



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.