



Department of Planning & Community & Economic Development

Economic Development Division

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TO: Plan Commission and Common Council

FROM: Matthew B. Mikolajewski, Office of Business Resources Manager
Director, World Dairy Campus Owners Association

SUBJECT: Letter of Intent: Replat of a portion of the World Dairy Campus as the BioAg Gateway; and,
rezone property within BioAg Gateway Replat from PUD GDP to SE

DATE: February 20, 2013

The following memo is a letter of intent for the replat of a portion of the World Dairy Campus as the BioAg Gateway; and, the rezoning of property within the BioAg Gateway Replat from PUD to Suburban Employment (SE).

Replat of a portion of World Dairy Campus as the BioAg Gateway

The City of Madison owns approximately 27-acres of vacant property within the World Dairy Campus ("Campus"). The City purchased this property in 2006 and 2007 with the intent of selling it to private developers and businesses engaged in the four bioag business sectors (agriculture, biotechnology, food science, and sustainability). The Campus also includes six (6) privately-owned buildings located on privately-owned parcels. These buildings are currently occupied by businesses and the Dane County office of UW-Extension.

All of these properties are served by a network of private streets managed by the World Dairy Campus Owners Association ("Association"). I represent the City as a Director on the Association's Board of Directors ("Association Board"). All property owners, including the City, pay an annual Association fee to cover the costs of snow removal, lawn maintenance, street lighting, and other street maintenance within the Campus.

The Association has determined, and the City concurs, that it is in the best interest of all property owners to reconstruct the street system to public standards and deed the street system to the City as public streets. Although there will be upfront costs associated with this public dedication, it will save property owners in the long-term from having to pay Association fees. It will also help to make the City's properties more attractive to potential buyers, knowing that they will not be subject to future Association fees.

The Association and the City also agree that the current street configuration is not ideal. The Walton Commons boulevard configuration is unnecessary. Based on the City's experience, smaller parcels caused by bisecting Graham Place through the Campus may not be as attractive to potential buyers as larger sites. Developable area

within the City-owned parcels is further restricted by the significant grade change on the northern portion of the Campus, and wetland and floodplain to the east.

In addition to the deficiencies of the current configuration, the street infrastructure will need to be reconstructed before being accepted by the City. In particular, the current pavement does not meet City standards, and repaving will be necessary.

Rather than repave streets within a configuration that does not best support future development, the City recommended, and the Association concurred, that the Campus be replatted as depicted within the BioAg Gateway Replat ("Replat"). This Replat maintains access to the entire Campus in a way that promotes more desirable development sites, reduces the cost associated with re-paving streets, and reduces impervious surface area associated with streets. Existing private street right-of-way that is no longer utilized for street purposes will be purchased by the City of Madison, and has been attached to existing adjacent parcels as depicted within the Replat.

The resulting parcels within the Replat are as follows:

- Lot 1 – A 3.29 acre parcel that has some development potential for a small building on the southern portion of the parcel. An attempt was made to separate Lot 1, which has a level, developable pad at the bottom of the hill from the level, developable portion of the top of the hill which will be part of Outlot 2 (see below for additional explanation).
- Lot 2 – A level 7.16 acre parcel that could be developed in its entirety. The City would consider subdividing this parcel at a future date through a CSM if requested by a potential purchaser.
- Lot 3 – A level 7.87 acre parcel. Wetland, floodplain, and stormwater easements limit the development potential of the easternmost portion of this parcel.
- Lot 4 – A level, developable 5.56 acre parcel.
- Outlot 1 – Outlot 1 is a remnant of the current Walton Commons boulevard. Outlot 1 currently provides access to the Dane County UW-Extension facility. Outlot 1 is also home to a garden maintained through UW-Extension's "Master Gardener" program. It is the City's intent to deed Outlot 1 to Dane County at no cost.
- Outlot 2 – Outlot 2 is a steep, wooded hillside. The balance of the hill is owned by the State of Wisconsin and is the site of the Department of Agriculture, Trade, and Consumer Protection ("DATCP"). An unofficial, but frequently used, walking trail runs through Outlot 2. Although technically developable, doing so would require removing a significant number of trees and substantial re-grading of the site. This may not be economical, and would likely raise questions from an environmental and aesthetic standpoint. The northwestern most section of Outlot 2 is at the level, top of the hill. This section of Outlot 2 only has access from the DATCP facility, and could support DATCP functions at some point in the future. The City recommends maintaining Outlot 2 as a City-owned property, with some flexibility regarding its future use and disposal. A 50' Public Access Easement has been proposed through Lot 3 to provide the City with access to Outlot 2 from Fen Oak Drive.

Additional considerations regarding this Replat include the following:

- The Campus currently has two access points: Fen Oak Drive to Agriculture Drive; and, Graham Place to Agriculture Drive via the State-owned DATCP driveway. The City and Association desire to maintain both access points. The City's Office of Real Estate Services is currently in discussion with the State Department of Administration about what options exist to maintain this access point after the Campus streets have been made public. Possibilities include maintaining some type of public access easement,

or accepting the portion of the DATCP driveway between Graham Place and Agriculture Drive as public right of way.

- Stormwater drainage through the campus is generally from northwest to southeast. The City is in the process of purchasing a stormwater retention basin just south of the properties on the south side of Fen Oak Drive. A series of Public Storm Sewer and Drainage Easements have been platted to provide conveyance of stormwater from the Campus to this retention basin.

Rezone property within BioAg Gateway Replat from PUD GDP to SE

The buildings found within the Campus today are typical of a suburban office park. The City desires to see a similar pattern of development on the remaining vacant parcels within the Campus. It is a pattern consistent with the Suburban Employment (SE) district of the newly adopted Zoning Code. Rather than require prospective developers to submit and receive approval of a GDP – SIP under the current GDP zoning, staff is confident that the same quality of development can be facilitated in a more efficient manner under the new SE zoning designation. The fact that the City is currently the owner of all vacant property within the Campus provides an added layer of security that the property will be developed in a manner consistent with the desired character and usage of the Campus.

The City had considered rezoning the entire World Dairy Campus to the new SE zoning classification; however, most of the existing buildings within the Campus do not meet the minimum height requirements of the SE classification. Maximum lot coverage and parking configuration of some of the existing buildings is also questionable. All of the existing buildings are currently conforming under their respective GDP – SIP approvals. Rather than create non-conforming structures and site plans, the City recommends maintaining the existing buildings under their current GDP-SIP zoning.

The City in-turn recommends carving-out the entire BioAg Gateway Replat from the existing World Dairy Campus GDP and rezoning it to Suburban Employment (SE).