



February 2, 2023

City of Madison
Planning Division
Madison Municipal Building, Suite 017
215 Martin Luther King, Jr. Blvd.

Re: 4001 and 4005 Marsh Road Properties – CSM, Rezone, and Development.

To whom it may concern:

On behalf of MMI Real Estate LLC, we are submitting the attached Land Use Application and supporting documents seeking to begin the regulatory approval process for a CSM combining 2 properties located at 4001 Marsh Road and 4005 Marsh Road, rezoning the 2 properties, and developing a 2-building industrial flex development.

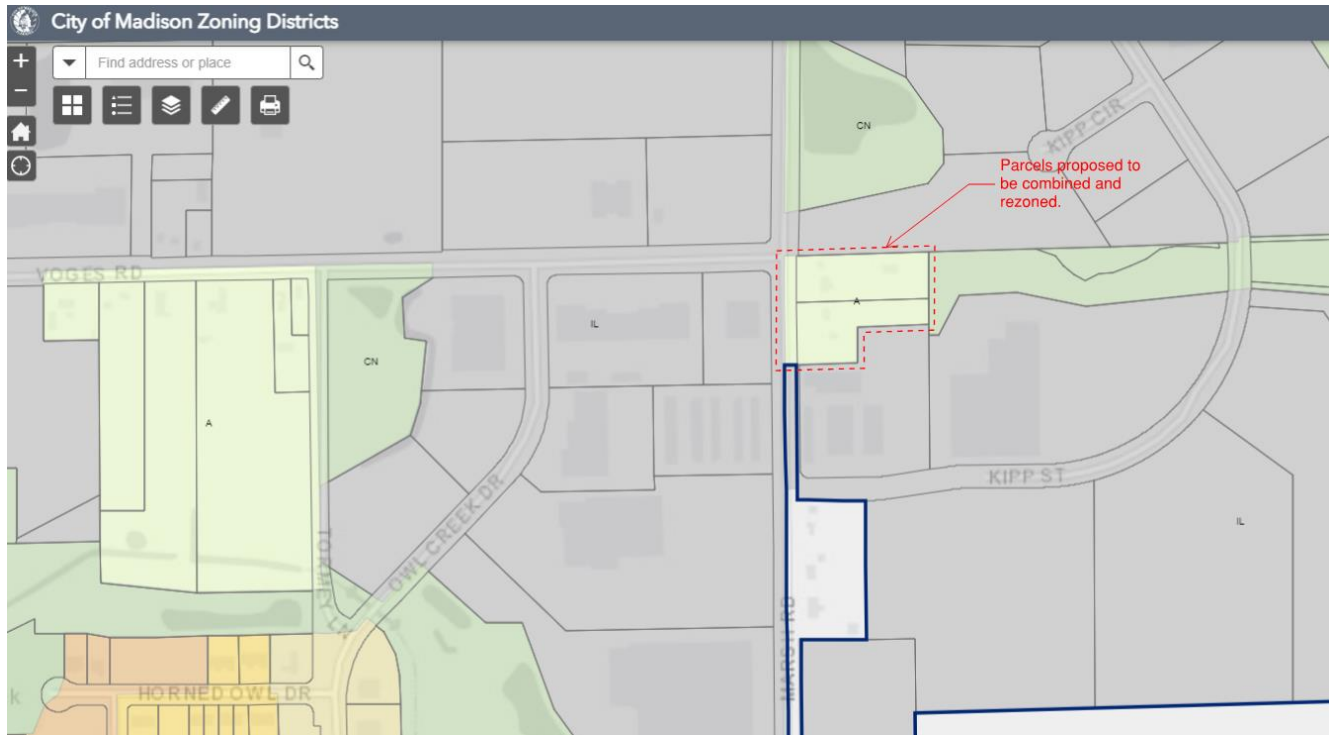
The parcels have recently been annexed into the City of Madison and have entered the city with an Agricultural Zoning designation. We would like to rezone the entire parcel to IL (Industrial Limited).

Legal Description

Parcel #s 008/0710-263-8590-9 and 251/0710-263-0308-3

Lot areas: 51,425 sf and 47,175 sf

Beginning at the West $\frac{1}{4}$ corner of said Section 26; thence N 88°07'25" E along the south line of Lot 11, Marsh Road Industrial Subdivision, 417.35 feet the westerly boundary of Tradesmen Commerce Park; thence along said westerly boundary for the next 4 courses, S 00°35'05" E, 208.66 feet; thence S 88°06'56" W, 208.73 feet; thence S 00°35'17" E, 104.37 feet; thence S 88°08'00" W, 208.77 feet to the west line of said NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ and the centerline of Marsh Road; thence N 00°33'29" W along said west line and centerline, 313.03 feet to the point of beginning. This parcel contains 2.50 acres and is subject to a road right of way dedication of 40.00 feet over the most westerly part thereof.

Mapped Location:**Existing Site Conditions:**

The existing properties are vacant and currently zoned A (Agricultural). Light vegetation and some larger trees are present on site. Sewer and water laterals are available at Marsh Road.

Project Schedule:

The owner would like to start construction of the 2-building development as soon as possible. We are targeting a spring 2023 construction start and potential occupancy in the fall of 2023.

Proposed Uses:

The 2-building industrial flex space development is targeting tenants that would fall into Permitted Uses under the IL designation. (Light manufacturing, Wholesale establishment, Warehousing and Storage, Professional office, general office, Business equipment sales and service, Contractors Business with showroom or workshop) We understand that tenants that fall outside of these categories will require conditional use permits.

Hours of operation:

While the final tenants of this development are not known at this time, it is anticipated that targeted tenants would operate during normal business hours.



Number of employees:

While the number of employees for each space is not known, we have proposed parking spots at a rate of 1 stall per 3,000 square feet. We anticipate that this will provide ample parking for perspective tenants and their employees.

Gross Square Footage of Proposed Buildings:

Building #1 – 17,780 Square feet.

Building #2 – 9,520 Square feet.

Project Team:

Project Owners / Developers:

MMI Real Estate LLC
5301 Voges Road
Madison, WI 53718
608-516-8601

General Contractor:

Advanced Building Corporation, Inc.
Khris Barber
4125 Terminal Dr.
McFarland, WI 53558
608-438-7464
kbarber@abcmadison.com

Architect:

Bouril Design Studio
Robert Lackore
579 D'onofrio Drive Suite 16
Madison, WI 53719
608-833-3400
robl@bourildesign.com

Civil Engineer & Surveyor:

Snyder and Associates
Scott Anderson
5010 Voges Road
Madison, WI 53718
608-838-0444
sanderson@snyder-associates.com



Thank you for your consideration of our application for the CSM, rezoning, and proposed 2 building industrial flex development. Please feel free to reach out to our team if you have any questions or concerns.

Sincerely,

A handwritten signature in black ink that reads "Khristian Barber". The signature is fluid and cursive, with the first name and last name clearly distinguishable.

Khristian Barber
Advanced Building Corporation
Principal
608-438-7464
kbarber@abcmadison.com