



2. LETTER OF INTENT

Zoning

Planned Development; General Development Plan

Name of Project

UW Health Union Corners

Address

2401 East Washington Ave.

Land Owner

City of Madison

Developer

Gorman & Company, Inc.
200 N. Main Street
Oregon, WI 53575
608-835-3900

Planner

Plunkett Raysich Architects, Inc.
2310 Crossroads Drive
Madison, WI 53718
608-240-9900

Landscape Architect

Ken Saiki Design
303 S. Paterson Street | Suite 1
Madison, Wisconsin 53703
608-251-3600

Civil Engineer

Vierbicher Associates, Inc.
999 Fourier Dr.
Madison, WI 53717
608-826-0532

Site

UW Health Union Corners is located at the northeast corner of the intersection of East Washington Avenue and 6th Street, Urban Design District 5; Aldermanic District 6 (Rummel); TID #38.

Existing Zoning

The entire existing site is zoned PD. (Planned Development)

Existing Uses

The site is currently vacant.

Adjacent Uses

Across East Washington Avenue and Northeast of 7th Street are a series of one and two-story buildings including Red Letter News, the former Ray's Bar and Assumption Greek Orthodox Church. Zoned TSS. (Commercial and Mixed-Use District)

Southwest of 7th Street is the one story Speedy Muffler, 5 two-story single family homes, 1 two-story multifamily apartment building and a two story mixed-use building. Zoned TSS. (Commercial and Mixed-Use District)

Southwest of 6th Street is a two-story mixed-use building followed by a series of two-story single family homes. Zoning TR-V1. (Residential District.)

Across Milwaukee Street and north of the site are: commercial uses including the Malt House tavern, Jollof Beauty Shop and Rebecca Lynn's Studio. Zoning CC-T. (Commercial and Mixed-Use District.)

The south edge of the site is defined by a bike path which separates the site from the neighborhood of single family homes to the south. Zoning TR-V1. (Residential District.)

The parcel south of 6th Street and west of Winnebago has a one story commercial building currently acting as the sales center for the site.

The neighborhood east of the site is composed of single family homes. Zoning TR-C4. (Residential District.)

Project Schedule

Begin construction in Fall of 2014. Occupancy in Winter of 2015.

Proposed Uses

Medical clinic with associated underground and surface parking.



Hours of Operation

Urgent Care Hours: 9am-9pm, Monday-Friday; 9am-5pm, Saturday and Sunday

Building Hours: 8am-5pm, Monday-Friday

Pharmacy Hours: 9am-7pm Monday-Friday; 9am-5pm Saturday and Sunday

Lab Hours: 8am-9pm Monday-Friday; 9am-5pm Saturday and Sunday

Imaging Hours: X-rays from 8:15am-4:45pm, Monday-Friday; Mammography from 8am-4:30pm, Monday-Friday

Building Square Footage

60,000 GSF on 2 floors.

Number of Dwelling Units

None.

Auto and Bike Parking Stalls

Auto: 154 surface; 100 underground

Bike: 20 employee spaces; 20 visitor spaces

Lot Coverage and Useable Open Space

Lot Area: 3.390 acres

Coverage: 2.486 acres

Open Space: .9 acres (26.5%)

Value of Land

Per the Purchase and Sale Agreement (PSA) the imputed value of the land is \$12.00/SF. The land area is approximately 3.39 acres resulting in an estimated value of the land of \$1,772,020.

Estimated Project Cost

Approximately \$19,600,000 (includes hard and soft cost). This is an estimate only as the project has not yet been fully designed at this time and therefore final bids are not yet available.

Number of Construction and Full -Time Equivalent Jobs Created

Clinic Staff: 150

Construction: Estimated 200-300

Public Subsidy Requested

The PSA calls for the City to sell the land for \$1.00. In return the Developer will guarantee \$6 million in increment generated over the life of the Tax Increment District.

