

## **Letter of Intent**

**To The**

### **CITY OF MADISON PLAN COMMISSION**

**For**

### **CONDITIONAL USE APPROVAL**

**For The**

### **UWHC East Side Development 4602 Eastpark Boulevard**

Application Submittal Date: December 19, 2012 for the February 4, 2013 Plan Commission Meeting.

This application provides for the construction of the UWHC East Side Development as outlined below, allowing for construction to begin in March 2013. This Application is a separate approval from the American Center Architectural and Development Guidelines Plan Review Process.

The new UW Health East Side Development is located in The American Center at 4602 Eastpark Boulevard Madison, WI. The site is approximately 41.5 acres. The building includes approximately 494,000 gross square feet (GSF), in three wings: the West Wing 288,050 GSF, the Center Wing 105,250 GSF, and the East Wing 69,700 GSF. A Central Utility Plant (CUP)/Loading Dock Area 31,000 GSF and a Parking Ramp that can accommodate 270 vehicles flank the west and east ends of the development, respectively. The main vehicular entrance is located on Eastpark Blvd and a secondary/utility access is located near the northwest corner of the development, off of Portage Road. In addition to the parking ramp there are 833 surface parking stalls for staff and patients. Municipal services are provided by City of Madison (Sewer, Water, Stormsewer).

The West Wing is made up of five floors above ground, a basement and a Penthouse devoted to the Acute Care Center that has the following amenities:

- Universal Care Center made up of 40 rooms with a UCC pod of 8 shelled rooms, all located on the main level
- Urgent Care, located in the southwest corner of the main level with a dedicated drive up/drop off and entrance
- 14 operating rooms with 10 fully functional OR's and 4 OR are shelled for future expansion, all on the main level.
- Radiology department with two MRI's and a CT Scan,
- Filling out the main level are the Chapel, Information Desk, Gift Shop, Lobby, Connections to the Center Wing and other appurtenances.
- The interstitial mechanical space is on the 2<sup>nd</sup> floor
- The Cafeteria and server area are located on the 2<sup>nd</sup> floor
- The top two floors will be inpatient floors with 28 rooms and associated work space on each floor.
- An additional shelled inpatient floor for future expansion will be on the 3<sup>rd</sup> floors.

- The Lower Level houses the Kitchen, Central Sterile Storage / Reprocessing and building services
- The penthouse is dedicated to rooftop mechanical equipment.
- Future building expansion areas are shown using dashed lines

The center wing is dedicated to Clinical services and includes:

- Two floors of clinical exam rooms, 1 floor shelled for future clinic exam space,
- Other functions located in the facility include offices, reception, blood lab, conference space and building services.
- There is rooftop mechanical with screening.
- Future building expansion areas are shown using dashed lines

The east wing includes two stories for the wellness / fitness area. The east wing includes:

- Lap and therapy pools
- Occupational and physical therapies, and
- Sports medicine with a running track, basketball court, and turf court.

The Site of the project includes a 41.5 acre site located at the northeast corner of Eastpark Boulevard and Portage Road. Bounded on the west by Portage Road, bounded on the south by Eastpark Boulevard and bounded on the East by a private drive owned by American Family Insurance.

**Application materials bound herein:**

Land Use Application  
 Letter of Intent  
 Legal Description – Exhibit A  
 Photos of Existing Site – Exhibit B  
 Alderman Notification – Exhibit C  
 Site Overview – Exhibit D  
 Project Schedule – Exhibit E  
 Dimensions for Wayfinding Signage – Exhibit F  
 Traffic Impact Study – Exhibit G

**Bound under separate cover:**

Drawing set dated December 19, 2012