

January 10, 2022

Mr. Kevin Firchow
Principal Planner, Planning Division
City of Madison Department of Planning & Community & Economic Development
215 Martin Luther King Jr. Blvd., Ste 017
Madison, WI, 53703

Mr. Firchow,

On behalf of G. Newcomb Properties, I am excited to present the enclosed application materials for review and consideration.

The 48,000 square foot industrial development features 10 dock bays and 10 smaller overhead doors facing John Wall Drive. The project site is roughly 4.97 acres and zoned for industrial use. The building is divisible into 4,000 square foot bays allowing tenants to lease 4,000 square feet, or in increments of 4,000 square feet. This product type has proven to be popular among many types of businesses, including businesses that need warehouse, office, lab, R&D, showroom, and light manufacturing.

I anticipate the approval process to include:

- Certified Survey Map to combine existing parcels into one development site.

Development Summary

- Site area: SF (approx. 4.97 acres)
- Building Square footage: 48,000 SF
- Building Dimensions: 480' long, 100' wide
- Construction Type: Concrete Tilt-Up
- Building Height: 24 feet
- Parking Spaces: 98

G. Newcomb Properties acknowledges the backlog of work the City of Madison is currently working through. However, we are requesting a sense of urgency when approving our CSM application. We are aiming to break ground in late March. Urgency from everyone involved will be appreciated by businesses in Madison looking for industrial space.

It has been a pleasure working with the City of Madison through the beginning stages of this development. We look forward to continuing work with the City of Madison both on this development and on many future developments.