

May 6, 2019

Via Email and Hand Delivery

Department of Planning, Community and Economic Development - Planning Division
City of Madison Plan Commission
Madison Municipal Building, Suite 017
215 Martin Luther King Jr. Blvd.
Madison, WI 53703
pcapplications@cityofmadison.com

**Re: Letter of Intent for Proposed Development
1 Buttonwood Court/Lots 66 & 67 American Center Plat - Buttonwood Addition**

Dear Planning Staff & Plan Commission Members:

Campbell Madison Partners, LLC is pleased to submit this letter in connection with the enclosed Land Use Application and Subdivision Application (for combining two lots via Certified Survey Map).

Project Summary – A 270-unit luxury, multi-family, mixed-use development, located in the American Center Business Park. It will be a four-story over garage product with 2,462 square feet of retail space. The project will offer high-end unit and community amenities.

Project Data –

<u>Location:</u>	The American Center Business Park 1 Buttonwood Court, Madison, WI 53718
<u>Building Sq. Ft.:</u>	252,576 net sf (Total 344,984 sf including parking)
<u>Start Construction:</u>	12-1-19
<u>Complete Construction:</u>	6-1-21
<u>Type of Building:</u>	4-story – Type VA over an IA podium
<u>Land Area:</u>	7.447 acres
<u>Vehicle Parking:</u>	379 (270 garage spaces and 109 surface)

Bicycle Parking: 299 spaces
Site Access: American Parkway and Buttonwood Court
Lot Coverage/FAR: .84
Usable Open Space: 142,372 sf
Hours of Operation: **[Commercial Areas]** 9am-6pm

Project Team –

Developer: Campbell Madison Partners, LLC
Architect: Poole & Poole – Michael Poole
Civil: R.A Smith – Matt Kocourek
Landscape: R.A. Smith – Lucas Haas
Land Use: Poole & Poole – Michael Poole
Carlson Black O’Callaghan & Battenberg – Angie Black

Sincerely,
CAMPBELL MADISON PARTNERS, LLC



Michael J. Campbell, *MANAGING MEMBER*

cc: (all via email)
Alder Samba Baldeh
Natalie Erdman, Director of Planning, Community and Economic Development
Heather Stouder, Planning Division Director