



April 30, 2026

City of Madison

CSM Submittal

RE: 4733 Eastpark Blvd

Dane County Parcel 081022201165

**SUBJECT: LETTER OF INTENT – CERTIFIED SURVEY MAP**

Dear City Staff,

On behalf of Livesey Company and JP Cullen, we are pleased to submit the enclosed materials for a new office development located at the corner of Eastpark Blvd and Dreamer Dr. This proposed 3-story development includes 48,732 GSF office divided into two tenant spaces to be occupied by JP Cullen and Livesey Company. This proposed project is a permitted use, but we would like to modify the boundaries of the lot this project will be built on. To that end this letter is to submit a new CSM for the proposed project.

**Site Description**

The site borders Eastpark Blvd on the east and Dreamer Dr on the south. See attached materials for the area and extent of the proposed site.

**Zoning and Project Description**

The site is currently zoned SEC and is part of The American Center Business Park planned development, no change in zoning is proposed.

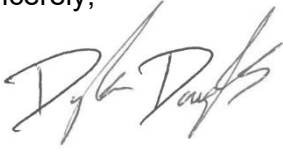
The project is proposed to be a 3-story building, with office uses. All parking is at grades to accommodate a total of 200 parking stalls. Mechanical equipment will be located within the building and on the roof with screening. The office tenants will also have shared access to a fitness room.

**Project Data**

Current Zoning	SEC – Suburban Employment Center
Conditional Use	Required None
Urban Design	District None
Aldermanic District	District 17 – Ald. Sabrina V. Madison
Building Use	Office
Building Height	3 stories
Total Vehicle Parking	200 Stalls
Total Bicycle Parking	25 Stalls

Thank you for your time and consideration in reviewing our proposed development. We look forward to your feedback. Please do not hesitate to reach out with any questions about this submittal.

Sincerely,

A handwritten signature in black ink, appearing to read "Dylan Douglas". The signature is fluid and cursive, with the first name "Dylan" and last name "Douglas" clearly distinguishable.

Dylan Douglas, PE

JT Engineering, Inc.