



Location
630 Forward Drive

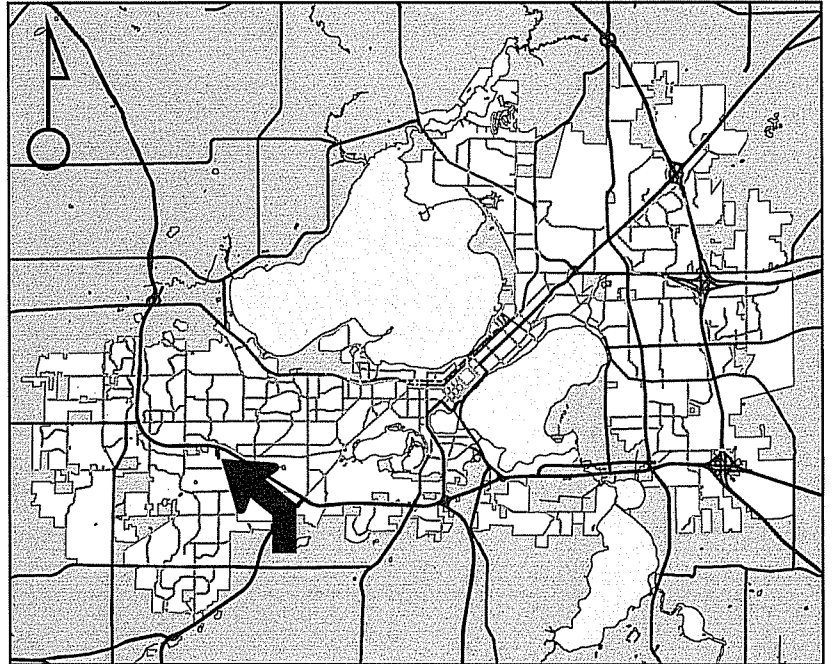
Project Name
Exact Sciences Parking Lot

Applicant
CG Growth, LLC, / Joy Shaw, Potter
Lawson Inc

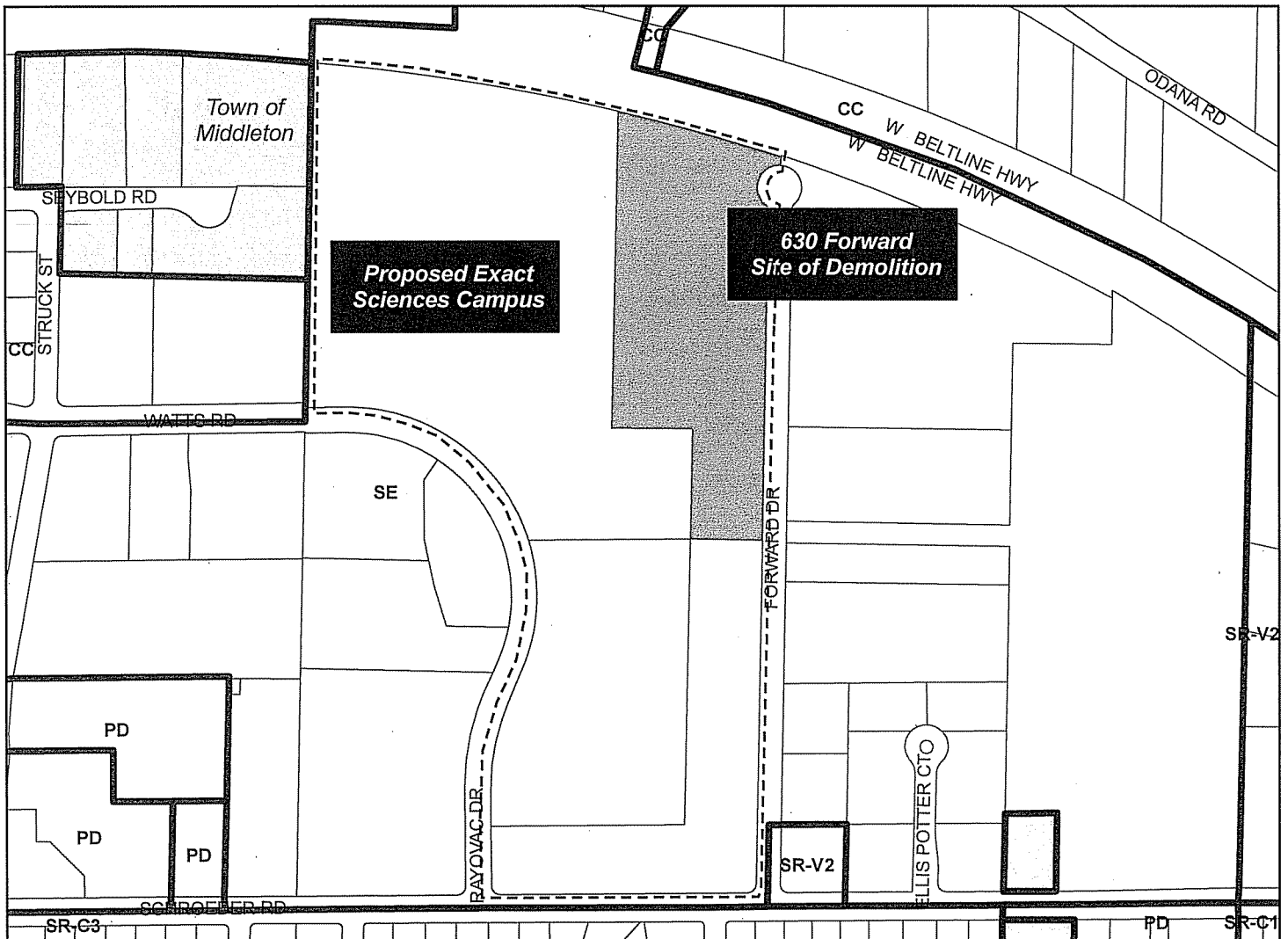
Existing Use
Laboratory / Office

Proposed Use
Demolish laboratory building to construct
additional parking to serve office and
laboratory complex

Public Hearing Date
Plan Commission
16 October 2017



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



Scale : 1" = 400'



LAND USE APPLICATION

LND-B

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 600 Receipt # 34522-0003
Date received 9/6/17
Received by FDA
Parcel # 0708-254-0079-3
Aldermanic district 19 CLEAR
Zoning district SR
Special requirements —
Review required by _____
 UDC # 2 PC
 Common Council Other LANDSCAPE BUFFER
Reviewed By _____

All Land Use Applications must be filed with the Zoning Office at the above address.

This completed form is required for all applications for Plan Commission review except subdivisions or land divisions, which should be filed using the Subdivision Application found on the City's web site.

1. Project Information

Address: 630 FORWARD DRIVE, MADISON WI
Title: EXACT SCIENCES PARKING LOT AT FORWARD DRIVE

2. This is an application for (check all that apply)

- Zoning Map Amendment (rezoning) from _____ to _____
- Major Amendment to an Approved Planned Development-General Development Plan (PD-GDP) Zoning
- Major Amendment to an Approved Planned Development-Specific Implementation Plan (PD-SIP)
- Review of Alteration to Planned Development (PD) (by Plan Commission)
- Conditional Use or Major Alteration to an Approved Conditional Use
- Demolition Permit
- Other requests

3. Applicant, Agent and Property Owner Information

Applicant name STEVE SIRKIS Company GENERAL CAPITAL GROUP
Street address 6938 N. SANTA MONICA BLVD City/State/Zip FOX POINT, WI 53217
Telephone (414) 228-3509 Email SSIRKIS@GENERALCAPITALGROUP.COM
Project contact person JODY SHAW Company POTTER LAWSON INC
Street address 749 UNIVERSITY ROW SUITE 300 City/State/Zip MADISON, WI 53705
Telephone (608) 274-2741 Email JODY@POTTERLAWSON.COM
Property owner (if not applicant) CG GROWTH LLC CONTACT SCOTT COWARD
Street address 441 CHARMONY DRIVE City/State/Zip MADISON, WI 53719
Telephone 608 284 5700 Email SCOWARD@EXACTSCIENCES.COM

4. Project Description

Provide a brief description of the project and all proposed uses of the site:

DEMOLITION OF EXISTING BUILDING TO PROVIDE PARKING FOR CLINICAL LAB FACILITY AND EXISTING OFFICE BUILDING.

Scheduled start date 12/2017 Planned completion date 08/2018

5. Required Submittal Materials

Refer to the Land Use Application Checklist for detailed submittal requirements.

- Checklist of required materials including Filing fee, Land Use Application, Letter of intent, Legal description, Pre-application notification, Vicinity map, Survey or existing conditions site plan, Development plans, Land Use Application Checklist (LND-C), Supplemental Requirements, and Electronic Submittal*.

*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 papplications@cityofmadison.com.

For concurrent UDC applications a separate pre-application meeting with the UDC Secretary is required prior to submittal. Following the pre-application meeting, a complete UDC Application form and all other submittal requirements must be submitted to the UDC Secretary.

6. Applicant Declarations

- Pre-application meeting with staff. Prior to preparation of this application, the applicant is strongly encouraged to discuss the proposed development and review process with Zoning and Planning Division staff. Note staff persons and date.

Planning staff KEVIN FIRCHOW Date 8/29/2017

Zoning staff MATT TUCKER Date 8/29/2017

- Demolition Listserv
Public subsidy is being requested (indicate in letter of intent)
Pre-application notification: 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), business association(s), AND the dates you sent the notices: EMAIL WAS SENT TO CITY STAFF AND ALDER MARK CLEAR ON AUGUST 3RD 2017.

The alderperson and the Director of Planning & Community & Economic Development may reduce the 30-day requirement or waive the pre-application notification requirement altogether. Evidence of the pre-application notification is required as part of the application materials.

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

Name of applicant STEVE SIRKIS Relationship to property OWNER'S REPRESENTATIVE

Authorizing signature of property owner [Signature] Date 9/06/2017



September 6, 2017

City of Madison
Plan Commission
126 South Hamilton Street
Madison, WI 53703

Re: 630 Forward Drive, Madison WI 53711
Demolition Approval Request

Dear Commission Members:
Please accept this Letter of Intent, Application and attachments as our formal request for approval of the demolition of 630 Forward Drive in Madison Wisconsin.

Project Team

Owner:

CG Growth LLC, Contact Scott Coward
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 building is located at the end of Forward Drive, adjacent to 601 Rayovac Drive and has been a Research and Development Laboratory until Spectrum left the site. The building is being decommissioned and currently all power and utilities to the facility have been turned off. The Commercial Property Record lists the property as "likely to be a tear down" due to the deteriorating condition and functional obsolescence.

Staff and Neighborhood Input

The Development Team has discussed the demolition of this building with the City Staff on several meetings.

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.

Exact Sciences is planning a new Clinical Processing Center for the Cologuard test, as well as future tests that are currently under research. With the existing Rayovac Campus, Exact Sciences is renovating and reinvigorating an underutilized existing building (601 Rayovac Drive) that has sat vacant since Spectrum moved out several years ago. The existing office building and site offers Exact Sciences a location within the city of Madison that offers expansion opportunities.

Phase 1 of the new Clinical Processing Center is located just south of 630 Forward Drive and has been submitted to the City of Madison for Site Plan approval. Exact Sciences will also be occupying one floor in the existing office building at 601 Rayovac Drive by mid-October. Phase 2 of the Clinical Processing Center is already under design, and staff projections will require additional space in the office building at 601 Rayovac Drive. The proposed surface parking lot will provide the required parking for both the Clinical Processing Lab and further development within the 601 Rayovac office building.

Due to the prolonged demolition required by the asbestos removal, the Owner would like to begin demolition of the existing 630 Forward drive this year, to clear the site for the required parking for both the office building at 601 Rayovac Drive, and the second phase of the Clinical Processing Center.

The proposed surface parking lot will have approximately 240 stalls, and will meet design guidelines as set forth by the Urban Design District Number 2. The final design will be submitted to the City Staff and the Urban Design Commission for approval before a construction permit can be issued.

Working within the Urban Design District Number 2

Grading: Requires positive drainage that allows natural vegetation growth and appears natural. The grades will be sloped to the existing grades where ever possible to reduce the potential for site retaining walls, and maintain a natural appearance.

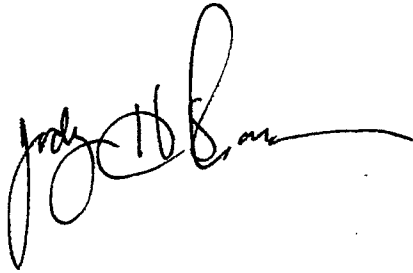
Landscape: Shall be used to frame attractive views from roadways and as a screen from Forward Drive and the Beltline. Species will be as prescribed by the Urban Design District Number 2.

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.

Requested approval

With your approval of the demolition of 630 Forward Drive, we look forward to being able to provide Exact Sciences an integral parking area that facilitates the next phase of their Clinical Laboratory Facility and additional development within the existing office building at 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.

**Demolition Narrative for
630 Forward Drive, Madison WI**

Year Built: 1966

Foundation: Concrete foundation.

Structure: Steel Frame

Roof: Flat roof, Built-up Construction

Façade: Brick, precast concrete, and glass.

Building Description:

630 Forward Drive was originally constructed in 1966. It is approximately 57,420 sq feet on the first level and has a partial basement of 20,088 sq feet. Its main function has been a Research and Development laboratory building. It has not been used at any time as a single-family or multi-family residential dwelling and is not a landmark or in a local Historic District or a Neighborhood Conservation District.

The building has been decommissioned, power and services have been turned off. The Commercial Property Record lists the building as “most likely a tear down.” While the concrete structure of the building is in fair condition for a building of its age, the exterior has fallen into disrepair and is in need of both repair and replacement in several areas on both the walls and the roof due to general neglect and damage from the surrounding environment. The exterior construction does not meet modern energy recommendations and would need to be upgraded to meet current energy Code requirements.

The interior of the 50 year old structure is very dated and asbestos has been noted throughout the interior of the facility. The layout is functionally obsolete, with the ceiling height not meeting modern laboratory recommendations. The lower level does not have an elevator to provide accessible access, nor adequate means to move material to the lower level for it to be a modern, functioning building.

The Mechanical systems and infrastructure are also in need of various levels of repair and replacement, in order to meet modern laboratory recommendations. Some building systems have been replaced and will be noted for recycling in the Reuse and Recycling Plan.



CITY OF MADISON LANDSCAPE WORKSHEET

Section 28.142 Madison General Ordinance

Project Location / Address 630 Forward Drive

Name of Project Exact Sciences Parking Lot at Forward Drive

Owner / Contact Suzanne Vincent, PLA

Contact Phone 608.821.3963 Contact Email svin@vierbicher.com

**** Landscape plans for zoning lots greater than ten thousand (10,000) square feet in size MUST be prepared by a registered landscape architect. ****

Applicability

The following standards apply to all exterior construction and development activity, including the expansion of existing buildings, structures and parking lots, except the construction of detached single-family and two-family dwellings and their accessory structures. The entire development site must be brought up to compliance with this section unless **all** of the following conditions apply, in which case only the affected areas need to be brought up to compliance:

- (a) The area of site disturbance is less than ten percent (10%) of the entire development site during any ten-(10) year period.
- (b) Gross floor area is only increased by ten percent (10%) during any ten-(10) year period.
- (c) No demolition of a principal building is involved.
- (d) Any displaced landscaping elements must be replaced on the site and shown on a revised landscaping plan.

Landscape Calculations and Distribution

Required landscaped areas shall be calculated based upon the total developed area of the property. Developed area is defined as that area within a single contiguous boundary which is made up of structures, parking, driveways and docking/loading facilities, but excluding the area of any building footprint at grade, land designated for open space uses such as athletic fields, and undeveloped land area on the same zoning lot. There are three methods for calculating landscape points depending on the size of the lot and Zoning District.

- (a) For all lots except those described in (b) and (c) below, five (5) landscape points shall be provided for each three hundred (300) square feet of developed area.

Total square footage of developed area 163,432 sf

Total landscape points required 2,724

- (b) **For lots larger than five (5) acres**, points shall be provided at five (5) points per three hundred (300) square feet for the first five (5) developed acres, and one (1) point per one hundred (100) square feet for all additional acres.

Total square footage of developed area _____

Five (5) acres = 217,800 square feet

First five (5) developed acres = 3,630 points

Remainder of developed area _____

Total landscape points required _____

- (c) **For the Industrial – Limited (IL) and Industrial – General (IG) districts**, one (1) point shall be provided per one hundred (100) square feet of developed area.

Total square footage of developed area _____

Total landscape points required _____

Tabulation of Points and Credits

Use the table to indicate the quantity and points for all existing and proposed landscape elements.

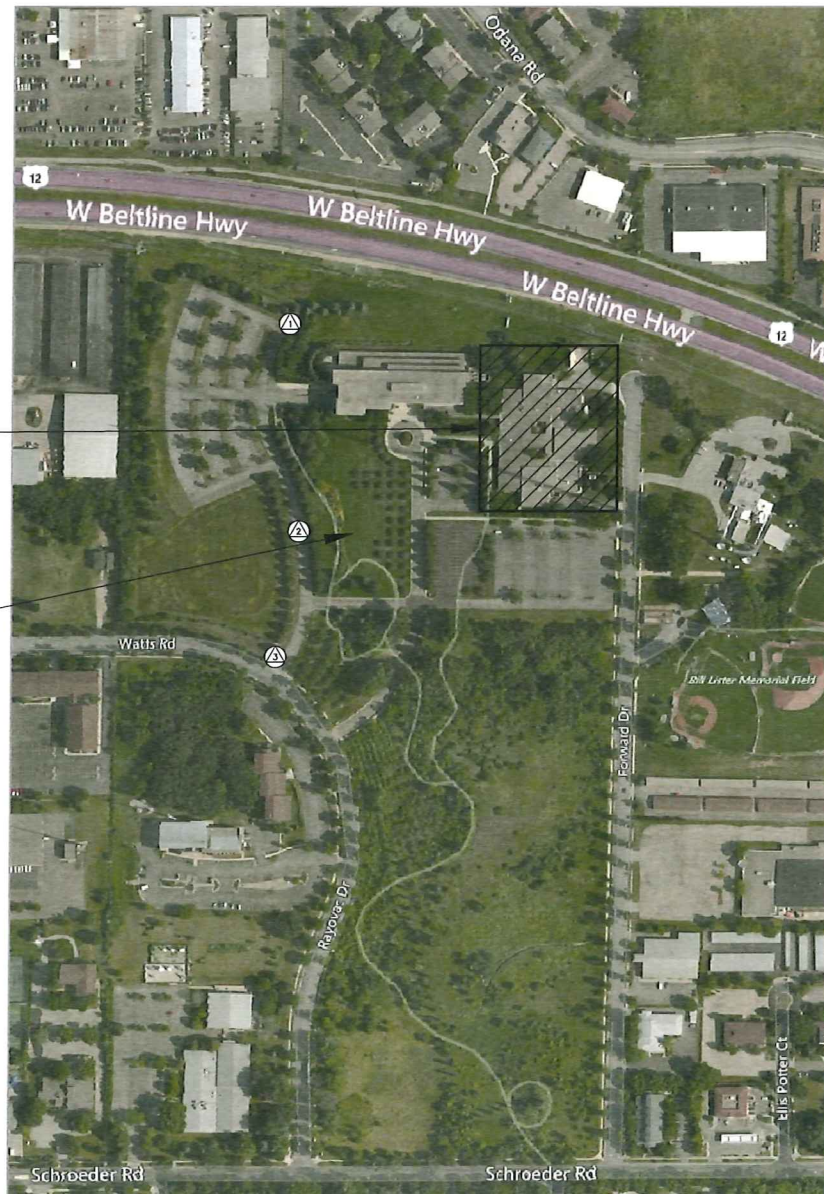
Plant Type/ Element	Minimum Size at Installation	Points	Credits/ Existing Landscaping		New/ Proposed Landscaping	
			Quantity	Points Achieved	Quantity	Points Achieved
Overstory deciduous tree	2½ inch caliper measured diameter at breast height (dbh)	35	1	35	41	1435
Tall evergreen tree (i.e. pine, spruce)	5-6 feet tall	35	7	245	22	770
Ornamental tree	1 1/2 inch caliper	15	1	15	8	120
Upright evergreen shrub (i.e. arborvitae)	3-4 feet tall	10			2	20
Shrub, deciduous	#3 gallon container size, Min. 12"-24"	3			29	87
Shrub, evergreen	#3 gallon container size, Min. 12"-24"	4			38	152
Ornamental grasses/ perennials	#1 gallon container size, Min. 8"-18"	2			16	32
Ornamental/ decorative fencing or wall	n/a	4 per 10 lineal ft.				
Existing significant specimen tree	Minimum size: 2 ½ inch caliper dbh. *Trees must be within developed area and cannot comprise more than 30% of total required points.	14 per caliper inch dbh. Maximum points per tree: 200				
Landscape furniture for public seating and/or transit connections	* Furniture must be within developed area, publically accessible, and cannot comprise more than 5% of total required points.	5 points per "seat"				
Sub Totals				295		2616

Total Number of Points Provided 2,911

* As determined by ANSI, ANLA- American standards for nursery stock. For each size, minimum plant sizes shall conform to the specifications as stated in the current American Standard for Nursery Stock.

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

REVISIONS		REVISIONS	
NO.	DATE	NO.	DATE

SCALE
AS SHOWN

DATE
09/05/2017

DRAFTER
CBCC

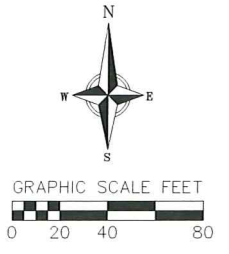
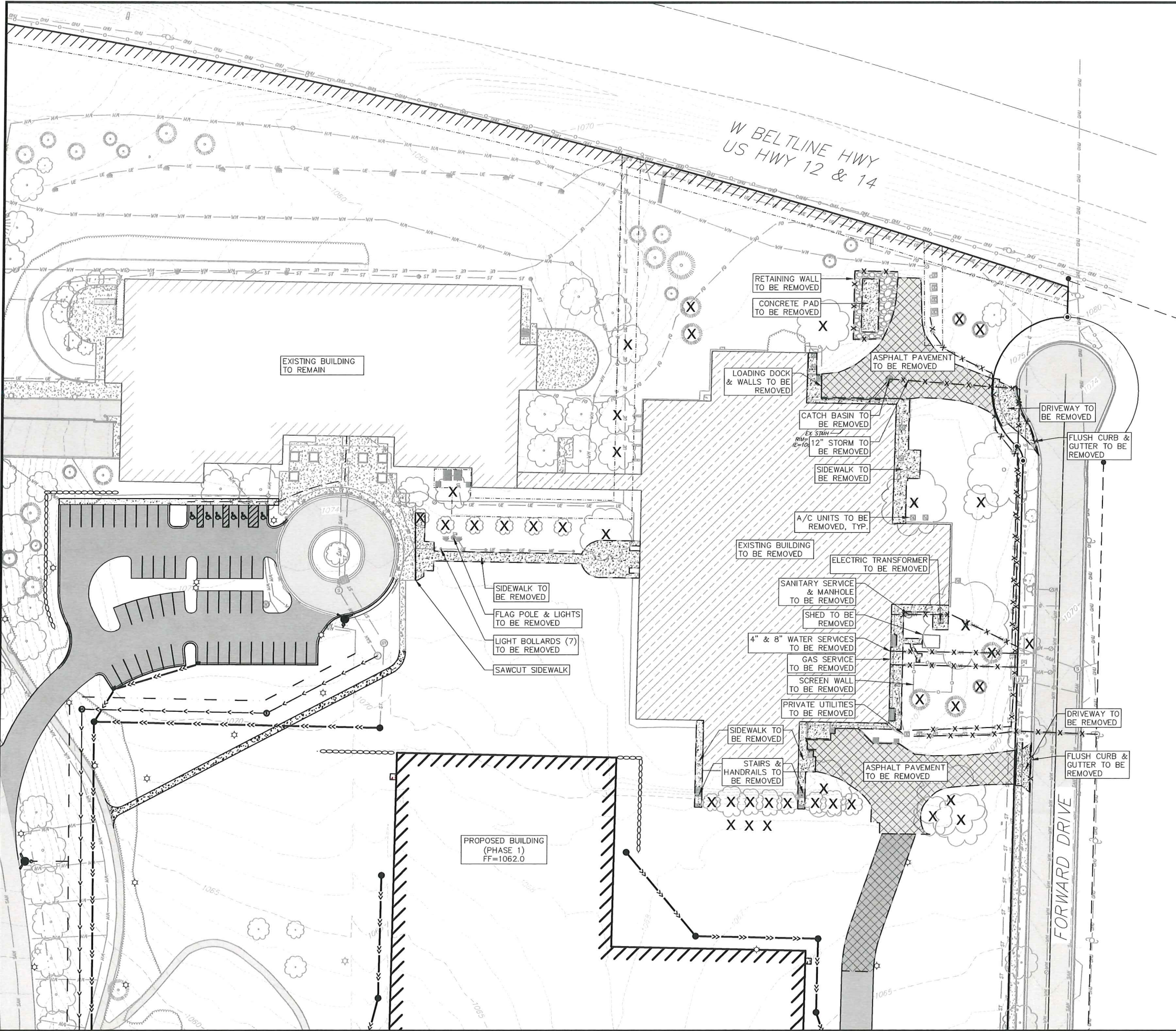
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JZAM

PROJECT NO.
170172

SHEET
1 OF 7

DWG. NO.

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



- DEMOLITION PLAN LEGEND**
- CURB AND GUTTER REMOVAL
 - BUILDING REMOVAL
 - ASPHALT REMOVAL
 - CONCRETE REMOVAL
 - TREE REMOVAL
 - SAWCUT
 - UTILITY STRUCTURE REMOVAL
 - UTILITY LINE REMOVAL

- GENERAL NOTES:**
1. THE LOCATION OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THE PLANS HAS BEEN DETERMINED FROM THE BEST AVAILABLE INFORMATION AND IS GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. THE OWNER AND THE ENGINEER DO NOT ASSUME RESPONSIBILITY IN THE EVENT THAT DURING CONSTRUCTION, UTILITIES OTHER THAN THOSE SHOWN MAY BE ENCOUNTERED, AND THAT THE ACTUAL LOCATION OF THOSE WHICH ARE SHOWN MAY BE DIFFERENT FROM THE LOCATION AS SHOWN ON THE PLANS.
 2. CONTRACTOR SHALL KEEP ALL STREETS FREE AND CLEAR OF CONSTRUCTION RELATED DIRT/DUST/DEBRIS.
 3. THESE DRAWINGS ASSUME THAT THE CONTRACTOR WILL UTILIZE AN ELECTRONIC DRAWING FILE AND STAKE ALL SITE IMPROVEMENTS USING COORDINATES TIED INTO CONTROL POINTS. THE DIMENSIONS INDICATED ON THE DRAWINGS ARE FOR THE CONVENIENCE OF THE CONTRACTOR ONLY.
 4. PRIOR TO THE USE OF THESE DRAWINGS FOR CONSTRUCTION PURPOSES, THE USER SHALL VERIFY ALL DIMENSIONS AND LOCATIONS OF BUILDINGS WITH THE FOUNDATION DRAWINGS AND ARCHITECTURAL SITE PLAN. IF CONFLICTS EXIST THE USER OF THESE DRAWINGS SHALL CONTACT THE ENGINEER IMMEDIATELY.

REVISIONS	NO.	DATE	REMARKS

SCALE AS SHOWN

DATE 09/05/2017

DRAFTER CBOC

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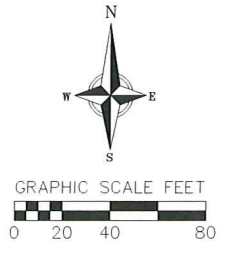
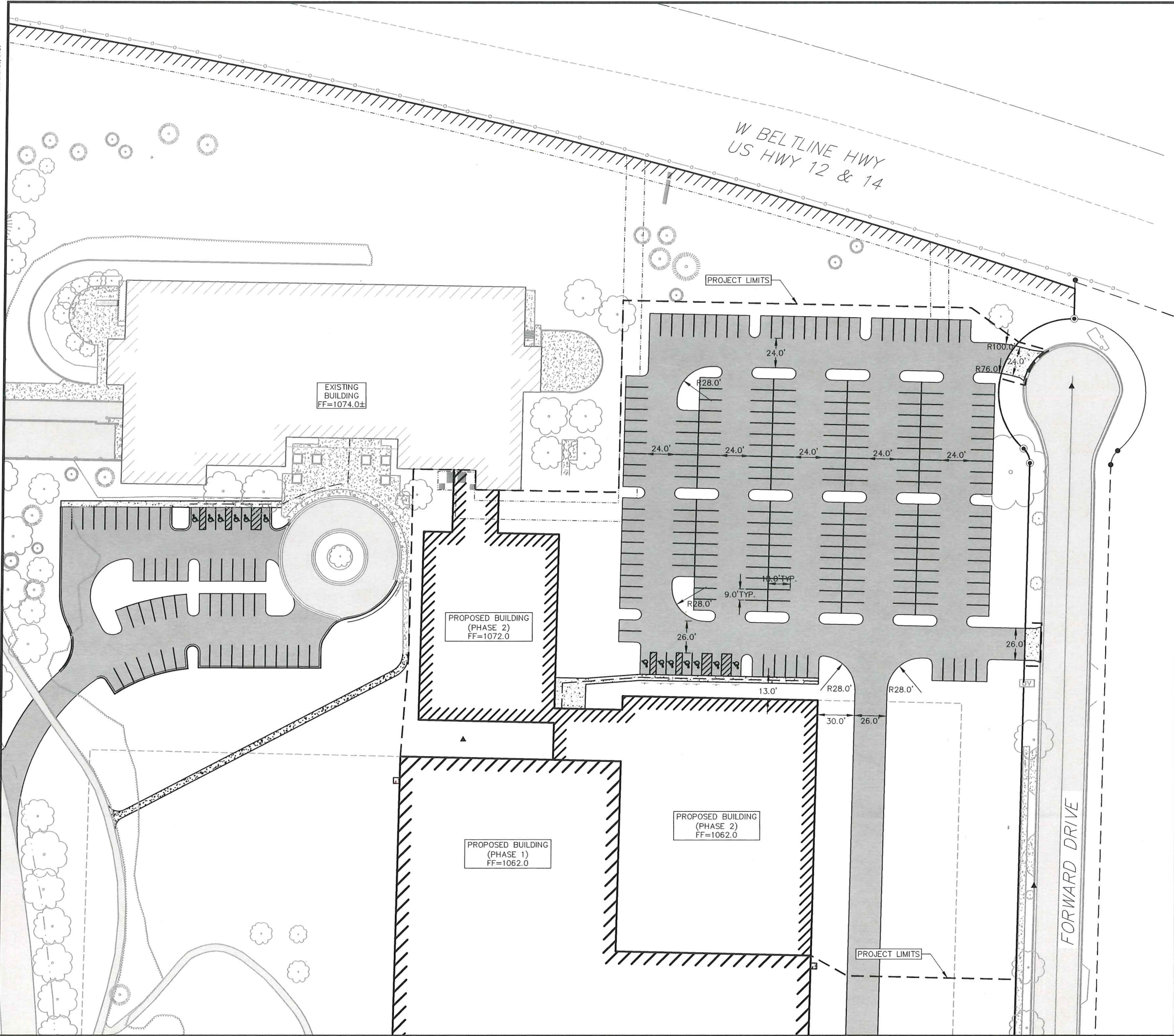
PROJECT NO. 170172

SHEET 3 OF 7

DWG. NO.

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- 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

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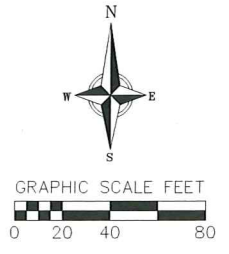
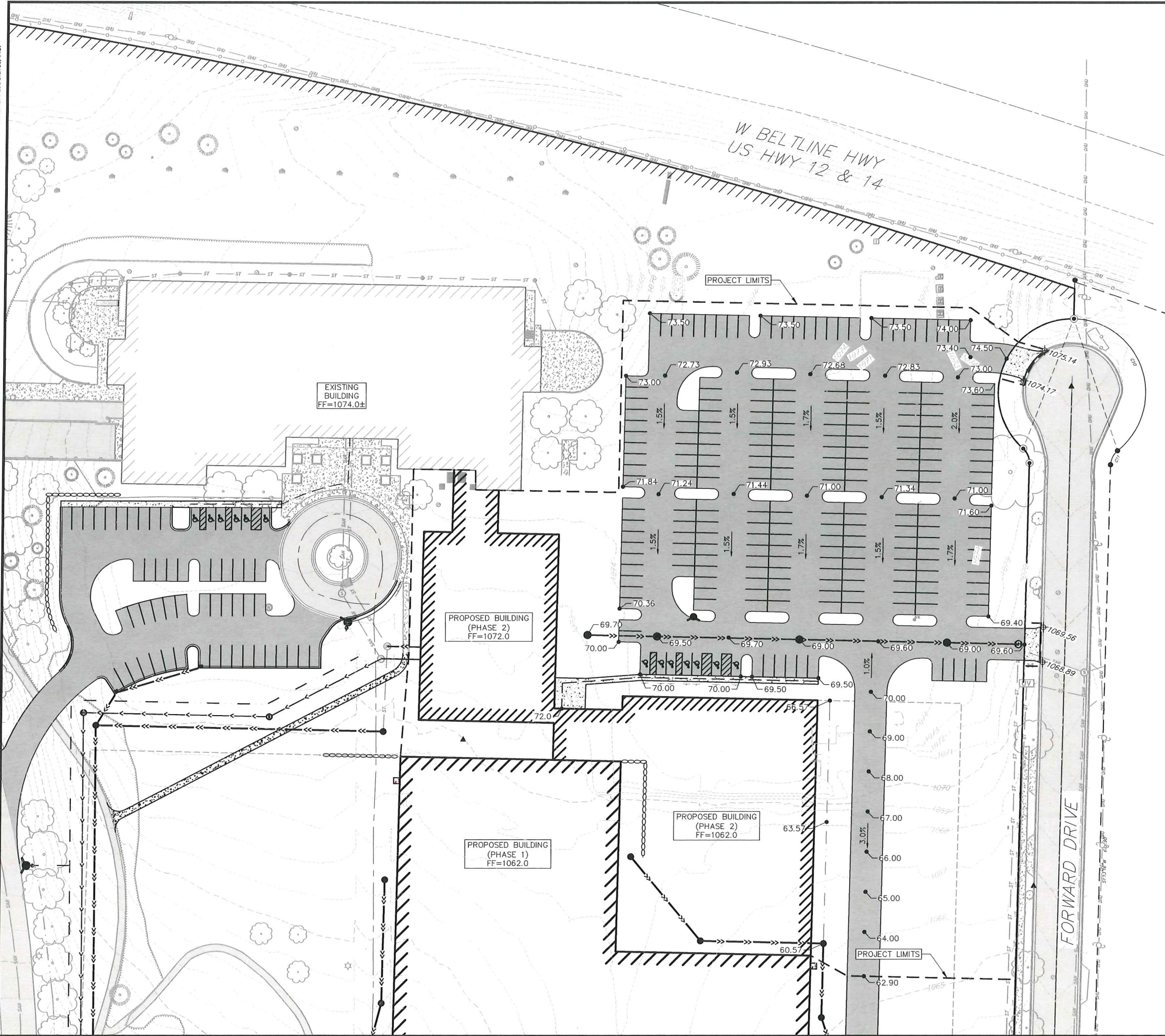
PROJECT NO. 170172

SHEET 4 OF 7

DWG. NO.

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- GRADING LEGEND**
- 3.20 --- EXISTING MAJOR CONTOURS
 - 3.13 --- EXISTING MINOR CONTOURS
 - 3.20 --- PROPOSED MAJOR CONTOURS
 - 3.13 --- PROPOSED MINOR CONTOURS
 - --- DITCH CENTERLINE
 - --- SILT FENCE
 - --- PROJECT LIMITS
 - --- BERM
 - >--- DRAINAGE DIRECTION
 - 2.92% PROPOSED SLOPE ARROWS
 - 1048.61 EXISTING SPOT ELEVATIONS
 - 1048.61 PROPOSED SPOT ELEVATIONS

- ABBREVIATIONS**
- TC - TOP OF CURB
 - FF - FINISHED FLOOR
 - FL - FLOW LINE
 - SW - TOP OF WALK
 - TW - TOP OF WALL
 - BW - BOTTOM OF WALL

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

REVISIONS	NO.	DATE	REMARKS

SCALE AS SHOWN

DATE 09/05/2017

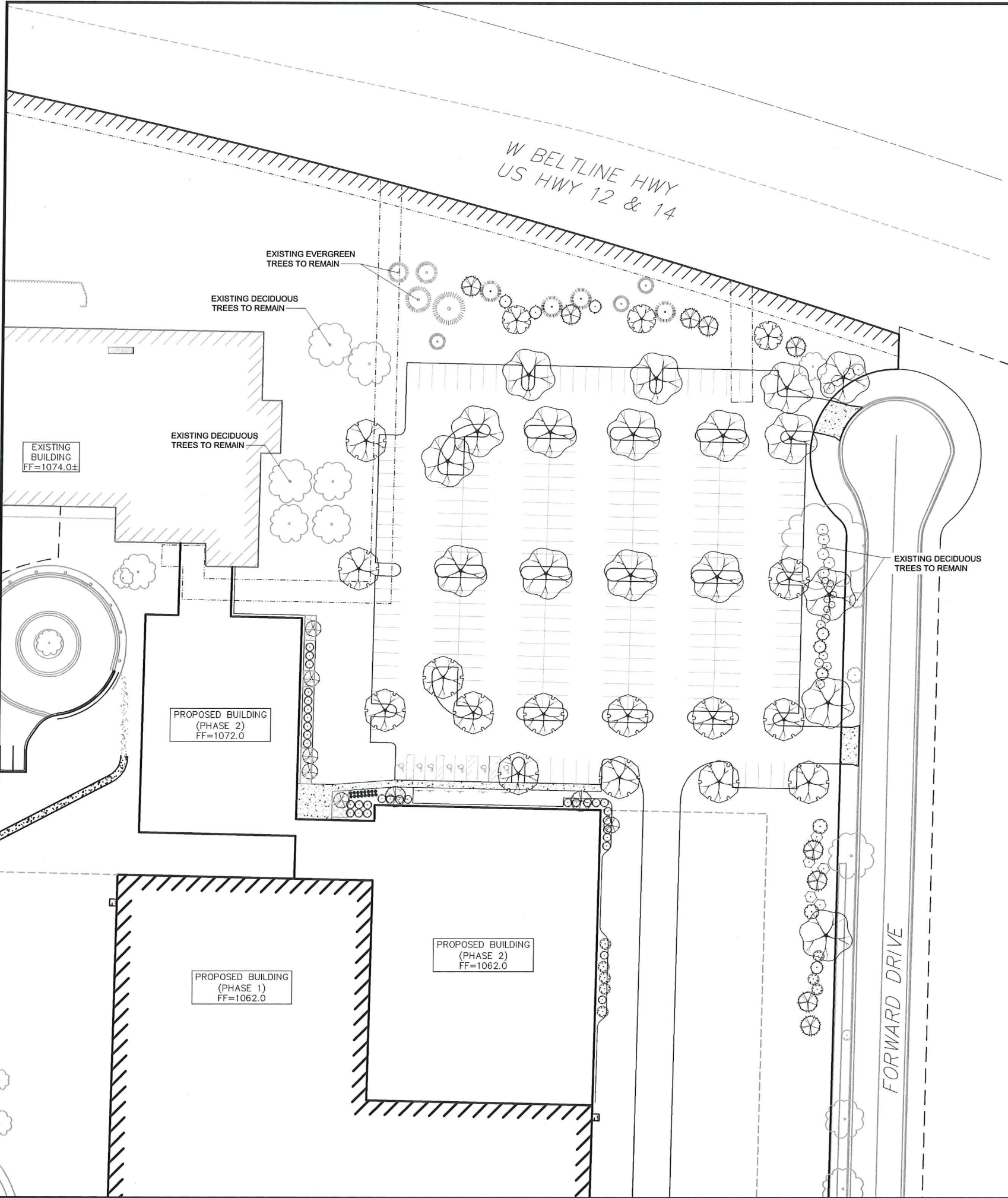
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PROJECT NO. 170172

SHEET 5 OF 7

DWG. NO.



PLANT SCHEDULE

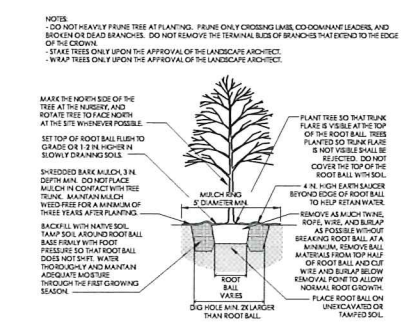
DECIDUOUS TREES	BOTANICAL NAME / COMMON NAME	CONT	CAL	SIZE	QTY	
	<i>Carpinus caroliniana</i> / American Hornbeam	B & B	2"	Cal	2	
	<i>Celtis occidentalis</i> / Common Hackberry	B & B	2.5"	Cal	19	
	<i>Gymnodadus dioica</i> "Espresso" / Kentucky Coffeetree	B & B	2.5"	Cal	3	
	<i>Quercus rubra</i> / Red Oak	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"	Nt.	7	
	<i>Picea pungens</i> / Colorado Spruce	B & B	6"	Nt.	10	
	<i>Pinus strobus</i> / White Pine	B & B	7"	Nt.	5	
	<i>Thuja occidentalis</i> "Wintergreen" / Wintergreen Arborvitae	B & B	7"	Nt.	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> "Monloo" / 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:

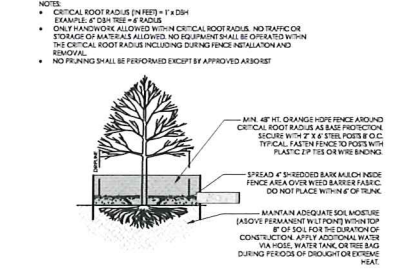
- All plantings shall conform to quality requirements as per ANSI Z60.1.
- All plant material shall be true to the species, variety and size specified, nursery grown in accordance with good horticultural practices, and under climatic conditions similar to those of the project site.
- Contact Landscape 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	NO.	DATE	REMARKS

SCALE AS SHOWN

DATE 09/05/2017

DRAFTER SVIIN

CHECKED JZAM

PROJECT NO. 170172

SHEET 7 OF 7

DWG. NO.



Upper Level Corridor showing asbestos tile



Upper Level Laboratory Space



Upper Level Laboratory Space



Lower Level Mechanical Space



Lower Level Laboratory Space



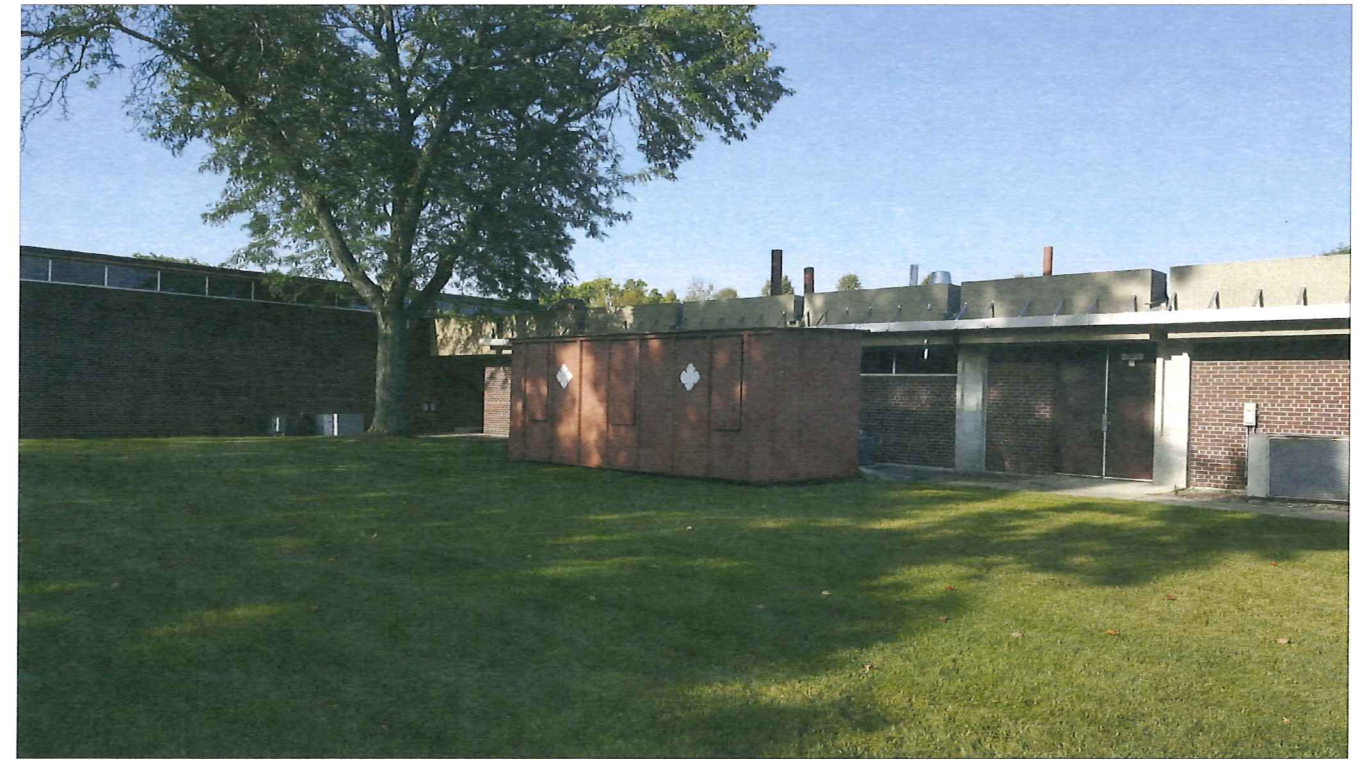
Lower Level Corridor

Existing Facility Interior Photos

Exact Sciences Parking Lot at Forward Drive - 2017.01.04
September 6, 2017



Northeast Loading facing the BeltLine



Northeast corner Forward Drive



Main Entrance



Southeast Loading facing Forward Drive