

September 4, 2013

Madison Plan Commission
215 Martin Luther King Jr. Blvd.
P.O. Box 2985
Room LL100
Madison WI 53701-2985

Re: Subdivision Application – The American Center Parcel No. 081015302029
Proposed Hanson Second Addition
Letter of Intent

The following is a letter of intent accompanying the subdivision application for 4698 Eastpark Boulevard, Madison, Wisconsin, identified as Parcel No. 081015302029. This subdivision, named Hanson Second Addition, will create one lot and one private outlot. The proposed lot is represented as Lot P-59 on The American Center Preliminary Plat. This parcel was previously zoned O-4 (Office Research) and is currently zoned SEC (Suburban Employment Center) under the newly adopted zoning code ordinance.

Proposed Conditions and Uses

The proposed use for the lot (10.22 acres) will be a rehabilitation hospital as a joint venture between University of Wisconsin Hospital and Centerre Healthcare Corporation. The building will consist of a 50-bed rehabilitation hospital and allow UW Health to expand its current capacity for inpatient rehab services.

A 60-foot wide greenway easement along the western boundary of the lot will be created as part of this plat to serve as a buffer from the existing private drive.

The proposed use of the outlot (3.09 acres) will remain its current use as a private drive connecting Eastpark Boulevard to the American Family Mutual Insurance Company national headquarters (NHQ). See below for more information related to its existing condition and use. The outlot will be 150-feet wide and approximately 900-feet long.

Existing Conditions and Uses

The existing condition of the lot is undeveloped. The lot is covered with grass and generally drains from northeast to southwest. The west side of the lot is bordered by a private drive (proposed outlot described below) connecting Eastpark Boulevard to the NHQ. The north side of the lot is bordered by NHQ property. The east side of the lot is bordered by Lot P-60 (as defined by The American Center Preliminary Plat) which is also undeveloped. The south side of the lot is bordered by Eastpark Boulevard and North Biltmore Lane. A public stormwater/greenway easement as well as a pedestrian path that connects the NHQ with Eastpark Boulevard is located along the west side of the lot. The stormwater/greenway



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easement varies in width with open swale and large diameter storm sewer. It also overlaps the proposed outlot. A 15-foot utility easement exists along the south side of the outlot parallel to the right-of-way of Eastpark Boulevard. Sanitary sewer, storm sewer, and water utilities have all be installed and extended into lot through previous construction phases.

The existing condition of the outlot is a private drive connecting Eastpark Boulevard to the NHQ. It is bordered to the west by the UW Health facility currently under construction. The north side of the outlot is bordered by NHQ property. The east side of the lot is bordered by Lot P-59 described above. The south side of the lot is bordered by Eastpark Boulevard. The outlot will remain a private drive as part of this subdivision. A 30-foot City of Madison sanitary sewer/force main interceptor easement exists along the west side of the outlot and a 50-foot greenway easement borders the outlot to the west. A 15-foot utility easement exists along the south side of the outlot parallel to the right-of-way of Eastpark Boulevard. A public stormwater/greenway easement of varying width as described above is located along the east side of the outlot.

Development Schedule

The development schedule for Lot P-59 will be based on a number of factors, including favorable approval from the City, but is anticipated to be as follows:

- Start of construction - March, 2014
- Completion of construction - May, 2015

Project Contacts

The current owner of Parcel 081015302029 is American Family Mutual Insurance Company. The following persons will be involved in the construction:

- Owner's Representative – Dan Swift, TAC Development Specialist
- Owner's Surveyor and Engineer – Jason Lietha, Ruekert Mielke
- Contractor – To be determined (TBD)
- Architect – TBD
- Landscaper - TBD



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Please accept this letter as the required letter of intent for the subdivision application. If you should have any questions regarding the above stated information feel free to contact me at (608) 819-2600.

Respectfully,

RUEKERT/MIELKE

Andrew W. Burt, P.E.
Senior Project Manager

AWB:crp
cc: File