



Department of Planning & Community & Economic Development

Planning Division

Meagan E. Tuttle, Director
Madison Municipal Building, Suite 017
215 Martin Luther King, Jr. Blvd.
P.O. Box 2985
Madison, WI 53701-2985
Phone: (608) 266-4635
planning@cityofmadison.com

****BY E-MAIL ONLY****

March 6, 2026

Jenni Eschner
Eppstein Uhen Architects
309 W Johnson Street, Suite 202
Madison, Wisconsin 53703

RE: Consideration of an alteration to an approved Planned Development–Specific Implementation Plan (PD-SIP) to approve revised plans for a parking structure to serve an expanded medical clinic at 750 University Row. (LNDUSE-2026-00007; ID 91646)

Dear Jenni,

At its March 2, 2026 meeting, the Plan Commission **conditionally approved** your request for an alteration to an approved Specific Implementation Plan for 750 University Row subject to the following conditions, which shall be satisfied prior to final approval and recording of the Specific Implementation Plan and the issuance of building permits for the new building:

Please contact Kathleen Kane of the City Engineering Division at (608) 266-4098 if you have any questions regarding the following two (2) items:

1. This modification does not appear to affect proposed private or public stormwater features. If that is incorrect, any revisions must be approved by the City Engineering Division.
2. According the Wisconsin Department of Natural Resources (WDNR) Bureau of Remediation and Redevelopment Tracking System (BRRTS) database, this site has been investigated for contamination (#03-13-559526 GI Clinic LLC and #03-13-000669 Marshall Erdman & Associates Inc). If contamination is encountered, follow all WDNR and Department of Safety and Professional Services (DSPS) regulations for proper reporting, handling, and disposal.

Please contact Julius Smith of the City Engineering Division–Mapping Section at (608) 264-9276 if you have any questions regarding the following item:

3. Provide a site plan as required by the Land Use Application. The site plan shall include all lot/ownership lines, existing building locations, proposed building additions, demolitions, parking stalls, driveways, sidewalks (public and/or private), existing and proposed signage, existing and proposed utility locations, and landscaping. Additional comments may arise when site plan is provided and can be reviewed for any changes.

Please contact Tim Sobota of the Metro Transit at (608) 261-4289 if you have any questions regarding the following two (2) items:

4. Due to permanent bus route changes recently approved and implemented by the City of Madison, the applicant is released from and must no longer implement all Metro Transit comments 57-60 from the original 702-750 University Row project (LNDUSE-2024-00064).
5. The applicant may provide a new passenger seating amenity serving the curbside bus stop zone on the west side of Whitney Way, south of University Avenue, which is now nearest to this development. The applicant may acquire and convey an approved amenity for the City to maintain in the public right of way area.

Please contact my office at (608) 261-9632 if you have any questions regarding the following item:

6. The applicant shall submit updated floorplans for the parking garage that show elimination of the solar collector system for inclusion in the PD(SIP) alteration kept on file with the Zoning Administrator and recorded at the Dane County Register of Deeds.

Specific questions regarding the comments or conditions contained in this letter should be directed to the commenting agency.

The applicant shall resubmit a PDF copy of the plan set and any other supporting materials that are necessary, as specified in this letter to sprapplications@cityofmadison.com. (Note: A 20MB email limit applies and multiple transmittals may be required.). **Final review of the plans for compliance with these conditions will occur as part of the final review of LNDUSE-2022-00094, which is the original PD(GDP-SIP) for the mixed-use building. The Zoning Administrator will determine if additional fees are required for this review.**

City Agencies who submitted conditions of approval will review your revised plans to verify that their conditions, along with any applicable requirements, have been satisfied. When the revised plans are submitted, the applicant will be emailed a hyperlink to a website to follow, in real time, which agencies have reviewed the revised documents, and signed off or need additional information.

This letter shall be signed by the applicant and property owner (if not the applicant) to acknowledge the conditions of approval and returned to the Zoning Administrator when requesting building permit approval. [Signature block on last page]

Upon receipt of the aforementioned plans, documents and fees, and upon determining that they are complete, the Zoning Administrator shall record them with the Dane County Register of Deeds Office. The recorded originals will be returned to the applicant, with the recording information noted, when the Register of Deeds has completed the recording process.

If you have any questions regarding recording this plan or obtaining permits, please call Katie Bannon, Zoning Administrator, at (608) 266-4551. If I may be of any further assistance, please do not hesitate to contact me at (608) 261-9632 or tparks@cityofmadison.com.

Sincerely,

Timothy M Parks

Timothy M. Parks
Planner

I hereby acknowledge that I understand and will comply with the above conditions of approval for this project.

Signature of Applicant

*Signature of Property Owner
(If Not Applicant)*

LNDUSE-2026-00007			
For Official Use Only, Re: Final Plan Routing			
<input checked="" type="checkbox"/>	Planning Div. (T. Parks)	<input checked="" type="checkbox"/>	Engineering Mapping Sec.
<input checked="" type="checkbox"/>	Zoning Administrator	<input type="checkbox"/>	Parks Division
<input checked="" type="checkbox"/>	City Engineering	<input checked="" type="checkbox"/>	Urban Design Commission
<input type="checkbox"/>	Traffic Engineering	<input type="checkbox"/>	Recycling Coordinator
<input type="checkbox"/>	Fire Department	<input type="checkbox"/>	Other:
<input type="checkbox"/>	Water Utility	<input type="checkbox"/>	Other: