

Jennifer Devine

From: Baldeh, Samba <district17@cityofmadison.com>
Sent: Friday, December 14, 2018 3:19 AM
To: Brian Wagner; Ahrens, David
Cc: MICHAEL CAMPBELL; Angie Black
Subject: Re: American Parkway Mixed-Use Project, Lots 66 & 67

Hi BRIAN -

I am out of the country but upon return would like to meet and discuss details.

In the mean time please consider this my forms waiver of the 30 days Notice requirement.

Thank you and let me know if anything else. I copied in my back up alder if Incase you have follow ups.

Thank you
Samba

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On Thu, Dec 13, 2018 at 11:18 PM +0000, "Brian Wagner" <bwagner@stevensconstruction.com> wrote:

Dear Samba, as you know, Campbell Madison Partners, LLC is proposing a mixed use project on the property bounded by American Parkway, Buttonwood Drive and Buttonwood Court. The development team has nearly completed the American Family use, plan and development review and approval process and expects to receive final approval by American Family's Executive Team on January 24th, 2019. The project team also attended a final pre-application meeting with City planning staff today and is ready to submit its applications to the City for approval of (1) the conditional use permits (anticipated to include CUPs for the residential component of the project and retail uses), and (2) a certified survey map to combine lots 66 & 67 into one lot. Please accept this email as our pre-application notice and we would appreciate your consideration of waiving the 30-day notice requirement so that we may proceed to submit the application as soon as possible.

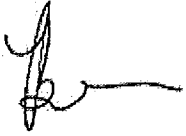
The project is a proposed mixed-use/multi-family development with 270 residential units in a 4 story building with 198 one bedrooms, 72 two bedroom units, 8,000 sf of leasing and amenity area and 4,000 sf of retail space facing American Parkway. There will be one level of below grade parking containing 270 spaces and surface Parking with 109 spaces (total parking 379, with 1.40 per apartment unit). There will also be 297 bicycle parking spaces. The amenities are anticipated to include:

- A resort style Pool Courtyard surrounded by units.
- Common Area Amenities such as cybercafé/lounge, outdoor fireplace and grills, storage units/bike storage, courtyard, 24 – hour fitness center,
- On-site Management
- Within the units, stainless steel appliances, vinyl-plank flooring, 9-foot ceilings, private patios/balconies, quartz countertops and in-unit washer/dryer

Architecturally, the project will be detailed in brick, stone and cementitious siding. Interior finishes will be of luxury residential quality with emphasis on warm finishes and rich materials.

Again, we would appreciate your consideration of waiving the 30-day pre-application notice requirement so that we may proceed with our applications to the City for the CUPs and CSM. Please also let us know if you would like to meet to talk more about the project.

Best,

A handwritten signature in black ink, appearing to read 'Brian Wagner', with a long horizontal flourish extending to the right.

Brian Wagner

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