



August 11, 2017

Letter of Intent
Subdivision Application

To: City of Madison Planning Department and Plan Commission
215 Martin Luther King Jr. Blvd. LL110
Madison, WI 53703

Re: Building Addition at 535 Science Drive

Project Address: 535 Science Drive

Project Team:

Owner

University Research Park, Inc.
510 Charmany Dr. #250
Madison, WI 53719

Tenant

Stratatech a Mallinkrodt Company
510 Charmany Drive #169
Madison, WI 53719

Architect/Landscape Architect

Flad Architects
644 Science Drive
Madison, WI 53711

MEP Engineer

Affiliated Engineers
5802 Research Park Boulevard
Madison, WI 53719

Civil Engineer

Wyser Engineering
312 E. Main Street
Mt. Horeb, WI 53572

Contractor

Vogel Brothers
2701 Packers Avenue
Madison, WI 53704

Existing Conditions:

An existing facility presently occupies the site and this addition will provide the building Tenant with much needed warehouse storage. The site is presently Zoned: SE-Suburban Employment District



Building Details:

1-story with Penthouse
Existing Building = 13,756 SF
Proposed Addition = 21,656 SF
Total Final Building = 35,412 SF
Total Number of Employees: 35

Project Schedule/Cost:

Project construction is planned to occur immediately following plan approval and permitting. The current value of the land and building (per City of Madison Tax records) is \$6,132,000. Note: The \$6,132,000 value includes multiple buildings and improvements within an existing CSM. The cost of this addition project is still under development.

Proposed Use:

Warehouse

Normal Hours of Operation:

Monday to Friday; 7:30am-5:30 pm

Misc:

The project will provide for its own trash storage and removal as well as snow removal. Auto parking, bike parking, loading information, lighting, setback information, and landscaping is all provided on project plans also submitted.

The project requires a Certified Survey Map to combine Lot 1 CSM No 5417 and Lot 30 University Research Park 1st Addition to eliminate the current property boundary lying in the location of the proposed building addition.