



URBAN DESIGN COMMISSION APPLICATION CITY OF MADISON

This form may also be completed online at:
<http://www.cityofmadison.com/planning/documents/UDCApplication.pdf>

215 Martin Luther King Jr. Blvd; Room LL-100
PO Box 2985; Madison, Wisconsin 53701-2985
Phone: 608.266.4635 | Facsimile: 608.267.8739

Please complete all sections of the application, including the desired meeting date and the type of action requested.

Date Submitted: <u>09/12/2017</u>	<input type="checkbox"/> Informational Presentation
UDC Meeting Date: <u>OCTOBER 4TH</u>	<input checked="" type="checkbox"/> Initial Approval
Combined Schedule Plan Commission Date (if applicable): <u>OCTOBER 16TH</u>	<input checked="" type="checkbox"/> Final Approval

1. Project Address: 630 FORWARD DRIVE, MADISON WI
Project Title (if any): EXACT SCIENCES PARKING LOT AT FORWARD DRIVE

2. This is an application for (Check all that apply to this UDC application):

- New Development
- Alteration to an Existing or Previously-Approved Development

A. Project Type:

- Project in an Urban Design District* (public hearing-\$300 fee)
- Project in the Downtown Core District (DC) or Urban Mixed-Use District (UMX) (\$150 fee, Minor Exterior Alterations)
- Suburban Employment Center (SEC) or 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 Planned Residential Complex

B. Signage:

- Comprehensive Design Review* (public hearing-\$300 fee)
- Signage Exception(s) in an Urban Design District (public hearing-\$300 fee)
- Street Graphics Variance* (public hearing-\$300 fee)

C. Other:

Please specify: _____

3. Applicant, Agent & Property Owner Information:

Applicant Name: STEVE SIRKIS Company: GENERAL CAPITAL GROUP
 Street Address: 6938 N. SANTA MONICA BLVD City/State: FOX POINT, WI Zip: 53217
 Telephone: (608) 228-3909 Fax: () Email: SSIRKIS@GENERALCAPITALGROUP.COM

Project Contact Person: JODY SHAW Company: POTTER LAWSON INC
 Street Address: 749 UNIVERSITY ROW SUITE 300 City/State: MADISON, WI Zip: 53705
 Telephone: (608) 274-2741 Fax: () Email: JODY@POTTERLAWSON.COM

Project Owner (if not applicant): CG GROWTH LLC : SCOTT COWARD
 Street Address: 441 CHARMANY DRIVE City/State: MADISON, WI Zip: 53719
 Telephone: (608) 284-5700 Fax: () Email: SCOWARD@EXACTSCIENCES.COM

4. Applicant Declarations:

A. Prior to submitting this application, the applicant is required to discuss the proposed project with Urban Design Commission staff. This application was discussed with JANINE GLAESNER on 09/08/2017.
(name of staff person) (date of meeting)

B. 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.

Name of Applicant STEVE SIRKIS Relationship to Property OWNER'S REPRESENTATIVE
 Authorized Signature [Signature] Date 09/11/2017



September 12, 2017

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

Re: 630 Forward Drive, Madison WI 53711
Exact Sciences Parking Lot at Forward Drive

Dear Commission Members:

Please accept this Letter of Intent, Application and attachments as our formal request for initial and final approval of the Exact Sciences Parking Lot at Forward Drive. We are not asking for review of the signage for this project. The development team will submit a comprehensive signage package at a later date.

Project Team

Owner:

CG Growth LLC
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 Site for this parking lot is the Tech, R&D building at 630 Forward Drive. This submittal is part of the request to demolish the existing building, and approve the construction of a surface parking lot that will serve both the Second phase of the Exact Sciences Clinical Lab and additional interior build-out of the existing Office building at 601 Rayovac Drive.

Staff and Neighborhood Input

The Development Team reviewed this project with the City Staff on 08.29.2017.

The Development Team has also met with Alder Clear, and given a neighborhood presentation on August 9, 2017.

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.

Phase One of a new Clinical Processing Center for the Cologuard test, as well as future tests that are currently under research, is currently under review by the City of Madison. It is critical for this facility to come on line as soon as possible to meet the growing demand for the Cologuard test.

This parking lot will serve both the completed Clinical Processing Center with the second phase Production Lab and office, as well as future interior build outs of the existing office building at 601 Rayovac Drive. Exact Sciences is currently moving into the first floor of that office building in October of this year, and has plans to occupy additional floors within the next year.

Working within the Urban Design District Number 2

Grading: Requires positive drainage that allows natural vegetation growth and appears natural. Due to the existing building, the site is relatively flat and requires little additional grading once the building is removed. The grades will be sloped to the existing grades, and maintain a natural appearance. Stormwater requirements have already been accounted for in the first Phase of the Clinical Processing Center.

Landscape: Species will be as prescribed by the Urban Design District Number 2. There are a number of existing trees that the project will keep in place to form the base of the landscape screen to the adjacent public rights of way.

Structures: There are no structures associated with this submittal.

Lighting: Parking 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.

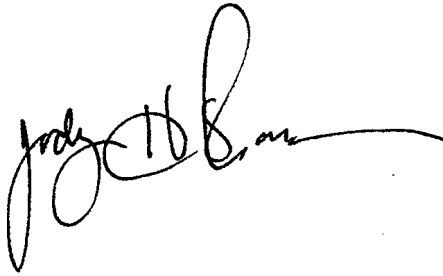
Screening: Appropriate screening will be provided through between parking areas and the adjacent, public right of way (Forward Drive).

Building Design: There are no buildings associated with this submittal.

Requested approval

With your recommendations and approval, we look forward to providing Exact Sciences with the ability to begin the demolition of 630 Forward Drive, and add the parking required to meet the projected growth for both the Phase Two of the Clinical Lab, and the additional interior build out of 601 Rayovac Drive.

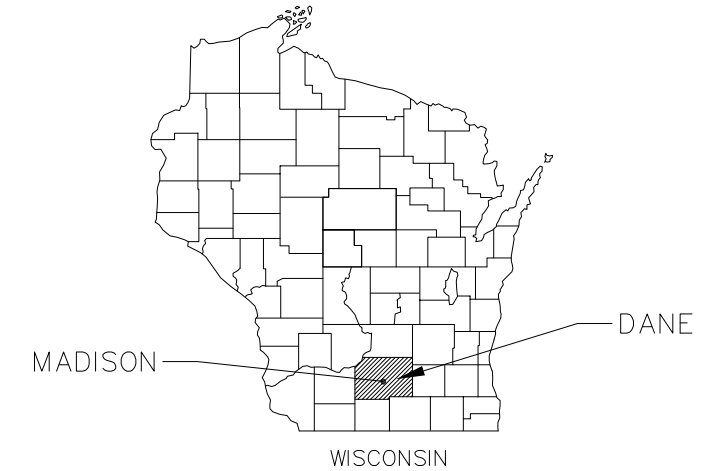
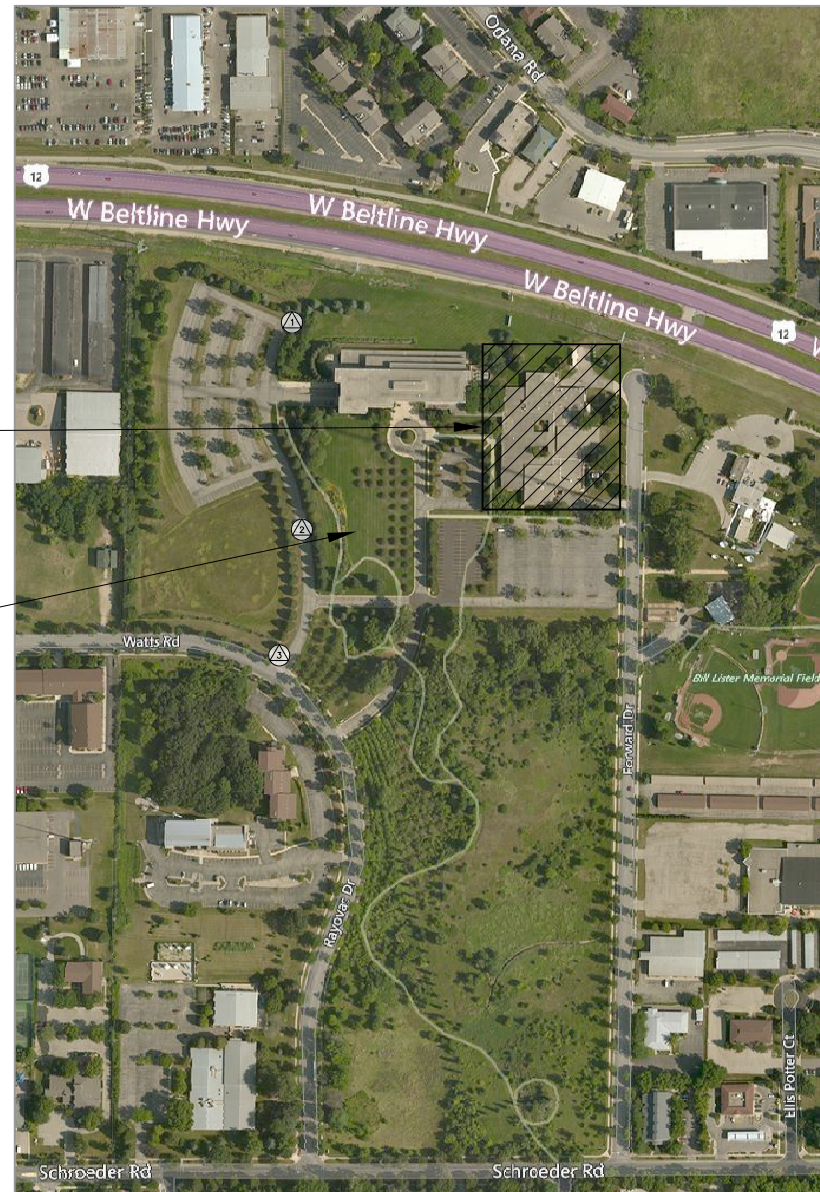
Regards,

A handwritten signature in black ink, appearing to read "Jody Shaw". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Jody Shaw, AIA LEED AP
Potter Lawson, Inc.

Exact Sciences Parking Lot At Forward Drive

MADISON, DANE COUNTY, WISCONSIN



NORTHEAST
PARKING LOT

PROJECT LOCATION

Drawing Index

Sheet Title	Sheet Number
Title Sheet	1
Existing Conditions	2
Demolition Plan	3
Site Plan	4
Grading Plan	5
Utility Plan	6
Landscape Plan	7

SITE BENCHMARKS

1. TOP NUT OF EX HYDRANT LOCATED AT NE CORNER OF NW PARKING LOT
ELEV = 1054.047
2. PK NAIL LOCATED ON CENTERLINE OF WESTERN PRIVATE DRIVE. APPROX 412' FROM WATTS RD CENTERLINE
ELEV = 1057.697
3. PK NAIL LOCATED ON WEST SIDE OF ENTRANCE DRIVE APPROX 36' FROM WATTS RD CENTERLINE
ELEV = 1045.067



THE LOCATION OF EXISTING UTILITIES, BOTH UNDERGROUND AND OVERHEAD ARE APPROXIMATE ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION OF ALL EXISTING UTILITIES WHETHER SHOWN ON THESE PLANS OR NOT, BEFORE COMMENCING WORK, AND SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE CAUSED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UTILITIES.

CALL DIGGER'S HOTLINE
1-800-242-8511

Title Sheet

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

REVISIONS	REVISIONS
NO.	NO.
DATE	DATE
REMARKS	REMARKS

SCALE
AS SHOWN

DATE
09/05/2017

DRAFTER
CBOC

CHECKED
JZAM

PROJECT NO.
170172

SHEET
1 OF 7

DWG. NO.





Context Views

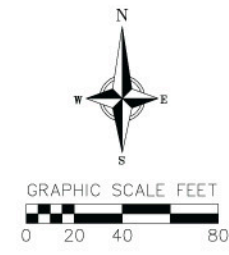
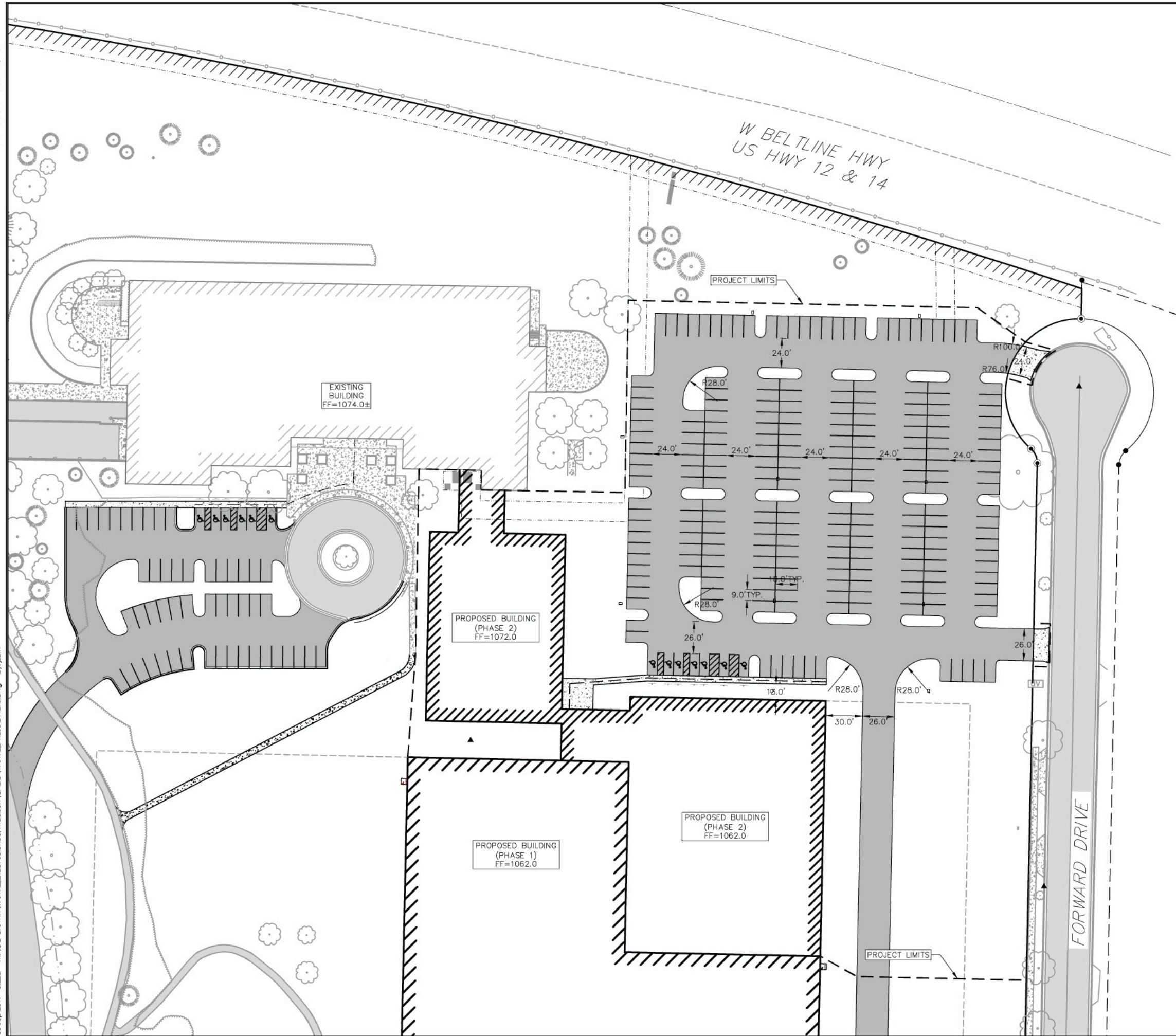
Exact Sciences Parking Lot At Forward Drive

2017.01.02

September 12, 2017



Context Views along Forward Drive
Exact Sciences Parking Lot At Forward Drive
2017.01.02
September 12, 2017

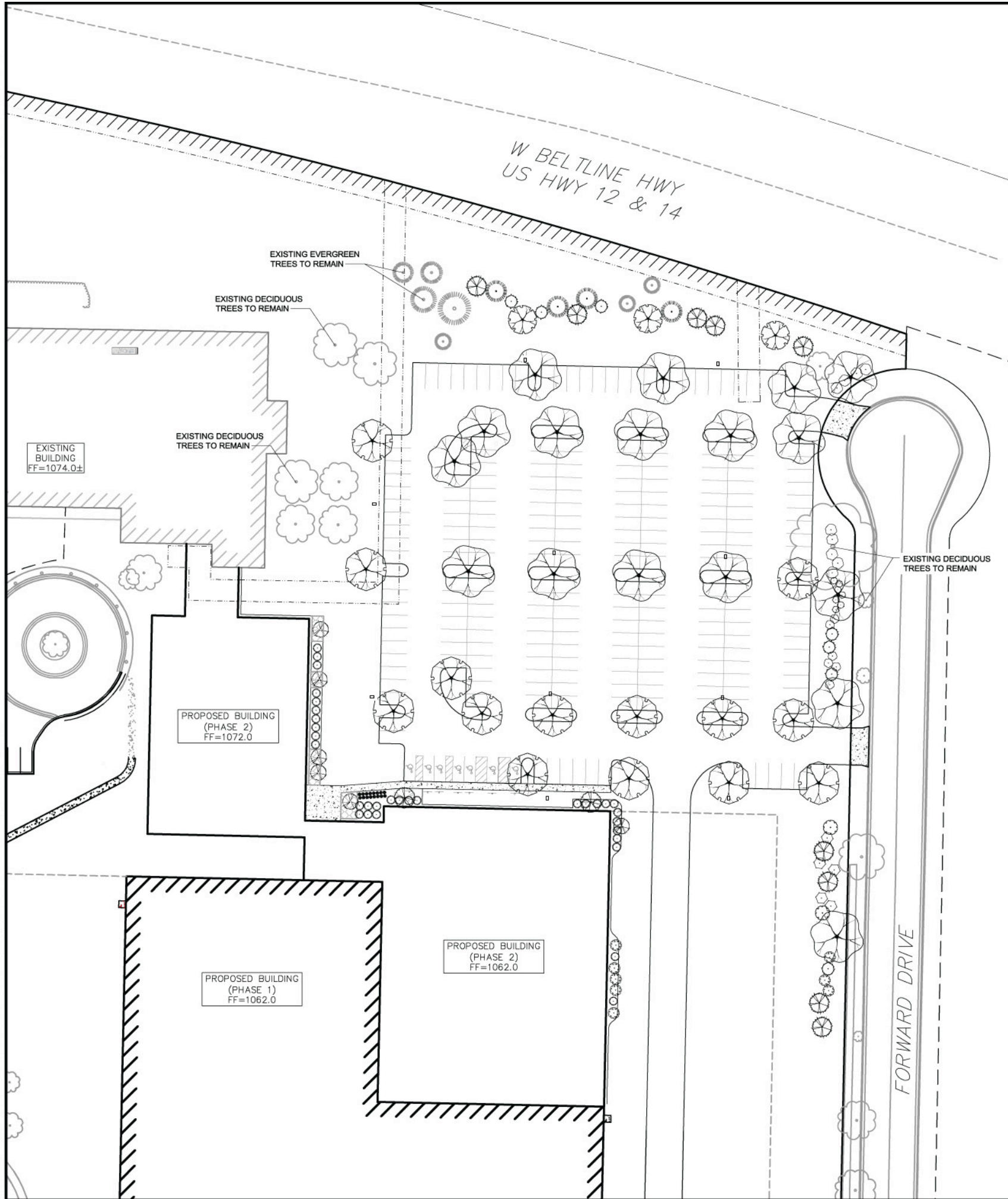


- SITE PLAN LEGEND**
- PROPERTY BOUNDARY
 - CURB AND GUTTER (REVERSE CURB HATCHED)
 - RETAINING WALL
 - PROJECT LIMITS
 - ACCESSIBLE ROUTE
 - PROPOSED CONCRETE
 - PROPOSED LIGHT-DUTY ASPHALT
 - PROPOSED HEAVY-DUTY ASPHALT
 - PROPOSED SIGN
 - PROPOSED LIGHT POLE
 - PROPOSED BOLLARD
 - PROPOSED ADA DETECTABLE WARNING FIELD
 - PROPOSED HANDICAP PARKING

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

REVISIONS	NO.	DATE	REMARKS

SCALE AS SHOWN
DATE 09/05/2017
DRAFTER CBOC
CHECKED JZAM
PROJECT NO. 170172
SHEET 4 OF 7
DWG. NO.



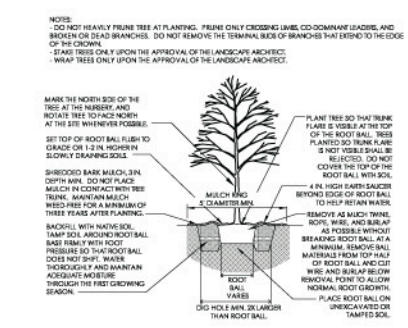
PLANT SCHEDULE

DECIDUOUS TREES	BOTANICAL NAME / COMMON NAME	CONT	CAL	SIZE	QTY	
	<i>Carpinus caroliniana</i> / American Hornbeam	B & B	2" Cal		2	
	<i>Celtis occidentalis</i> / Common Hackberry	B & B	2.5" Cal		19	
	<i>Gymnocladus dioica</i> 'Espresso' / Kentucky Coffeetree	B & B	2.5" Cal		3	
	<i>Quercus rubra</i> / Red Oak	B & B	2.5" Cal		17	
EVERGREEN TREES	BOTANICAL NAME / COMMON NAME	CONT	CAL	SIZE	QTY	
	<i>Picea glauca</i> / White Spruce	B & B		6' ht.	7	
	<i>Picea pungens</i> / Colorado Spruce	B & B		6' ht.	10	
	<i>Pinus strobus</i> / White Pine	B & B		7' ht.	5	
	<i>Thuja occidentalis</i> 'Wintergreen' / Wintergreen Arborvitae	B & B		7' ht.	2	
FLOWERING TREES	BOTANICAL NAME / COMMON NAME	CONT	CAL	SIZE	QTY	
	<i>Amelanchier laevis</i> / Allegheny Serviceberry	B & B		6' ht. multi stem	6	
	<i>Crataegus crus-galli</i> 'Inermis' / Thornless Hawthorn	B & B	2" Cal		2	
SHRUBS	BOTANICAL NAME / COMMON NAME	SIZE	FIELD2	FIELD3	QTY	
	<i>Amelanchier stolonifera</i> / Running Serviceberry	3 gal	Cont		10	
	<i>Cornus sericea</i> / Red Twig Dogwood	5 gal			6	
	<i>Juniperus chinensis</i> 'Pfitzerana Kallays Compacta' / Kally Pfitzer Compact Juniper	3 gal	Cont		7	
	<i>Sambucus canadensis</i> / Elderberry	5 gal			8	
	<i>Taxus cuspidata</i> 'Monloco' / Emerald Spreader Japanese Yew	5 gal	Cont		31	
	<i>Viburnum prunifolium</i> / Blackhaw Viburnum	5 gal	Cont		5	
ANNUALS/PERENNIALS	BOTANICAL NAME / COMMON NAME	SIZE	FIELD2	FIELD3	QTY	
	<i>Hosta x 'Blue Cadet'</i> / Plantain Lily	1 gal	Cont		16	
GROUND COVERS	BOTANICAL NAME / COMMON NAME	CONT	FIELD2	FIELD3	SPACING	QTY
	<i>Asarum canadense</i> / Canadian Wild Ginger	flat	2" pot		18" o.c.	641 sf

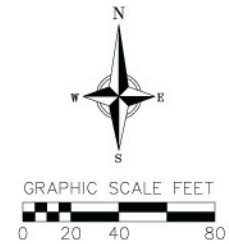
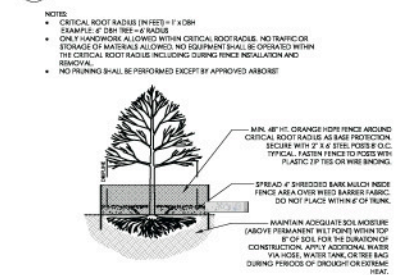
GENERAL NOTES:

- 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 | advisors
 Phone: (800) 261-3898

Landscape Plan

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

REVISIONS		REVISIONS	
NO.	DATE	NO.	DATE

SCALE: AS SHOWN

DATE: 09/05/2017

DRAFTER: SVN

CHECKED: JZAM

PROJECT NO.: 170172

SHEET: 7 OF 7

DWG. NO.:

