
4001 Nakoosa Trail, Suite 200 • Madison, WI 53714-1380 • Tel. (608) 819-2600

October 3, 2018

Natalie Erdman
Director
Department of Planning & Community & Economic Development
126 S. Hamilton St.
Madison, WI 53703

Re: Subdivision Application Letter of Intent

To Ms. Natalie Erdman,

Below is the letter of intent accompanying the subdivision application for The American Center Outlot 7 CSM. This letter summarizes the existing and proposed conditions at 5401 Eastpark Boulevard. This proposed CSM will create one lot and one outlot to accommodate the realigned drainage channel resulting from the proposed construction project.

Site Information:

Site Addresses: 5401 Eastpark Boulevard, Madison, WI 53718
Parcel Number: 081022104012
Zoning District: Suburban Employment Center (SEC)
Square Footage (Acreage) of Site: 204,487 (4.69)

Existing Conditions:

The existing Outlot 7 of The American Center business park is bounded by American Pkwy. to the northeast, Eastpark Blvd. to the west, E. Terrace Dr. to the southwest, and UW Health East Clinic to the southeast. The Outlot features a roughly 400 foot long channel that conveys runoff from The American Center southern watershed. The channel has wide and shallow banks, creating a storage unit that is greatly oversized with respect to the influent volume. The excessive Outlot is an unattractive sight at the park entrance and requires extensive maintenance. The entirety of Outlot 7 is dedicated by the Capital Area Regional Planning Commission (CARPC) as an environmental corridor.

The WDNR made a 2016 determination classifying the Outlot 7 channel as a navigable waterway. It should be noted that the existing channel is man-made and does not provide a habitat for endangered resources as per the National Heritage Inventory Public Portal. In addition, initial site screening shows an absence of historical and cultural resources in range of the project.

~American Family 8190-10019 Outlot 7 > 100-CSM > Approval > Outlot 7 CSM-Letter of Intent.docx.docx~

Proposed Conditions:

The proposed project involves installation of storm sewer and grading the outlet to redefine a smaller channel abutting the southeast boundary of the existing outlet. The CSM will divide Outlet 7 into one lot, and a new outlet containing the realigned channel. The bounds of the environmental corridor would be then restricted to the area of the newly created outlet. Realignment of the Outlet 7 channel will utilize The American Center business park land more efficiently. The proposed conditions will contribute to a more walkable park, less maintenance, a more attractive park entrance, and a more appropriately sized Outlet.

The Wisconsin Department of Natural Resources (WDNR) and Army Corps of Engineers (ACOE) are in the process of reviewing the proposed channel realignment and corresponding stormwater management plan. The City of Madison has also received the proposed construction plans and stormwater management plans. CARPC has indicated that they will approve the minor alteration to redraw the bounds of the environmental corridor pending concurrence from WDNR and ACOE.

Proposed Project Schedule:

The schedule for development of the project has not been determined at the time. Construction will be required to start within 24 months of the property closing. The schedule proposed below is preliminary and subject to change for any reason.

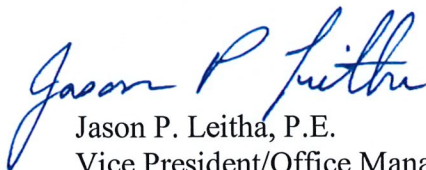
- Subdivision Application Submittal to the City of Madison : October 3, 2018
- Sale of Lot 1: December 2018
- Start Construction: April 2019

Project Team:

Engineer: Jason P. Lietha, P.E.
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Sincerely,



Jason P. Lietha, P.E.
Vice President/Office Manager