

August 3, 2021

Mr. Tim Parks  
Department of Planning & Community & Economic Development  
215 Martin Luther King Jr Blvd.  
Madison, WI 53703

Re: Subdivision Application Letter of Intent for Certified Survey Map

Dear Mr. Parks,

Below is the letter of intent accompanying the subdivision application for the Certified Survey Map (CSM) creating two lots in The American Center Business Park (TAC). This letter summarizes the existing and proposed conditions at 4902 and 5150 Eastpark Boulevard. This proposed CSM will create two lots.

**Site Information:**

Site Addresses: 4902 and 5150 Eastpark Boulevard, Madison, WI 53718.

Parcel Numbers: 081022200977, 081022106993.

Zoning District: Suburban Employment Center (SEC).

Total Square Footage (Acreage) of Site per CSM: 1,200,052 (27.55).

**Existing Conditions:**

The proposed Certified Survey Map (CSM) encompasses the two parcels of land referenced above. Both parcels are owned by the American Family Insurance Corporation Real Estate Division. The two parcels makeup the undeveloped land east of Eastpark Boulevard and are bounded by Lot 37 of The American Center Plat Biltmore Third Addition, and Lot 38 of The American Center Plat Eastpark Addition, to the north and south, respectively. To the east, the parcels are bound by Lot 1 of CSM 14195, Lot 34 of The American Center Plat Biltmore Second Addition, and Lots 1 and 2 of CSM 12056. The parcels are leased for agricultural usage are covered with crops throughout the summer.

The Parcel is split between the north and south TAC watersheds. Topography of the land is highest in the middle and falls north to the wetlands and south to the regional storm water management pond.

Several existing public utility and stormwater easements within the two parcels contain sanitary sewer and water main utilities that serve The American Center.

**Proposed Conditions:**

The proposed CSM consists of two lots. Lot 1 and Lot 2 are 3.54 and 24.01 acres, respectively. Both lots will be created and developed in accordance with the approved Land Use and Street Plan, and the Preliminary Plat of The American Center. Lot 1 is being created at the size shown to meet the needs of the prospective buyer. The prospective buyer of Lot 1 is proposing construction of a VA hospital with associated parking lot and utilities. Lot 2 will be recorded as one large lot to avoid creating an unplatted remnant parcel, as required. We anticipate Lot 2 will be further divided in the future as needed by replat or CSM.

Mr. Tim Parks  
Subdivision Application Letter of Intent for Certified Survey Map  
August 3, 2021  
Page 2

**Proposed Project Schedule:**

The schedule for development of the project has not been determined at the time.

Subdivision Application Submittal to the City of Madison : July 14, 2021.

Sale of Lot 1: October 2021.

**Project Team:**

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