

McNabola, Lisa

From: Tyler Marks <tmarks@facilitygateway.com>
Sent: Tuesday, March 8, 2022 12:45 PM
To: McNabola, Lisa
Cc: Kirchgatter, Jenny; Firchow, Kevin
Subject: Re: Application - 3302 Dairy Drive

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Sure we can withdraw it thank you.

Tyler Marks
Critical Facilities Services
Facility Gateway Corp
www.fgcbuilds.com

On Mar 8, 2022, at 12:39 PM, McNabola, Lisa <LMcNabola@cityofmadison.com> wrote:

Tyler,

Can you please confirm whether you would like to 1) Refer the application to a future meeting, if you don't have a timeline in mind it can also be referred indefinitely to be picked up at a later date or 2) Withdraw the application.

Thanks,

Lisa

<image001.jpg>

Lisa McNabola (she/her/hers)
Planner – Development Review & Plan Implementation
Department of Planning & Community & Economic Development
215 Martin Luther King Jr. Blvd | Suite 017
PO Box 2985
Madison, WI 53701
lmcnabola@cityofmadison.com
608.243.0554

From: Kirchgatter, Jenny <JKirchgatter@cityofmadison.com>
Sent: Tuesday, March 8, 2022 8:06 AM
To: 'Tyler Marks' <tmarks@facilitygateway.com>; McNabola, Lisa <LMcNabola@cityofmadison.com>
Cc: Firchow, Kevin <KFirchow@cityofmadison.com>
Subject: RE: Application - 3302 Dairy Drive

Hi Tyler,

Yes, general office and warehouse/storage/distribution are permitted uses in the IL district. Limited production and processing, a wholesale establishment, or contractor's business with showroom or workshop are also permitted uses in the IL district. I attached the list of permitted and conditional uses in the employment districts including the IL. If you have a question about how a business use would be classified in the zoning code, you can always call the building inspection number to talk with someone in zoning or email me or the zoning@cityofmadison.com email.

Jenny Kirchgatter
Assistant Zoning Administrator

(608) 266-4429
jkirchgatter@cityofmadison.com

<https://www.cityofmadison.com/dpced/bi/coronavirus/3393/>
<https://www.cityofmadison.com/health-safety/coronavirus>

From: Tyler Marks <tmarks@facilitygateway.com>
Sent: Monday, March 7, 2022 4:21 PM
To: McNabola, Lisa <LMcNabola@cityofmadison.com>
Cc: Firchow, Kevin <KFirchow@cityofmadison.com>; Kirchgatter, Jenny <JKirchgatter@cityofmadison.com>
Subject: Re: Application - 3302 Dairy Drive

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Yeah looks like we should just table this one for now. I don't have a specific LOI and the previous opportunity went away. So it's fine if we just table this. I am assuming general office/warehouse/distribution is ok. Which is most likely the use going forward.

Tyler Marks
Critical Facilities Services
Facility Gateway Corp
www.fgcbuilds.com

On Mar 7, 2022, at 4:18 PM, McNabola, Lisa <LMcNabola@cityofmadison.com> wrote:

Tyler,

We can proceed with the application to allow a general retail use in this tenant space. However, we will need an updated Letter of Intent that explains that the request is not for Madison Liquidation. The original application says there is 8,200 sf of retail and 3,000 sf of warehouse, but the total is listed as 11,500 sf. The updated LOI should clarify the total square feet for each use. The updated LOI should be submitted by **Wednesday**

at 4 p.m. Please refer to [Section 28.211](#) of the zoning ordinance to ensure that the end user meets the definition for general retail.

If you want to expand the general retail use beyond what is noted in the application then we would have to refer this item to a future meeting. We should set up a time to discuss this in more detail.

For your reference, [Table 28F-1, Section 28.082](#) lists the permitted and conditional uses in the Industrial Limited (IL) District.

Thanks,

Lisa

<image001.jpg>

Lisa McNabola (she/her/hers)
Planner – Development Review & Plan Implementation
Department of Planning & Community & Economic Development
215 Martin Luther King Jr. Blvd | Suite 017
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Madison, WI 53701
lmcnabola@cityofmadison.com
608.243.0554

From: McNabola, Lisa
Sent: Wednesday, March 2, 2022 12:11 PM
To: 'Tyler Marks' <tmarks@facilitygateway.com>
Subject: RE: Application - 3302 Dairy Drive

The meeting starts at 5:30 p.m. on March 21st.

The agenda will be posted here by noon on March 17th:
<https://www.cityofmadison.com/dpced/planning/plan-commission/1577/>
You can register to attend the meeting virtually here, but you'll need to wait until the agenda is posted: <https://www.cityofmadison.com/city-hall/committees/meeting-schedule/register>

Lisa

<image001.jpg>

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From: Tyler Marks <tmarks@facilitygateway.com>
Sent: Wednesday, March 2, 2022 11:59 AM
To: McNabola, Lisa <LMcNabola@cityofmadison.com>
Subject: RE: Application - 3302 Dairy Drive

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OK I haven't seen anything as to what time and date the open meeting is. Is there an invite you can send me?
Thanks Tyler

From: McNabola, Lisa <LMcNabola@cityofmadison.com>
Sent: Wednesday, March 2, 2022 11:57 AM
To: Tyler Marks <tmarks@facilitygateway.com>
Subject: RE: Application - 3302 Dairy Drive

I am new to this position so I'll have to discuss this internally before I get back to you. I have a meeting scheduled for Monday.

Thanks,

Lisa

<image001.jpg>

Lisa McNabola (she/her/hers)
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Department of Planning & Community & Economic Development
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PO Box 2985
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lmcnabola@cityofmadison.com
608.243.0554

From: Tyler Marks <tmarks@facilitygateway.com>
Sent: Wednesday, March 2, 2022 11:01 AM
To: McNabola, Lisa <LMcNabola@cityofmadison.com>
Subject: RE: Application - 3302 Dairy Drive

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Yeah so because this "use" issue caused a large delay in the availability of the space, the Madison Liquidation opportunity has left the building.
I am interested in the review for this use so that I know future tenants can use it for this purpose, since that is what it was built for.

Can I keep the meeting open for the general use review, just remove the Madison Liquidation tenant from the application.

Thanks Tyler

From: McNabola, Lisa <LMcNabola@cityofmadison.com>
Sent: Wednesday, March 2, 2022 10:58 AM
To: Tyler Marks <tmarks@facilitygateway.com>
Subject: RE: Application - 3302 Dairy Drive

This is for a “general retail” conditional use which would allow Madison Liquidation to occupy an approx. 11,200 tenant space, the application is attached for your reference. It will be on the March 21st Plan Commission agenda. Typically, we share the staff report with the contact listed on the application the week before the meeting.

Lisa

<image001.jpg>

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From: Tyler Marks <tmarks@facilitygateway.com>
Sent: Wednesday, March 2, 2022 10:43 AM
To: McNabola, Lisa <LMcNabola@cityofmadison.com>
Subject: RE: Application - 3302 Dairy Drive

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I am thanks. I would like to keep the scheduled meeting. As I have had to turn away tenants, including the one that was submitted for this application. Please let me know how this application was filed and if it just open for general consideration for the site.

As in, is this just for one suite or is this for the whole building? Thanks!

Tyler Marks
WDP, LLC
Cell 608-512-8906

From: McNabola, Lisa <LMcNabola@cityofmadison.com>

Sent: Wednesday, March 2, 2022 10:38 AM

To: Tyler Marks <tmarks@facilitygateway.com>

Subject: Application - 3302 Dairy Drive

Hi Tyler,

I am processing the conditional use application submitted by Newcomb Construction for 3302 Dairy Drive. I wanted to confirm that you are the representative for the owners, listed on Access Dane as WI Dev Partners & Dane County Data Exchange.

Thanks,

Lisa

<image001.jpg>

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