

September 1, 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 Final Plat

Dear Mr. Tim Parks:

Below is the Letter of Intent accompanying the subdivision application for The American Center Plat Eastpark Fourth Addition. This letter summarizes the existing and proposed conditions at 4902 Eastpark Boulevard. This proposed plat will create two lots, two outlots, and Right-of-Way dedication.

**Site Information:**

Site Address: 4902 Eastpark Boulevard, Madison, WI 53718.  
Parcel Number: 081022200977.  
Zoning District: Suburban Employment Center (SEC).  
Total Square Footage (Acreage) of Site per Plat: 1,072,080 (24.61).

**Existing Conditions:**

The proposed plat encompasses the sole existing parcel of land referenced above. The parcel is owned by the American Family Insurance Corporation Real Estate Division. The parcel makes up the majority of undeveloped land east of Eastpark Boulevard and is bounded by Lot 37 of The American Center Plat Biltmore Third Addition to the north. To the east, the parcel is bound by Lot 1 of CSM 14195, Lot 34 of The American Center Plat Biltmore Second Addition, and Lot 2 of CSM 12056. The parcel is leased for agricultural usage and is 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 parcel contain sanitary sewer and water main utilities that serve The American Center.

**Proposed Conditions:**

The proposed plat consists of two lots, two outlots, and Right-of-Way to be dedicated to the City. Lot 45 and Lot 46 are 11.40 and 10.33 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. There are currently no plans for development of Lots 45 and 46. Lots 45 and 46 may be further divided in the future as needed by replat or CSM.

Outlot 18 and Outlot 19 are 0.45 and 0.55 acres respectively. A private roadway is planned to be constructed in Outlot 19, and a common green area is proposed for Outlot 18. The private roadway and common green area will emulate the private road and green space directly across Eastpark Boulevard.

The Right-of-Way dedication will be used to construct a public roadway connecting Eastpark Boulevard and South Biltmore Lane.

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**Proposed Project Schedule:**

The following schedule is currently proposed by Ruekert & Mielke, Inc., and is subject to change for any reason.

Subdivision Application Submittal to the City of Madison : September 1, 2021  
Start Construction of Public and Private Roads: May 2022  
Substantial Completion of Public and Private Roads: September 2022

**Project Team:**

Engineer	Jason P. Lietha, P.E.	Owner	Jane Grabowski-Miller
Company	Ruekert-Mielke, Inc.	Company	American Family Insurance
Address	4001 Nakoosa Trail, Suite 200	Address	6000 American Parkway
	Madison, WI 53714		Madison, WI 53783
Phone	608.819.2600	Phone	608.242.4100 ext. 37280
Email	<a href="mailto:jlietha@ruekert-mielke.com">jlietha@ruekert-mielke.com</a>	Email	<a href="mailto:jgrabows@amfam.com">jgrabows@amfam.com</a>

Respectfully,

RUEKERT & MIELKE, INC.

Benjamin J. Schulte, E.I.T.  
Project Engineer  
[bschulte@ruekert-mielke.com](mailto:bschulte@ruekert-mielke.com)

BJS:nah

cc: Jane Grabowski-Miller, American Family Mutual Insurance  
Jason P. Lietha, P.E., Ruekert & Mielke, Inc.