



City of Madison

Proposed Rezoning, Preliminary and Final Plat

Project Name
University Research Park 2 - Pioneer Addition

Location
1004-1504 South Pleasant View Road

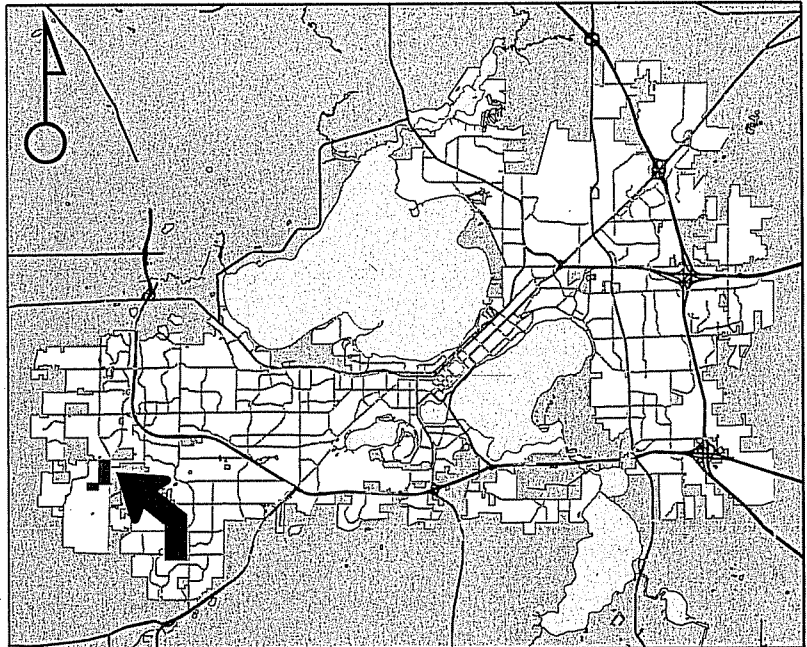
Applicant
Board of Regents - UW System/
David Wolmutt, P.E. - SmithgroupJJR

From: A To: RDC(EC) and C(CN)

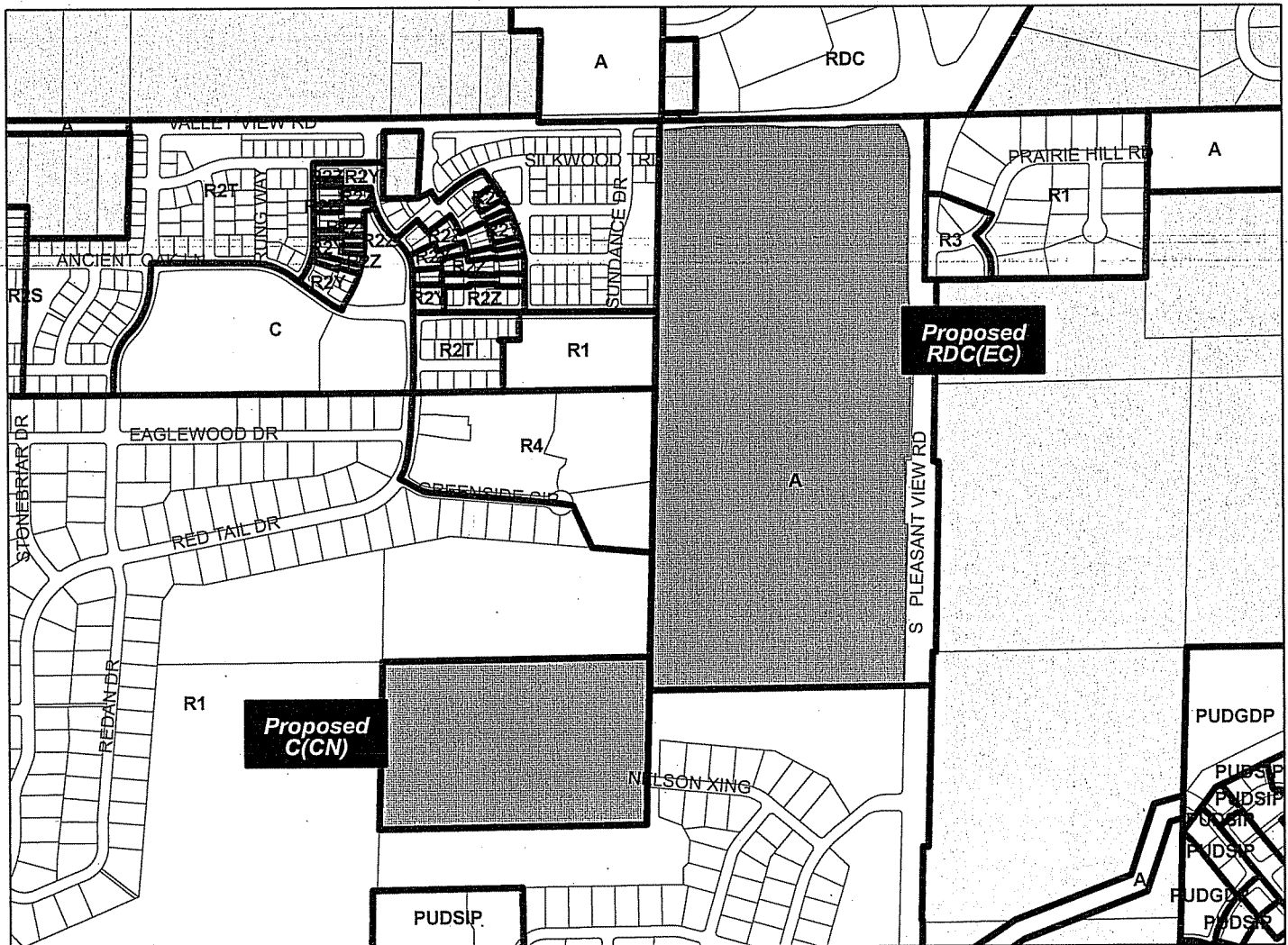
Proposed Use
Creating 14 lots for research park/office development & 4 outlots for private open space and stormwater management

Public Hearing Date
Plan Commission
17 December 2012

Common Council
08 January 2013



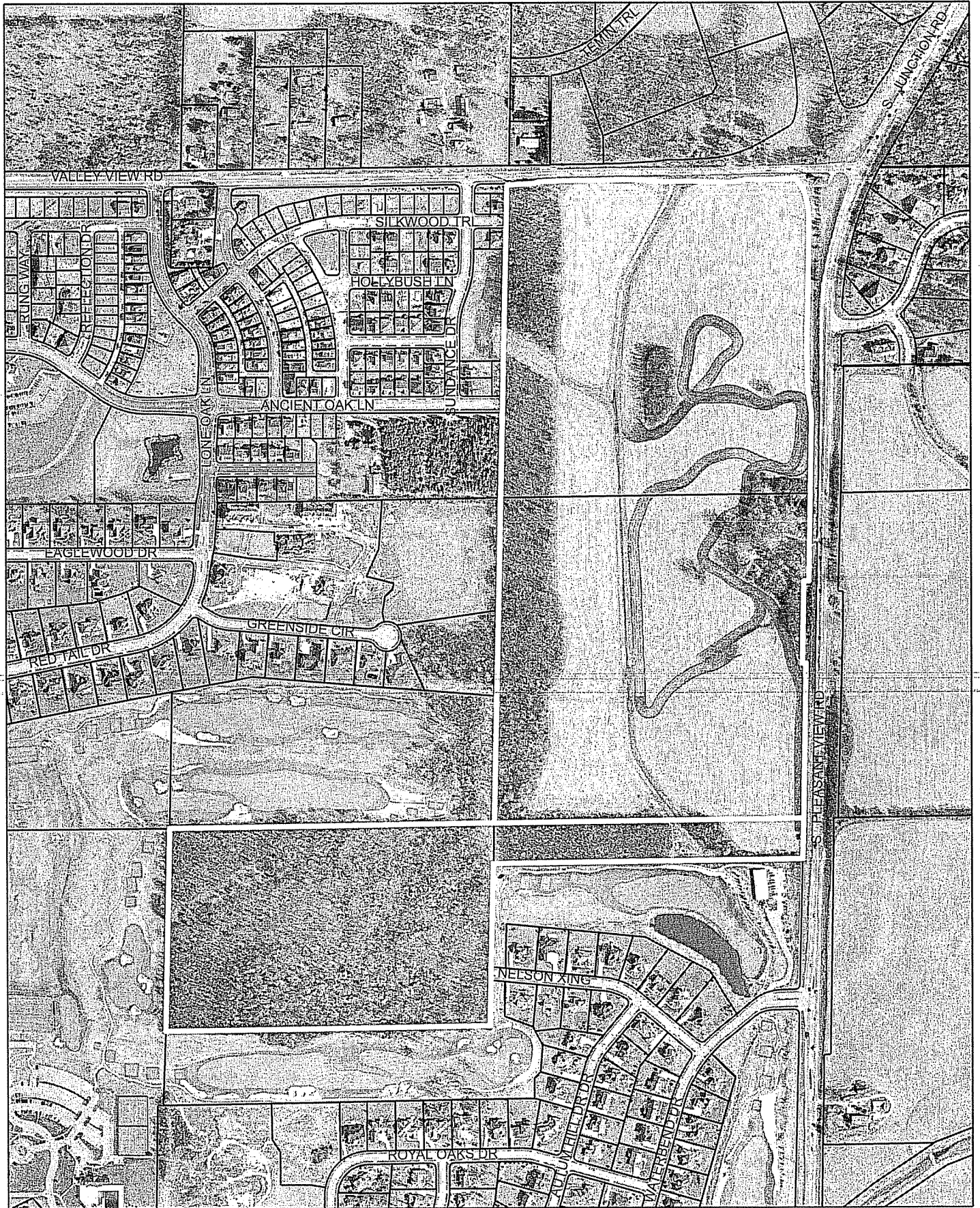
For Questions Contact: Tim Parks at: 261-9632 or tparks@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 800'

City of Madison, Planning Division : RPJ : Date : 03 December 2012

12-13





LAND USE APPLICATION Madison Plan Commission

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

- The following information is required for all applications for Plan Commission review except subdivisions or land divisions, which should be filed using the Subdivision Application.
- A separate Urban Design Commission application is no longer required for projects requiring both Urban Design Commission and Plan Commission approvals.
- This form may also be completed online at <http://www.cityofmadison.com/developmentcenter/landdevelopment>
- All Land Use Applications should be filed with the Zoning Administrator at the above address.

FOR OFFICE USE ONLY:	
Amt. Paid	Receipt No.
Date Received	<u>10/17/12</u>
Received By	<u>JLK</u>
Parcel No.	
Aldermanic District	
GQ	
Zoning District	
For Complete Submittal	
Application	<input checked="" type="checkbox"/>
Letter of Intent	<input checked="" type="checkbox"/>
Photos	<u>NA</u>
Legal Descript.	<input checked="" type="checkbox"/>
Plan Sets	<input checked="" type="checkbox"/>
Zoning Text	
Alder Notification	<u>Waiver</u>
Waiver	
Ngrhd. Assn Not.	<u>Waiver</u>
Waiver	
Date Sign Issued	<u>10/17/12</u>

1. **Project Address:** 3417 County Highway M **Project Area in Acres:** 103.68

Project Title (if any): University Research Park 2 - Pioneer Addition

2. **This is an application for (Check all that apply to your Land Use Application):**

- Zoning Map Amendment from** A-1 Agriculture **to** Employment Campus/Conservancy
- Major Amendment to Approved PD-GDP Zoning** **Major Amendment to Approved PD-SIP Zoning**
- Conditional Use, or Major Alteration to an Approved Conditional Use**
- Demolition Permit**
- Review of Minor Alteration to Planned Development by the Plan Commission Only**

3. **Applicant, Agent & Property Owner Information:**

Applicant's Name: Mark Bugher, Director Company: Board of Regents - UW System

Street Address: 1860 Van Hise Hall, 1220 Linden Dr. City/State: Madison, WI Zip: 53706

Telephone: (608) 441-8000 Fax: (608) 441-8010 Email: mbugher@wisc.edu

Project Contact Person: David Wolmutt, P.E. Company: SmithgroupJJR

Street Address: 625 Williamson St. City/State: Madison/WI Zip: 53703

Telephone: (608) 327-4446 Fax: (608) 251-6147 Email: dave.wolmutt@smithgroupjjr.com

Property Owner (if not applicant): Same

Street Address: Same City/State: Same Zip: Same

4. **Project Information:**

Provide a brief description of the project and all proposed uses of the site: The proposed project includes expansion of the University Research Park southward. Proposed uses include an Employment Campus and Conservancy area and outlots for stormwater treatment and trails.

Development Schedule: Commencement Spring, 2013 Completion Unknown

Effective August 31, 2012

CONTINUE →

12-13

5. Required Submittals:

- Site Plans**, fully dimensioned and describing pertinent project details, submitted as follows below and depicting all lot lines; existing, altered, demolished and/or proposed buildings; parking areas and driveways; sidewalks; the location of any new signs; existing and proposed utility locations; building elevations, materials and floorplans, and; landscaping:
 - **Seven (7) copies** of a full-sized plan set drawn to a scale of 1 inch = 20 feet (collated, stapled and folded)
 - **Twenty (20) copies** of the plan set reduced to fit onto 11 X 17-inch paper (collated, stapled and folded)
 - For projects also being reviewed by the **Urban Design Commission, twelve (12) additional** 11 X 17-inch copies.
 - **One (1) copy** of the plan set reduced to fit onto 8 ½ X 11-inch paper
- REVISED! – Letter of Intent: Twelve (12) copies** describing this application in detail including, but not limited to: existing conditions; the project schedule; names of persons involved (contractor, architect, civil engineer, etc.); details of the project, including proposed uses, building square footage, number of dwelling units, auto and bike parking stalls, etc.; hours of operation; value of land; project cost; any public subsidy requested, and; number of construction and full-time equivalent jobs created. **For projects also being reviewed by the Urban Design Commission, provide twelve (12) additional copies** of the letter.
- Filing Fee:** Refer to the Land Use Application Information & Fee Schedule. Make checks payable to: *City Treasurer*.
- Electronic Submittal:** All applicants are required to submit copies of all items submitted in hard copy with their application (including this application form, the letter of intent, complete plan sets, etc.) as Adobe Acrobat PDF files on a non-returnable CD to be included with their application materials, or by e-mail to pcapplications@cityofmadison.com.

In Addition, The Following Items May Also Be Required With Your Application:

- Legal Description of Property:** For any application for rezoning, the description must be submitted as an electronic word document via CD or e-mail. For applications requesting rezoning to more than one district, a separate description of each district shall be submitted.
- For any applications proposing **Demolition or Removal** of existing buildings, the following items are required:
 - Prior to the filing of an application, the applicant or his/her agent is required to notify a list of interested persons registered with the City **30 or 60 days prior to filing** their application using the online notification tool found at: https://www.cityofmadison.com/developmentCenter/demolitionNotification/
 - A photo array (6-12 photos) of the **interior and exterior** of the building(s) to be demolished or removed. A written assessment of the condition of the building(s) to be demolished or removed is highly recommended.
 - Approval of a **Reuse & Recycling Plan** by the City’s Recycling Coordinator is required prior to issuance of permits.
- A **Zoning Text** shall accompany all Planned Development District (PD/PCD/PUD) applications.

6. Applicant Declarations:

- Conformance with adopted City plans:** The site is located within the limits of the Pioneer Neighborhood Plan, which recommends Residential for this property.
- Pre-application Notification:** Section 28.12 of the Zoning Code requires that the applicant notify the district alder and any nearby neighborhood and business associations in writing no later than **30** days prior to filing this request. List the alderperson, neighborhood association(s), and business association(s) AND the dates you sent the notices:
Lisa Subeck, Various dates through the parcel Attachment process.
- If a waiver has been granted to this requirement, please attach any correspondence to this effect to this form.
- Pre-application Meeting with Staff:** Prior to preparation of this application, the applicant is required to discuss the proposed development and review process with Zoning and Planning Division staff; note staff persons and date.
Planning Staff: Murphy, Waidelich, Grady Date: 7-17-12 Zoning Staff: Parks Date: 7-17-12

→ **The applicant attests that this form is accurately completed and all required materials are submitted:**

Name of Applicant Mark Bugher Relation to Property Owner Director, University Research Park

Authorizing Signature of Property Owner  Date 12/16/12



SUBDIVISION APPLICATION

Madison Plan Commission

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 read both pages of the application completely and fill in all required fields****

This application form may also be completed online at www.cityofmadison.com/planning/plan.html

NOTICE REGARDING LOBBYING ORDINANCE: If you are seeking approval of a development that has over 40,000 square feet of non-residential space, or a residential development of over 10 dwelling units, or if you are seeking assistance from the City with a value of \$10,000 (including grants, loans, TIF or similar assistance), then you likely are subject to Madison's lobbying ordinance (Sec. 2.40, MGO). You are required to register and report your lobbying. Please consult the City Clerk's Office for more information. Failure to comply with the lobbying ordinance may result in fines.

1a. Application Type.

Preliminary Subdivision Plat Final Subdivision Plat Land Division/Certified Survey Map (CSM)

If a Plat, Proposed Subdivision Name: University Research Park 2 - Pioneer Addition

1b. Review Fees. Make checks payable to "City Treasurer." Note: New fees effective May 2012 (!)

- For Preliminary and/or Final Plats, an application fee of \$250, plus \$50 per lot or outlot contained on the plat.
- For Certified Survey Maps, an application fee of \$250 plus \$200 per lot and outlot contained on the CSM.

2. Applicant Information.

Name of Property Owner: Board of Regents - UW System Representative, if any: Mark Bugher, Director
 Street Address: 1860 Van Hise Hall 1120 Linden Dr. City/State: Madison, WI Zip: 53706
 Telephone: (608) 441-8000 Fax: (608) 441-8010 Email: mdbugher@wisc.edu
 Firm Preparing Survey: Foth Infrastructure & Environment, LLC Contact: Scott Henkel
 Street Address: 2514 S. 102nd St. Suite 278 Lincoln Ctr. II City/State: West Allis, WI Zip: 53227
 Telephone: (414) 336-7900 Fax: (414) 336-7901 Email: scott.henkel@foth.com

Check only ONE – ALL Correspondence on this application should be sent to: Property Owner, OR Survey Firm

3a. Project Information.

Parcel Addresses (note town if located outside City): 3417 County Highway M
 Tax Parcel Number(s): 070834280001, 070834295004, 070834380000, 070834385005
 Zoning District(s) of Proposed Lots: A-1 (Exist.) School District: Middleton-Cross Plaines

→ Please provide a Legal Description on your CSM or plat. Note your development schedule in your Letter of Intent.

3b. For Properties Located Outside the Madison City Limits in the City's Extraterritorial Jurisdiction:

Date of Approval by Dane County: _____ Date of Approval by Town: _____

→ For an extraterritorial request to be scheduled, approval letters from both the Town and Dane County must be submitted.

4. Subdivision Contents and Description. Complete table as it pertains to your request; do not complete gray areas.

Land Use	Lots	Outlots	Acres
Residential			
Retail/Office	14		61.13
Industrial			
Other (state use):			

Land Use	Lots	Outlot	Acres
Outlots Dedicated to the Public (Parks, Stormwater, etc.)			
Outlots Maintained by a Private Group or Association		4	36.24
PROJECT TOTALS	14	4	97.37

OVER →

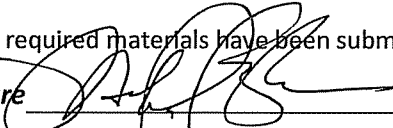
12-13

5. **Required Submittals.** Your application is required to include the following (check all that apply):

- Map Copies** (prepared by a Registered Land Surveyor):
 - For Preliminary Plats, **eighteen (18) copies** of the drawing drawn to scale are required. The drawing is required to provide all information as set forth in Section 16.23 (7)(a) of the Madison General Ordinances. The drawings shall include, but are not limited to, a description of existing site conditions and natural features, delineation of all public and private utilities that serve the site (denote field located versus record drawings), the general layout of the proposed subdivision, the dimensions of lots and outlots, widths of existing and proposed rights of way, topographic information, and any other information necessary for the review of the proposed subdivision.
 - For Final Plats, **sixteen (16) copies** of the drawing are required to be submitted. The final plat shall be drawn to the specifications of Section 236.20 of the Wisconsin Statutes.
 - For Certified Survey Maps (CSM), **sixteen (16) copies** of the drawing are required. The drawings shall include all of the information set forth in Sections 16.23(7)(a)&(d) of the Madison General Ordinances, including existing site conditions, the nature of the proposed division and any other necessary data. Utility data (field located or from utility maps) may be provided on a separate map submitted with application.
 - All surveys submitted with this application are required to be collated, stapled and folded so as to fit within an 8 1/2" X 14" folder. An **8-½ X 11-inch reduction of each sheet** shall also be submitted.
- Letter of Intent: Twelve (12) copies** of a letter describing the proposed subdivision in detail including, but not limited to: the number and type/ use of lots proposed with this subdivision; existing conditions and uses of the property; development and phasing schedule for the project, and; the names of persons involved (contractor, architect, landscaper, business manager, etc.). ***The letter of intent for a subdivision can be the same document as the letter of intent required for a concurrent Land Use Application for the same property. **A letter of intent is not required for Subdivision Applications for lot combinations or split duplexes.**
- Report of Title and Supporting Documents:** All plats and certified surveys submitted for approval shall include a Report of Title satisfactory to the Office of Real Estate Services as required in Section 16.23 of the Madison General Ordinances. A minimum of **two (2) copies** of a City of Madison standard 60-year Report of Title shall be obtained from a title insurance company. **Title insurance or a title commitment policy is NOT acceptable** (i.e. a Preliminary Title Report or a Record Information Certificate). The applicant shall submit a copy of all documents listed in the Report of Title for each copy of the report submitted.
- For any plat or CSM creating common areas to be maintained by private association: Two (2) copies** of proposed development restrictions and covenants shall be submitted for City approval prior to recording of the survey instrument.
- For Surveys Outside the Madison City Limits:** A copy of the approval letters from both the Town where the property is located and Dane County must be submitted with your request. The City of Madison may not consider a survey within its extraterritorial jurisdiction without prior approval **Town and Dane County**.
- For Surveys Conveying Land to the Public:** A Phase I Environmental Site Assessment Report may be required if any interest in these lands are to be conveyed to the public. Please contact the City's Office of Real Estate Services at 266-4222 for a determination as soon as possible.
- Electronic Application Submittal:** All applicants are required to submit a copy of this completed application form, and preliminary and/or final plats or Certified Survey Map as individual Adobe Acrobat PDF files compiled either on a non-returnable CD-ROM to be included with their application materials, or in an e-mail sent to pcapplications@cityofmadison.com. The transmittal shall include the name of the project and applicant.

6. **Applicant Declarations:**

The signer attests that the application has been completed accurately and all required materials have been submitted:

Applicant's Printed Name Mark Bugher, Director **Signature** 

Date 10/15/12 **Interest In Property On This Date** Owner

Effective May 21, 2012

SMITHGROUPJJR

October 17, 2012

City of Madison Plan Commission c/o Brad Murphy
Madison Municipal Building
Suite LL100
215 Martin Luther King Jr. Boulevard
Madison, WI 53710

Re: Letter of Intent
University Research Park 2 - Pioneer Addition

Dear Mr. Murphy and Plan Commission Members,

This letter describes the University Research Park 2 - Pioneer Addition project and its intended uses in support of our application for a land subdivision plat within the Pioneer and Midtown Neighborhoods 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 100 companies that employ over 4,000 people. The non-profit, internationally recognized research and technology park has 34 buildings with more than 1.5 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. Rough grading was completed on portions of the URP-2 site in conjunction with the Pleasant View Road project in 2011.

Existing Site

This application is for platting of the University Research Park 2 - Pioneer Addition, located south of Valley View Road and west of Pleasant View Road. The property is owned by the State of Wisconsin Board of Regents and encompasses a total area of approximately 104 acres. 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 (designated as Outlots 1 and 2). 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.

One structure is located in the southeastern quadrant of the parcel near CTH M. This structure, abandoned and owned by the URP, is a one-story, wood framed barn having a footprint area of approximately 2,400 square feet.

General Project Description

This plat will facilitate development of 14 lots with potentially 846,000 square feet of office and laboratory space. Employment associated with these 14 lots may provide 3,000 jobs or more. The Pioneer Addition continues the intended design concept for the remainder of URP-2 - a Main Street-like character and appearance with buildings that are oriented toward the street and parking located behind the buildings. This design concept will emphasize and enhance pedestrian use and accessibility of the site, consistent with the goals of the Pioneer Neighborhood Plan.

Primary uses within this portion of URP-2 will include high-technology, research and development, testing, and specialized manufacturing establishments, as well as professional offices and business incubators. Commercial "support" or hospitality services such as coffee shops, delis, day care facilities, or hotels could develop as permitted under the Employment Campus zoning.

The proposed plat under consideration includes 14 lots over an area of approximately 61 acres to be developed under the Employment Campus zoning, as described in subsequent sections of this letter. 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 proposed plat under consideration includes four outlots covering an area of approximately 36 acres. Outlots 1 and 2, including approximately 29 acres will be preserved under Conservancy zoning to protect the natural functions of the woodlands. Development within the Conservancy District is limited in character in order to protect natural habitat for plant and animal life, steep slopes, woodlands, and other resources. Outlot 3 is intended to provide an area for regional stormwater storage and treatment prior to discharge from the site. Outlot 4 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 Addition of the University Research Park is located on the west side of Madison, within the Pioneer and Midtown Neighborhood Development Plans. Both neighborhood plans recommend land use patterns, open space networks, development densities and intensities, urban design character and utility provision.

In April 2004, the City of Madison adopted the Pioneer Neighborhood Development Plan and in July 2004, the City of Madison updated the Midtown Neighborhood Development Plan. These documents established guidelines for development within the respective planning areas. Both plans recommended that the subject parcel be developed as low-medium and medium density residential, drainage, and a public park. In 2011, at the request of the University Research Park, the City of Madison Plan Commission adopted an amendment to the Comprehensive Plan to change the proposed land uses described in the Midtown Neighborhood Development Plan to Research and Development Center (RDC) zoning. The Employment Campus Zoning proposed in this application is consistent with the 2011 Midtown Neighborhood Development Plan Amendment.

Employment Campus

To achieve the goals of the Pioneer Neighborhood Development Plan's Research and Development Center District land use district, the applicant is requesting rezoning a portion of the plat to the Employment Campus (EC) and Conservancy (C) districts (per the anticipated 2012 Zoning Ordinance revision). The EC district largely achieves the intent of the Research and Development Center District land use district in terms of purpose, allowable uses, floor area ratio, and development standards.

The enclosed development plan will guide all of the EC lands. The development plan presents a unified and organized arrangement of buildings and service facilities that create the desired urban character while preserving and maximizing the site's natural features. The development plan will be used by the Architectural Review Committee to assure that development plans for individual lots are consistent with the overall plan.

Proposed Uses

The University Research Park intends to construct a series of independent structures that provide space for 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 units (thus generating no additional school children demand).

University Research Park 2 - Pioneer Addition has 14 lots. By lot, the proposed sites could provide:

Lot Number	Lot Acreage (ac)	Maximum Floor Area (sf)	Floors	Maximum Parking Spaces
1	4.94	67,200	3	192
2	5.39	59,400	3	170
3	4.70	59,900	3	171
4	5.59	66,200	3	189
5	4.45	45,600	3	130
6	3.60	52,600	3	151
7	3.72	56,800	3	162
8	3.51	53,500	3	153
9	3.80	57,910	3	165
10	3.82	58,300	3	166
11	4.03	61,520	3	176
12	3.76	57,400	3	164
13	4.60	70,100	3	200
14	5.22	79,600	3	227
Total	61.13	846,030		2,416

Design Standards

Design guidelines for Employment Campus are currently under development and the specific covenants and deed restrictions will be submitted for review prior to recording of the final plat. The SIP will establish the specific development standards in general conformance with the Pioneer Neighborhood Plan.

The Pioneer Neighborhood Development Plan recommends the following urban design guidelines. The applicant intends to meet these urban design guidelines through the application of EC standards in combination with additional design guidelines now being prepared by the applicant.

- **Building heights:** Building heights within the Employment Campus district will range from two to four stories. One story buildings are discouraged, however certain types of research and development uses may require one story buildings because of specific structural or ventilation requirements.
- **Floor area ratio:** The floor area ratio will be a minimum of 0.35. For any development on a zoning lot that will be done in phases, the minimum floor area ratio for the first phase will be 0.20. Easement areas used for multisite stormwater conveyance and treatment are excluded in the floor area ratio calculation.
- **Principal building setbacks:** To provide greater activity at the street level, a minimum of 50% of the front building façades will be located within ten to thirty feet from the street, with entrances oriented toward the street. A multi-site stormwater basin and multi-use trail is located between Boyer Street and Lots 2-6, and thus the front building façades will be located within ten to thirty feet from the edge of the stormwater easement. Adjacent buildings will share common walls or have 20' spacing between buildings. Setbacks for additional buildings on multi-building sites vary.
- **Active street frontage:** Buildings will be oriented towards and connected to the street, with parking behind. Commercial support services that meet the needs of district employees and tenants (e.g. deli, cafeteria, coffee shop, day care facility, hotel, fitness) will be located on the ground floor fronting a street. Trash removal and storage, snow storage, and other maintenance functions will occur to the side or rear of each building.
- **Transportation Network:** Boyer Street connects to Pleasant View Road and Valley View Road, and Ancient Oak Lane passes through the development, connecting the adjacent residential neighborhood to Pleasant View Road. Street and sidewalk connections will be provided to other areas within the Pioneer Neighborhood and within the Employment Center district.
- **Parking:** Employee parking and loading areas within the Employment Campus will be located on interior side or rear yard. Small visitor parking areas (maximum 10 spaces) will be allowed in front of the buildings. Each lot will provide its own parking and each parking lot will be separated by open space, thus reducing the visual impact of surface parking. Underground, structured, and shared parking will be encouraged. On-street parking will be available on all internal streets. Bike parking facilities will also be provided.

- Transportation Management Demand Plan: All development in the Employment Campus district will be expected to prepare a Transportation Management Demand Plan and to participate in a Transportation Management Association. A Transportation Demand Management Plan has been prepared for the district and provided to the City separately. Individual lots will provide Transportation Demand Management Plans, approved by the Traffic Engineer, that are consistent with the district plan. Annual reports on the implementation of the district Transportation Demand Management Plan will be provided to the Traffic Engineer by a property owners association or another entity that manages the district plan.
- Open Space Preservation: Outlots 1 and 2 will be preserved through Conservancy zoning. Outlot 1 and 2 total 28.91 acres and preserve a large, relatively high quality woodland area. As each Employment Campus site is designed, it will be important to incorporate existing woodlands to the extent practical. A Woodland Management Plan is being developed and will be provided to the City for review. Existing natural features provide an opportunity for an internal path system, and either sidewalks or an off-road bicycle/pedestrian trail will be constructed on both sides of all streets.
- Stormwater Management: A Stormwater Management Plan has been developed for the site focusing on regional solutions to control peak discharge rates and nonpoint source pollutants from the site. Individual lots will incorporate additional Best Management Practices to provide infiltration and control oil and grease discharge.

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 2013 with lot development to occur over the next 5 to 10 years.

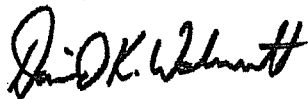
This application has been prepared by a team led by SmithgroupJJR. The individual team members are:

- Landscape Architect: SmithGroupJJR
- Civil Engineer: SmithGroupJJR
- Surveyor: Foth Infrastructure & Environment

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 call.

Sincerely,



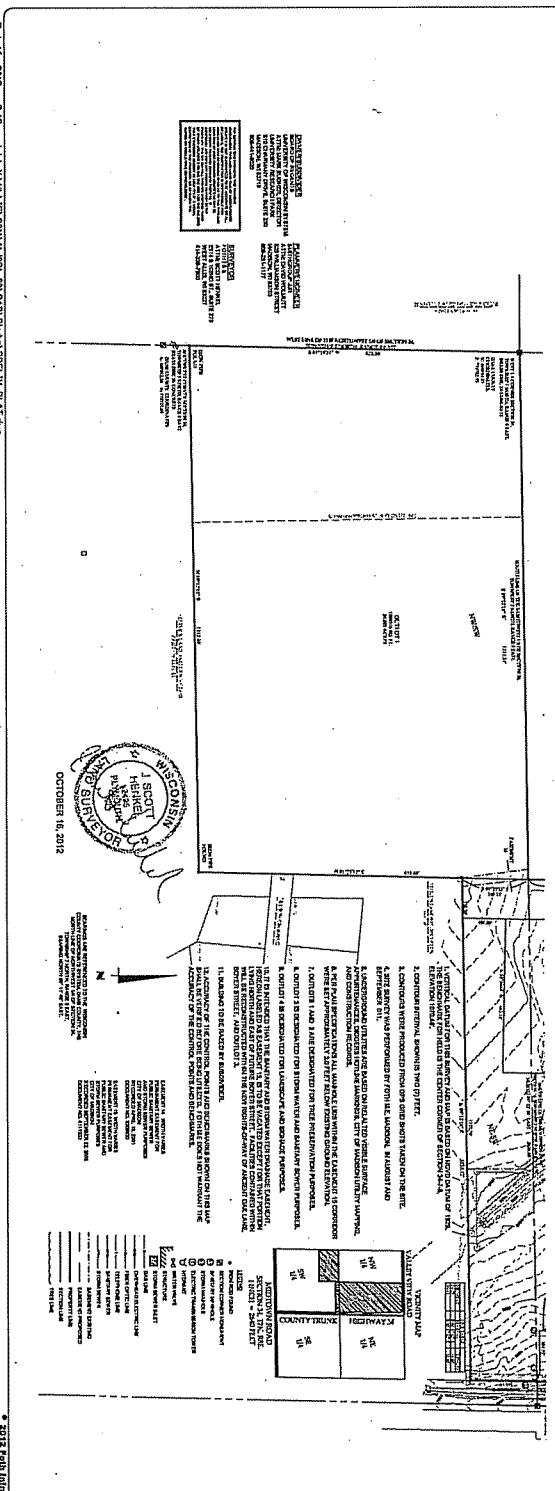
David Wolmutt, P.E.
Project Manager

PRELIMINARY PLAT
UNIVERSITY RESEARCH PARK - PIONEER ADDITION
 PART OF THE EAST 1/2 OF THE NORTHWEST 1/4; THE NORTH 1/2 (10) RODS OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4;
 THE NORTH 1/2 (50) RODS OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4;
 ALL IN SECTION 34, TOWNSHIP 7 NORTH, RANGE 8 EAST, IN THE CITY OF MADISON, COUNTY OF DANE, STATE OF WISCONSIN.

STATION #	STATION NAME	INVERT	ELEVATION	PIPE SIZE	PIPE TYPE
2082-001	1	E	1026.77	8	PVC
2082-002	2	E	1026.77	8	PVC
2082-003	3	E	1026.77	8	PVC
2082-004	4	E	1026.77	8	PVC
2082-005	5	E	1026.77	8	PVC
2082-006	6	E	1026.77	8	PVC
2082-007	7	E	1026.77	8	PVC
2082-008	8	E	1026.77	8	PVC
2082-009	9	E	1026.77	8	PVC
2082-010	10	E	1026.77	8	PVC
2082-011	11	E	1026.77	8	PVC
2082-012	12	E	1026.77	8	PVC
2082-013	13	E	1026.77	8	PVC
2082-014	14	E	1026.77	8	PVC
2082-015	15	E	1026.77	8	PVC
2082-016	16	E	1026.77	8	PVC
2082-017	17	E	1026.77	8	PVC
2082-018	18	E	1026.77	8	PVC
2082-019	19	E	1026.77	8	PVC
2082-020	20	E	1026.77	8	PVC
2082-021	21	E	1026.77	8	PVC
2082-022	22	E	1026.77	8	PVC
2082-023	23	E	1026.77	8	PVC
2082-024	24	E	1026.77	8	PVC
2082-025	25	E	1026.77	8	PVC
2082-026	26	E	1026.77	8	PVC
2082-027	27	E	1026.77	8	PVC
2082-028	28	E	1026.77	8	PVC
2082-029	29	E	1026.77	8	PVC
2082-030	30	E	1026.77	8	PVC
2082-031	31	E	1026.77	8	PVC
2082-032	32	E	1026.77	8	PVC
2082-033	33	E	1026.77	8	PVC
2082-034	34	E	1026.77	8	PVC
2082-035	35	E	1026.77	8	PVC
2082-036	36	E	1026.77	8	PVC
2082-037	37	E	1026.77	8	PVC
2082-038	38	E	1026.77	8	PVC
2082-039	39	E	1026.77	8	PVC
2082-040	40	E	1026.77	8	PVC
2082-041	41	E	1026.77	8	PVC
2082-042	42	E	1026.77	8	PVC
2082-043	43	E	1026.77	8	PVC
2082-044	44	E	1026.77	8	PVC
2082-045	45	E	1026.77	8	PVC
2082-046	46	E	1026.77	8	PVC
2082-047	47	E	1026.77	8	PVC
2082-048	48	E	1026.77	8	PVC
2082-049	49	E	1026.77	8	PVC
2082-050	50	E	1026.77	8	PVC

STATION #	STATION NAME	INVERT	ELEVATION	PIPE SIZE	PIPE TYPE
2082-051	51	E	1026.77	8	PVC
2082-052	52	E	1026.77	8	PVC
2082-053	53	E	1026.77	8	PVC
2082-054	54	E	1026.77	8	PVC
2082-055	55	E	1026.77	8	PVC
2082-056	56	E	1026.77	8	PVC
2082-057	57	E	1026.77	8	PVC
2082-058	58	E	1026.77	8	PVC
2082-059	59	E	1026.77	8	PVC
2082-060	60	E	1026.77	8	PVC
2082-061	61	E	1026.77	8	PVC
2082-062	62	E	1026.77	8	PVC
2082-063	63	E	1026.77	8	PVC
2082-064	64	E	1026.77	8	PVC
2082-065	65	E	1026.77	8	PVC
2082-066	66	E	1026.77	8	PVC
2082-067	67	E	1026.77	8	PVC
2082-068	68	E	1026.77	8	PVC
2082-069	69	E	1026.77	8	PVC
2082-070	70	E	1026.77	8	PVC
2082-071	71	E	1026.77	8	PVC
2082-072	72	E	1026.77	8	PVC
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2082-074	74	E	1026.77	8	PVC
2082-075	75	E	1026.77	8	PVC
2082-076	76	E	1026.77	8	PVC
2082-077	77	E	1026.77	8	PVC
2082-078	78	E	1026.77	8	PVC
2082-079	79	E	1026.77	8	PVC
2082-080	80	E	1026.77	8	PVC
2082-081	81	E	1026.77	8	PVC
2082-082	82	E	1026.77	8	PVC
2082-083	83	E	1026.77	8	PVC
2082-084	84	E	1026.77	8	PVC
2082-085	85	E	1026.77	8	PVC
2082-086	86	E	1026.77	8	PVC
2082-087	87	E	1026.77	8	PVC
2082-088	88	E	1026.77	8	PVC
2082-089	89	E	1026.77	8	PVC
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STATION #	STATION NAME	INVERT	ELEVATION	PIPE SIZE	PIPE TYPE
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2082-092	92	E	1026.77	8	PVC
2082-093	93	E	1026.77	8	PVC
2082-094	94	E	1026.77	8	PVC
2082-095	95	E	1026.77	8	PVC
2082-096	96	E	1026.77	8	PVC
2082-097	97	E	1026.77	8	PVC
2082-098	98	E	1026.77	8	PVC
2082-099	99	E	1026.77	8	PVC
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2082-106	106	E	1026.77	8	PVC
2082-107	107	E	1026.77	8	PVC
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2082-109	109	E	1026.77	8	PVC
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2082-113	113	E	1026.77	8	PVC
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2082-115	115	E	1026.77	8	PVC
2082-116	116	E	1026.77	8	PVC
2082-117	117	E	1026.77	8	PVC
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2082-119	119	E	1026.77	8	PVC
2082-120	120	E	1026.77	8	PVC



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UNIVERSITY RESEARCH PARK
PIONEER ADDITION
 UNIVERSITY RESEARCH PARK, INC.
 MADISON, WI

DANE COUNTY
 CITY OF MADISON, WISCONSIN

Foth
 Foth Infrastructure & Environment, LLC
 2314 E. 102nd Street
 Suite 275, Lincoln Center II
 West Allis, WI 53227
 Phone: 414-336-7900 Fax: 414-336-7901

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 SHEET 2 of 2
 DATE: 10/16/2012
 DRAWN BY: JAH
 CHECKED BY: JAH
 DATE: 10/16/2012

12-13

UNIVERSITY RESEARCH PARK - PIONEER ADDITION

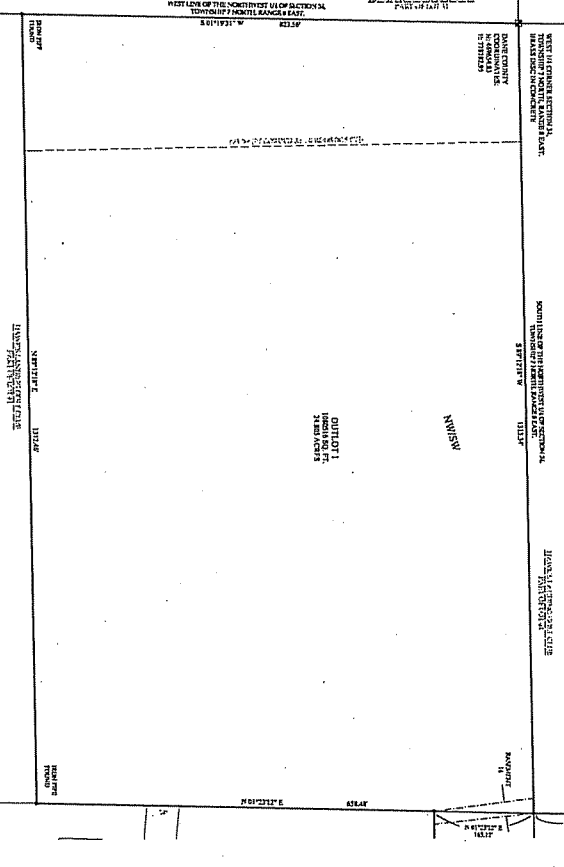
PART OF THE EAST 1/2 OF THE NORTHWEST 1/4; THE NORTH TEN (10) RODS OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4;
THE NORTH FIFTY (50) RODS OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4;
ALL IN SECTION 34, TOWNSHIP 7 NORTH, RANGE 8 EAST, IN THE CITY OF MADISON, COUNTY OF DANE, STATE OF WISCONSIN.

LET SCOTT BECKEL, Landowner, do hereby certify that the following is a true and correct copy of the plat of the Pioneer Addition, as shown on the attached plat, and that the same is a true and correct copy of the original plat on file in the office of the Register of Deeds for the County of Dane, State of Wisconsin.

CONVEYED TO THE UNIVERSITY OF WISCONSIN BY DEED DATED JANUARY 14, 1953, AND BY DEED DATED FEBRUARY 14, 1953, THE UNIVERSITY OF WISCONSIN HAS ACQUIRED THE EAST 1/2 OF THE NORTHWEST 1/4, THE NORTH TEN (10) RODS OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4, AND THE NORTH FIFTY (50) RODS OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 34, TOWNSHIP 7 NORTH, RANGE 8 EAST, IN THE CITY OF MADISON, COUNTY OF DANE, STATE OF WISCONSIN.

THE UNIVERSITY OF WISCONSIN HAS HEREBY CAUSED THE FOLLOWING PLAT TO BE DRAWN AND RECORDED TO SHOW THE PIONEER ADDITION TO THE UNIVERSITY OF WISCONSIN, AS SHOWN ON THE ATTACHED PLAT, AND TO SHOW THE BOUNDARIES OF THE PIONEER ADDITION TO THE UNIVERSITY OF WISCONSIN, AS SHOWN ON THE ATTACHED PLAT, AND TO SHOW THE BOUNDARIES OF THE PIONEER ADDITION TO THE UNIVERSITY OF WISCONSIN, AS SHOWN ON THE ATTACHED PLAT.

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CITY OF MADISON, WISCONSIN
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**UNIVERSITY RESEARCH PARK
PIONEER ADDITION**

**UNIVERSITY RESEARCH PARK, INC.
MADISON, WI**

DANE COUNTY CITY OF MADISON, WISCONSIN

Foth
 Foth Infrastructure & Environment, LLC
 2514 S. TOWNSEND STREET
 SUITE 270, LINCOLN CENTER II
 WEST ALBIE, WI 53227
 PHONE: 608-782-7800 FAX: 608-782-7801

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EXCERPT

Report

**Transportation
Demand
Management
(TDM) Plan**

**University
Research Park II**

December 2009

12-13

Report for
University Research Park II

Transportation Demand Management (TDM) Plan

Prepared by:

STRAND ASSOCIATES, INC.®
910 West Wingra Drive
Madison, WI 53715
www.strand.com

December 2009



12-13

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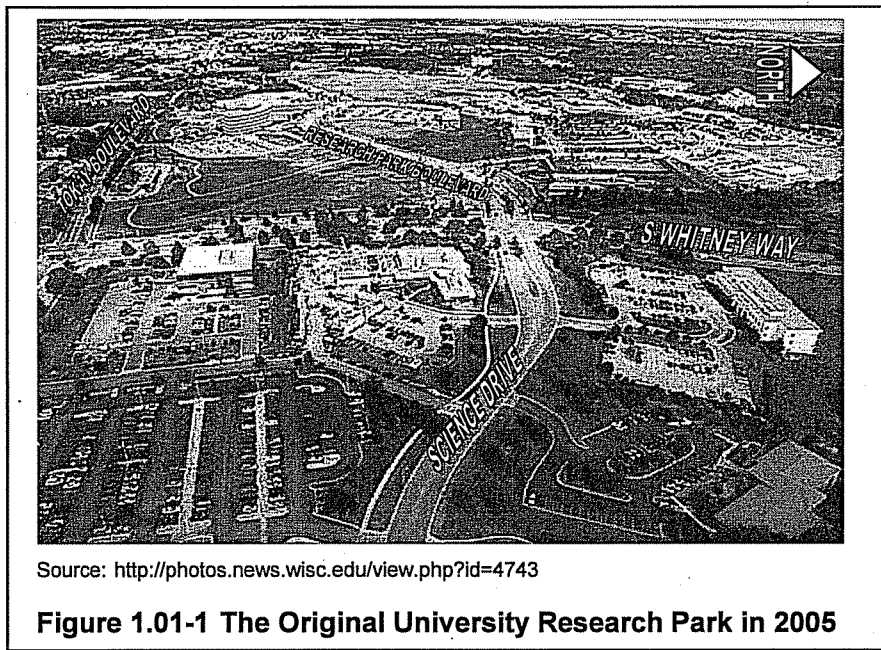
SECTION 1
INTRODUCTION

1.01 BACKGROUND

The University Research Park (URP) was organized in 1984 by the University of Wisconsin-Madison and the UW Board of Regents. University land no longer conducive to agricultural research was sold to University Research Park, Inc., a separate nonprofit entity that develops the land and leases it to companies interested in maintaining close contact with the university community. Currently there are 34 buildings located on the current URP site. These buildings are occupied by 110 companies employing over 4,100 people.

The URP, located at Whitney Way and Mineral Point Road (see Figure 1.01-1), is almost fully developed. The URP hopes to replicate the success enjoyed by the current Park by developing approximately 50 sites at the Pioneer Neighborhood site for start-up or maturing companies from the UW-Madison technologies. The development of URP II continues the mission of URP to provide quality space to faculty entrepreneurs and assist the UW-Madison in transferring technology from campus to the private sector. It is anticipated that fully absorbed, the site will provide space for companies employing between 10,000 and 15,000 employees. Development of URP II could take up to 15 years depending on the market conditions associated with the desirability of URP.

The URP II is consistent with the vision set forth in the Pioneer Neighborhood Plan for an employment district.



1.02 PURPOSE

The purpose of this report is to present the URP II's plan to manage transportation demand from its employees and to set up objectives for transportation demand management (TDM) for other developments within this parcel. This plan is required as part of the Specific Implementation Plan for the City of Madison development process.

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1.03 DEVELOPMENT DESCRIPTION

The URP II will be located on a 260-acre parcel in the southwest quadrant of the intersection of Mineral Point Road and County M/Junction Road on the far west side of Madison in Dane County, Wisconsin. A location map is shown in Figure 1.03-1.

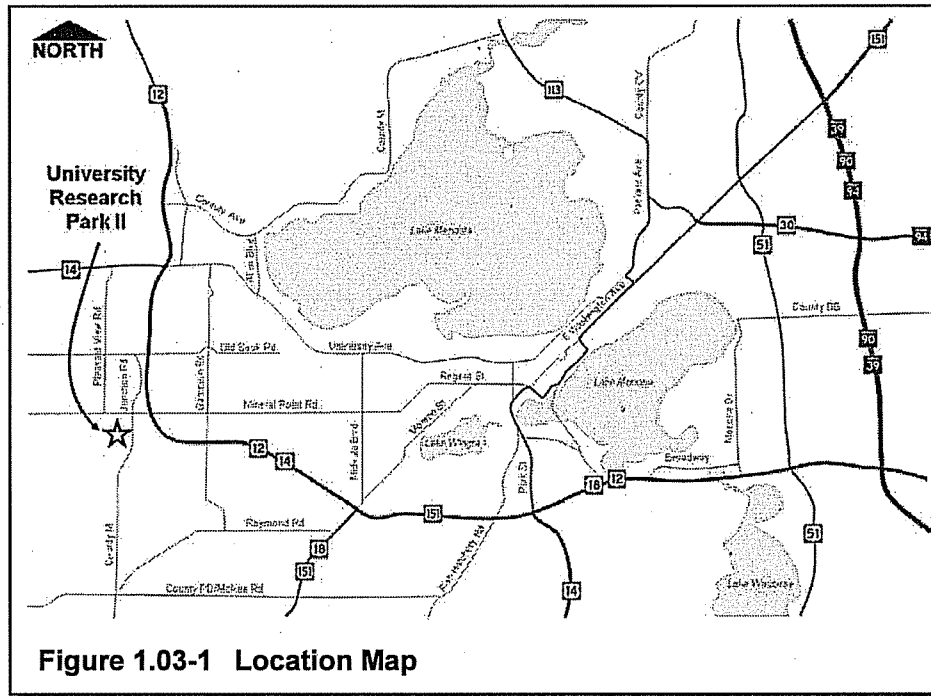


Figure 1.03-1 Location Map

The Pioneer Neighborhood Development Plan describes the research park in detail.

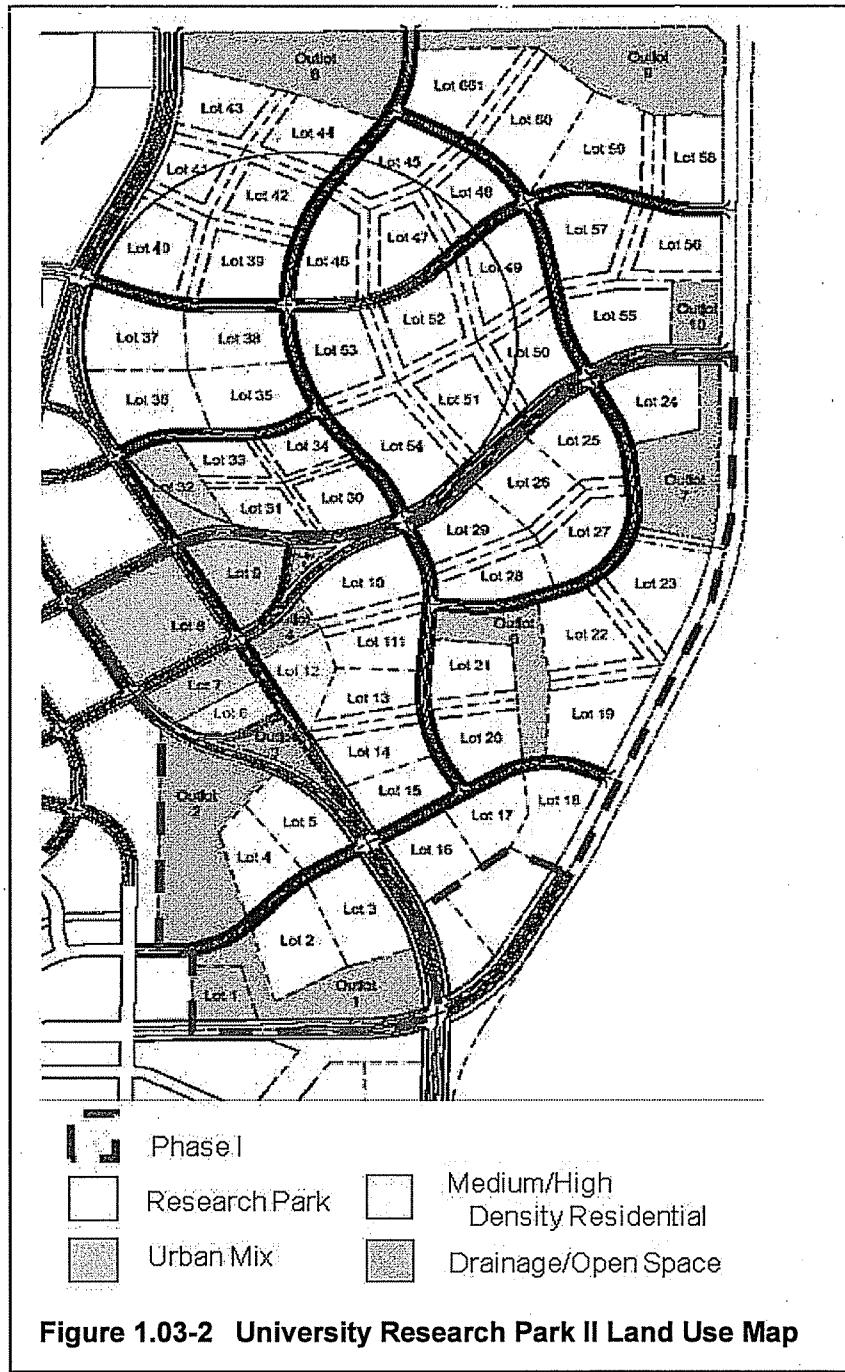
“Like the existing URP, the primary mission of the Research and Development Center District (URP II) is to develop businesses that are spun-off from research occurring at the University of Wisconsin. These types of start-up companies generally require affordable office and incubator space.

... Planning for on-site building expansion is a critical idea that should be practiced in the Research and Development Center. This will provide a clear path towards achieving recommended “build-out” development densities and help to retain and grow each business without costly relocations.”

Phase 1 is scheduled for development over the next ten years. The complimentary land uses will be developed in phases in response to market demand. The Land Use Map is included as Figure 1.03-2 and illustrates the lot sizes, locations, and land uses. Four districts are envisioned:

- | | |
|------------------------------------|--|
| 1. Research and Development | Lots 2-5, 10, 11, 13-31, 33-61 |
| 2. Urban Mix | Lots 7, 8, 9, 32 |
| 3. Medium/High Density Residential | Lots 6, 12 |
| 4. Drainage/Open Space | Lot 1, Outlots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10 |

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A. Research and Development

Research, development, and testing uses are permitted in the 53 centrally located lots of this district, as shown in Figure 1.03-2. Professional offices and business incubators are also permitted. This district will employ approximately 10,000 to 15,000 workers when fully built out.

B. Urban Mix

This urban mix district encompasses four lots on the western edge of the URP II area. The district creates a pedestrian-oriented mixed-use district with sidewalks and on-street parking. This district permits ground floor uses from neighborhood retail, offices, and services. On the upper floors, this district allows housing, lodging, offices, and research.

C. Medium/High Density Residential

The two lots designated as medium/high density residential are permitted to have multifamily housing. Ancillary recreational facilities, community spaces, and services for residents are also permitted in this area.

D. Drainage/Open Space

The Open Space district integrates civic gathering spaces and stormwater management systems. Several lots are dedicated to this use and will include a commons.

1.04 SUMMARY

URP II will develop its site layout in a way that effectively manages transportation demand. As the developer and the site reviewer, URP II will implement the following TDM measures:

1. Design the site in a manner that encourages alternative modes of travel.
2. Appoint a TDM coordinator for the research park.
3. Create the framework and funding mechanism for a transportation management association (TMA) within the research park.
 - a. This creation will occur by the time the research park is 30 percent occupied, or by June of 2012, whichever is sooner.
 - b. Membership in the TMA will be automatic for every business that locates in URP II regardless of size.
 - c. The TMA will have the authority to assess TDM fees to all park members.
4. Require employers with 30 or more employees to develop a trip reduction plan that conforms to the URP II TDM plan.
5. Provide bicycle and pedestrian amenities including bicycle racks.
6. Advocate the installation of locker rooms with showers in third party buildings, and install them in buildings constructed by URP II.
7. Support and advocate for the further extension of Madison Metro Transit lines.

Additionally, URP II will strongly encourage the TMA (which will include major employers and building tenants) to voluntarily implement other measures such as the following:

1. Subsidize bus passes for employees.
2. Provide parking cash-out incentive for employees who use alternative modes of transportation.
3. Place a Community Car or company vehicles on-site for employee use during the business day.
4. Provide carpool/vanpool matching and priority parking for registered carpools and vanpools.
5. Permit employees to telecommute or have flexible work hours or compressed work weeks.
6. Participate in Rideshare, Etc., including the Guaranteed Ride Home program.
7. Participate in shuttle bus program to transport employees from residences or park-and-ride lots.