ILLUMINANCE	FC	4.11	19.6	0.4	10.28
ROAD_CAMPUS DRIVE	ILLUMINANCE	FC	2.37	10.4	0.5	4.74
PDST_UNIVERSITY AVENUE	ILLUMINANCE	FC	2.04	17.6	0.1	20.4
ROAD_UNIVERSITY AVENUE	ILLUMINANCE	FC	2.04	8.4	0.2	10.2
PDST_RANDALL STREET	ILLUMINANCE	FC	5.4	15.7	0.6	9
ROAD_RANDALL STREET	ILLUMINANCE	FC	2.11	6.1	0.5	4.22
PDST_ORCHARD STREET	ILLUMINANCE	FC	3.61	15.9	0.3	12.03
ROAD_ORCHARD STREET	ILLUMINANCE	FC	6.48	12.6	2.2	2.95
PARKING LOT	ILLUMINANCE	FC	2.07	6.6	0.3	6.9
LOADING DOCK	ILLUMINANCE	FC	6.08	16	0.5	12.16

WISCONSIN INSTITUTES FOR DISCOVERY

Site Lighting Photometrics Plan

0' 20' 40' 80'

February 13, 2008

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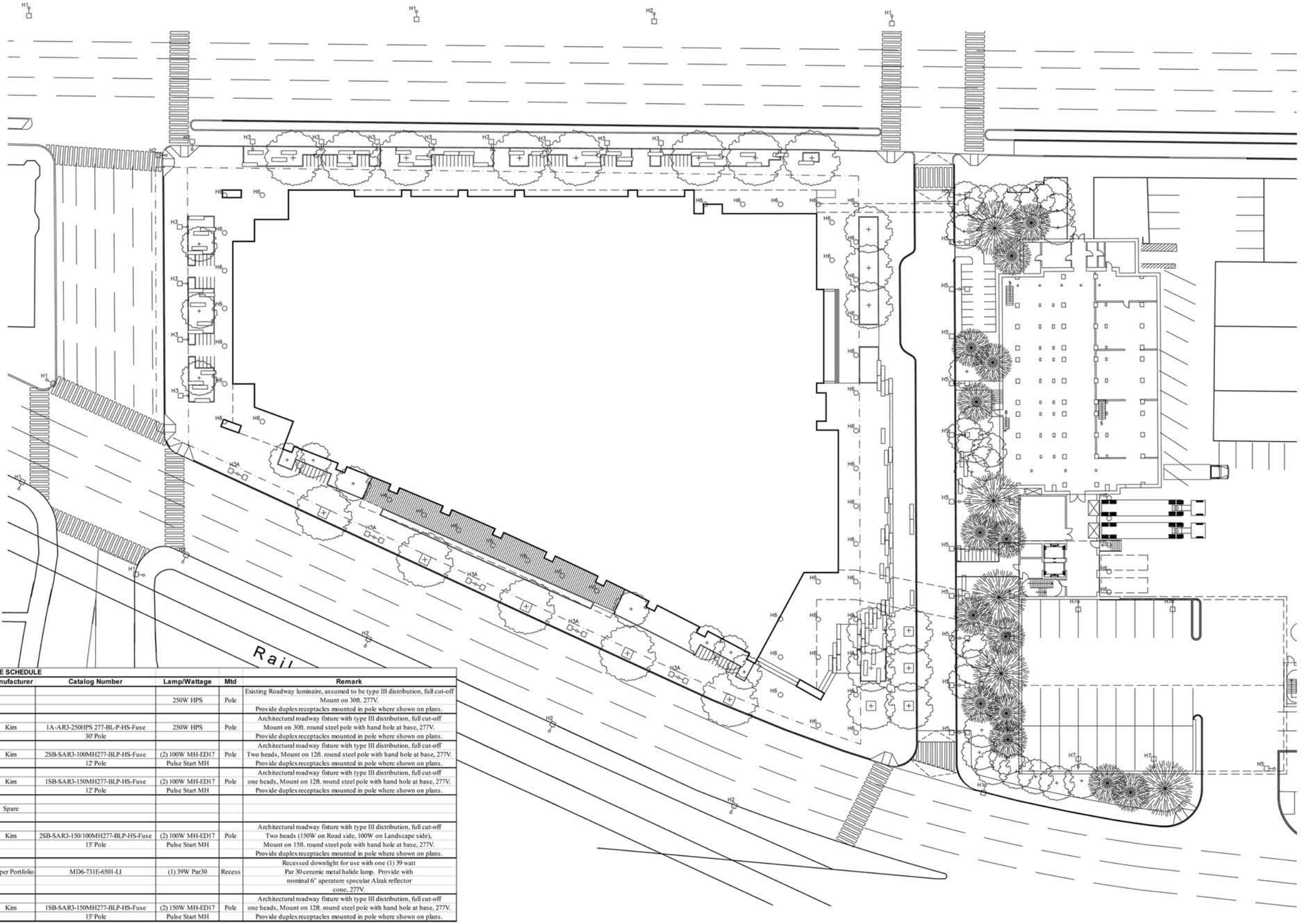

LUMINAIRE SCHEDULE

Type	Manufacturer	Catalog Number	Lamp/Wattage	Mtd	Remark
H1			250W HPS	Pole	Existing Roadway luminaire, assumed to be type III distribution, full cut-off Mount on 30ft. 277V. Provide duplex receptacles mounted in pole where shown on plans.
H2	Kim	1A-AR3-250HPS 277-BL-P-HS-Fuse 30' Pole	250W HPS	Pole	Architectural roadway fixture with type III distribution, full cut-off Mount on 30ft. round steel pole with hand hole at base, 277V. Provide duplex receptacles mounted in pole where shown on plans.
H3A	Kim	2SB-SAR3-100MH277-BLP-HS-Fuse 12' Pole	(2) 100W MH-ED17 Pulse Start MH	Pole	Architectural roadway fixture with type III distribution, full cut-off Two heads, Mount on 12ft. round steel pole with hand hole at base, 277V. Provide duplex receptacles mounted in pole where shown on plans.
H3	Kim	1SB-SAR3-150MH277-BLP-HS-Fuse 12' Pole	(2) 100W MH-ED17 Pulse Start MH	Pole	Architectural roadway fixture with type III distribution, full cut-off one heads, Mount on 12ft. round steel pole with hand hole at base, 277V. Provide duplex receptacles mounted in pole where shown on plans.
H4	Spare				
H5	Kim	2SB-SAR3-150/100MH277-BLP-HS-Fuse 15' Pole	(2) 100W MH-ED17 Pulse Start MH	Pole	Architectural roadway fixture with type III distribution, full cut-off Two heads (150W on Road side, 100W on Landscape side), Mount on 15ft. round steel pole with hand hole at base, 277V. Provide duplex receptacles mounted in pole where shown on plans.
H6	Cooper Portfolio	MD6-731E-6501-LI	(1) 39W Par30	Recess	Recessed downlight for use with one (1) 39 watt Par 30 ceramic metal halide lamp. Provide with nominal 6" aperature specular Alzak reflector cone, 277V.
H7	Kim	1SB-SAR3-150MH277-BLP-HS-Fuse 15' Pole	(2) 150W MH-ED17 Pulse Start MH	Pole	Architectural roadway fixture with type III distribution, full cut-off one heads, Mount on 12ft. round steel pole with hand hole at base, 277V. Provide duplex receptacles mounted in pole where shown on plans.

WISCONSIN INSTITUTES FOR DISCOVERY

Site Lighting Plan

0' 20' 40' 80'

February 13, 2008

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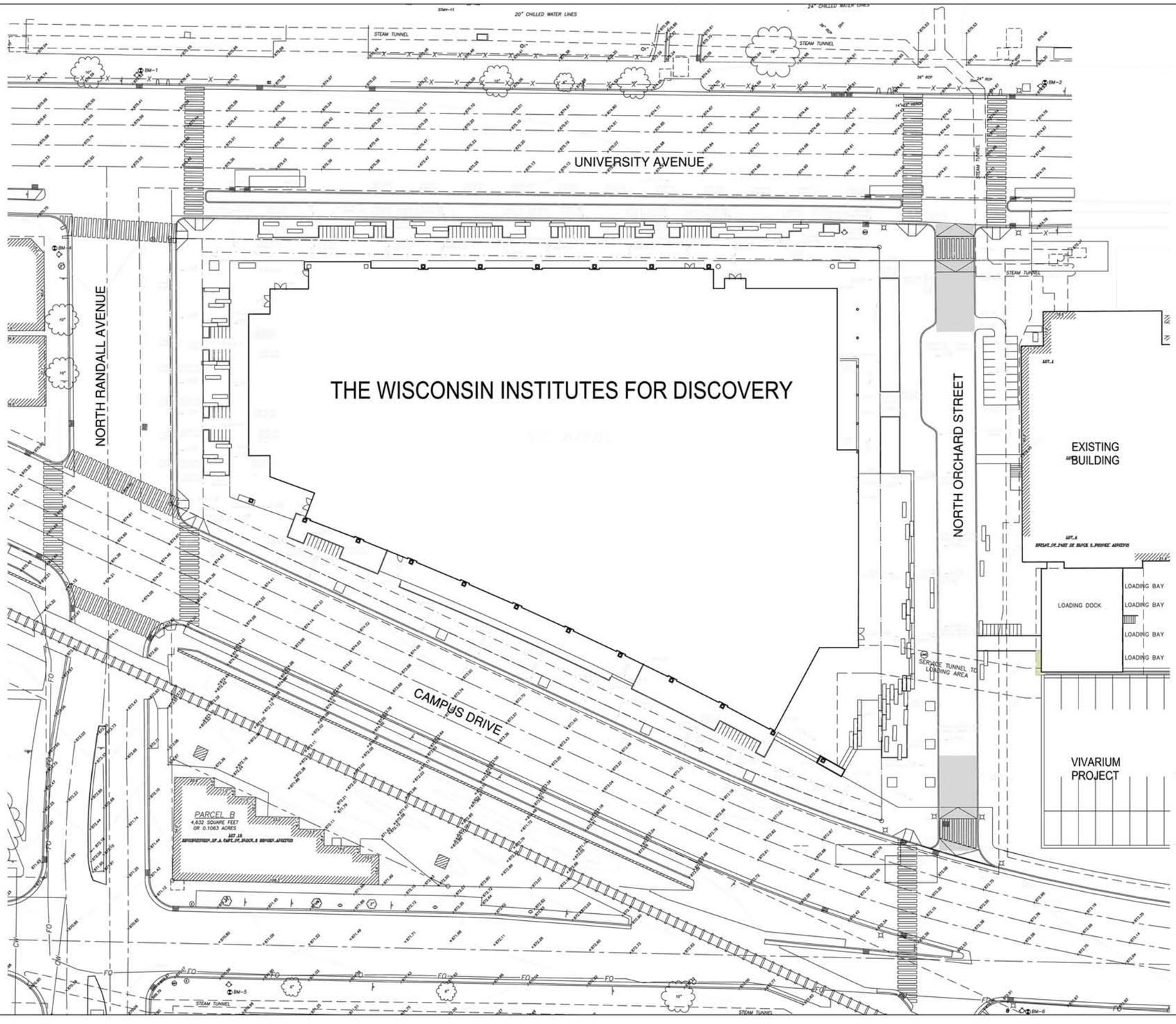

EROSION CONTROL NOTES:

1. CONSTRUCTION SITE EROSION CONTROL AND SEDIMENTATION CONTROL SHALL COMPLY WITH THE REQUIREMENTS OF THE CITY OF MADISON AND SHALL EMPLOY EROSION CONTROL METHODS AS SHOWN AND SPECIFIED IN THE DEPARTMENT OF NATURAL RESOURCES OF WISCONSIN BEST MANAGEMENT PRACTICES HANDBOOK (BMP HANDBOOK).
2. ALL EROSION CONTROL MEASURES SHALL BE ADJUSTED TO MEET FIELD CONDITIONS AT THE TIME OF CONSTRUCTION AND SHALL BE INSTALLED PRIOR TO ANY GRADING OR DISTURBANCE OF EXISTING SURFACE MATERIAL ON THE SITE.
3. ALL EROSION AND SEDIMENT CONTROL MEASURES WILL BE CHECKED FOR STABILITY AND OPERATION AFTER A RAINFALL OF 0.5 INCHES OR MORE, BUT NO LESS THAN ONCE EVERY WEEK. MAINTENANCE OF ALL EROSION CONTROL STRUCTURES SHALL BE PROVIDED TO INSURE INTENDED PURPOSE IS ACCOMPLISHED. CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANUP AND REMOVAL OF ALL SEDIMENT WHEN LEAVING PROPERTY. EROSION CONTROL MEASURES MUST BE IN WORKING CONDITION AT END OF EACH WORK DAY.
4. FILTER FABRIC SHALL BE INSTALLED BENEATH INLET COVERS TO TRAP SEDIMENT AS PER INLET PROTECTION DETAIL IN THE LOCATIONS SHOWN ON THE CONSTRUCTION PLANS.
5. EROSION CONTROL MEASURES SHALL BE MAINTAINED ON A CONTINUING BASIS UNTIL SITE IS FULLY STABILIZED.
6. PERIODIC STREET SWEEPING SHALL BE COMPLETED TO MAINTAIN THE PUBLIC STREET FREE OF DUST AND DIRT.
7. CONSTRUCTION SEQUENCE FOR EROSION CONTROL INCLUDES:
   1. INSTALL STABILIZED CONSTRUCTION ENTRANCES
   2. INSTALL INLET PROTECTION.
   3. PERFORM MASS EXCAVATION.
   4. INSTALL UTILITIES.
   5. CONSTRUCT BUILDING
   6. INSTALL PAVEMENTS.
   7. INSTALL LANDSCAPING ON COMPLETED SITE WITHIN 7 DAYS OF COMPLETING CONSTRUCTION.
   8. REMOVE EROSION CONTROL MEASURES ONLY WHEN SITE IS FULLY STABILIZED.
8. SITE DEWATERING. WATER PUMPED FROM THE SITE SHALL BE TREATED BY SEDIMENT BASINS OR OTHER APPROPRIATE BEST MANAGEMENT PRACTICES SPECIFIED IN THE WISCONSIN CONSTRUCTION SITE BEST MANAGEMENT PRACTICES (BMP) HANDBOOK. WATER MAY NOT BE DISCHARGED IN A MANNER THAT CAUSES EROSION OF THE SITE, ADJACENT SITES, OR RECEIVING CHANNELS.
9. WASTE AND MATERIAL DISPOSAL. ALL WASTE AND UNUSED BUILDING MATERIALS (INCLUDING GARBAGE, DEBRIS, CLEANING WASTES, WASTEWATER, TOXIC MATERIALS, OR HAZARDOUS MATERIALS) SHALL BE PROPERLY DISPOSED AND NOT ALLOWED TO BE CARRIED OFF-SITE BY RUNOFF OR WIND.
10. TRACKING. EACH SITE SHALL HAVE GRAVELED ROADS, ACCESS DRIVES AND PARKING AREAS OF SUFFICIENT WIDTH AND LENGTH TO PREVENT SEDIMENT FROM BEING TRACKED ONTO PUBLIC OR PRIVATE ROADWAYS. ANY SEDIMENT REACHING A PUBLIC OR PRIVATE ROAD SHALL BE REMOVED BY STREET CLEANING, TO THE SATISFACTION OF THE CITY, BEFORE THE END OF EACH WORKDAY. FLUSHING MAY NOT BE USED UNLESS SEDIMENT WILL BE CONTROLLED BY A SEDIMENT BASIN OR OTHER APPROPRIATE BEST MANAGEMENT PRACTICE SPECIFIED IN THE BMP HANDBOOK. NOTIFY CITY OF MADISON FOR CHANGES IN STABILIZED CONSTRUCTION ENTRANCE LOCATION.
11. SEDIMENT CLEANUP. ALL OFF-SITE SEDIMENT DEPOSITS OCCURRING AS A RESULT OF A STORM EVENT SHALL BE CLEANED UP BY THE END OF THE NEXT WORK DAY. ALL OTHER OFF-SITE SEDIMENT DEPOSITS OCCURRING AS A RESULT OF CONSTRUCTION ACTIVITIES SHALL BE CLEANED UP BY THE END OF THE THE WORK DAY.
12. ALL DISTURBED GROUND LEFT INACTIVE FOR SEVEN OR MORE DAYS SHALL BE STABILIZED BY TEMPORARY OR PERMANENT SEEDING, TEMPORARY OR PERMANENT SEEDING AND MULCHING, SODDING, COVERING WITH TARPS, OR EQUIVALENT BEST MANAGEMENT PRACTICES. IF TEMPORARY SEEDING IS USED, A PERMANENT COVER SHALL ALSO BE REQUIRED AS PART OF THE FINAL SITE STABILIZATION. SEEDING OR SODDING SHALL BE REQUIRED AS PART OF THE FINAL SITE STABILIZATION.
13. SOIL OR DIRT STORAGE PILES SHALL BE LOCATED A MINIMUM OF TWENTY-FIVE FEET FROM ANY DOWNSLOPE ROAD, LAKE, STREAM, WETLAND, OR DRAINAGE CHANNEL. STRAW BALE OR FILTER FABRIC FENCES SHALL BE PLACED ON THE DOWN SLOPE SIDE OF THE PILES. IF REMAINING FOR MORE THAN THIRTY DAYS, PILES SHALL BE STABILIZED BY MULCHING, VEGETATIVE COVER, TARPS OR OTHER MEANS.
14. WHEN THE DISTURBED AREA HAS BEEN STABILIZED BY PERMANENT VEGETATION OR OTHER MEANS, TEMPORARY BEST MANAGEMENT PRACTICES SUCH AS FILTER FABRIC FENCES, STRAW BALES, SEDIMENT AND SEDIMENT TRAPS SHALL BE REMOVED.
15. NOTIFY THE CITY WITHIN TWO WORKING DAYS OF COMMENCING ANY LAND DEVELOPMENT OR LAND DISTURBING ACTIVITY.
16. NOTIFY THE CITY OF COMPLETION OF ANY BEST MANAGEMENT PRACTICES WITHIN THE NEXT WORKING DAY AFTER THEIR INSTALLATION.
17. OBTAIN PERMISSION IN WRITING FROM THE CITY OF MADISON ENGINEERING DEPARTMENT PRIOR TO MODIFYING THE EROSION CONTROL PLAN.
18. REPAIR ANY SILTATION OR EROSION DAMAGE TO ADJOINING SURFACES AND DRAINAGEWAYS RESULTING FROM LAND DEVELOPMENT OR LAND DISTURBING ACTIVITIES.
19. KEEP A COPY OF THE EROSION CONTROL PLAN ON SITE.

GENERAL NOTES:

1. REFER TO DRAWINGS C101 THROUGH C102 FOR TOPOGRAPHIC SURVEY OF PROJECT SITE. SEE DRAWING C102 FOR BENCHMARK DATA.
2. EXISTING EDGE OF PAVEMENT GRADES ALONG UNIVERSITY AVENUE AND CAMPUS DRIVE SHALL BE MAINTAINED
3. REFER TO LANDSCAPE DRAWINGS FOR LINEAR DRAIN DESIGN.

LEGEND

- EXIST. SPOT ELEV.
- EXIST. CONTOUR
- PROP. INLET GRATE SCREEN
- PROPOSED SPOT ELEVATION
- STABILIZED CONSTRUCTION ENTRANCE
- CONSTRUCTION LIMITS

*ALL WORK PROPOSED IN THE RIGHT-OF-WAY IS NOT BEING APPROVED AS PART OF THE PUD (GDP/SIP). ALL WORK IN THE RIGHT OF WAY IS APPROVED SEPARATELY BY THE BOARD OF PUBLIC WORKS, CITY OF MADISON)

WISCONSIN INSTITUTES FOR DISCOVERY

Site Grading Plan

0' 20' 40' 80'

February 13, 2008

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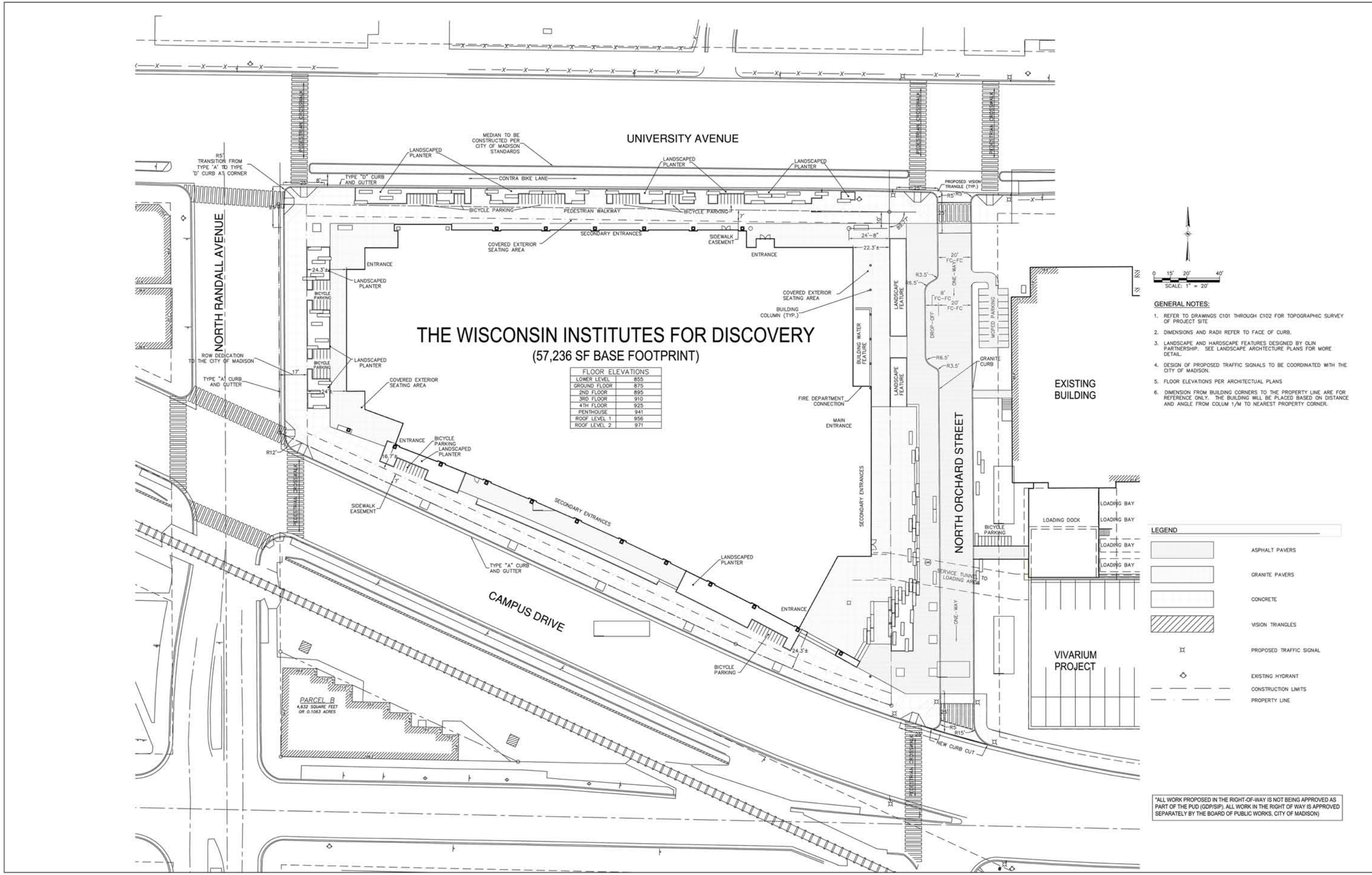

FLOOR ELEVATIONS	
LOWER LEVEL	855
GROUND FLOOR	875
2ND FLOOR	895
3RD FLOOR	910
4TH FLOOR	925
PENTHOUSE	941
ROOF LEVEL 1	956
ROOF LEVEL 2	971

GENERAL NOTES:

1. REFER TO DRAWINGS C101 THROUGH C102 FOR TOPOGRAPHIC SURVEY OF PROJECT SITE
2. DIMENSIONS AND RADII REFER TO FACE OF CURB.
3. LANDSCAPE AND HARDSCAPE FEATURES DESIGNED BY OLIN PARTNERSHIP. SEE LANDSCAPE ARCHITECTURE PLANS FOR MORE DETAIL.
4. DESIGN OF PROPOSED TRAFFIC SIGNALS TO BE COORDINATED WITH THE CITY OF MADISON.
5. FLOOR ELEVATIONS PER ARCHITECTUAL PLANS
6. DIMENSION FROM BUILDING CORNERS TO THE PROPERTY LINE ARE FOR REFERENCE ONLY. THE BUILDING WILL BE PLACED BASED ON DISTANCE AND ANGLE FROM COLUM 1/M TO NEAREST PROPERTY CORNER.

"ALL WORK PROPOSED IN THE RIGHT-OF-WAY IS NOT BEING APPROVED AS PART OF THE PUD (GDP/SIP). ALL WORK IN THE RIGHT OF WAY IS APPROVED SEPARATELY BY THE BOARD OF PUBLIC WORKS, CITY OF MADISON)

WISCONSIN INSTITUTES FOR DISCOVERY

Site Layout Plan

0' 20' 40' 80'

February 13, 2008

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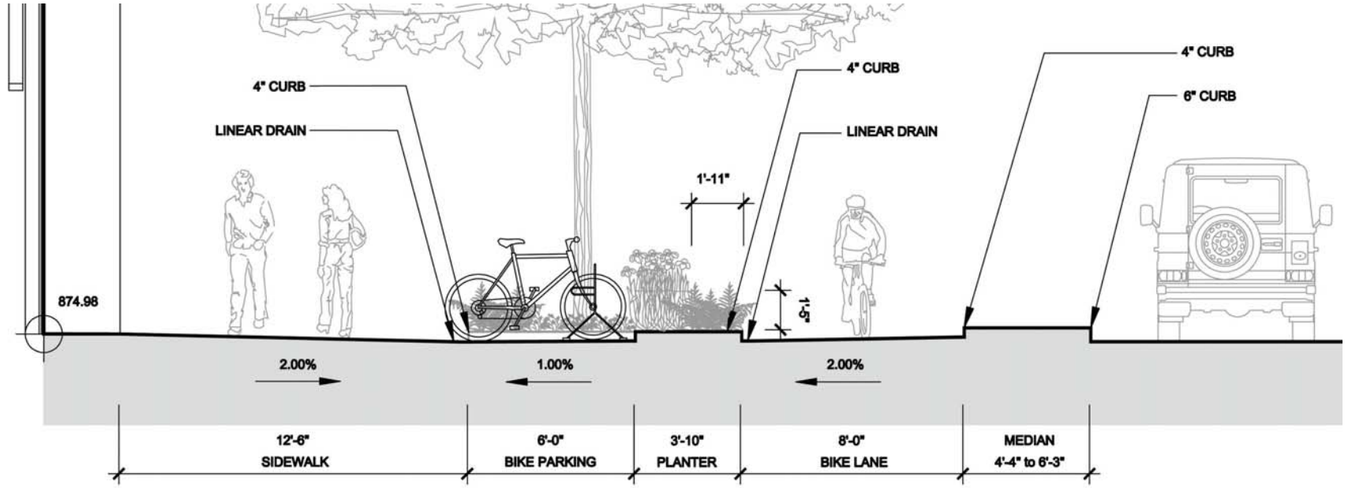
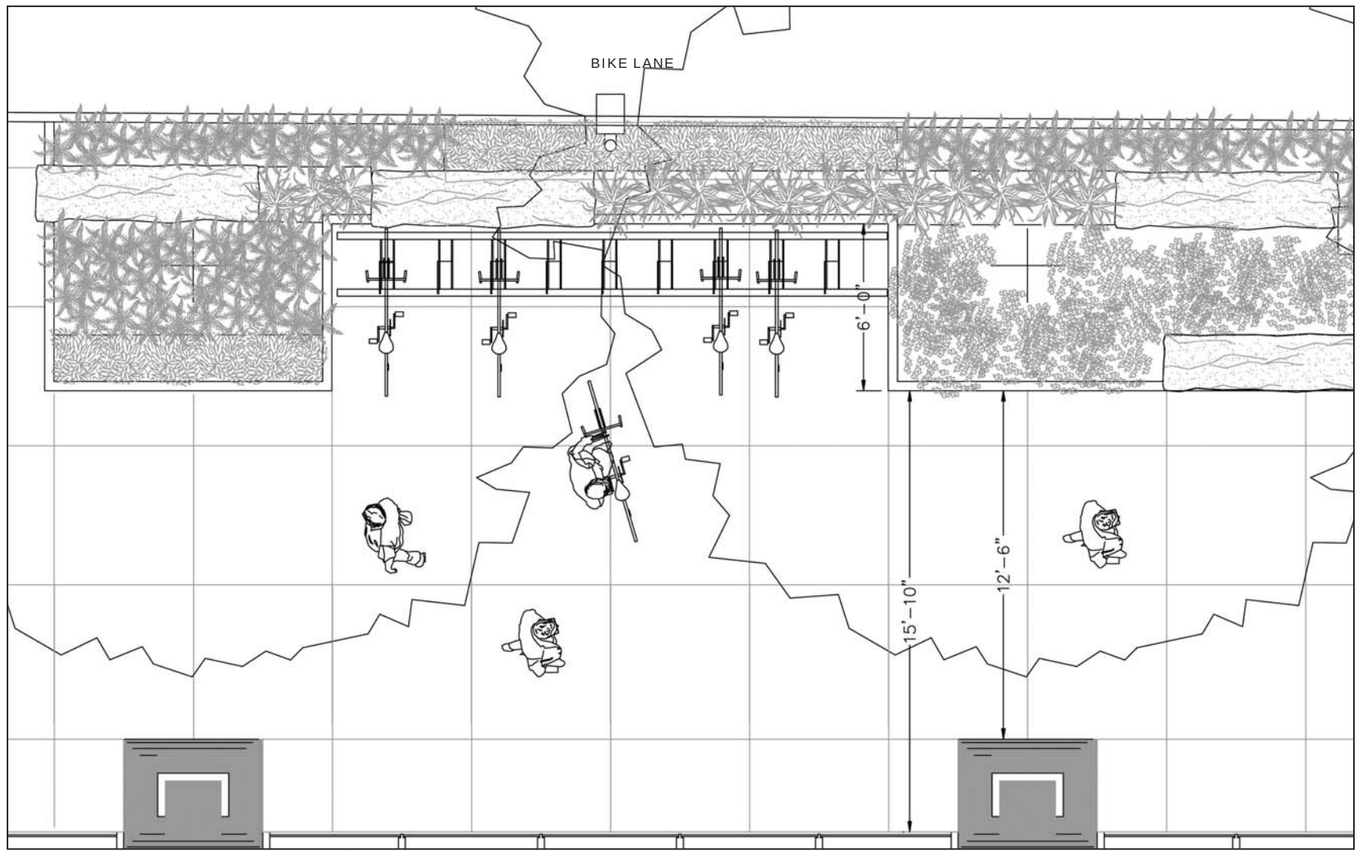


Detailed Section



Detailed Plan

Bike Rack
University Standard

Concrete Paving Example

Planter Curb Example

Stone Block 1 Example

Stone Block 2 Example

WISCONSIN INSTITUTES FOR DISCOVERY

Bike Parking, TYP.

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Trees



Balsam Fir
Abies balsamea
Small to medium coniferous tree
Form: Narrow, spire-like crown
Height: 50’
Spread: 20’ - 30’
Fall Color: Evergreen
Attributes: Wisconsin native



White Spruce
Picea glauca
Medium coniferous tree
Form: Conical
Height: 40’
Spread: 10’ - 20’
Fall Color: Evergreen
Attributes: Wisconsin native



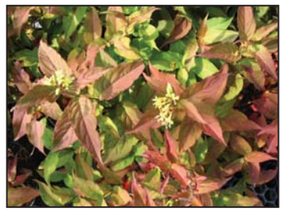
Quaking Aspen
Populus tremuloides
Medium deciduous tree
Form: Colonizing
Height: 40’
Spread: 20’
Fall Color: Yellow
Attributes: Wisconsin native,
Silvery leaves “tremble” with slightest breeze


Red Maple
Acer rubrum
Medium deciduous tree
Form: Rounded to oval
Height: 40’ - 50’
Spread: 30’
Fall Color: Red
Attributes: Wisconsin native

Shrubs




Dwarf Redosier Dogwood
Cornus servicea ‘Kelseyi’
Small deciduous shrub
Form: Colonizing
Height: 2’ - 2.5’
Fall Color: Purple or reddish
Attributes: Wisconsin native,
Young twigs are red in winter

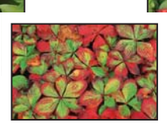
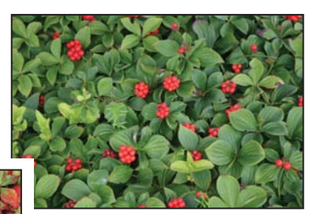



Dwarf Bushhoneysuckle
Diercilla lonicera
Small deciduous shrub
Form: Low, mounding
Height: 1’ - 4’
Flower Color: Yellow, May to August
Attributes: Wisconsin native

Perennials



Largeleaf Aster
Aster macrophyllus
Form: Long with heart-shaped basses
Height: 1’ - 4’
Attributes: Wisconsin native,
Bluish-purple flower

Bunchberry
Cornus canadensis
Form: Forms carpet-like mat
Height: 4” - 6”
Fall Color: Red
Attributes: Wisconsin native,
Ornamental red fruit

Trees



American Elm
Ulmus americana ‘Valley Forge’
Large deciduous tree
Form: Broadly-upright
Height: 60’
Spread: 50’
Fall Color: Yellowish-brown
Attributes: Bark is dark gray color with deep ridges
Wisconsin native

American Hophornbeam
Ostrya virginiana
Small deciduous tree
Form: Ovate pyramidal when young, rounded when older
Height: 30’
Spread: 20’
Fall Color: Yellowish-brown to orange
Attributes: Bark and trunk are ornamentally attractive,
Wisconsin native, “Hop-like” seed pods

Ferns

Interrupted Fern
Osmunda claytonia
Form: Round, light green
Height: 2’ - 4’
Attributes: Wisconsin native
Deciduous
Oldest known fern species still living in the world, 200 million years

Shrubs



Dwarf Gray Dogwood
Cornus racemosa ‘Slavinii’
Small deciduous shrub
Form: Dwarf
Height: 2’ - 3’
Flower: Small creamy white
Fruit: White
Spread: 4’
Fall Color: Reddish-purple
Attributes: Wisconsin native

Perennials


Wild Geranium
Geranium maculatum
Form: Creeping
Height: 1’ - 2’
Fall Color: Orange to red
Flower: Lavendar, blooms April to June
Attributes: Wisconsin native



Woodland Sunflower
Helianthus strumosus
Form: Erect
Height: 2’ - 6’
Flower: Yellow, blooms July - Sept.
Attributes: Wisconsin native

WISCONSIN INSTITUTES FOR DISCOVERY

Campus Drive - Southern Dry-Mesic Forest Plant Association

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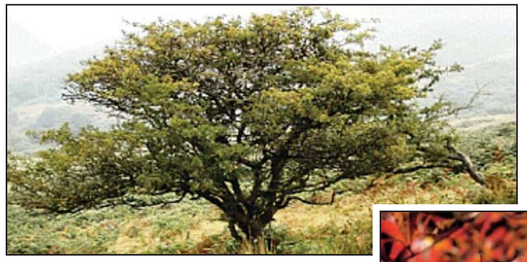
Trees





Thornless Dotted Hawthorn
Crataegus punctata ‘Ohio Pioneer’
Small deciduous tree
Form: Strong horizontal branching
Height: 20’
Spread: 25’
Fall Color: Orange
Attributes: Wisconsin native,
Thornless, good vigor

Shrubs


New Jersey Tea
Ceanthus americanus
Small deciduous shrub
Form: Suckering
Height: 3’
Attributes: Wisconsin native,
White flower, mid to late summer

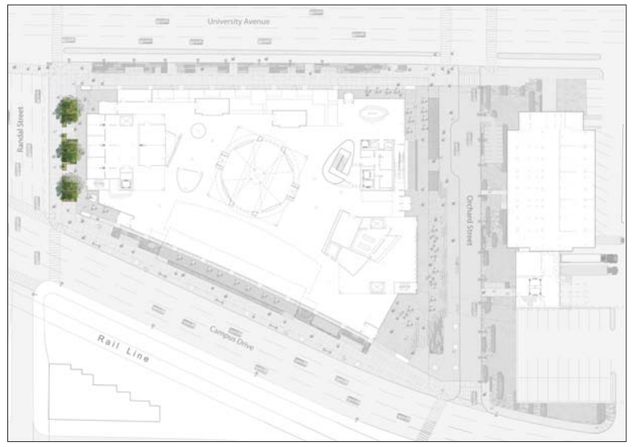

Leadplant Amorpha
Amorpha canescens
Small deciduous shrub
Form: Broad shrub, rounded with flat top
Height: 2’ - 4’
Spread: 4’ - 5’
Attributes: Wisconsin native,
Blue violet flowers, blooms early to mid-summer

Grasses


Little Bluestem
Schizachyrium scoparium
Prairie short grass
Form: Upright clump
Height: 2’ - 4’
Spread: 1.5’ - 2’
Fall Color: Orange
Attributes: Wisconsin native



Prairie Dropseed
Sporobolus heterolepsis
Prairie grass
Form: Upright clump
Height: 2’ - 3’
Spread: 2’ - 3’
Fall Color: Orange
Attributes: Wisconsin native
Attracts songbirds



Trees



Yellow Birch
Betula allegheniensis
Medium deciduous tree
Form: Irregular crown
Height: 50’
Spread: 40’
Fall Color: Yellow
Attributes: Wisconsin native,
Attractive bark




Basswood
Tilia americana
Medium deciduous tree
Form: Oval to irregular branching
Height: 50’ - 60’
Spread: 40’
Fall Color: Green or yellowish
Attributes: Wisconsin native
Fragrant flowers

Ferns

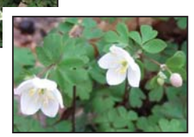

Woodfern
Dryopteris intermedia
Form: Oval to narrowly triangular, dark green
Height: 1.5’ - 3’
Attributes: Wisconsin native,
Evergreen

Shrubs



Dwarf American Yew
Taxus canadensis ‘Compacta’
Small evergreen shrub
Form: Dwarf, loose
Height: 3’ - 6’
Spread: 6’ - 8’
Attributes: Wisconsin native,
Attractive fruit

Perennials

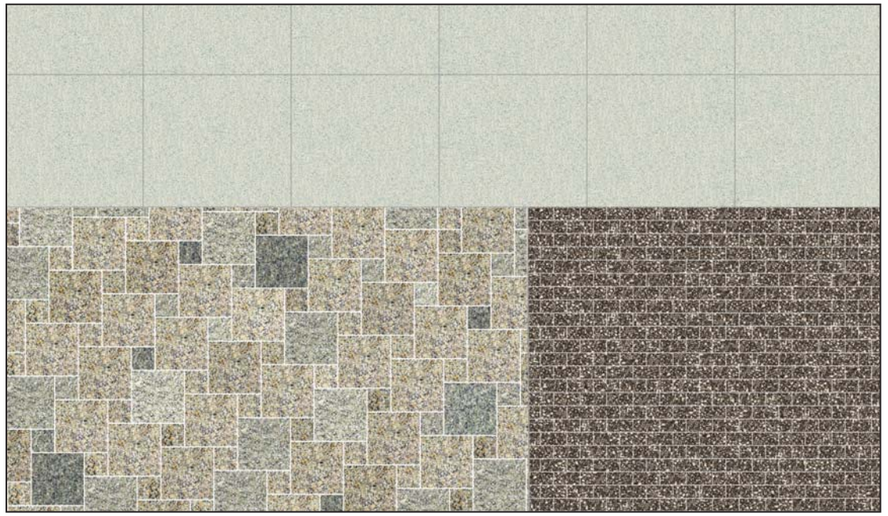




False Rue Anomone
Isopyrum biternatum
Form: Low and Spreading
Height: 6” - 9”
Spread: 3” - 6”’
Flower: White, blooms March to April
Attributes: Wisconsin native


Solomon’s Seal
Polygonatum biflorum
Form: Long arching stems
Height: 1’ - 3’
Spread: 12” - 18”
Flower: Greenish-white, blooms April to May
Attributes: Wisconsin native

Stone

Cast-In-Place Concrete



Granite Pavers

Asphalt Pavers

Paving Rendering

Stone Block Examples

Autumn Harmony Granite

Crystal Gold Granite

Wisconsin Gray Granite

Granite Paving

Wisconsin Dolomite - Split Face

Wisconsin Dolomite - Seam Face

Prairie Brown Sandstone

Stone Blocks

Furnishings

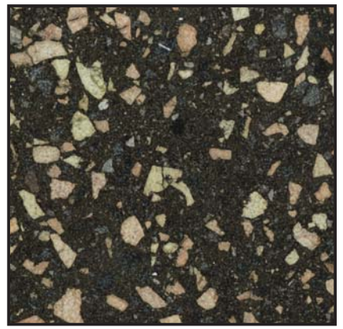
Lighting

Bike Rack

Trash Can

Note: Standard University site furnishings

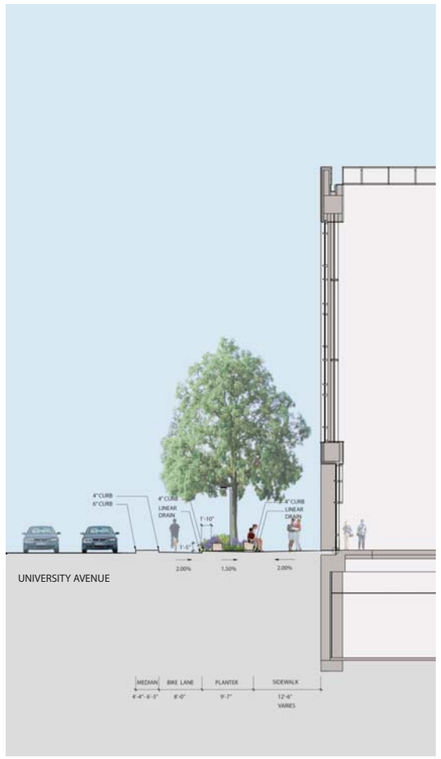
Asphalt



Asphalt Paver

Decking

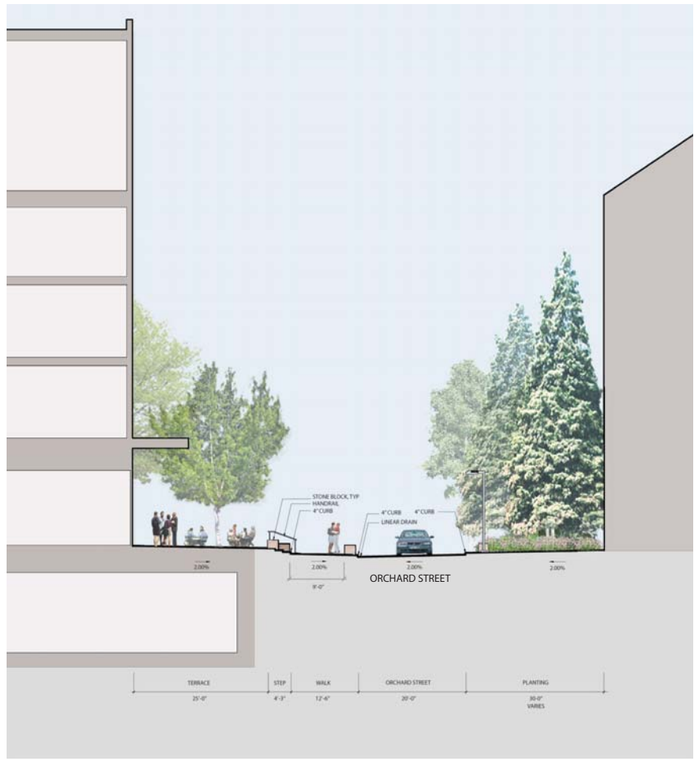
Cedar



UNIVERSITY AVENUE

CAMPUS DRIVE

RANDALL STREET



ORCHARD STREET

WISCONSIN INSTITUTES FOR DISCOVERY

SECTIONS

0" 8" 16" 32"

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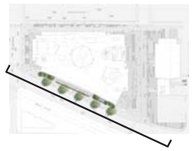
NORTH ELEVATION - UNIVERSITY AVENUE



SOUTH ELEVATION - CAMPUS DRIVE

EAST ELEVATION - ORCHARD STREET

WEST ELEVATION - RANDALL STREET

WISCONSIN INSTITUTES FOR DISCOVERY

ELEVATIONS

0″ 16″ 32″ 64″

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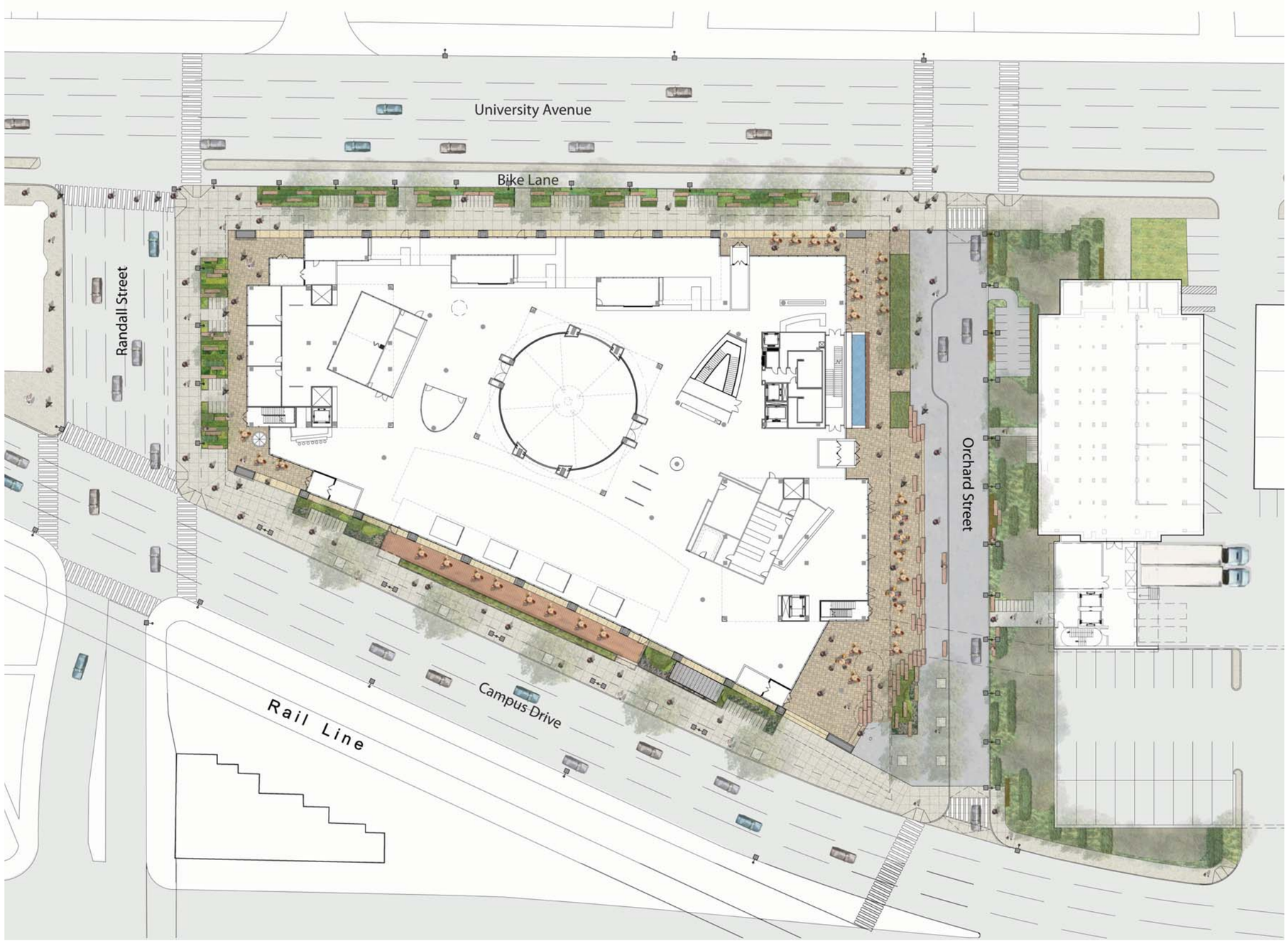

LEGEND

- PLANTING BED, TYP
- BITUMINOUS CONCRETE PAVING
- C.I.P CONCRETE PAVING
- GRANITE PAVERS
- WOOD DECK
- ASPHALT PAVERS
- GRANITE PAVERS
- STONE BLOCKS
- TABLES & CHAIRS
- LIGHTING

WISCONSIN INSTITUTES FOR DISCOVERY

Understory Planting, Materials and Furnishings

0′ 20′ 40′ 80′

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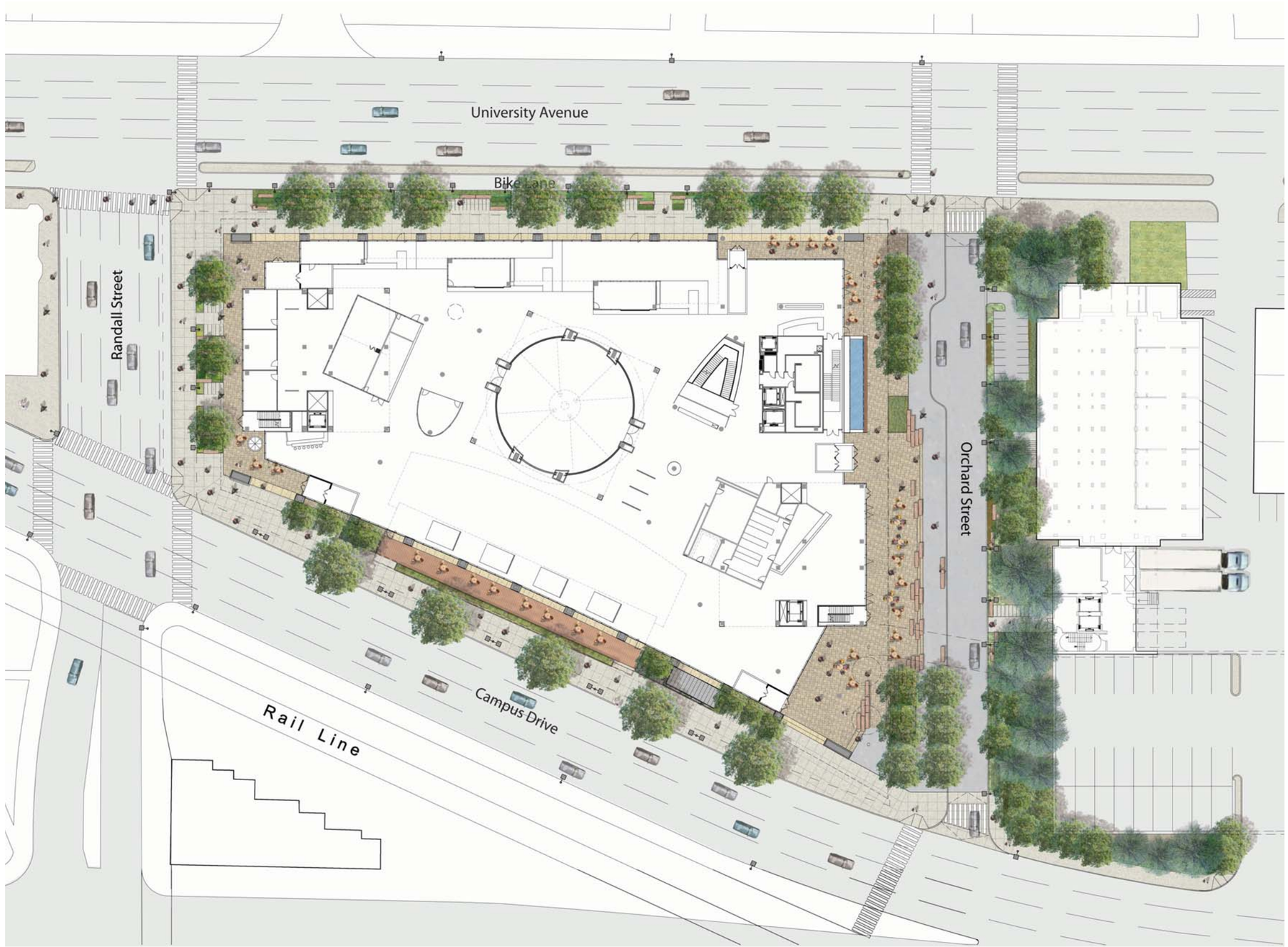

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Illustrative Site Plan

0′ 20′ 40′ 80′

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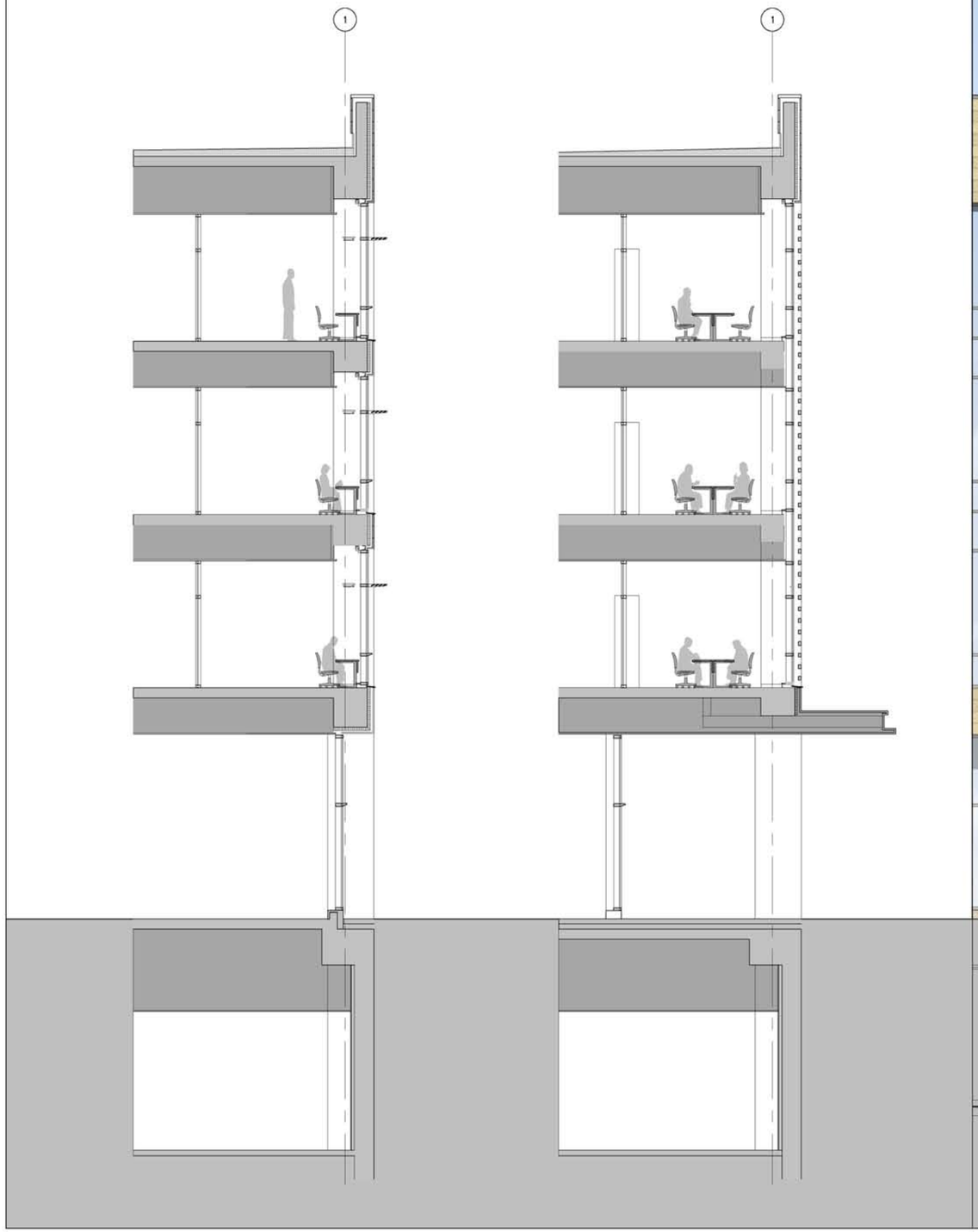

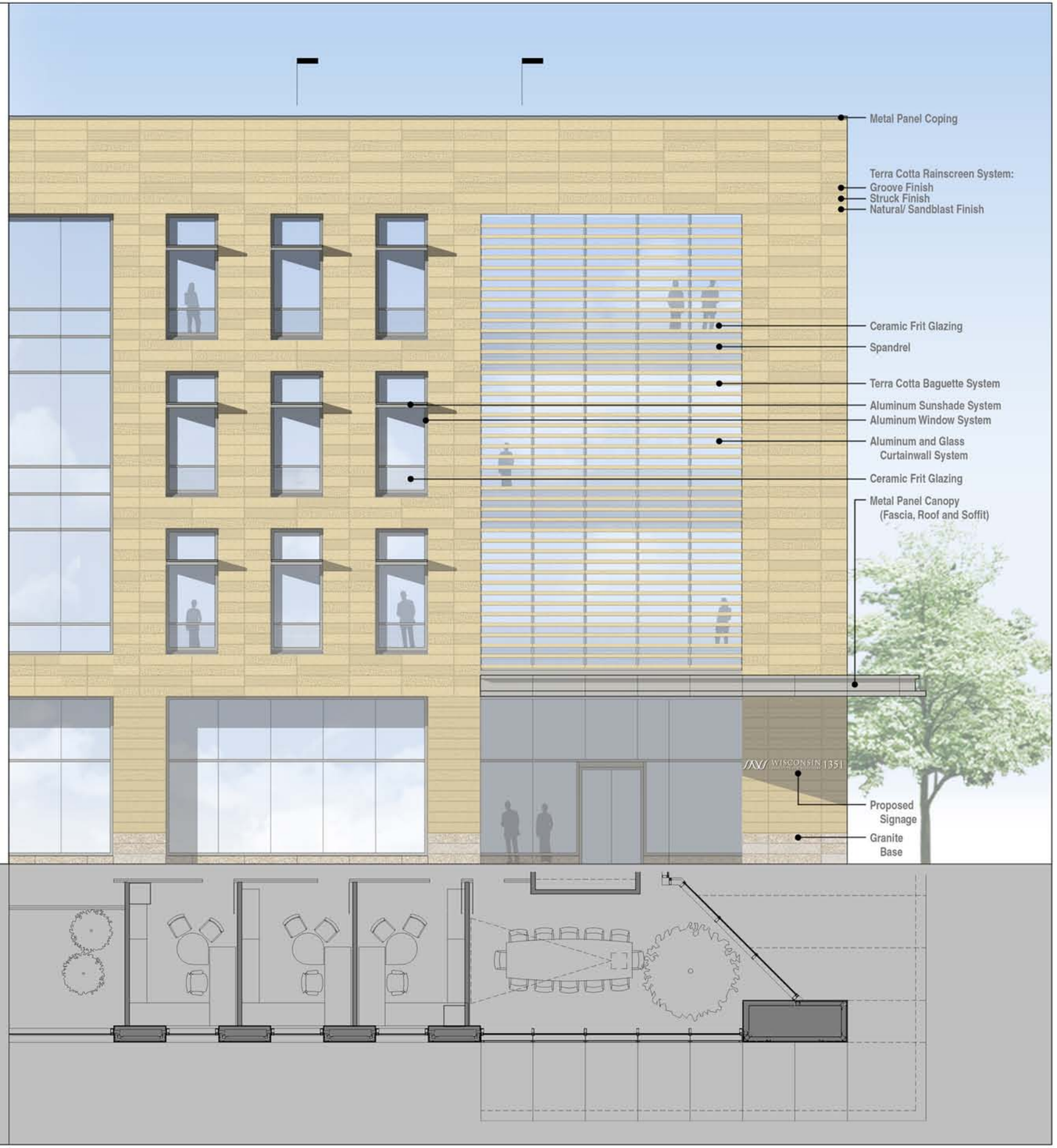

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Detail Elevation

0' 4' 8' 16'

February 13, 2008

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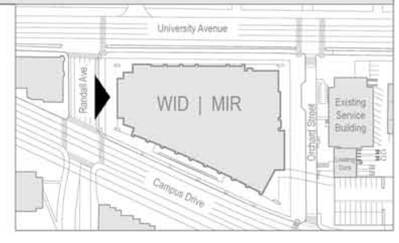

WISCONSIN INSTITUTES FOR DISCOVERY

West Elevation
Randall Avenue

0' 8' 16' 32'

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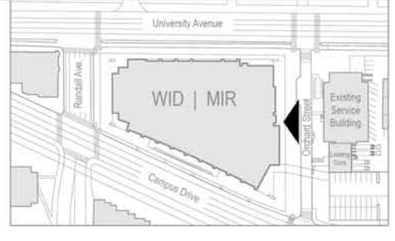

WISCONSIN INSTITUTES FOR DISCOVERY

East Elevation
Orchard Street

0' 8' 16' 32'

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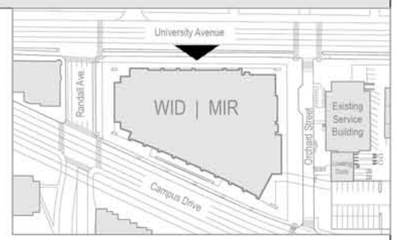

WISCONSIN INSTITUTES FOR DISCOVERY

North Elevation
University Avenue

0' 8' 16' 32'

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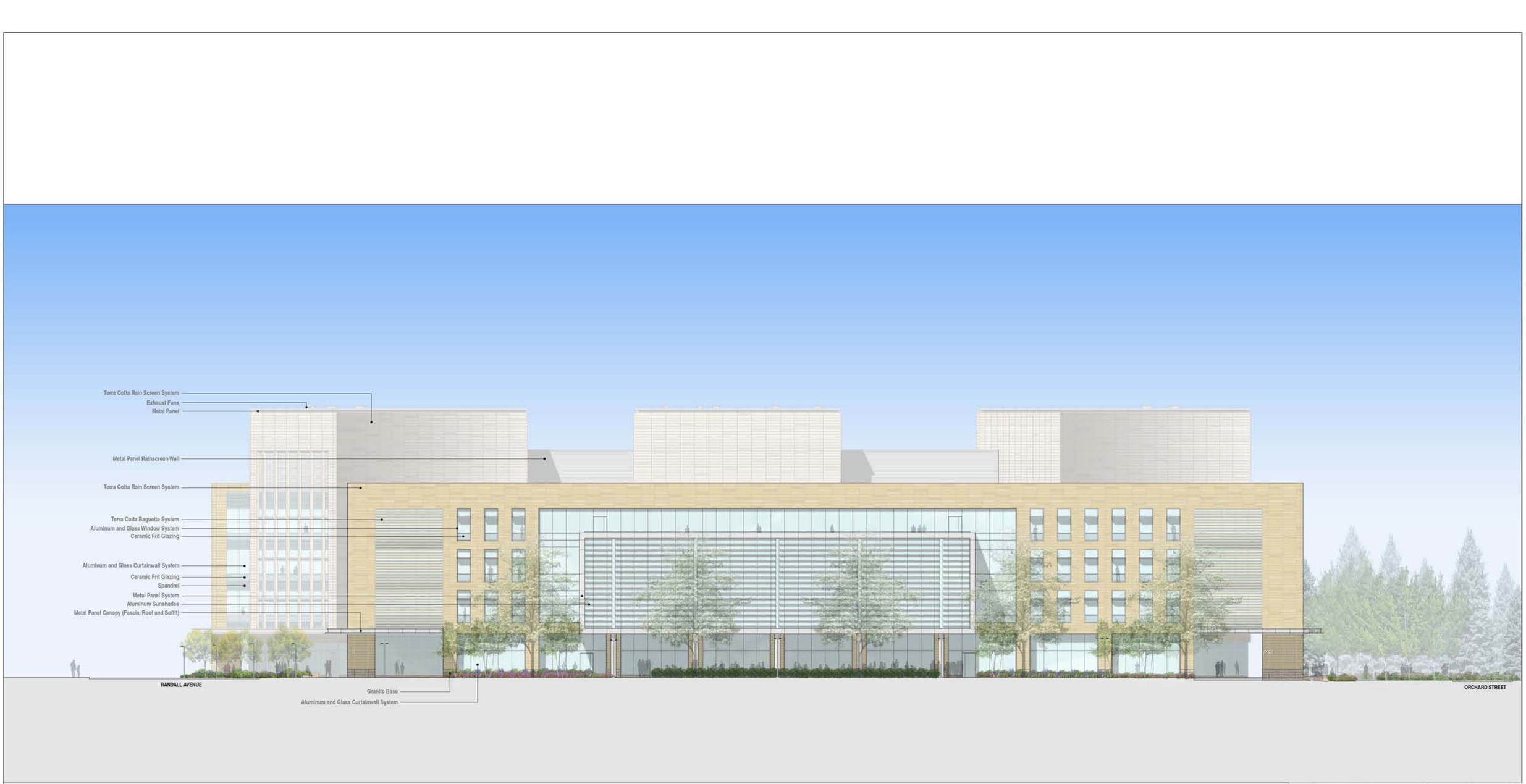

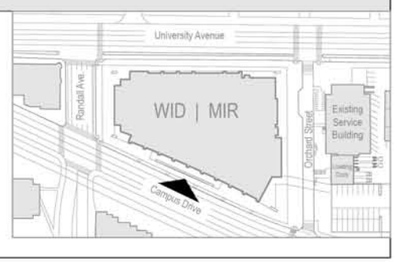

WISCONSIN INSTITUTES FOR DISCOVERY

South Elevation
Campus Drive

0' 8' 16' 32'

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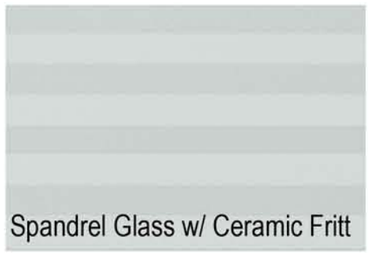
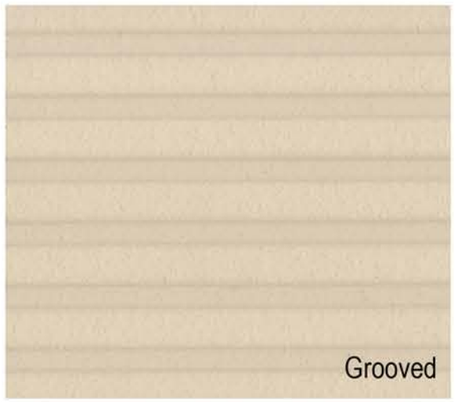
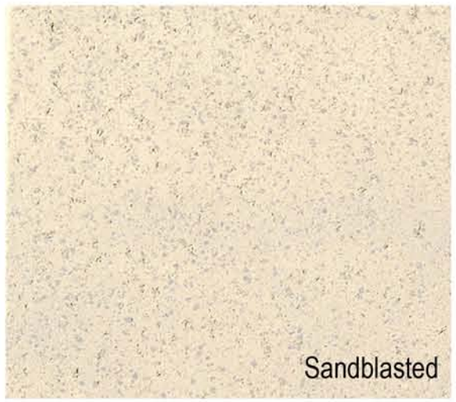
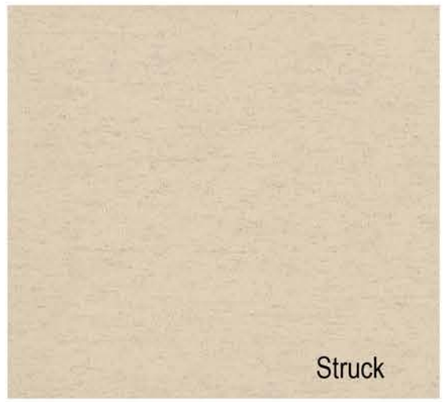


Glass

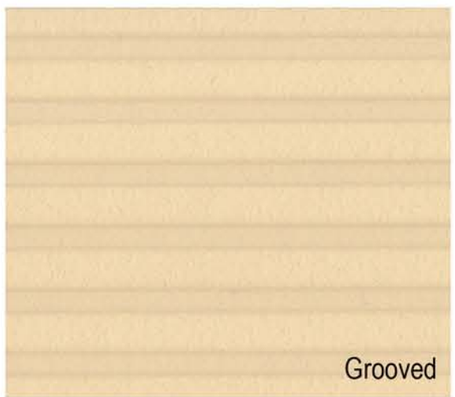
Metal







Lab Pod Terra Cotta



North South Walls Terra Cotta

Partial Elevation

Stone

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View from the Northeast

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View from the Southwest

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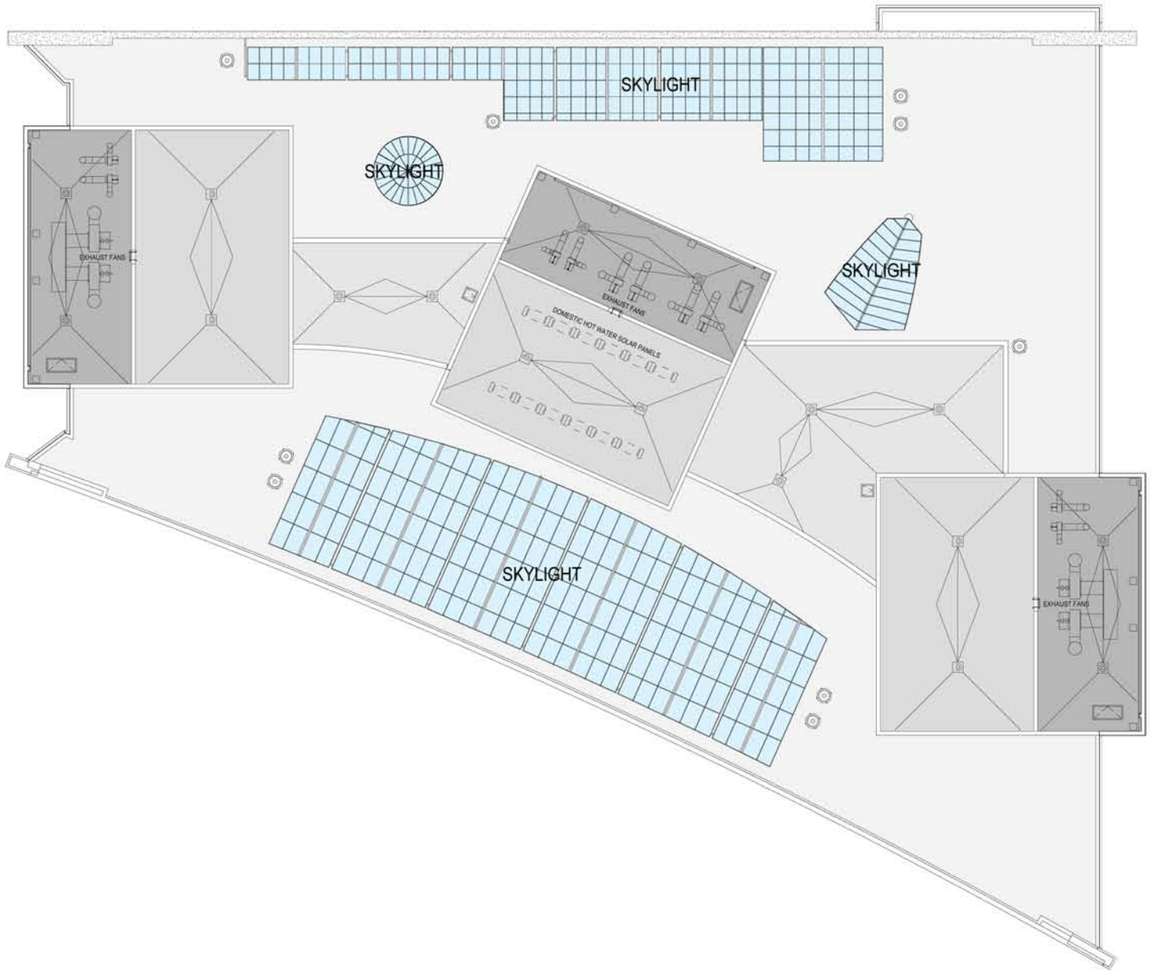

WISCONSIN INSTITUTES FOR DISCOVERY

Roof Plan

0' 16' 32' 64'

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WISCONSIN INSTITUTES FOR DISCOVERY

Penthouse Floor Plan

0' 16' 32' 64'

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Lower Level Floor Plan and Tunnel Plan

0' 16' 32' 64'

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Fourth Floor Plan

0' 16' 32' 64'

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Third Floor Plan

0' 16' 32' 64'

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Second Floor Plan

0' 16' 32' 64'

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University Avenue

Randall Avenue

ffice
g

Entry

Retail

North Garden

Entry

Breakout Room

Coffee Bar

Jan Closet

Storage

Forum

Security Desk

Soda Fountain

Main Entry

Entry

South Atrium

Elec Closet

Stor

Cost Closet

Servery Kitchen

Cafe

Entry

Orchard Street

Existing Service Building

Loading Dock

Entry

Tunnel Below

UW Parking

Campus Drive

Rail Line

Existing Building

WISCONSIN INSTITUTES FOR DISCOVERY

WID | MIR Site Plan / Ground Floor Plan

0' 16' 32' 64'

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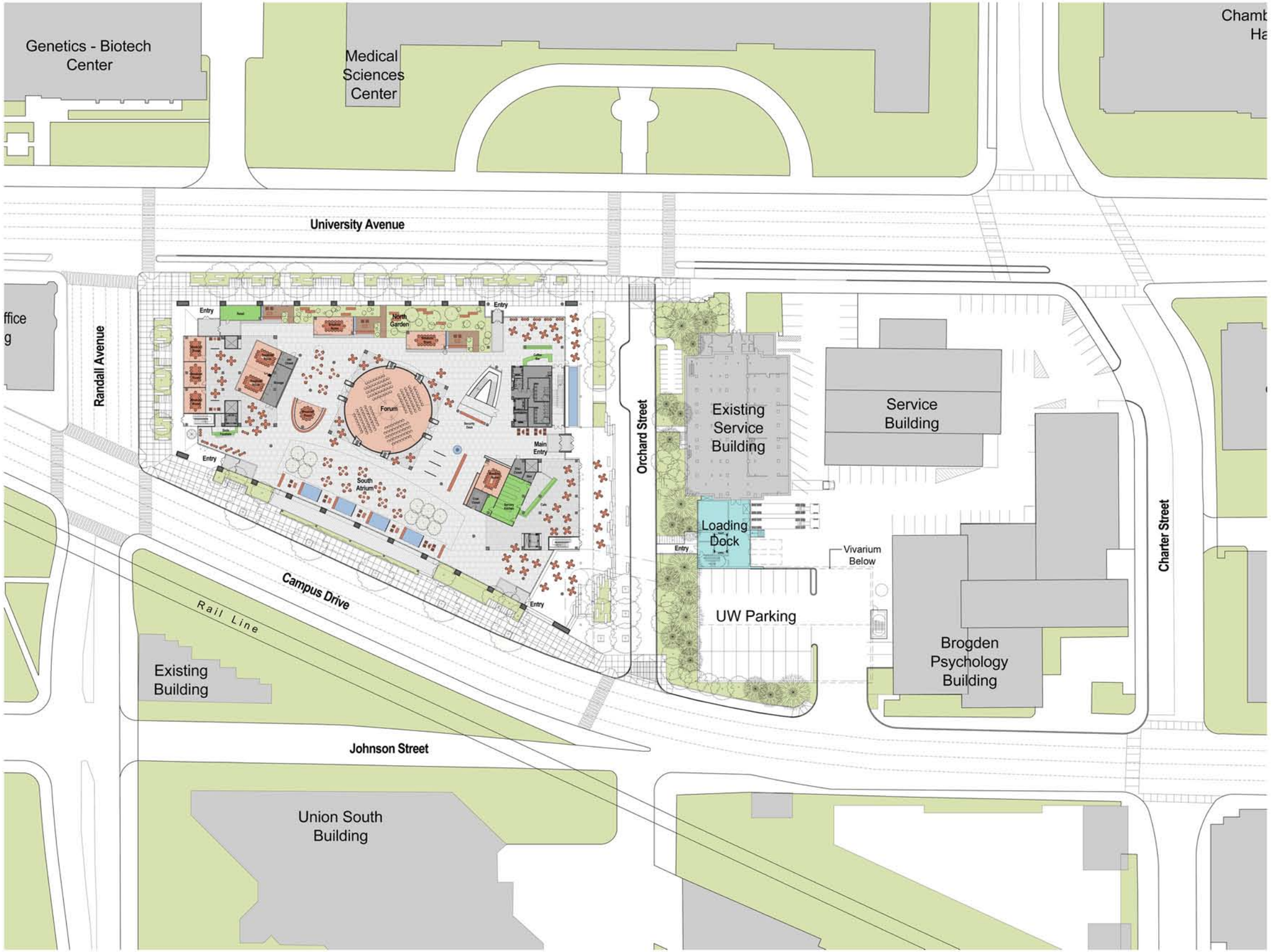

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Overall Site Plan

0' 32' 64' 128'

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WISCONSIN INSTITUTES FOR DISCOVERY

URBAN DESIGN COMMISSION PRESENTATION
FEBRUARY 13, 2008

Ballinger

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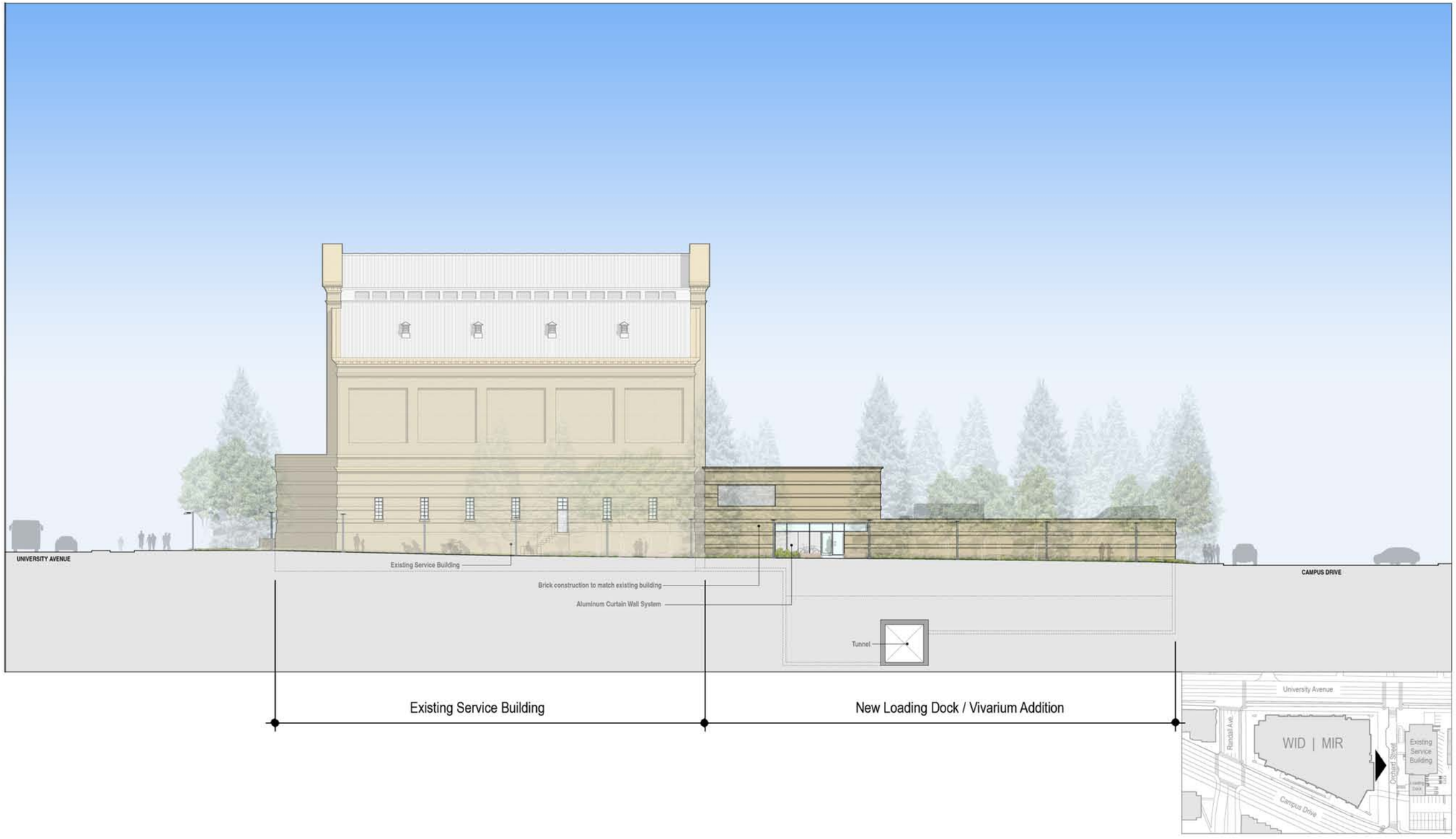

WISCONSIN INSTITUTES FOR DISCOVERY

Orchard Street West Elevation

0' 8' 16' 32'

February 13, 2008

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