

Letter of Intent

Please consider this our formal Letter of Intent for the land use application and to pursue an Amendment to the General Development Plan and Specific Implementation Plan in the Planned Unit Development (PUD-GDP-SIP), previous PUD-GDP-SIP dated January 24, 2012.

- Existing PUD-GDP-SIP drawing set dated January 24, 2012, is attached for reference.

Project Name:

UW Health 750 University Row Expansion

Parcel Location:

750 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
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Architect:

Eppstein Uhen Architects
309 W Johnson Street, Suite 202
Madison, WI 53703
Rob Beisenstein, AIA, LEED AP
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Civil Engineer:

D'Onofrio, Kottke and Associates
7530 Westward Way
Madison, WI 53717
Dan Day, PE
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Landscape Architect:

Ken Saiki Design
1110 S. Park Street
Madison, WI 53715
Rebecca DeBoer
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Contractor:

Krupp General Contractors
749 University Row, Suite 101
Madison, WI 53705
Dietmar Bassuner
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Proposed Building Occupant:

UW Health
600 Highland Avenue
Madison, WI 53792-8360
Michael McKay
608-422-8396
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The existing 67,292 SF UW Health, Digestive Health Center (DHC), is a 3-story outpatient clinic building located at 750 University Row. The lowest level of the DHC building includes parking, clinical support spaces, and building support spaces. The main entrance is located on the southeast end of the building, facing south to the surface parking lot, and is accessed from a driveway that runs between the building and the surface parking lot.

The proposed building expansion is comprised of a 3 ½ level, 830 car parking structure adjacent to and below grade (underneath) a 180,000 SF, 4-story outpatient clinic. The first-floor clinical space includes Registration, Lab, Pharmacy, Imaging, Café, and Urgent Care. The second through fourth floors include Specialty Care and Primary Care Clinics. The proposed main building entrance will remain in a similar location and be reoriented to face the primary street, University Row. UW Health will be the single occupant of the expanded building.

During construction, the temporary surface parking areas located on Lots 2 and 3 will be used for staff and patient parking.

Future development at Lots 2 and 3 will consist of a single 4-story multi-family building with covered and surface parking. The proposed multi-family building contemplates 110 units with a parking ratio of 1:1 parking stall per bedroom.

Site:

The University Crossing development is a total of 14.332 acres (624,302 SF).

Lots 1, 2 & 3 are 8.501 acres (370,324 SF). As part of this project the property boundaries of Lots 1, 2 and 3 will be revised via Certified Survey Map (CSM).

- Lot 1 will increase in size to accommodate the footprint of the building addition.
- Lots 2 and 3 will be combined and will be referred to as Lot 2.

The remaining development encompasses the following areas and will remain as configured:

- Lots 4, 5, 6 & 7 at 3.763 acres (163,924 SF)
- Outlot 1 at 0.374 acres (16,281 SF)
- Public roads at 1.694 acres (73,773 SF)

Sustainability:

The expansion of 750 University Row is planning to pursue LEED 4.1 designation and is exploring the following highlights:

- Exploring renewable energy, including solar.
- Central and accessible: Located within ¼ mile walk to six bus lines (the closest bus stop being approximately 200' from main entrance) and within ½ mile walk to a planned BRT stop. This location earns a WalkScore of sixty-seven under the LEED 4.1 rating system.
- The parking garage will provide charging for electric vehicles, ample bike parking for staff and visitors and will be shaded by solar panels.
- The design will incorporate bird collision deterrence concepts, including bird-friendly glazing.
- The design will incorporate vegetated roof areas to aid with stormwater management strategies as well as provide enhanced views.
- Parking will be in a covered structure minimizing rainwater run-off as well as minimizing the use of deicing agents during the winter months.
- The project will account for rainwater collection systems to be used for toilet flushing and landscape irrigation (graywater reuse).
- The project will incorporate low-emitting and low-carbon materials.

Signage:

Concept signage locations for 750 University Row are indicated on the design drawings. Final signage design will be submitted at a future date.

Schedule:

The anticipated occupancy date of 750 University row is expected to be Q1 of 2026.

Transportation:

Bike:

The clinic expansion will include internal bike storage along with showers and lockers to encourage bike use by employees. The existing bike path on the west side of the development will be extend to the building expansion south property line.

A B-Cycle station is currently located at the intersection of University Avenue and University Row.

Transit:

Located within ¼ mile walk to 6 bus lines (the closest being approximately 200' from main entrance) and within ½ mile walk to a planned BRT stop. The location earns a WalkScore of sixty-seven under the LEED 4.1 rating system.

Traffic Study:

A traffic impact analysis has been completed by KL Engineering and was submitted to the City of Madison on February 8, 2023