

ZONING TEXT (PUD/GDP)

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 buildings 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 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 interconnected, but delineated by a property line. The Project Site will be subdivided into two parcels the precise configuration of which is as yet undetermined. The division of the Project Site will be the subject of a separate certified survey map approval process that will be initiated when the PUD-SIP application is submitted. One of the 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 parcel will be owned by the University and will contain the Wisconsin Institute of Discovery ("WID"). In addition to construction of the WID and MIR facilities, the Project includes all related on-site and off-site improvements as well as the demolition of the existing improvements contained upon the Project Site. The demolition of the existing improvements will be the subject of a separate demolition permit to be issued in accordance with applicable City ordinances.
- B. ***Permitted Uses:*** Scientific research, education and outreach, retail (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 will be presented as part of the anticipated PUD-SIP process.
- 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 plan.
- 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 is located east of Orchard Street and consolidated with an existing at grade loading zone operated by the University of Wisconsin – Madison. Access to the loading zone is via a service tunnel under Orchard street from the below grade floor level. This loading consolidation allows for the research institutes to be positively experienced on all street frontages. A use agreement will be entered into with the City of Madison to authorize this loading arrangement and, if required, a separate conditional use application will also be filed when the PUD-SIP rezoning application is filed.

- H. **Lighting:** Site lighting will be provided as shown on the approved PUD-SIP lighting plan.
- I. **Signage:** Signage will be provided as shown on the approved PUD-SIP signage plan.
- 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.

EXHIBIT A

WISCONSIN INSTITUTES FOR DISCOVERY ZONING TEXT

Project Site Addresses/Current Zoning

Parcel Identification Number	Street Addresses ¹	Current Zoning ²
070922103117	1353 UNIVERSITY AVE 1357 UNIVERSITY AVE	C2
070922103076	1337 UNIVERSITY AVE 1339 UNIVERSITY AVE 1341 UNIVERSITY AVE 1345 UNIVERSITY AVE 1347 UNIVERSITY AVE 1351 UNIVERSITY AVE	C2
070922103068	1321 UNIVERSITY AVE 1327 UNIVERSITY AVE	C2
070922103050	1323 UNIVERSITY AVE 1325 UNIVERSITY AVE	C2
070922103042	1319 UNIVERSITY AVE	C2
070922103034	1313 UNIVERSITY AVE 1315 UNIVERSITY AVE	C2
070922103026	1305 UNIVERSITY AVE 1307 UNIVERSITY AVE	C2
070922103018	1301 UNIVERSITY AVE 1303 UNIVERSITY AVE	C2
070922103167	302 N ORCHARD ST 318 N ORCHARD ST 350 N ORCHARD ST	Part C2, and part R6 ³
070922103125	317 N RANDALL AVE 325 N RANDALL AVE 329 N RANDALL AVE 331 N RANDALL AVE 333 N RANDALL AVE	C2

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.
2. Zoning information was obtained from Department of Zoning.

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.