



LETTER OF INTENT

To: City of Madison Planning Division
Madison Municipal Building, Suite 017
Madison, WI 53701

October 30, 2023

Project: 6701 Manufacturers Drive – Certified Survey Map & Warehouse

Contacts:

Owner/Seller:	Sogan, LLC 6701 Manufacturers Drive Madison, WI 53704 Attn: Neil Peters-Michaud npm@cascade-assets.com 608-316-6637	Owner/Buyer	Brothers Desserts 6801 Manufacturers Drive Madison, WI 53704 Attn: Adam Winkler adamwinkler@brothersdesserts.com 949-655-0080 x 201
Building Design:	Excel Engineering 100 Camelot Drive Fond du Lac, WI 54935 Attn: Jim Krizenesky jim.krizenesky@excelengineer.com 920-926-9800	Contractor:	Newcomb Construction Company, Inc. 999 Fourier Drive #102 Madison, WI 53717 Attn: Bret Newcomb bret@newcombbuilds.com 608-833-5220
Civil Engineering & Surveyor:	Quam Engineering, LLC 4604 Siggelkow Road, Suite A McFarland, WI 53558 Attn: Ryan Quam, P.E. rquam@quamengineering.com 608-838-7750		

Property Data:

Legal Description:

Tancho Business Park, Lot 1.

Lot Area: 105,010 square feet± or 2.41 acres± (Total Existing Lot: 242,198 sq. ft. or 5.56 acres±)
Tax Parcel No.: 251/0810-162-0118-9

Project Description:

Construct a 45,000 SF storage warehouse located at Manufacturers Drive. This new facility would support the existing Scheop's Ice Cream facility at 6801 Manufacturer's Drive by storing ice cream packaging materials and provide office space for warehouse management and operations staff of roughly 8-10 people.

Anticipated Project Schedule:

Construction will begin Spring 2024, with substantial completion by January 2025.

Zoning Data:

Current Zoning: IL Industrial
Current use: Manufacturing