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*** –

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