



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.