



March 18, 2026

Re: Letter of Intent for Subdivision Application
CDA of Madison w/ Alexander Company and Captains LLC

Dear Common Council and Planning Division,

On behalf CDA of Madison, Alexander Company and Captains LLC, we have submitted the enclosed materials for a proposed land division of 802, 810, and 811 W Badger Road. The proposed land division includes a redivision into two lots, used for both residential and office use, and a dedication of property to be used as public right of way for street purposes and public improvements. This project site has previously been reviewed at the Master Planning level, and we are now returning as part of the first step to implementing that Master Plan. Lot 1 of Certified Survey Map is Phase 1 of that Master Plan and does not include the site along Hughes Ave which is the new proposed Lot 2. This phase of the project includes ground floor uses for the new Fire Station #6 and Public Health of Madison and Dane County (PHMDC). On the upper floors are 221 affordable apartments that include 46 units designated for senior residents.

The existing site is currently occupied by a bus transfer station and Madison police department south station. Structures on the south half of 810 West Badger Road and on 818 West Badger Road have been demolished.

Property Owner: City of Madison, a Wisconsin municipal corporation (810 and 811 West Badger Road). The City of Madison (802 West Badger Road)

Subdivider: CDA of Madison w/ Alexander Company and Captains LLC

Surveyor: Todd Buhr, PLS (JSD Professional Services)

We greatly appreciate your time in reviewing the proposed land division and look forward to hearing your feedback.

Sincerely,

Todd Buhr, PLS
JSD Professional Services