

URBAN DESIGN COMMISSION APPLICATION

UDC

City of Madison
Planning Division
126 S. Hamilton St.
P.O. Box 2985
Madison, WI 53701-2985
(608) 266-4635



FOR OFFICE USE ONLY:

Paid _____ Receipt # _____

Date received _____

Received by _____

Aldermanic District _____

Zoning District _____

Urban Design District _____

Submittal reviewed by _____

Complete all sections of this application, including the desired meeting date and the action requested.

If you need an interpreter, translator, materials in alternate formats or other accommodations to access these forms, please call the phone number above immediately.

1. Project Information

Address: 650 Forward Drive, Madison WI

Title: Exact Sciences Production Lab - Phase 2

2. Application Type (check all that apply) and Requested Date

UDC meeting date requested December 6th, 2017

- New development Alteration to an existing or previously-approved development
 Informational Initial approval Final approval

3. Project Type

- Project in an Urban Design District
 Project in the Downtown Core District (DC), Urban Mixed-Use District (UMX), or Mixed-Use Center District (MXC)
 Project in the Suburban Employment Center District (SEC), Campus Institutional District (CI), or Employment Campus District (EC)
 Planned Development (PD)
 General Development Plan (GDP)
 Specific Implementation Plan (SIP)
 Planned Multi-Use Site or Residential Building Complex
- Signage**
 Comprehensive Design Review (CDR)
 Signage Variance (i.e. modification of signage height, area, and setback)
- Other**
 Please specify _____

4. Applicant, Agent, and Property Owner Information

Applicant name Jody Shaw Company Potter Lawson
Street address 749 University Row Suite 300 City/State/Zip Madison, WI 53705
Telephone 608 274-2741 Email jodys@potterlawson.com

Project contact person Joel Schriever Company Exact Sciences
Street address 441 Charmany Drive City/State/Zip Madison, WI 53719
Telephone 608 284-5700 Email jschriever@exactsciences.com

Property owner (if not applicant) CG Growth
Street address 441 Charmany Drive City/State/Zip Madison, WI 53719
Telephone 608 284-5700 Email scoward@exactsciences.com

5. Required Submittal Materials

- Application Form**
- Letter of Intent**
 - If the project is within an Urban Design District, a summary of how the development proposal addresses the district criteria is required
 - For signage applications, a summary of how the proposed signage is consistent with the applicable CDR or Signage Variance review criteria is required.
- Development plans** (Refer to checklist provided below for plan details)
- Filing fee**
- Electronic Submittal***

Each submittal must include fourteen (14) 11" x 17" collated paper copies. Landscape and Lighting plans (if required) must be full-sized. Please refrain from using plastic covers or spiral binding.

Both the paper copies and electronic copies must be submitted prior to the application deadline before an application will be scheduled for a UDC meeting. Late materials will not be accepted. A completed application form is required for each UDC appearance.

For projects also requiring Plan Commission approval, applicants must also have submitted an accepted application for Plan Commission consideration prior to obtaining any formal action (initial or final approval) from the UDC. All plans must be legible when reduced.

**Electronic copies of all items submitted in hard copy are required. Individual PDF files of each item submitted should be compiled on a CD or flash drive, or submitted via email to udcapplications@cityofmadison.com. The email must include the project address, project name, and applicant name. Electronic submittals via file hosting services (such as Dropbox.com) are not allowed. Applicants who are unable to provide the materials electronically should contact the Planning Division at (608) 266-4635 for assistance.*

6. Applicant Declarations

1. Prior to submitting this application, the applicant is required to discuss the proposed project with Urban Design Commission staff. This application was discussed with Kevin Firchow on 10/31/2017.
2. The applicant attests that all required materials are included in this submittal and understands that if any required information is not provided by the application deadline, the application will not be placed on an Urban Design Commission agenda for consideration.

Applicant name Jody Shaw Relationship to property Architect
Authorized signature of **Property Owner**  Date 11/15/2017

7. Application Filing Fees

Fees are required to be paid with the first application for either initial or final approval of a project, unless the project is part of the combined application process involving the Urban Design Commission in conjunction with Plan Commission and/or Common Council consideration. Make checks payable to City Treasurer. Credit cards may be used for application fees of less than \$1,000.

Please consult the schedule below for the appropriate fee for your request:

- Urban Design Districts: \$350 (per §35.24(6) MGO).
- Minor Alteration in the Downtown Core District (DC) or Urban Mixed-Use District (UMX) : \$150 (per §33.24(6)(b) MGO)
- Comprehensive Design Review: \$500 (per §31.041(3)(d)(1)(a) MGO)
- Minor Alteration to a Comprehensive Sign Plan: \$100 (per §31.041(3)(d)(1)(c) MGO)
- All other sign requests to the Urban Design Commission, including, but not limited to: appeals from the decisions of the Zoning Administrator, requests for signage variances (i.e. modifications of signage height, area, and setback), and additional sign code approvals: \$300 (per §31.041(3)(d)(2) MGO)

A filing fee is not required for the following project applications if part of the combined application process involving both Urban Design Commission and Plan Commission:

- Project in the Downtown Core District (DC), Urban Mixed-Use District (UMX), or Mixed-Use Center District (MXC)
- Project in the Suburban Employment Center District (SEC), Campus Institutional District (CI), or Employment Campus District (EC)
- Planned Development (PD): General Development Plan (GDP) and/or Specific Implementation Plan (SIP)
- Planned Multi-Use Site or Residential Building Complex



November 15, 2017

City of Madison
Urban Design Commission
126 South Hamilton Street
Madison, WI 53703

Re: 650 Forward Drive, Madison WI 53711
Exact Sciences Production Lab - Phase 2

Dear Commission Members:

Please accept this Letter of Intent, Application and attachments as our submittal for an informational presentation on the Phase 2 of the Clinical Lab Facility, the Production Lab for Exact Sciences.

Project Team

Owner:

Exact Sciences
441 Charmany Drive
Madison, WI 53719
(608) 284-5700

Owner's Representative:

General Capital Group
Steve Sirkis
6938 N Santa Monica Blvd.
Fox Point, WI 53217
(414) 228-3509
ssirkis@generalcapitalgroup.com

Architect:

Jody Shaw
Potter Lawson, Inc.
749 University Avenue, Suite 300
Madison, Wisconsin 53705
(608) 274-2741
Jodys@Potterlawson.com

Civil Engineer:

Joseph Doyle
Vierbicher Associates Inc.
999 Fourier Dr # 201,
Madison, WI 53717
(608) 826-0532
jdoyle@vierbicher.com

Landscape Architect:

Suzanne Vincent
Vierbicher Associates Inc.
999 Fourier Dr # 201,
Madison, WI 53717
(608) 826-0532
svin@vierbicher.com

Contractor:

Bob Hougard
J.H. Findorff & Son
300 S. Bedford St.
Madison, WI 53703
(608) 257-5321
bhougard@findorff.com

The Existing Conditions

The Production Lab is an addition to the Phase 1 Clinical Lab building. It is located on the Northeast corner of the Clinical Lab, completing the Clinical Lab geometry by infilling the area north of the Lab Support function, and east of the Clinical Lab. The Production Lab extends north of the Clinical Lab and creates an employee entrance on the north side of the Facility that is directly adjacent to the surface parking lot approved in a previous submittal.

Staff and Neighborhood Input

The Development Team has met with the City Staff on October 31, 2017 to review the project and schedule. The Development Team is also meeting with the DAT on November 16, 2017 to discuss the site plan. The Development Team has also notified Alder Clear with an email on October 26, 2017 of our intention to begin the approval process for the Production Lab.

Project Overview

Exact Sciences Corporation is a molecular diagnostics company focused on the early detection and prevention of the deadliest forms of cancer. The company has exclusive intellectual property protecting Cologuard, its non-invasive, molecular screening technology for the detection of colorectal cancer.

As described in previous submittals, the first phase of the Clinical Processing Center creates the Specimen Processing lab for the Cologuard test, and creates the shell space for potential future tests that are currently under research. This project, the Phase 2 Production Lab creates the lab space used to produce the materials and solutions required in the Clinical Lab to perform the Cologard test.

The site is listed as an "SE" zoning district and the proposed uses are allowed, so no zoning conditional uses or variances are being requested.

The Production Lab is a two story Facility that matches the height of the Phase 1 Facility and continues the material language using precast concrete, translucent and transparent glazing and metal panel.

The Phase 2 Production Lab includes 71,500 GSF of production laboratory and office space. This includes:

Office/entry	21,000 SF
Production Lab and support	46,500 SF
Mechanical Penthouse	4,000 SF

As described above, this facility is an addition to the Clinical Lab and shares the same address and the main public entry on Forward Drive as created with Phase 1. A new employee entry is being constructed as part of the Production Lab that provides entrance to the entire Clinical Lab facility. This project also includes a terraced patio that functions as an employee amenity which provides direct access to the outdoors for the Clinical and Production Lab employees. The terraced patio also serves as a venue for outdoor meetings, larger group discussions, outdoor lunch seating and becomes a link to the future amenity building being planned just north of the Clinical Lab. Located in the heart of the Campus, this outdoor space is planned to become a central part of the employee amenities.

There is no new parking associated with this addition, and loading is accounted for with the Phase 1 Clinical Lab.

Working within the Urban Design District Number 2

Grading: The UDD2 requires positive drainage that allows for natural vegetation growth and appears natural. Due to the length of the building, and the necessity to have a continuous floor level, the building will be set into the grade of the site. The north side of the Production Lab is set into the grades approximately 10', matching the Clinical Lab. The new grades will be sloped to the existing grades where ever possible to reduce the potential for site retaining walls, and maintain a natural appearance.

Landscape: Shall be used to frame attractive views from roadways and to screen different uses from each other and to complement the architectural massing of the building. Species will be as prescribed by the Urban Design District Number 2. There are a number of existing walking paths through the southern portion of the site. The proposed Terrace patio will provide a link to those paths so that employees can use the pathways for "walking meetings" or lunch time exercise.

Structures: Buildings will be placed on the site to reinforce the natural contours of the site with the natural slope of the site towards the south. Buildings will be within scale of the existing neighborhood development, staying within one story height of the existing Rayovac building, and matching the height of the Phase 1 Clinical Lab. This is consistent with the low profile nature of the community.

Lighting: Building lighting will meet City of Madison ordinances and the Urban Design District Number 2 guidelines by providing glare free lighting in a minimal and attractive manner.

Screening: Parking and loading have been approved in previous projects. Mechanical units are being placed within the mass of the building, in a mechanical penthouse. Some of the lab functions will require exhaust stacks that will extend 10' above the roof any screening. These stacks will be groups as much as possible to provide an orderly image in keeping with the aesthetics of the building.

Building Design: Exterior building materials will use natural concrete and metal panels to create a façade that works within the context of the existing community, and set the tone for future additions to the campus. The building itself will be set into the slope of the site, reducing the overall mass of the building and keeping in context with the low profile character of the existing development

Sustainability: The project is seeking LEED Certification with a goal of a LEED v4 Certification.

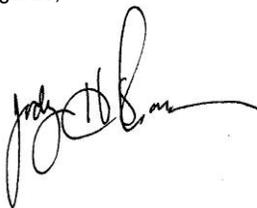
The building has extensive use of natural light throughout the warehouse area to reduce electric power needs. However, due to the nature of the laboratory building, the ventilation demands require the most Focus on Energy saving strategies. Variable flow fans throughout, energy recovery and variable flow exhaust stacks are some of the strategies being pursued. The facility will be built to high energy efficiency standards, including insulation, HVAC, and LED lighting. The Development Team will consult with Focus on Energy to ensure the project capitalizes on any other available technologies.

An extensive wet pond and infiltration pond was designed as part of the Phase 1 Clinical Lab and it accounts for all of the stormwater collection for this facility.

Requested Approval

With your recommendations on our conceptual building and site design, we intend to return for approval in January 2018. We look forward to providing Exact Sciences with the Second Phase of their Clinical Laboratory Facility.

Regards,



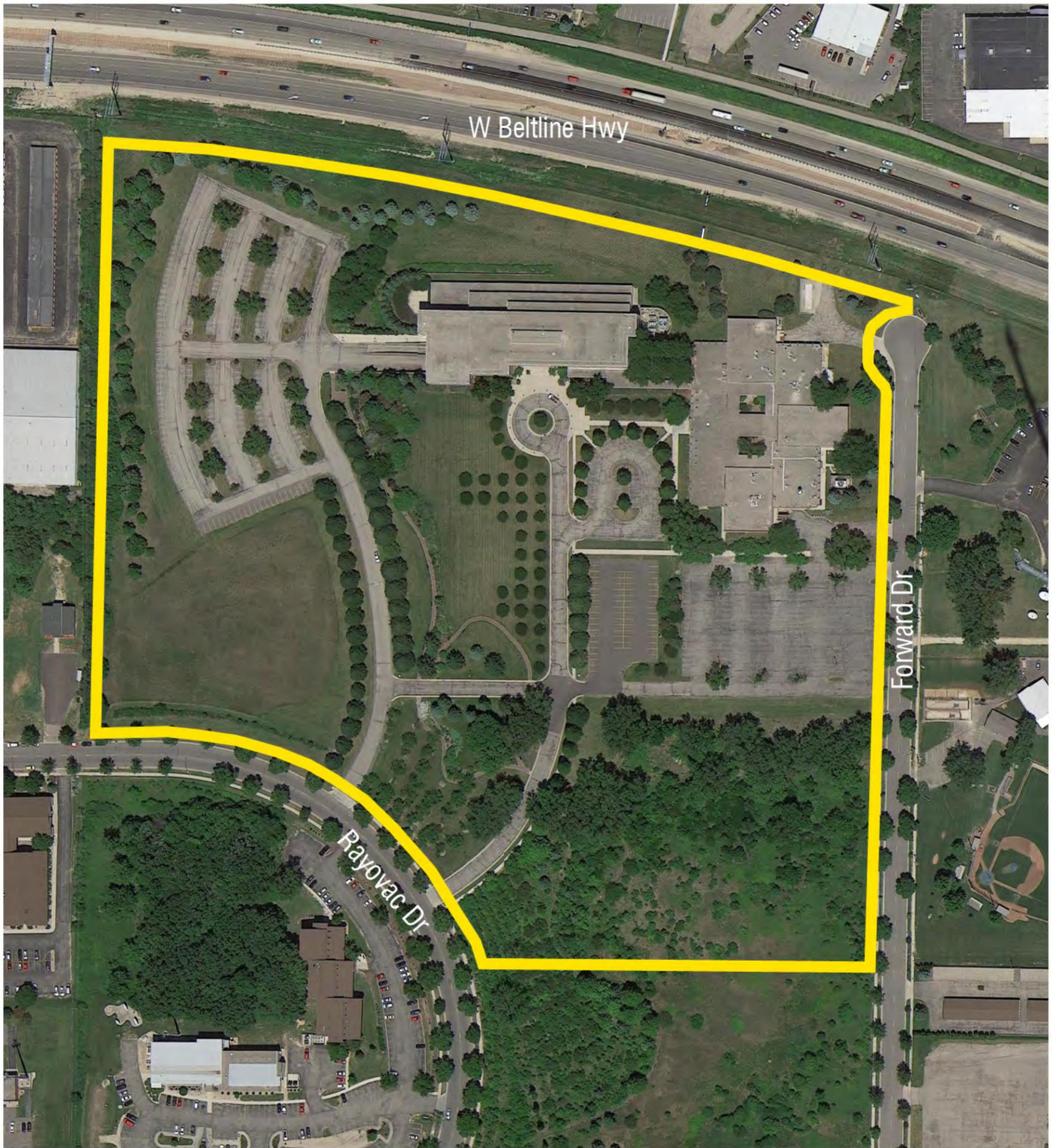
Jody Shaw, AIA LEED AP
Potter Lawson, Inc.



Production Lab Facility at 650 Forward Drive Phase 2

Informational Submittal
11.15.2017



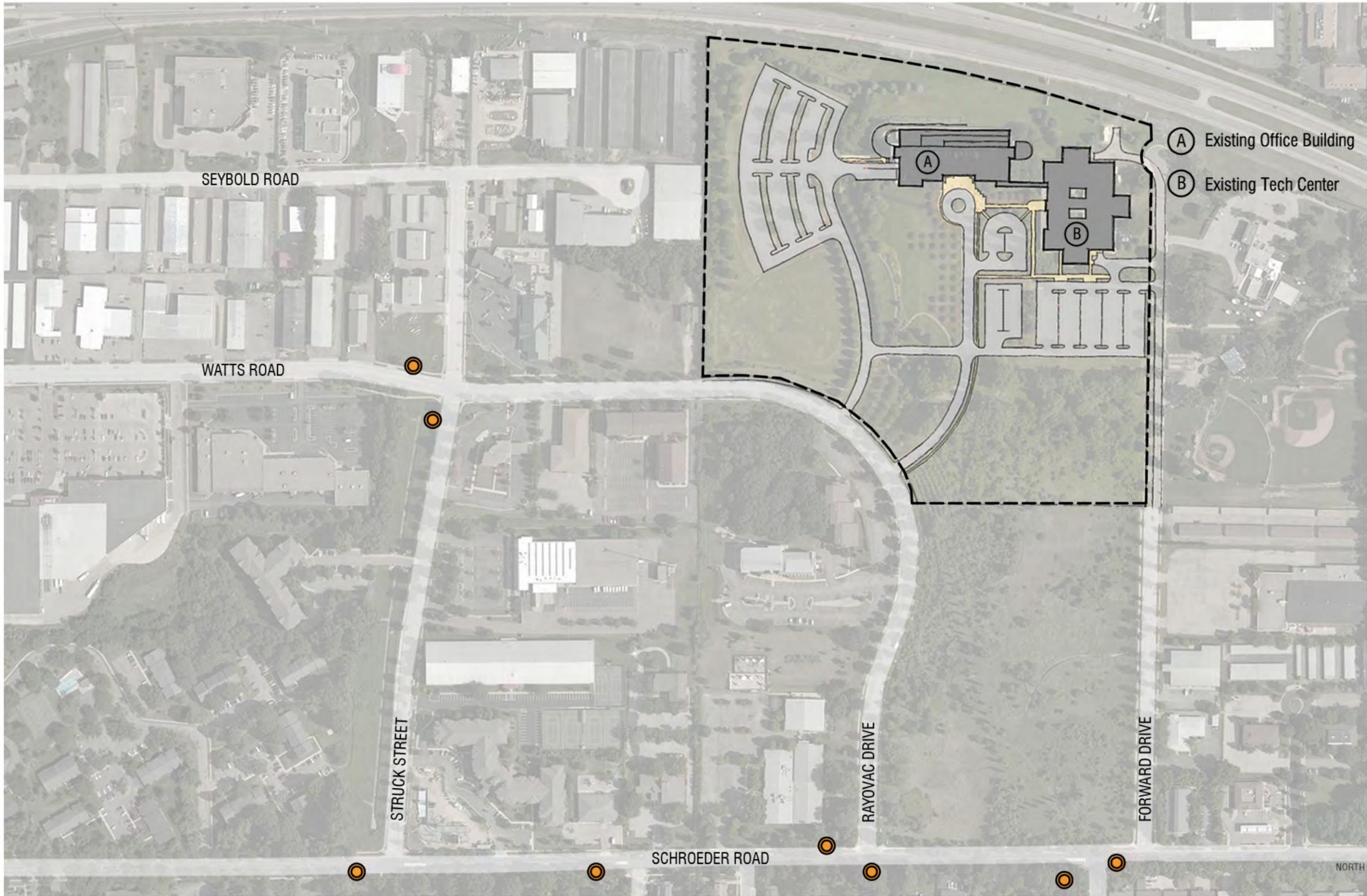


Aerial View
Manufacturing and Clinical Lab Facility - Madison
2017.01.04
November 15, 2017



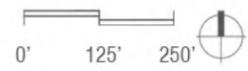


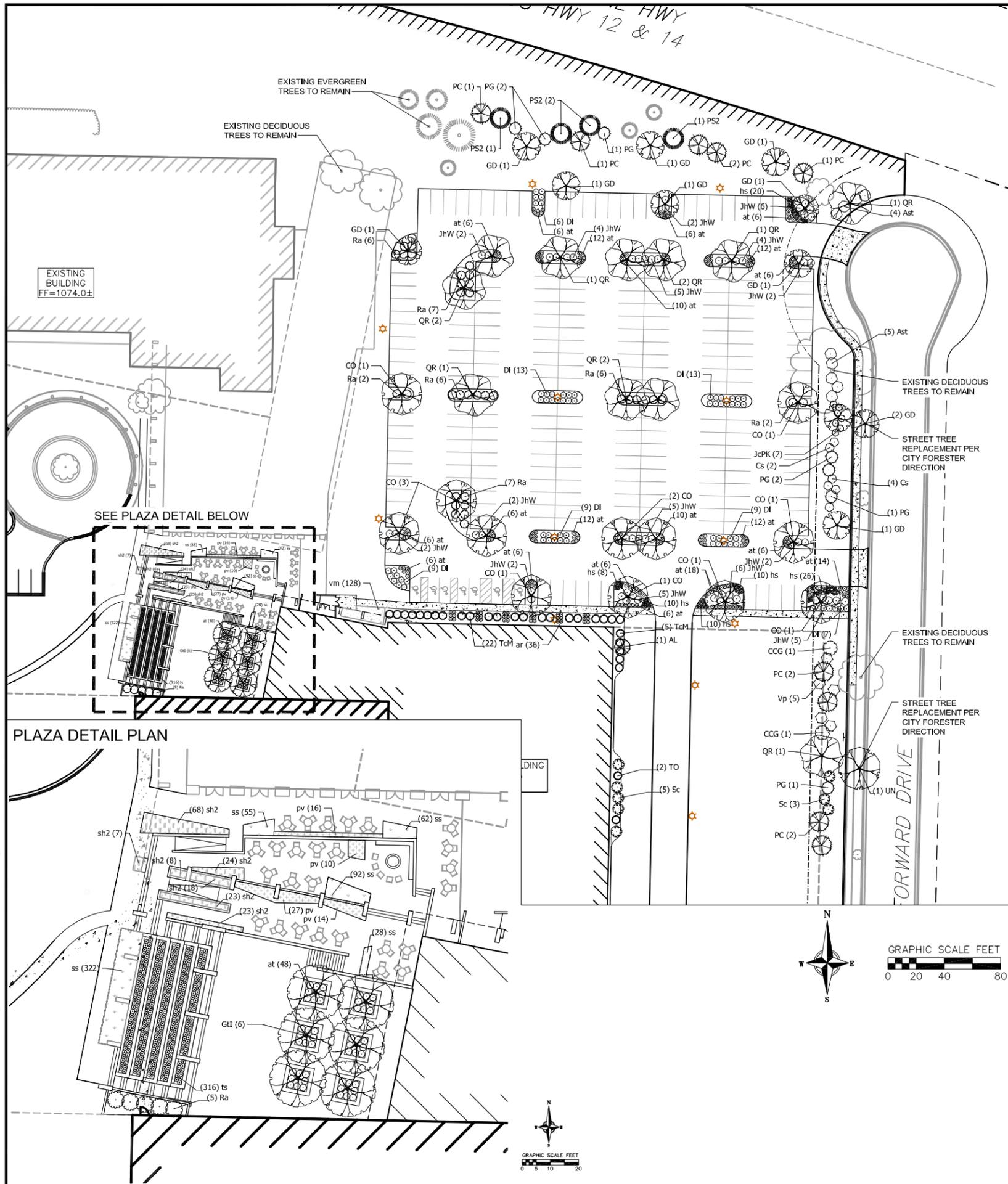




EXISTING INFORMATION

Manufacturing and Clinical Lab Facility - Madison
 2017.01.04
 November 15, 2017





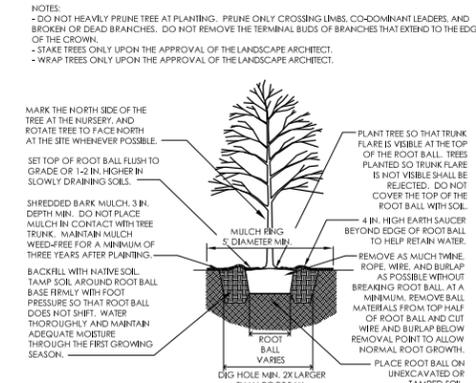
PLANT SCHEDULE

DECIDUOUS TREES	BOTANICAL NAME / COMMON NAME	CONT	CAL	SIZE	QTY	
CO	Celtis occidentalis / Common Hackberry	B & B	2.5"Cal		12	
GtI	Gleditsia triacanthos 'Imperial' / Imperial Honeylocust	B & B	2"Cal		6	
GD	Gymnocladus dioica 'Espresso' / Kentucky Coffeetree	B & B	2.5"Cal		11	
QR	Quercus rubra / Red Oak	B & B	2.5"Cal		11	
UN	Ulmus x 'New Horizon' / New Horizon Elm	B & B	2"Cal		1	
EVERGREEN TREES	BOTANICAL NAME / COMMON NAME	CONT	CAL	SIZE	QTY	
PG	Picea glauca / White Spruce	B & B		6' ht.	7	
PC	Picea pungens / Colorado Spruce	B & B		6' ht.	9	
PS2	Pinus strobus / White Pine	B & B		7' ht.	4	
TO	Thuja occidentalis 'Wintergreen' / Wintergreen Arborvitae	B & B		7' ht.	2	
FLOWERING TREES	BOTANICAL NAME / COMMON NAME	CONT	CAL	SIZE	QTY	
AL	Amelanchier laevis / Allegheny Serviceberry	B & B		6' ht, multi stem	1	
CCG	Crataegus crus-galli 'Inermis' / Thornless Hawthorn	B & B	2"Cal		2	
SHRUBS	BOTANICAL NAME / COMMON NAME	SIZE	FIELD2	FIELD3	QTY	
Ast	Amelanchier stolonifera / Running Serviceberry	3 gal			9	
Cs	Cornus sericea / Red Twig Dogwood	5 gal			6	
JcPK	Juniperus chinensis 'Pfitzerana Kallays Compacta' / Kally Pfitzer Compact Juniper	3 gal	Cont		7	
Sc	Sambucus canadensis / Elderberry	5 gal			8	
Vp	Viburnum prunifolium / Blackhaw Viburnum	5 gal	Cont		5	
ANNUALS/PERENNIALS	BOTANICAL NAME / COMMON NAME	SIZE	FIELD2	FIELD3	QTY	
ar	Actaea racemosa 'Brunette' / Brunette Snakeroot	1 gal	Cont		36	
at	Amsinlon tabernaemontana 'Blue Ice' / Blue Ice Star Flower	1 gal	Cont		220	
hs	Hemerocallis x 'Stella de Oro' / Stella de Oro Daylily	4" pot	Cont		84	
ts	Thymus speciosus / Creeping Thyme	flat	2" pot		316	
DECIDUOUS SHRUBS	BOTANICAL NAME / COMMON NAME	SIZE	FIELD2	FIELD3	QTY	
DI	Diervilla lonicera / Dwarf Bush Honeysuckle	3 gal	Cont		66	
Ra	Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac	3 gal	Cont		41	
EVERGREEN SHRUBS	BOTANICAL NAME / COMMON NAME	SIZE	FIELD2	FIELD3	QTY	
JhW	Juniperus horizontalis 'Wisconsin' / Creeping Juniper	3 gal	Cont		54	
TcM	Taxus cuspidata 'Monloo' / Emerald Spreader Japanese Yew	5 gal	Cont		27	
GROUND COVERS	BOTANICAL NAME / COMMON NAME	CONT	FIELD2	FIELD3	SPACING	QTY
pv	Panicum virgatum 'Shenandoah' / Switch Grass	flat	2" pot		24" o.c.	67
ss	Schizachyrium scoparium / Little Bluestem Grass	flat	2" pot		12" o.c.	559
sh2	Sporobolus heterolepis / Prairie Dropseed	flat	2" pot		18" o.c.	171
vm	Vinca minor / Common Periwinkle	flat	2" pot		18" o.c.	128

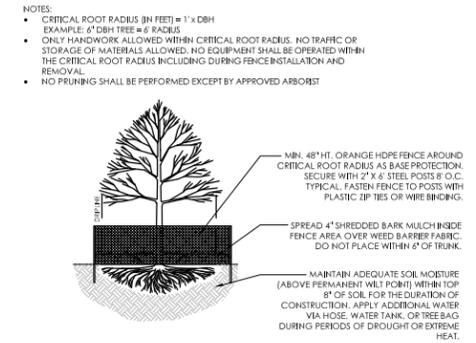
GENERAL NOTES:

- All plantings shall conform to quality requirements as per ANSI Z60.1.
- All plant material shall be true to the species, variety and size specified, nursery grown in accordance with good horticultural practices, and under climatic conditions similar to those of the project site.
- Contact Landscape Architect, in writing, to request and plant material substitutions due to availability issues.
- All disturbed areas, unless otherwise noted, to be seeded with Madison Parks Mix by Olds Seed Company or equivalent, per manufacturer's specified application rates. All seeded areas are to be watered daily to maintain adequate soil moisture for proper germination. After vigorous growth is established, apply 1/2" water twice weekly until final acceptance.
- All plants shall be guaranteed to be in healthy and flourishing condition during the growing season following installation (shrubs and perennials) or the second growing season following installation (trees). All plant material shall be guaranteed for one year (shrubs and perennials) or two years (trees) from the time of installation.
- Contractor shall provide a suitable amended topsoil blend for all planting areas where soil conditions are unsuitable for plant growth. Topsoil shall conform to quality requirements as per Section 625.2(1) of the Standard Specifications for Highway Construction. Provide a minimum of 12" of topsoil in all planting areas and 6" of topsoil in areas to be seeded/sodded.
- Landscape beds to be mulched with undyed shredded hardwood bark mulch to 3" depth min.

1 B&B TREE PLANTING DETAIL



2 TREE PROTECTION DETAIL



vierbicher planners | engineers | architects
 Phone: (800) 241-3898

Landscape Plan
 Exact Sciences
 Parking Lot at Forward Drive
 Madison, Dane County, Wisconsin

REVISIONS	NO.	DATE	REMARKS

SCALE: AS SHOWN
 DATE: 11/14/2017
 DRAFTER: SWIN
 CHECKED: JZAM
 PROJECT NO.: 170172
 SHEET: 7 OF 7
 DWG. NO.:



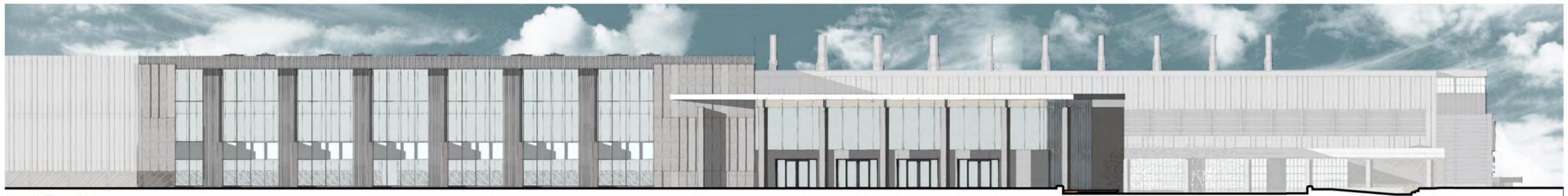








West Elevation



North Elevation



East Elevation