

To: City of Madison Plan Commission
Madison Planning & Development Office
215 Martin Luther King Jr. Blvd, Room LL100
Madison, WI 53710

Date: August 15, 2007

LETTER OF INTENT

This Letter of Intent accompanies the application of the Wisconsin Alumni Research Foundation ("WARF") and the Board of Regents of the University of Wisconsin System (the "University") for a rezoning from C2 and R6 to PUD-GDP, for the property consisting of the 1300 Block of University Avenue bordered by North Randall Avenue on the west, North Orchard Street on the east, University Avenue on the north and Campus Drive on the south (the "Project Site"). The addresses and current zoning classifications of the parcels comprising the Project Site are attached hereto as Exhibit A.

The name of the project is The Wisconsin Institutes For Discovery. The "Project" will consist of two research institutes totaling approximately 300,000 gross square feet to be constructed on the Project Site. The two institutes will be interconnected, but delineated by a property line. The Project Site will be subdivided into two parcels. The division of the Project Site will be the subject of a separate certified survey map approval process that will be initiated when the PUD-SIP application is submitted, which is expected to occur in late 2007. One of the parcels will be owned by WARF or an assignee of WARF and will contain the Morgridge Institute for Research ("MIR"). MIR is being funded solely by grants from WARF and from private donors. The other parcel will be owned by the University and will contain the Wisconsin Institute of Discovery ("WID"). In addition to construction of the WID and MIR facilities, the Project includes all related on-site and off-site improvements as well as the demolition of the existing improvements contained upon the Project Site. The demolition of the existing improvements will be the subject of a separate demolition permit/conditional use application to be submitted for consideration at the same time as the PUD-GDP rezoning application. Also, in connection with the Project, if requested by the City, an eight foot section of the Project Site along North Randall Avenue will be dedicated to the City for public use to allow North Randall Avenue to be widened.

The construction schedule calls for demolition of the existing improvements on the Project Site to commence in December, 2007, following City approval of the PUD-GDP rezoning and the demolition permit application. Construction of The Wisconsin Institutes For Discovery will commence following approval of the PUD-SIP rezoning and is scheduled to be completed in October, 2010.

Description of Existing Conditions.

- **Structures/Deconstruction**: The Project Site is currently occupied by various commercial buildings housing academic and administrative functions of the University. All of the existing improvements will be demolished as part of the construction of the Project pursuant to a demolition permit to be issued by the City of Madison in accordance with applicable requirements.
- **North Orchard Street**: The Project Site contains two parking lots, both of which will be removed as part of the Project. One of these parking lots (containing 81 parking spaces) is accessed by two curb cuts on North Orchard Street, which currently is a two-way street with left turn in from, and left turn out onto, University Avenue, and with a cul-de-sac at the Campus Drive end. Under current conditions, all of the vehicles using this parking lot enter and exit North Orchard Street via University Avenue across the contra bike lane. The proposal is to convert North Orchard Street into a single-lane, one-way, street entering from University Avenue and exiting onto Campus Drive. As is described under Landscaping below, the intention is that North Orchard Street will be a pedestrian and bicycle-dominated environment, with the vehicular traffic limited principally to pick up and drop off at the main building entrance, small delivery vehicles, and emergency vehicles. Converting North Orchard Street to a one-way street will mean that, while vehicles entering North Orchard Street will continue to cross the contra bike lane on University Avenue (where they will be facing any oncoming bike traffic), there will no longer be vehicles exiting North Orchard Street across the contra bike lane as is currently the case.
- **Elimination of Curb Cuts**: The other parking lot on the Project Site contains approximately 52 parking spaces and is served by curb cuts on University Avenue and on North Randall Avenue. With the removal of this parking lot, both of these curb cuts will be eliminated.
- **Historic Elements**: The Rennebohm Building, one of the existing commercial buildings on the Project Site, was previously considered for designation as a historic landmark by the City Landmarks Commission. During discussions with the Landmarks Commission, the University expressed its willingness to make efforts to preserve some of the history of the Rennebohm Building, Oscar Rennebohm and his business. Such efforts may include photographic documentation of the Rennebohm Building before demolition, having an historic display about Rennebohm in the new building, saving some parts of the Rennebohm Building, such as decorative cartouches, for display in the new buildings, and exploring the possibility of developing a "Rennebohm Soda Fountain" in the new project. After discussions between the University and the Landmarks Commission, and following a public hearing, the Landmarks Commission did not recommend landmark designation for the Rennebohm Building, with the understanding that the University will take efforts to document and display its history as part of the new project and that the University will return to the Landmarks Commission when the demolition approval is being considered to discuss the University's plans to document the Rennebohm history.

The people/entities involved in the project include:

Owner: The Board of Regents of the University of Wisconsin System
c/o Alan Fish
Associate Vice Chancellor for Facilities Planning and Management
9th Floor WARF Building
610 N. Walnut Street
Madison, WI 53705

Developer: The Wisconsin Alumni Research Foundation
c/o George E. Austin
614 Walnut Street Room 1265C
Madison, WI 53726

Project Coordinator: George E. Austin
614 Walnut Street Room 1265C
Madison, WI 53726

Architect/Engineer: Uihlein/Wilson Architects, Inc.
322 E Michigan St Ste 400
Milwaukee, WI 53202

and

The Ballinger Company
833 Chestnut Street
Suite 1400
Philadelphia, PA 19107

Construction Manager: Findorff Mortenson, a joint venture of

J.H. Findorff & Son, Inc.
300 S. Bedford St.
Madison, WI 53703

and

M.A. Mortenson Company
700 Meadow Lane North
Minneapolis, MN 55422

Surveyor:

Jenkins Survey & Design, Inc.
Madison Regional Office
161 Horizon Drive, Suite 101
Verona, WI 53593

Uses of the WID/MIR Facilities: Together, the Wisconsin Institutes For Discovery will be an innovative facility that will enable researchers from diverse fields to collaborate in answering fundamental questions in biology and human health, using nanotechnology, biotechnology and information technologies to discover treatments and cures for devastating diseases and to find solutions to other important problems. At its center, WID/MIR is focused on research collaboration with social interaction, knowledge transfer, education and outreach serving as vital contributors to a successful interdisciplinary research facility. There are three dimensions in this vision that will yield a unique building design:

- Sustainability. The goal is to reduce the carbon emissions by 50% compared to recent UW lab buildings. In addition, a Gold LEED certification is targeted.
- Changeability. The intent is to build for the long term, incorporating flexibility to allow conversion of spaces over time to respond to the changes in basic scientific research.
- National model research institute. The goal is to incorporate best practices to create a unique research environment.

Specific uses of the WID/MIR facilities will include scientific research, education and outreach, retail (including outdoor eating and drinking areas), building support functions (servicing and loading), rooftop communications equipment; food service; limited manufacturing (pre-licensing prototype); office; uses ancillary thereto. The precise square footages devoted to each of these will be presented as part of the anticipated PUD-SIP process.

Total building gross square footage: The entire WID/MIR facility is expected to contain approximately 300,000 gross square feet.

Number of employees/categories: The WID/MIR facility will house approximately 425 FTE employees, primarily comprised of researchers and their associated teams and support staff.

Number of parking and loading spaces: There will be no on-site parking on the Project Site. Parking for the Project will be provided as part of the overall University campus parking plan. Transportation and parking services will be provided to the WID/MIR facilities on the same basis, service, and cost as provided to existing University departments and divisions.

Loading and Servicing: The loading area for the Project is proposed to be located east of North Orchard Street and consolidated with an existing at-grade loading zone operated by the University of Wisconsin – Madison. The curb cut for this existing University loading zone is located on Campus Drive and will continue to be the only curb cut serving this loading zone. The loading zone will be reconfigured to allow for backing of delivery trucks on the loading zone site.

Access to the loading zone from the Project Site will be via a service tunnel under North Orchard Street from the below grade floor level of the MIR facility. This loading consolidation allows for the WID/MIR facilities to be positively experienced on all street frontages. A use agreement will be entered into with the City of Madison to authorize this loading arrangement and, if required, a separate conditional use application will also be filed.

Capacity of places of assembly: The educational outreach component of the Project calls for a 200 seat "Forum" at the ground floor with smaller break-out meeting rooms. Further details on assembly areas and capacity will be included in the PUD-SIP submittals.

Hours of operation: The public spaces (retail, atrium, etc.) are expected to have operating hours consistent with those of similar campus-area facilities. It is expected that researchers assigned laboratory and office space within the facilities will have access to the site and to their laboratories and offices at all times.

Square footage (acreage) of the site: The Project Site contains approximately 1.9 acres. In connection with the PUD-SIP application, a certified survey map will be presented for approval pursuant to which the Project Site will be subdivided into the WID Parcel and the MIR Parcel. The precise configuration of the two lots will be determined during the Project design process.

Number of dwelling units: None. The Project will not include any residential uses.

Landscaping: The current intent, subject to additional design work, as well as comments from City staff and final City approval, calls for the following:

University Avenue

The building facade is set back from the property line and is designed to reference the orthogonal orientation of the traditional campus to the north. The contra bike lane will be framed with a continuous double row of street trees and is proposed to be elevated to the pedestrian walk level and separated from the pedestrian zone with intermittent planting zones. The street tree screen is reflected into the building through a planted public atrium located adjacent to the street. An anticipated coffee venue located at the northwest portion of the building will be enhanced with intermittent secondary entries that will provide connections between internal and external sitting areas.

Campus Drive

The building face is set back from the property line with a slightly curved façade for a generous pedestrian zone. A three story component of the building articulates the central portion of this façade and creates a covered sitting area that is connected to a public atrium running parallel to the street. Groupings of trees and planting areas are proposed near the intersections of North Randall Avenue and North Orchard Street. These tree groupings frame the covered sitting area, articulate the façade, and are adjacent to both building entries and pedestrian crossing points.

North Randall Avenue

The building is set back from the property line to provide a generous pedestrian zone comprised of both paved and planted areas. If requested, an eight foot strip of the Project

Site along North Randall Avenue will be dedicated to the City for public use. Internally a food venue will provide activity on this street with secondary entrances connecting internal and external seating areas. A continuous building canopy extends the length of the façade providing a covered walk between street intersections and weather protection for some portion of bike and moped parking.

North Orchard Street

With anticipated signalized intersections at North Orchard Street with Campus Drive and University Avenue, North Orchard Street is now conceived as primarily a pedestrian domain that will connect the traditional campus to the north with the urban campus to the south. North to south one-way traffic with proposed egress at Campus Drives will provide limited access for emergency, small-scale delivery and passenger drop-off. As a pedestrian environment, bollards and other landscape elements will be used to direct the limited vehicular activity. A raised platform between the pedestrian walkway and an internal food venue is intended to be the social hub of the North Orchard Street pedestrian zone. Groupings of trees and plantings interspersed throughout the pedestrian zone will provide additional areas for social interaction. Similar to plantings along Campus Drive and University Avenue, the landscaped areas of North Orchard Street are conceived as extensions of the internal landscaped building atriums. A continuous row of trees along the east side of the street provides a screen to the adjacent building façade and will be a natural backdrop for the area. A continuous building canopy extends the length of the façade and will provide a covered walk between street pedestrian crossings and weather protection for some portion of the bike and moped parking.

Utility and Public Services. Utility and public services will be provided by the University, the City of Madison and public utilities. The current intention for such utilities is as follows:

Site Utility Electrical Connections

The proposed building will receive two UW campus services from a future manhole at the SE corner of North Randall Avenue and West Johnson Street. The manhole is planned for installation by the fall of 2009. The Project will extend a duct-bank and manhole system from this location along Campus Drive into the main electrical entrance room for the building (See conceptual utility plan). Manholes will be located as not to exceed 250 feet between cable pulls. These two proposed campus sources will originate from the Charter substation and from the Athletic Operations Building switch station.

A third service directly from MGE will be fed from the MGE Blount substation. This will enter the building from the east, across from North Orchard Street, from an existing manhole system from MGE (see conceptual utility plan). The existing electrical switchyard at North Orchard Street and Campus Drive is being considered to be removed as part of this Project. The underground manhole system will remain to provide service pathway to the building.

Campus Chilled Water

The building will be served by the campus chilled water system by connecting to the existing 24" chilled water line on north side of University Avenue.

High Pressure Steam, Pumped Condensate

The building will be served by the campus steam system by connecting to the existing high pressure steam and pumped condensate in steam tunnel located on the east side of North Orchard Street.

Water

Two (2) eight (8) inch water services will supply the plumbing and fire protection systems and enter the building in the mechanical equipment room on the north side. The services will be connected to the existing ten (10) inch water main located in University Avenue. The two services will be equipped with their own exterior water control valve and be separated by a ten (10) inch control valve installed on the main. The purpose of the water main valve is to maintain service to the building during a water main break by closing the valve and supplying water from either direction on University Avenue by a water main that is not damaged.

Waste

An eight (8) inch sanitary drain and an eight (8) inch acid waste will exit on the east side of the building in the mechanical equipment room. The eight (8) inch acid waste drain will discharge to an exterior acid dilution basin before connecting to the sanitary drain. At the point of connection of the two drains, the single sanitary sewer will increase to ten (10) inches. The ten inch sewer will discharge to a sampling manhole prior to connection to the ten (10) inch municipal sewer in North Orchard Street. A new manhole will be installed at the junction of the municipal sewer and new sewer lateral.

Storm

A fifteen (15) inch storm drain will exit the building on the east side of the mechanical equipment room and connect to the forty-eight (48) inch storm sewer in North Orchard Street.

Natural Gas

A new two (2) inch gas service will serve the building from North Orchard Street.

Campus Compressed Air

Campus air will be installed with the new steam service.

Fire Department and Emergency Access

The main entry to the building is located on North Orchard Street. It is anticipated that while the building will have multiple access points from the other 3 public streets, (University Avenue, Campus Drive, North Randall Avenue) the main fire panels,

command center, and primary emergency access will be located at the North Orchard Street entry. (See location on Conceptual Utility Plan)

Trash removal and storage, snow removal and maintenance equipment. Items such as trash removal and storage, snow removal, maintenance, and so forth will be administered through an Operating and Service Agreement to be entered into between WARF and the University, with the University providing many of these services through University personnel or contractors, but with WARF having the right to contract for its own services at its discretion.

Respectfully submitted,

The Wisconsin Alumni Research Foundation

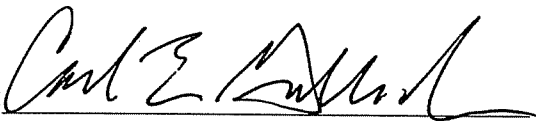
By: 
Carl E. Gulbrandsen, Managing Director

EXHIBIT A

WISCONSIN INSTITUTES FOR DISCOVERY LETTER OF INTENT

Project Site Addresses/Current Zoning

Parcel Identification Number	Street Addresses ¹	Current Zoning ²
070922103117	1353 UNIVERSITY AVE 1357 UNIVERSITY AVE	C2
070922103076	1337 UNIVERSITY AVE 1339 UNIVERSITY AVE 1341 UNIVERSITY AVE 1345 UNIVERSITY AVE 1347 UNIVERSITY AVE 1351 UNIVERSITY AVE	C2
070922103068	1321 UNIVERSITY AVE 1327 UNIVERSITY AVE	C2
070922103050	1323 UNIVERSITY AVE 1325 UNIVERSITY AVE	C2
070922103042	1319 UNIVERSITY AVE	C2
070922103034	1313 UNIVERSITY AVE 1315 UNIVERSITY AVE	C2
070922103026	1305 UNIVERSITY AVE 1307 UNIVERSITY AVE	C2
070922103018	1301 UNIVERSITY AVE 1303 UNIVERSITY AVE	C2
070922103167	302 N ORCHARD ST 318 N ORCHARD ST 350 N ORCHARD ST	Part C2, and part R6 ³
070922103125	317 N RANDALL AVE 325 N RANDALL AVE 329 N RANDALL AVE 331 N RANDALL AVE 333 N RANDALL AVE	C2

Notes:

1. The addresses were obtained from DCiMap, and confirmed with the Department of Zoning. The bolded addresses are the ones used by Assessor's Office to reference the property.
2. Zoning information was obtained from Department of Zoning.