

LETTER OF INTENT

Land Use (Conditional Use) Application

Element Lab Building at University Research Park

Submitted Wednesday July 14, 2021 (by Paul Muench, URP, pdmuench@wisc.edu)

Background. University Research Park (URP) is advancing public streets and infrastructure and a grouping of mixed-use development projects at the southwest corner of Mineral Point Rd and South Whitney Way. The site is currently undeveloped. URP will develop the public improvements to create parcels for private development including the Element Lab site, and the public entitlements for Element Site are separate from Element Lab or Element Apartments. URP will self develop the Element Lab (subject) and will ground lease parcels to Mandel Group for their concurrent development of apartments, parking, and future park amenities (hotel, food, beverage and fitness).

Element Lab Building_Description. URP will self-develop and own the Element Lab building to support the growth of life science businesses in Madison. This is a multitenant, multistory building designed with structure, enhanced mechanical equipment, and service areas suitable for life science (lab) users. The building is also suitable for office users. The building will be 5-stories (plus an enclosed mechanical penthouse and a basement level “service core”) with 141,892 rsf (156,798 gsf) of commercial space, including approximately 6,000 sf on the ground floor for a restaurant tenant. Building parking includes 146 stalls (all underground) for tenant employees and guest, an additional 160 shared stalls secured by a long-term parking lease with adjacent Element Collective Apartments, and _____ secure indoor bicycle parking stalls. The building’s site (along with two new pond installations in the watershed) will dramatically improve stormwater management and comply with new City ordinance. The building has a concrete frame with bird-friendly glass curtainwall, designed by Perkins & Will and constructed by J.H. Findorff & Sons. URP will own and manage the facility.

Element Lab Building_Address and Zoning. The zoning for the site (currently 425 Charmany Dr.) is currently SE. The proposed plat will change the zoning to TE-Traditional Employment. New site address will be established upon recording of the plat and dedication of land to new streets: Element Way and Catalyst Way.

Element Lab Building_Conditional Uses. We are now applying for land use and conditional use approval by Plan Commission on August 23, 2021, and Common Council on August 31, 2021. (We understand that UDC is not required.) Within the proposed new zoning of TE-Traditional Employment, Element Lab requires City of Madison support and approval for three (3) Conditional Uses.

1. Height. Due to a significantly sloped site and tall floor-to-floor dimensions suitable for laboratory uses, the proposed Element Lab Building exceeds the height limit in TE zones.
2. Restaurant with outdoor dining. As an amenity to building, URP and public, we hope to attract a restaurant lease to the northwest ground floor corner of the building. Restaurant’s are conditional uses in TE zones.
3. Underground and Shared Parking. The building’s parking needs are to be served with a) underground parking below the lab building, and b) shared parking at Element Collective Apartments via a long term parking lease for stalls during normal business hours.

Element Lab Building_Public Subsidy. URP, a 501c3 non-profit, will apply for Tax Increment Financing to help defray Element Lab costs related to lab infrastructure, stormwater upgrades, highly exposed 4-sided building on a prominent public corner, and energy efficient lab HVAC systems. URP will self-finance all public improvements and roads (approx. \$5mm).

Project Team. University Research Park Inc (owner/developer), Smocke & Assoc (owner’s rep), Findorff (GC), Perkins & Will (architect & landscape arch), Affiliated Engineers (mech design eng), Slipstream (sustainability), SmithGroup (civil), Donofrio Kottke (civil), Graef (structural eng), and Pivotal (lighting).