

ZONING TEXT (PUD/SIP)

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

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

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

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

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

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

- H. ***Lighting:*** Site lighting will be provided as shown on the approved PUD-SIP lighting plans.
- I. ***Signage:*** Permanent signage will be provided as shown on the approved PUD-SIP signage plan or a signage plan to be submitted and approved prior to completion of the Project. Construction signage will be as provided below.
- J. ***Family Definition:*** N/A for this non-residential zoning district.
- K. ***Alterations and Revisions:*** No alteration or revision of this planned unit development shall be permitted unless approved by the City Plan Commission, however, the Zoning Administrator may issue permits for minor alterations or additions which are approved by the Director of Planning and Development and the alderperson of the district and are compatible with the concept approved by the City Plan Commission.
- L. ***Construction Signage:*** During construction, signs may be place at the corner of University Avenue and North Orchard Street and at the corner of North Randall Avenue and Campus Drive. Construction fences may also include a fence wrap to provide project and WID/MIR-related information as well as an attractive screening for the construction site.

EXHIBIT A

WISCONSIN INSTITUTES FOR DISCOVERY ZONING TEXT

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
070922103068	1321 UNIVERSITY AVE 1327 UNIVERSITY AVE	PUD-GDP
070922103050	1323 UNIVERSITY AVE 1325 UNIVERSITY AVE	PUD-GDP
070922103042	1319 UNIVERSITY AVE	PUD-GDP
070922103034	1313 UNIVERSITY AVE 1315 UNIVERSITY AVE	PUD-GDP
070922103026	1305 UNIVERSITY AVE 1307 UNIVERSITY AVE	PUD-GDP
070922103018	1301 UNIVERSITY AVE 1303 UNIVERSITY AVE	PUD-GDP
070922103167	302 N ORCHARD ST 318 N ORCHARD ST 350 N ORCHARD ST	PUD-GDP
070922103125	317 N RANDALL AVE 325 N RANDALL AVE 329 N RANDALL AVE 331 N RANDALL AVE 333 N RANDALL AVE	PUD-GDP

Notes:

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