

## Letter of Intent

Please consider this our formal Letter of Intent to pursue an Alteration to the Specific Implementation Plan in the Planned Unit Development (PUD-GDP-SIP).

### Project Name:

702-750 University Row PD(GDP) and PD(SIP)

### Parcel Location:

720 University Row  
Madison, WI 53705

### Applicant:

University Row Clinic, LLC  
749 University Row, Suite 101  
Madison, WI 53705  
Paul G. Lenhart  
608-260-7007  
plenhart@kruppconstruction.com

### Landowner:

GI Clinic, LLC  
749 University Row, Suite 101  
Madison, WI 53705  
Paul G. Lenhart  
608-260-7007  
plenhart@kruppconstruction.com

### Architect:

Eppstein Uhen Architects  
309 W Johnson Street, Suite 202  
Madison, WI 53703  
Rob Beisenstein, AIA, LEED AP  
414-291-8145  
robb@eua.com

### Civil Engineer:

D'Onofrio, Kottke and Associates  
7530 Westward Way  
Madison, WI 53717  
Dan Day, PE  
608-833-7530  
dday@donofrio.cc

### Landscape Architect:

Ken Saiki Design  
1110 S. Park Street  
Madison, WI 53715  
Rebecca DeBoer  
608-251-3600  
rdeboer@saiki.design.com

### Contractor:

Krupp General Contractors  
749 University Row, Suite 101  
Madison, WI 53705  
Dietmar Bassuner  
608-347-2759  
Dietmar.bassuner@kruppconstruction.com

**Proposed Building Occupant:**

UW Health  
600 Highland Avenue  
Madison, WI 53792-8360

On October 8, 2024, the Common Council approved an Amended PD(GDP) and PD(SIP) for 702-750 University Row and 5119 Silvertree Run. Included in the PD(SIP) is a 4 level, 792-car parking structure located to the south of the clinic building expansion. The parking structure has one level below grade and will be connected to the building addition with a covered walkway.

As part of the PD(SIP), the approved project incorporates a broad range of sustainability measures, including solar panels, bird-friendly glazing, green roofs, low-emitting and low-carbon materials, dedicated bicycle parking, and electric-vehicle charging. The site is also exceptionally well-served by transit - within a ¼ mile walk to six bus lines (the closest bus stop being approximately 200' from main entrance) and within a ½ mile walk to a planned BRT station.

The approved plan includes a photovoltaic array located above the top level of the parking structure, which was identified as the only feasible location for a system of meaningful size and efficiency.

We are now requesting an Alteration to the approved PD(SIP) to remove the photovoltaic panel system. This request is not made lightly. We evaluated the solar array thoroughly during the entitlement process and advanced the design in good faith based on the information available at that time. However, the final cost to implement and maintain this system makes this investment very prohibitive in ways we could not have anticipated when we first presented our plans to the City in spring of 2024. Updated financial modeling now demonstrates that the array no longer provides a viable return, and our capacity to subsidize it has diminished as well. UW Health continues to be a champion of sustainability, including being diligent with the use of limited capital. The highest and best use of our limited capital is to invest in other energy saving projects throughout our system.

Although we are disappointed to reach this decision, our first obligation is to ensure we have sufficient resources to sustain our patient-care mission. At the same time, we remain committed to the other sustainability measures in our plan for the project and will implement alternative approaches to maintain the stormwater management benefits originally associated with the solar panel array.