WYSER ENGINEERING

September 9, 2022

City of Madison Plan Commission
Madison Municipal Building, Suite LL10
215 Martin Luther King Jr. Boulevard
Madison, WI 53703

Subject: Letter of Intent – Final Plat Submittal
University Research Park 2 – Pioneer 1st Addition Replat

Dear Plan Commission Members,

This letter describes the University Research Park 2 – Pioneer Addition Replat project and its intended uses in support of our application for land subdivision plat within the Midtown Neighborhood on the far west side of Madison. The proposed project will include primarily Employment Campus zoning and a smaller area of Conservancy zoning.

Introduction
University Research Park, established in 1984 and located three miles west of the University of Wisconsin-Madison campus, is home to more than 140 companies that employ more than 4,000 people that contribute more than $825 million to the Wisconsin economy each year. The non-profit, internationally recognized research and technology park has 37 buildings with more than 2.1 million square feet of office and laboratory space used by a broad range of start-up companies, many of which are focused on biotechnology.

The success of University Research Park and the limitation of building space at its original site drove the need for a second site, dubbed University Research Park 2. It is located on the west side of Madison, west of Junction Road and south of Mineral Point Road. The City of Madison approved University Research Park 2 (URP-2) in 2009. In 2015, the site was platted into 14 lots and 3 outlots.

In recognition of changing market demands, URP explored alternative lot configurations and building layouts and is seeking to revise the plat. Proposed modifications would reduce the number of and increase the size of the lots. Also, the current plat is impacted by a shift in the location of the Boyer Street and South Pleasant View Road intersection that requires the realignment of the Boyer Street right-of-way at the request of the City of Madison.

University Research Park (URP) owns a 104-acre parcel south of Valley View Road, west of South Pleasant View Road, and north of the Hawk's Landing subdivision. This parcel, platted as the University Research Park First Addition (also referred to as the "Vetter Parcel") was annexed into the City of Madison from the Tow of Middleton in October 2012 and platted in 2013. The property currently consists of 14 vacant lots ranging in size from 3.5 to 5.6 acres, conservation easements bordering the western lots, utility easements bordering the eastern lots, and a large drainage easement bisecting the site to accommodate a drainage swale. The original configuration was intended to accommodate building footprints of 46,000 to 86,000 square feet and two public roadways (Boyer Street and Ancient Oak Lane). The layout anticipated buildings primarily fronting Boyer Street with parking lots primarily fronting Pleasant View Road to the east and the conservation easement to the west.

Existing land cover in the plat area includes approximately 59 acres of croplands and 45 acres of woodlands. A high-quality stand of timber is present along the southwest section of the subject parcel. The site is characterized by rolling hills, with several areas having slopes greater than 8%. There are adjacent residential areas to the west and south of the subject parcel, and a portion of the Hawks Landing Golf Club south of the subject parcel.

General Project Description

This plat will reduce the number of lots from 14 to 9 with potentially 663,000 square feet of office and laboratory space. The proposed plat under consideration includes approximately 58 acres to be developed under the Employment Campus zoning. A primary goal of the development is preservation and incorporation of existing woodland areas to the extent practical. Easements on development lots will provide for conveyance and treatment of stormwater runoff and accommodate multi-use trails.

The Pioneer 1st Addition continues the intended design concept for the remainder of URP-2 that orient buildings toward the street and parking located behind and to the sides of the buildings. The buildings are envisioned to be two- or three-story office building fronts with larger one-story laboratory and specialized manufacturing space in the rear. The office portions of the buildings will front the streets at the main intersections of the development: Valley View Road and Pleasant View Road Roundabout, Ancient Oak Lane and Boyer Street, and Pleasant View Road. This design concept will emphasize and enhance pedestrian us and accessibility of the site.

The proposed plat under consideration includes outlots covering an area of approximately 39 acres. Outlots 11 and 13, approximately 27 acres, will be preserved under Conservancy Zoning to protect the natural functions of the woodlands. Development within the Conservancy Districted is limited in character to protect natural habitat for plant and animal life, steep slopes, woodlands, and other resources. Outlots 12 and 14, approximately 11 acres, are intended to provide an area for regional stormwater storage and treatment prior to discharge from the site. Outlot 15, approximately 1 acre, is designated for landscaping and signage purposes. It is anticipated that all Outlots will be maintained by the University Research Park or designee.

Relationship to Neighborhood Plans

The Pioneer 1st Addition of the University Research Park is located on the west side of Madison, within the Midtown Neighborhood Development Plan. The neighborhood plans recommend land use patterns,

open space networks, development densities and intensities, urban design character and utility provision. The Employment Campus Zoning proposed in this application is consistent with the 2011 Midtown Neighborhood Development Plan Amendment.

Proposed Uses

The University Research Park intends to construct a series of independent structures that provide space of employment in fields such as high-technology, research and development, testing, and specialized manufacturing establishments, as well as professional offices and business incubators. Supportive retail or banks may be integrated into the employment uses, as permitted by the zoning code. Hours of operation are anticipated to be typical office hours. The proposed development will contain no public places of assembly, restaurants, or taverns. The proposed development will have no dwelling unites (thus generating no additional school children demand).

University Research Park 2 – Pioneer 1st Addition has 9 lots. By the lot, the proposed sites could provide:

Lot Number	Lot Acreage (ac)	Maximum Floor Area (sf)	Office Floors	Maximum Parking Spaces
46	4.77	46,000	2	160
47	5.92	44,000	2	154
48	7.8	98,000	2	324
49	6.63	82,000	2	280
50	8.17	110,000	2	360
51	6.19	66,000	2	225
52	5.02	66,000	2	222
53	6.18	71,000	2	232
54	7.29	80,000	2	260
Total	57.97	663,000		2,217

Construction Schedule

It is anticipated that the Employment Center district will be developed in multiple phases as demand for new lots occurs. Initial site grading and infrastructure construction is expected to begin in 2023 with lot development to occur over the next 5 to 10 years.

The Subdivision Application for Final Plat has been prepared by a team led by Wyser Engineering. The individual team members are:

- Owner: University Research Park Inc
- Civil Engineer: SmithGroup
- Surveyor: Wyser Engineering

Other project team members such as architects and contractors will be added to the team as the project advances to design and individual lot construction commences.

We look forward to working with City Staff in further development of this project. If you have any questions, please contact us.

Respectfully,

WYSER ENGINEERING, LLC

Wade P. Wyse

Wade P. Wyse, P.E.
Principal