

**APPLICATION FOR
URBAN DESIGN COMMISSION
REVIEW AND APPROVAL**

AGENDA ITEM # _____
Project # _____

| | |
|---------------------------------|---|
| DATE SUBMITTED: <u>12/28/10</u> | Action Requested |
| UDC MEETING DATE: <u>1/5/11</u> | <input checked="" type="checkbox"/> Informational Presentation |
| | <input type="checkbox"/> Initial Approval and/or Recommendation |
| | <input type="checkbox"/> Final Approval and/or Recommendation |

PROJECT ADDRESS: 5402 World Dairy Drive

ALDERMANIC DISTRICT: 16

| | |
|--|--------------------------------|
| OWNER/DEVELOPER (Partners and/or Principals) | ARCHITECT/DESIGNER/OR AGENT: |
| <u>Madison Development Corp.</u> | <u>Strang, Inc.</u> |
| <u>550 W. Washington Ave.</u> | <u>6411 Mineral Point Road</u> |
| <u>Madison, WI 53703</u> | <u>Madison, WI 53705</u> |

CONTACT PERSON: Peter Tan
Address: Strang, Inc.
Madison, WI.
Phone: 608-276-9200
Fax: 608-276-9204
E-mail address: tan@strang-inc.com

- TYPE OF PROJECT:
(See Section A for:)
- Planned Unit Development (PUD)
 - General Development Plan (GDP)
 - 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.



January 5, 2011

Urban Design Commission – Informational Presentation

Project: Midwest Biolink Commercialization and Business Center
5402 World Dairy Drive
Madison, Wisconsin 53716

Owner: Madison Development Corporation
550 West Washington Avenue
Madison, Wisconsin 53703

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

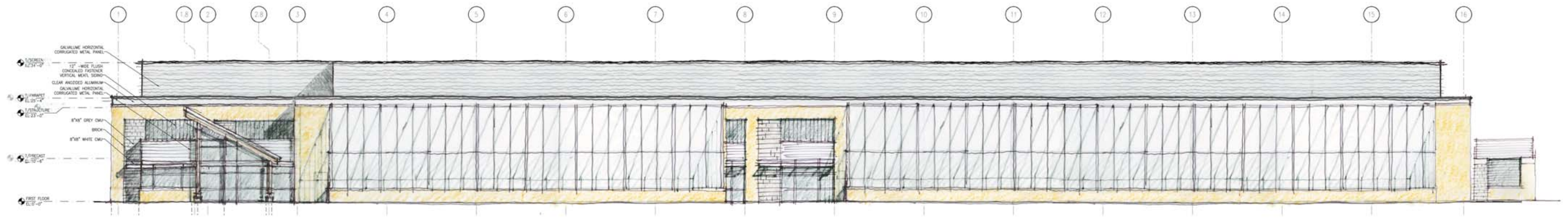
Civil/Landscape: JSD Professional Services
161 Horizon Drive
Verona, WI 53593
Wade Wyse, Civil Engineer, PE
Michael Schmeltzer, Landscape Architect
608-848-5060

ARCHITECTURE
ENGINEERING
INTERIOR DESIGN

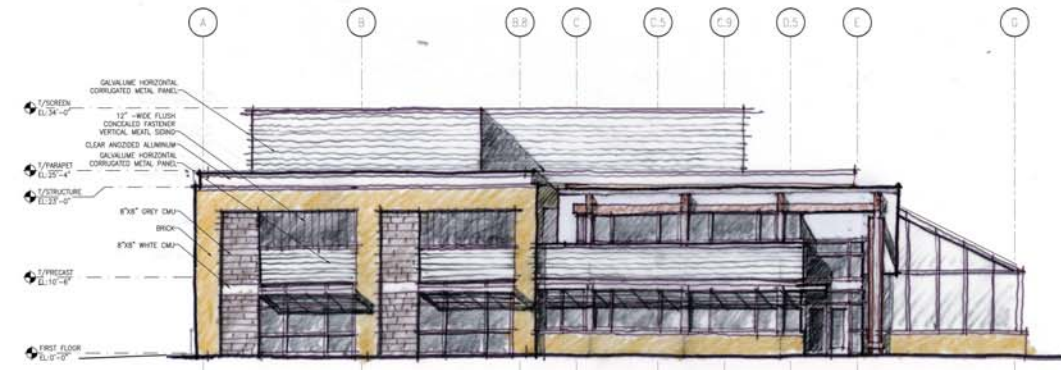
Project Description:

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. The facility will provide bio-technology 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.

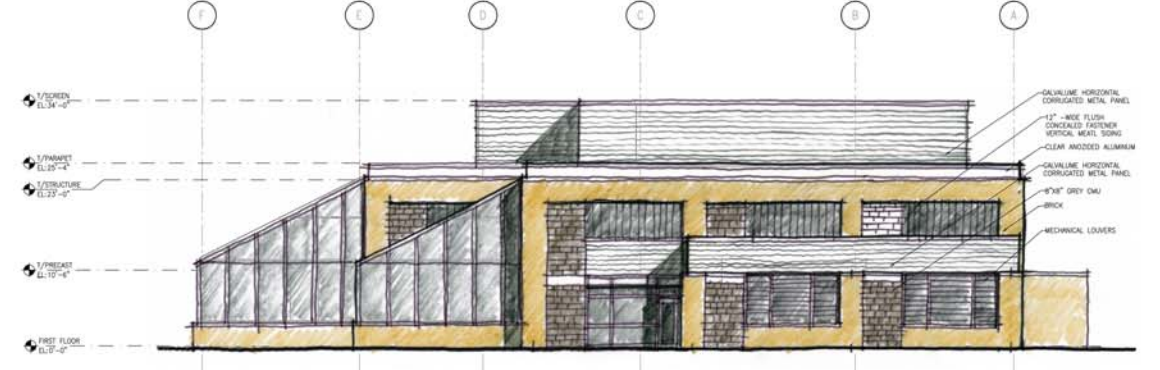
The proposed one-story (high-bay) building will be constructed of a brick veneer, concrete masonry, and metal panels wall systems. Aluminum framed glass storefront windows are provided at the primary entrance, and the west and north elevations. Aluminum framed greenhouse structures will be provided on the south side of the facility. A small second floor interstitial area is being provided to accommodate interior mechanical equipment. A corrugated metal panel 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.



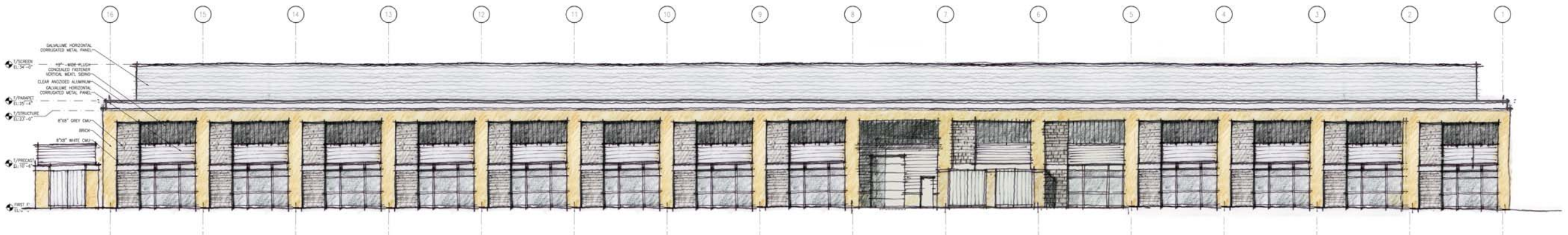
1 SOUTH ELEVATION
SCALE: 3/32" = 1'-0"



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



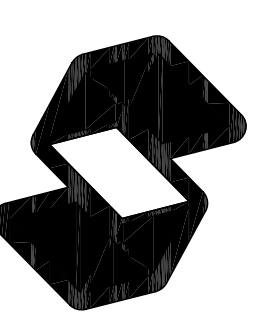
3 EAST ELEVATION
SCALE: 3/32" = 1'-0"



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

ARCHITECTURE
ENGINEERING
INTERIOR DESIGN





STRANG

ARCHITECTURE
ENGINEERING
INTERIOR DESIGN

STRANG INC.
8414 WISCONSIN POINT ROAD
MADISON, WI 53705-4589
T/ 608 278 8200
F/ 608 278 8204

JSD Professional Services, Inc.
Engineers • Surveyors • Planners

"BRINGING THE PROFESSION WITH A COMMITMENT TO CLIENT SATISFACTION THROUGH TRUST, QUALITY AND EXPERIENCE"

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- MADISON REGIONAL OFFICE
101 PENNA. WISCONSIN 4589
608 848 5580 PHONE / 608 848 2255 FAX
MADISON | MILWAUKEE
KENOSHA | APPLETON
www.jsdinc.com

LANDSCAPE NOTES

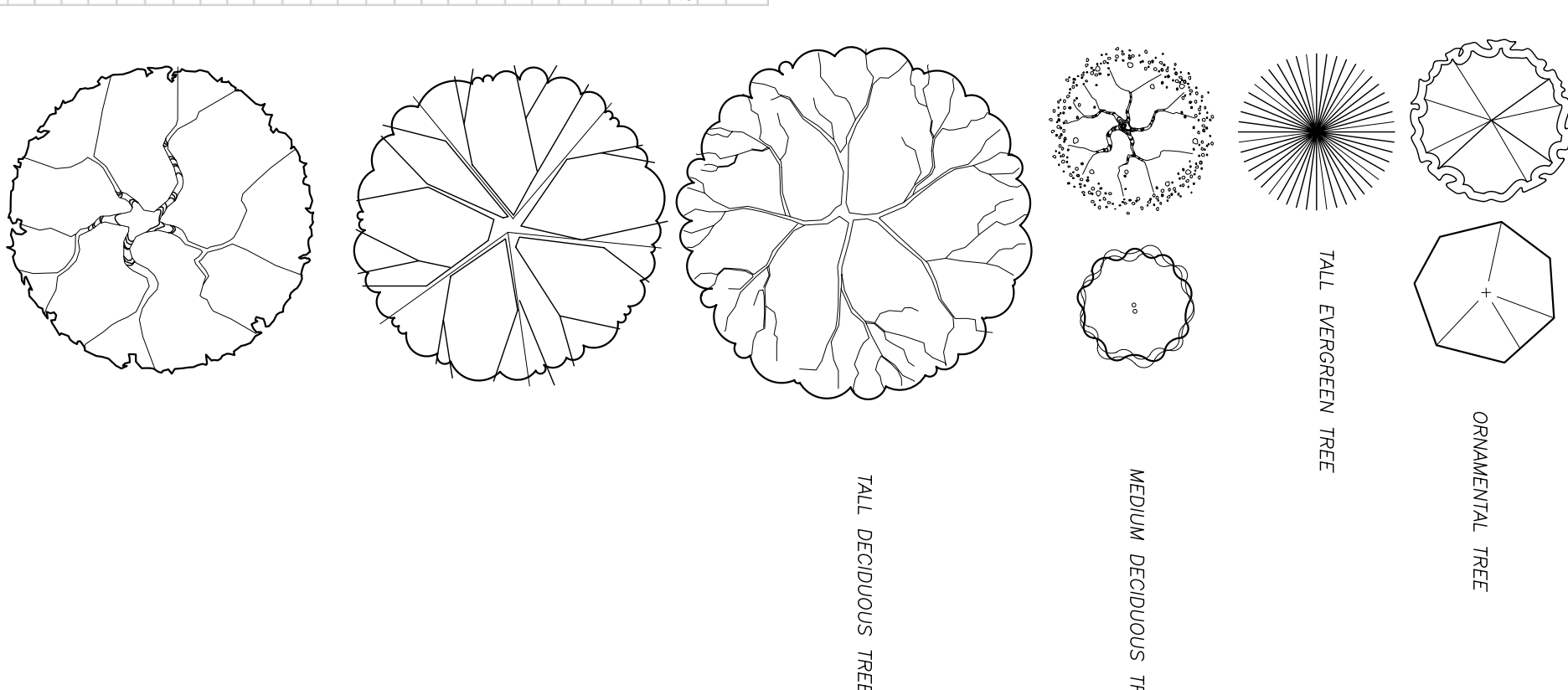
- REFER TO SHEET L101 FOR ADDITIONAL NOTES AND LEGEND INFORMATION.
- REFER TO THE EXISTING CONDITIONS PLAN FOR EXISTING CONDITIONS NOTES AND LEGEND.
- REFER TO CIVIL PLANS FOR PROPOSED EROSION CONTROL, GRADING, AND UTILITIES.
- JSD SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER/CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT FROM UNPREDICTABLE CHANGES BY ANY OF ALL RESPECTIVE AGENCIES.
- THE LANDSCAPE CONTRACTOR SHALL COORDINATE ALL FINE GRADING AND TOSSELING WITH GENERAL CONTRACTOR.
- PLANNING FOR REVIEW - NOT FOR CONSTRUCTION UNLESS OTHERWISE NOTED IN THE TITLE BLOCK.
- ANY REVISION DESIGN BY OTHERS.

LEGEND

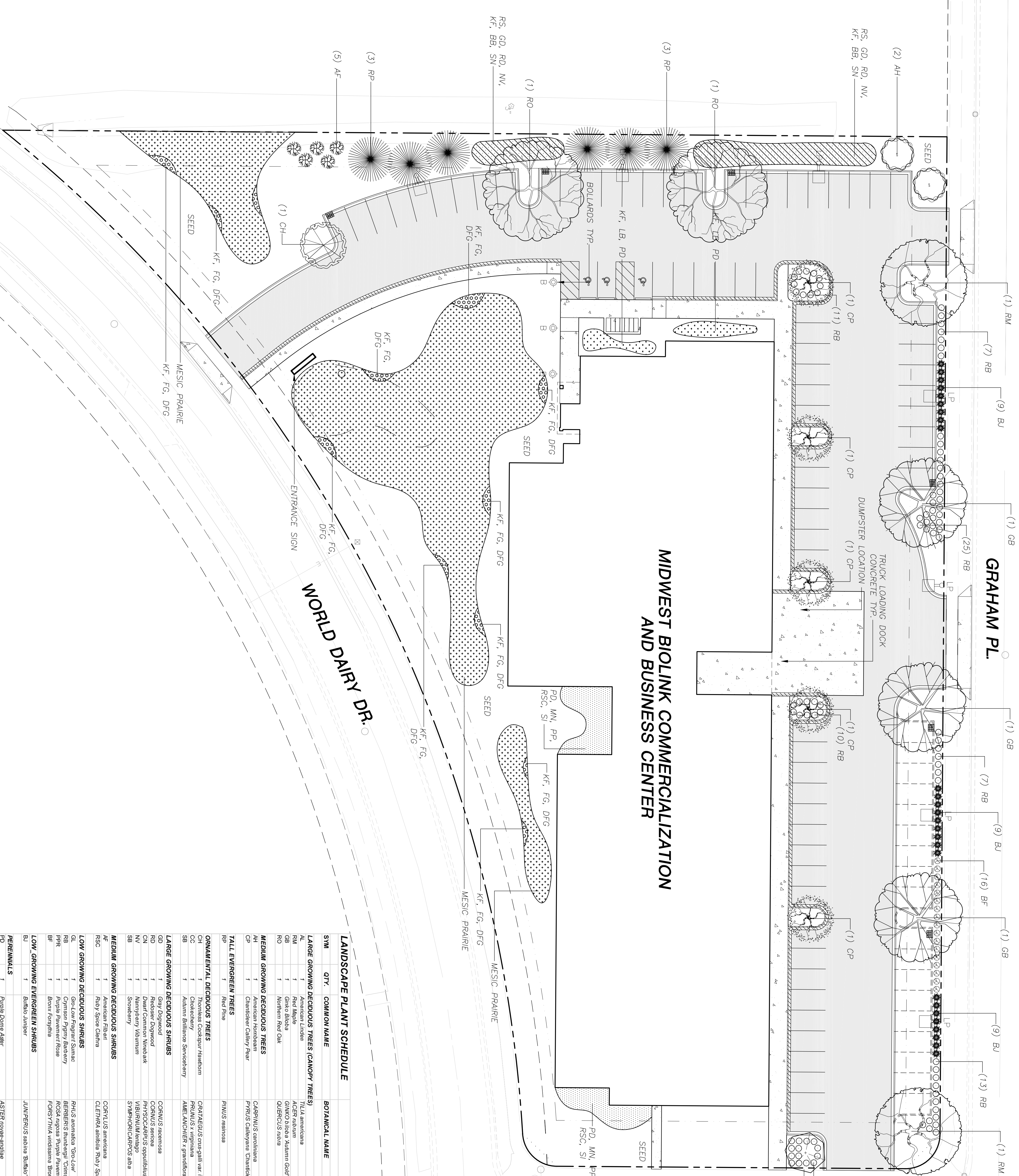
- PROPERTY LINE
- BUILDING SETBACK
- EDGE OF ASPHALT
- ADJUTING
- EASEMENT

LEGEND (PLANTS)

- MESIC PRAIRIE
- KF, FG, DFG (MIX)
- RS, GD, RD, NW, KF, BB, SN (MIX)
- KF, LB, PD (MIX)
- PD, MN, PP, RSC, SI (MIX)
- ORNAMENTAL TREES
- LOW DECIDUOUS SHRUBS
- MEDIUM DECIDUOUS SHRUBS
- TALL DECIDUOUS TREES
- ORNAMENTAL SHRUB
- ERODIENET SHRUB
- ORNAMENTAL GRASSES
- LOW DECIDUOUS SHRUBS
- MEDIUM DECIDUOUS SHRUBS
- TALL DECIDUOUS TREES
- ORNAMENTAL TREE
- ERODIENET TREE
- ORNAMENTAL TREE
- TALL DECIDUOUS TREES
- MEDIUM DECIDUOUS TREE
- ORNAMENTAL TREE
- TALL DECIDUOUS TREES



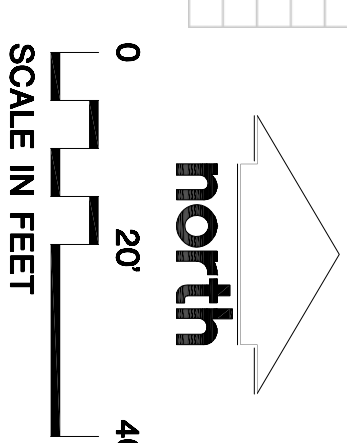
MIDWEST BIOLINK COMMERCIALIZATION
AND BUSINESS CENTER



LANDSCAPE PLANT SCHEDULE

| SWI | QTY | COMMON NAME | BOTANICAL NAME | SIZE | ROOT | MADISON RECD. L.S. POINTS | ACTUAL L.S. POINTS |
|---|-----|----------------------------|--|------------------|----------|---------------------------|--------------------|
| LARGE GROWING DECIDUOUS TREES (CANOPY TREES) | | | | | | | |
| AL | 1 | American Linden | TILIA americana | 2" Cal | BBB | | |
| CC | 1 | Common Hackberry | FRAXINUS vulgaris | 18"-24" Min. Ht. | BBB | | |
| GB | 1 | Green Glabrous | QUERCUS laevis | 2" Cal | BBB | | |
| NO | 1 | Northern Red Oak | QUERCUS rubra | 2" Cal | BBB | | |
| MEDIUM GROWING DECIDUOUS TREES | | | | | | | |
| AM | 1 | American Hornbeam | CARPINUS canadensis | 2" Cal | BBB | | |
| CP | 1 | Chamberlain Callery Pear | PRUNUS Calleryana 'Chamberlain' | 1 1/2" Cal | BBB | | |
| TALL ERODIENET TREES | | | | | | | |
| PP | 1 | Red Pine | PINUS resinosa | 3"-4" Ht. | BBB | | |
| ORNAMENTAL DECIDUOUS TREES | | | | | | | |
| CC | 1 | Common Hackberry | FRAXINUS vulgaris var. nemoralis | 9"-12" Ht. | BBB | | |
| SB | 1 | Autumn Bluing Serviceberry | AEBE. laevis 'Autumn Brilliance' | 1 1/2" Cal | BBB | | |
| LARGE GROWING DECIDUOUS SHRUBS | | | | | | | |
| CO | 1 | Common Spicebush | COENULUS americanus | 18"-24" Min. Ht. | #3 Cont. | | |
| NO | 1 | Northern Red Oak | FRAXINUS vulgaris var. nemoralis | 18"-24" Min. Ht. | #3 Cont. | | |
| SI | 1 | Shadbush | SPYRODIA cuneata | 15"-18" Min. Ht. | #3 Cont. | | |
| MEDIUM GROWING DECIDUOUS SHRUBS | | | | | | | |
| AC | 1 | American Redstart | CESTRALUS americana | 15"-18" Min. Ht. | #2 Cont. | | |
| PC | 1 | Prunella Sp. 'Coral Charm' | CESTRALUS americana 'Coral Charm' | 15"-18" Min. Ht. | #2 Cont. | | |
| LOW GROWING DECIDUOUS SHRUBS | | | | | | | |
| GL | 1 | Green Leafy Fragrant Sumac | Rhus glabra 'Green Leafy' | 15"-18" Min. Ht. | #2 Cont. | | |
| PP | 1 | Purple Flowered Spicebush | SPYRODIA cuneata 'Purple Flower' | 15"-18" Min. Ht. | #2 Cont. | | |
| BR | 1 | Brown Toyon | FOENICULIA virens | 15"-18" Min. Ht. | #2 Cont. | | |
| LOW GROWING ERODIENET SHRUBS | | | | | | | |
| BU | 1 | Burns Yellow | ULMUS americana 'Burns Yellow' | 15"-18" Min. Ht. | #3 Cont. | | |
| PERENNIALS | | | | | | | |
| LA | 1 | Lamb's Ears | ASTRO. lanatum | 10"-12" Ht. | #1 Cont. | | |
| NI | 1 | New York Ironweed | SA. la. 'New York Ironweed' | 10"-12" Ht. | #1 Cont. | | |
| RS | 1 | Russian Sage | PEROVSKIA atriplicata | 10"-12" Ht. | #1 Cont. | | |
| HRS | 1 | Heads Royal Standard | HOSIA 'Royal Standard' | 10"-12" Ht. | #1 Cont. | | |
| FRS | 1 | French Ruyon | HOSIA 'French Ruyon' | 10"-12" Ht. | #1 Cont. | | |
| SI | 1 | Shrub Verbena | VERBENA officinalis | 10"-12" Ht. | #1 Cont. | | |
| ORNAMENTAL GRASSES | | | | | | | |
| KF | 1 | Kentucky Bluegrass | CALAMAGROSTIS x arctica 'Kentucky Bluegrass' | 10"-12" Ht. | #1 Cont. | | |
| DFG | 1 | Dwarf Fountain Grass | PANICUM virgatum 'Hammer' | 10"-12" Ht. | #1 Cont. | | |
| GRASSES AND SEDGES | | | | | | | |
| LB | 1 | Lamb's Ears | SPERMATOPHYTES | PLUG | | | |
| IG | 1 | Indian Grass | SONCHASTRALIANS | PLUG | | | |
| PR | 1 | Prairie Dogwood | SPERMATOPHYTES | PLUG | | | |
| SC | 1 | Scotch Broom | PANICUM virgatum 'Hammer' | PLUG | | | |
| CG | 1 | Canada Grass | SPERMATOPHYTES | PLUG | | | |

EXACT QUANTITIES OF PERENNIALS AND ORNAMENTAL GRASSES TO BE DETERMINED FOLLOWING DECISION TO INSTALL PLUGS OR SEED



PRELIMINARY DESIGN
NOT FOR
CONSTRUCTION

| | |
|------------------------|---|
| DRAWING SET | SD |
| COPYRIGHT | 00-00-00 |
| STRANS, INC. | |
| FILE NAME | 09-3827 Landscape |
| REVISIONS | |
| DRAWN | JLF |
| CHECKED | MMS |
| DATE | 01-05-2011 |
| PROJECT NO. | 2009 004 |
| PROJECT TITLE | MIDWEST BIOLINK COMMERCIALIZATION AND BUSINESS CENTER |
| 5402 WORLD DAIRY DRIVE | MADISON, WI 53716 |
| SHEET TITLE | LANDSCAPE PLAN |
| SHEET NO. | L100 |

WISCONSIN DEPARTMENT
OF AGRICULTURE

STATE
HYGIENE
LAB

4

5

11

12

6

9

0
11

BIOAG
SHOWCASE
(200 ACRES)

INTERSTATE 90/39

PELAUM RD

AGRICULTURE DR

DAIRY DR

WORLD DAIRY DR

AGRICULTURE DR

WALTON COMMONS W
WALTON COMMONS E

GRAHAM PL

BIOLINK

UW FEN OAK
AGRICULTURE
EXTENSION
OFFICE

FEMRITE DR

**Bio-Ag Gateway
Campus Sites**

- Lot 4 - 4.463 acres
- Lot 5 - 4.749 acres
- Lot 6 - 3.724 acres
- Lot 9 - 5.855 acres
- Lot 11 - 3.001 acres
- Lot 12 - 3.311 acres
- Outlot 12 - 1.390 acres

Contact:
Michael Gay, City of Madison
Office of Business Resources
608-267-4933
mgay@cityofmadison.com





ARCHITECTURE
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MIDWEST BIO-LINK
COMMERCIALIZATION & BUSINESS CENTER
EXTERIOR PERSPECTIVE
STRANG INC COPYRIGHT 2010
DECEMBER 23, 2010

Interstate 39/90

Beltline 12/18

Femrite Drive

Agriculture Drive

World Dairy Drive

Graham Place

Walton Commons

Midwest BioLink
Commercialization &
Business Center Site

Wisconsin Department of Agriculture
Trade & Consumer Protection

State Department
of Hygiene

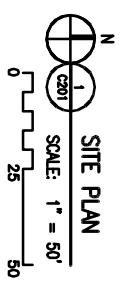
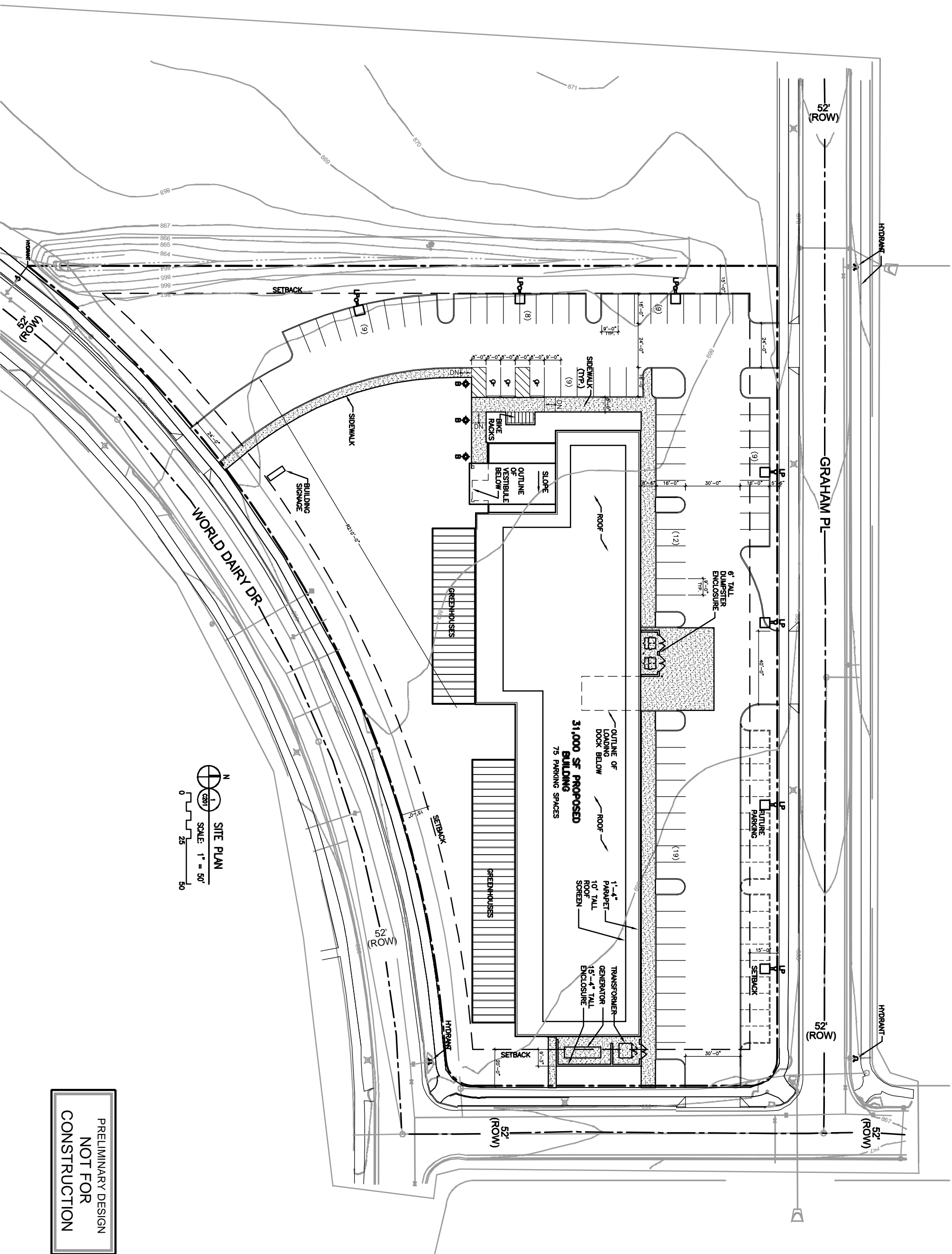




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STRANG, INC.
5112 N. HENRY STREET ROAD
MADISON, WI 53705-4393
T: 608 278 8500
F: 608 278 8504



PRELIMINARY DESIGN
NOT FOR
CONSTRUCTION

SHEET TITLE
SITE PLAN

PROJECT TITLE
MIDWEST BIOLINK
COMMERCIALIZATION
AND BUSINESS
CENTER
5402 WORLD DAIRY DRIVE
MADISON, WI 53716

DRAWING SET UDC
COPYRIGHT 2010
STRANG, INC.
FILE NAME
REVISIONS

DRAWN
CHECKED
DATE 12-28-10
PROJECT NO. 2009064
PROJECT TITLE

SHEET NO.
C201

BioLink Site Photos

(Locations indicated in aerial photo)



Photo 1



Photo 2



Photo 3



Photo 4



Photo 5



Photo 6



Photo 7



Photo 8



Photo 9