

February 5, 2020

Ms. Nan Fey, Director
Department of Planning, Community & Economic Development
City of Madison
215 Martin Luther King Jr. Blvd.
Madison, WI 53703

Re: Subdivision Application Letter of Intent

Dear Ms. Fey,

Below is the letter of intent accompanying the subdivision application for The American Eastpark Third Addition Plat. This letter summarizes the existing and proposed conditions at 4807, 4709, and 4851 Eastpark Boulevard. The Plat is a redivision of all of Certified Survey Map (CSM) No. 15252, establishing three lots and two outlots. The intent of this Plat is to establish two outlots for use as a private street to provide access to the three lots, and a common plaza area. Upon recording of this Plat, the two outlots are intended to be owned by the American Center Owner's Association (ACOA). This redivision has been discussed and planned by both the owners, as well as City Planning Department staff, and represents the ultimate intent for land division in the affected area. Since the recording of CSM No. 15252, it has been understood by both parties that a later redivision would provide a means for the ACOA to take ownership of the two outlots for the planned private street and plaza area.

Site Information:

Owner(s): Live Park LLC., American Family Mutual Insurance Company, S.I.
Site Addresses: 4807, 4709, 4851 Eastpark Boulevard, Madison, WI 53718
Parcel Numbers: 081022201090, 081022201107, 081022201082
Zoning District: Suburban Employment Center (SEC)
Square Footage (Acreage) of Site: 1,148,720 (26.37)

Existing Conditions:

The area is currently defined by CSM No. 15252, composed of Lot 1 in the southwest, Lot 2 in the north, and Lot 3 in the southeast. All lots have historically been used for agricultural purposes; however, construction of the new Baker Tilly site is currently underway on Lot 1. Lot 1 is currently owned by Live Park LLC, while Lots 2 and 3 are owned by American Family Mutual Insurance Company, S.I.

Proposed Conditions:

The existing Lots 2 and 3 will be renamed Lots 42 and 44 respectively. The existing Lot 1 will be split into Outlots 16 and 17 with the remaining land renamed Lot 43. Lot 43 will contain the Baker Tilly site and continue to be owned by Live Park LLC. Outlot 16 will contain a private street and Outlot 17 will be used as a common green area and collaboration space. Upon recording of this Plat, the two outlots are intended to be owned by the ACOA. The private street will serve to provide access to future real estate development at Lots 42 and 44.

Proposed Project Schedule:

The schedule for development of the project pertains only to Lot 42, Outlot 16, and Outlot 17. Development schedules for Lots 42 and 44 are unknown at this time. The schedule proposed below is preliminary and subject to change for any reason.

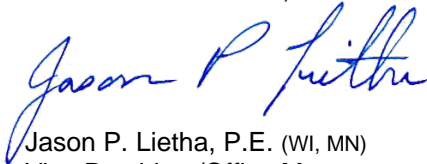
- Start Construction (Lot 43): September 2019
- Subdivision Application Submittal to the City of Madison : February 5, 2020
- Start Construction (Outlot 16/17): May 2020
- Final Completion (Outlot 16/17): October 2020
- Final Completion (Lot 43): December 2020

Project Team:

Engineer: Jason P. Lietha, P.E. Ruekert & Mielke, Inc. 4001 Nakoosa Trail, Suite 200 Madison, WI 53714 Phone: 608.819.2600 Email: jlietha@ruekert-mielke.com	Owner: Jane Grabowski-Miller American Family Insurance 6000 American Parkway Madison, WI 53783 Phone: 608.242.4100 ext. 37280 Email: jgrabows@amfam.com	Owner: John K. Livesey Live Park, LLC. 2248 Deming Way, Suite 200 Middleton, WI 53562 Phone: 608-833-2929
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Respectfully,

RUEKERT & MIELKE, INC.



Jason P. Lietha, P.E. (WI, MN)
Vice President/Office Manager
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JPL:cal
Enclosure