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August 7, 2024

City of Madison
Department of Planning and Development
215 Martin Luther King Jr. Blvd. Room LL-100
Madison, WI 53703

Dear Members of the Plan Commission and Staff:
Following, please find a Letter of Intent for your consideration of approval.

LETTER OF INTENT

Application Submittal in preparation for Sept. 9, 2024, Plan Commission Meeting
Major Alteration to an Approved Conditional Use for a Hospital and Helipad and Conditional Use on adjacent property owned by American Family Insurance
Project: Hospital Addition

Primary Applicant:

University of Wisconsin Hospital and Clinics Authority
Parcel No. 081015302053
Address: 4602 Eastpark Blvd., Madison, WI

In Conjunction With:

American Family Insurance
Parcel No. 081015302029
Address: 4698 Eastpark Blvd., Madison, WI

Proposed by:

UW Health
Contact:
Clark J. Brenner, PE
Construction Manager
UW Health Planning Design and Construction
7974 UW Health Court
Middleton, WI 53562

Prepared by:

Flad Architects
Contact:
Mr. Dan Morgan
Project Manager
644 Science Drive
Madison, WI 53711



Consenting Adjacent Property Owner:

American Family Mutual Ins. Co., S.I.
Contact:
Mr. Mike Grady
Real Estate Manager
American Family Mutual Ins. Co.
6000 American Parkway
Madison, WI 53783

EXISTING PROPERTY and PRESENT USE

The UW Health East Side property development is approximately 41.5 acres. The existing approved conditional use of the Hospital building and helipad includes approx. 495,516 existing gross square feet. A Central Utility Plant (CUP)/Loading Dock building occupies 31,000 GSF. Surface parking for 833 surface parking stalls for staff and patients exist as well as a 94,816 GSF parking structure that can accommodate 270 vehicles.

The main vehicular entrance to the front door of the Hospital is located on Eastpark Blvd. and a secondary/service drive access is located near the northwest corner of the development off Portage Road. For simple wayfinding, an additional entrance is located on Eastpark Blvd. that provides direct vehicular access to the Emergency Department.

PROPOSED PROJECT and USE

The proposed project is consistent with the original approved conditional use and will add 120,000 sq. ft. surgery (Hospital) expansion on the north side of the existing building--the project will impact approx. 11.5 acres of land. In addition to a building expansion, the project scope will include modifications and/or additions to existing landscaping, existing utilities, parking lots and EV parking, site lighting, fire access, stormwater management, and grading. A proposed easement for a small area (28' across the property line to the north--adjoining landowner: American Family Mutual Insurance Company, S.I) allows for an efficient building design with the following items in the easement: fire lane, sidewalk, retaining wall and utilities. See civil and site plans and easement documentation for additional information.

ARCHITECTURAL DESIGN STANDARDS

Architectural Design of the expansion will complement the existing facility with form and materials. Design approval of this project has been completed and approved by the American Center Architectural and Development Guidelines Plan Review Process and Project Review Committee.

UTILITIES

All utility services within the proposed development will be provided underground and are private in Ownership. See utility plans for proposed utility development.

STORM DRAINAGE

See proposed grading plans and report for stormwater management.

SITE LIGHTING

The design of new site lighting will match existing light poles and fixtures on the Hospital campus. Photometrics are provided. See Site Lighting plans.

TRAFFIC STUDY/TDM/PARKING PLANNING

See attached reports for all traffic, TDM, and parking planning information.

SIGNAGE

No new major wayfinding or building signs are proposed as part of this project. New regulatory signs (ADA, etc.) are as shown on the civil/site plans.

SERVICE AREA and REQUIRED OFF-STREET LOADING

No new service areas are proposed as part of this expansion project. Existing services, loading, and refuse collection will continue as is in existing locations as shown on civil site plans.

LANDSCAPING

The proposed landscape plan has been developed to be in keeping with the aesthetics of the existing campus and to provide significant interest to site visitors and passerbys. The landscape plan has been reviewed and approved by the American Center Architectural and Development Guidelines Plan Review Process and is compliant with their design expectations and guidelines. A landscape point worksheet for new work is included on the landscape plan as well as a review of the existing campus landscape design.

VEHICLE, EV, and BIKE PARKING AREAS

New parking to support the expansion project will include 121 new parking spaces with one new space meeting ADA requirements for van accessibility. The project requests a waiver from any new bike parking racks as 48 racks exist on the site and utilization/demand in the last decade has proved to be very low compared to the existing supply. New EV and EV ready stalls are as indicated on the civil/site plans.

SUSTAINABILITY

The project is planned to pursue and apply for LEED v4.1 BD+C: Healthcare.

DEVELOPMENT DATA and CONSTRUCTION SCHEDULE:

Construction Schedule

Start Construction: Sept. 1, 2024

End Construction: March - June 2026

Proposed Uses:

Continuation of existing conditions: an inpatient Hospital with outpatient services and an on-site helipad that will not be modified.

Hours of Operation: 24/7/365

Number of new employees (projection): approx. 50

Gross Building Square Footage:

Original Project: 494,000 GSF +/- (2012 Original Zoning Submittal)

Minor Alteration: 1,516 GSF (2019 project: LNDMAC-2019-00061)

This Application: 120,000 GSF +/-

New Property Total Building Square Footage: 615,516 +/-GSF (excludes parking structure)

PROJECT DESIGN TEAM and CONTACTS:

Architect + Landscape Architect

Flad & Associates, Inc.
644 Science Drive
Madison, WI 53711
Tel 608-238-2661
Flad.com

Civil Engineer

Ruekert-Mielke
4630 S Biltmore Lane
Madison, WI 53718
Tel 608-819-2600
Ruekertmielke.com

Mechanical, Electrical, Lighting, and Technology Engineer

Affiliated Engineers
5802 Research Park Blvd.
Madison, WI 53719
Tel 608-238-2616
Aeieng.com

General Contractor

J.H Findorff and Sons
300 S. Bedford Street
Madison, WI 53703
Tel 608-257-5321

Application materials bound herein:

- 1) Land Use Application
- 2) Letter of Intent
- 3) Traffic Impact Study
- 4) Parking/TDM Report(s)
- 5) Easement Agreement with American Family Insurance for property use
- 6) Written approval by American Family Insurance for property use
- 7) Alder approval e-mail
- 8) Alder waiver of 30-day notice
- 9) Original property Conditional Use Letter of Intent
- 10) Bird Glass calcs. and treatments

Materials bound under separate cover:

Plans from Original and Approved Conditional Use

- 1) Original site plans illustrating existing bike parking.
- 2) Original landscape plans with an analysis of present Landscape Code (Landscape Worksheet Review)
- 3) Original civil/site plans with Parking Lot Information table and Development data

Proposed new plans for this expansion project:

- 1) Site Plan(s)
- 2) Survey/Existing Conditions
- 3) Grading Plan(s)
- 4) Utility Plan(s)
- 5) Landscape Plan(s)
- 6) Building Elevations
- 7) Roof and Floor Plans
- 8) Fire Access Plan

Please accept this Letter of Intent for the Land Use Application. If you should have any questions regarding the above stated information, feel free to contact me at 608-232-1221.

Respectfully Submitted

A handwritten signature in black ink, appearing to read "Dan Morgan". The signature is fluid and cursive, with a large initial "D" and "M".

Dan Morgan, AIA, NCARB, EDAC
Flad Architects