



January 5, 2011

Madison Plan Commission
215 Martin Luther King, Jr. Blvd.
Madison, WI 53701-2985

Re.: Letter of Intent for Midwest BioLink Commercialization and Business Center
5402 World Dairy Drive, Madison 53716

Project Name:

Midwest BioLink Commercialization and Business Center.
Shortened reference may be made as "The BioLink Center."

Construction Schedule:

Estimated to be from July 2011 through June of 2012.

Existing Project Conditions:

The existing conditions on the property are vacant land, graded and somewhat overgrown by wild vegetation. The lot is fairly flat with some mild contour as indicated on the survey map.

Involved Parties:

Owner: Madison Development Corporation
550 West Washington Avenue
Madison, Wisconsin 53703
Frank Staniszewski, President
608-256-2799, Ext 212
fstan@mdcorp.org

Owner Representative:
Ruedebusch Development & Construction
4605 Dovetail Drive
Madison, WI 53704
Mike Mathews, Senior Vice-President
608-249-2112, Ext 211

Land is Owned by:
City of Madison
Contact: Michael Gay, City Office of Business Resources and BioAg
Gateway Project Manager
(Land will be transferred to Madison Development Corporation upon
execution of a TIF Development Agreement-TIF Resolution has been
approved.)

Architect: Strang, Inc.
6411 Mineral Point Road
Madison, WI 53705
Wayne Whiting, Principal in Charge
Peter Tan, Design Principal
Tom Kleinheinz, Project Manager
608-276-9200

Civil Engineer: JSD Professional Services
161 Horizon Drive
Verona, WI 53593
Wade Wyse, PE
608-848-5060

Landscape: JSD Professional Services
161 Horizon Drive
Verona, WI 53593
Michael Schmeltzer, Landscape Architect
608-848-5060

Contractor: Not yet selected and will be done so by advertised bid.

Land Surveyor: MSA Professional Services
2901 International Lane, Suite 300
Madison, WI 53704
Kevin Lord, RLS, P.E.
608-242-7779

Soils Engineer: River Valley Testing Corp.
1060 Breezewood Lane, Suite 102
Neenah, WI 54956
Matthew Meyer, P.E.
920-886-1406

Project Description/Uses:

Madison Development Corporation, in conjunction with the City of Madison, is planning to construct a new state-of-the-art research facility at 5402 World Dairy Drive. This project is receiving public assistance in the form of a TIF loan and the transfer of land currently owned by the City, as part of the approved TIF. The project is also receiving considerable construction financing in the form of a grant from the US Dept. of Commerce, Economic Development Administration (EDA). The facility will provide bio and agro-science entrepreneurs the catalyst to take their technology to the next level. The 31,000 SF project will include: experimentation and prototyping flex space, controlled environmental research space, plant science commercialization greenhouses, offices, research laboratory space, pilot plant processing, small conferencing/meeting spaces, and business support services.

The proposed one-story (high-bay) building will be constructed of a brick veneer, concrete masonry, and metal panels wall systems. Aluminum framed glass storefront windows are

provided at the primary entrance, and the west and north elevations. Aluminum framed greenhouse structures will be provided on the south side of the facility. A small second floor interstitial area is being provided to accommodate mechanical equipment. A roof-top screen wall system will screen anticipated roof-mounted mechanical equipment. The building is also designed to include a “flat”, adhered, single-ply membrane roof system.

Building height above grade is one story plus equipment mezzanine

- / 23'-0" to highest roof
- / 34'-0" to top of roof screen

The uses of the proposed building include:

- / Flexible Space for agribusiness related business tenants: 12,974 square feet. This will be open high bay area which may be improved by tenants for production, packing, storage, or some laboratory uses.
- / Greenhouse: 5,520 square feet. Enclosed greenhouse for planting and growing various research plants.
- / Headhouse: 3,490 square feet. Headhouse area is fairly rough space intended for plant preparation, potting, planting and post harvest of plants and initial processing of plants and plant material.
- / Headhouse/common equipment rooms: 745 square feet. These rooms will contain common use equipment related to plant functions, including items such as autoclave to sterilize plant and other materials prior to disposal, storage area for pesticides, a centrifuge area and other tools.
- / Office and Reception/Vestibule: 827 square feet. Used for reception area, and office of facility manager.
- / Conference/Break Rooms: 865 square feet. Common use spaces for building tenant businesses.
- / Mechanical Room: 5,786 square feet. For building mechanicals.
- / Receiving: 247 square feet, receiving room adjacent to loading dock area.
- / Other Miscellaneous Spaces: 5,400 square feet. Includes circulation, rest rooms, shower room, janitor closet.

The total gross square footage of the building is 35,800 GSF. The building “foot-print” on the site is 31,000 SF.

Roughly 20,000 gross square feet is devoted to general business space for agribusinesses that may include some laboratory and associated space, related offices and work stations, production and processing of agricultural products. Roughly 10,000 gross square feet is devoted to planting, greenhouse growing, and related plant and plant product processing functions.

The estimated number of employees is 86. This was calculated by adding the rentable square footage of Flex space and Headhouse space, plus the office/reception--totaling 17,195 – and dividing by one employee per 200 square feet. (The rentable greenhouse space is not calculated to have an employee contribution, since those employees would be housed in either the headhouse or flex space areas.)

Potential Capacity (as determined by building code): 254 occupants

Parking & Loading:

Number of parking spaces: 75 total, including 3 accessible spaces.
Accessible parking is provided adjacent to the main building entrance for staff and visitors.

There is one truck loading dock (covered) suitable for a 67 foot vehicle. Most deliveries for potential tenants will be via small box trucks.

Bicycle parking: 7-stall bicycle parking rack by the main building entry.

Hours of Operation:

The hours of operation will generally be during normal business hours (8-5) for most functions. Since the facility will include greenhouses and live plants, there will likely be some late hour usage for plant care workers. The facility will have automated systems for heat, plant lighting, and watering which may limit the need for extensive off hours attention to live plants.

Site Area:

The site contains a total of 2.63 acres, or 114,563 square feet.

Trash Removal/Storage:

Trash removal and storage consists of 2 dumpsters of 6-yd (ea.) capacity located near the loading dock on the north side of the building.