



October 6, 2021

Mr. Tim Parks
City of Madison
Department of Planning & Community & Economic Development
Madison Municipal Building
215 Martin Luther King, Jr. Blvd.
Madison, WI 53703

Re: Letter of Intent – 3953, 4001, 4051 Kipp Street
Replat of Tradesmen Commerce Park
Application for Rezone and Land Division
QRS Company, LLC

Dear Tim:

QRS Company, LLC (QRS) intends to rezone and re-plot the above referenced parcels in order to provide four (4) lots zone for Industrial Limited and two (2) outlots zoned for conservancy Lands. We have included with this submittal the Preliminary Re-Plat, Rezone, and Subdivision Applications. The Final Plat will be submitted by Monday October 11 along with revised Engineering Plans and Stormwater Report.

Currently, 4051 Kipp Street (33.1 acres) has split zoning between Industrial and Agricultural due to the Phase I Tradesmen Commerce Plat recorded in 2008, and subsequent CSM #15489 to consolidate part of those lands with previously unplatted lands. 4001 Kipp Street (12.7 acres) is currently zoned IL and owned by QRS, while 3953 Kipp Street (11.7) is zoned CN and is owned by the City of Madison. 3953 Kipp Street was dedicated to the City during the initial platting for stormwater and recreational purposes.

We are asking the City to release 3953 Kipp Street back to the original owner (QRS), and then re-divide these parcels into four (4) Industrial Lots (43.989 acres), one (1) private outlot for stormwater management (3.038 acres), and one (1) outlot dedicated to the public for stormwater and drainage purposes and a recreational path (10.538 acres). Partial rezoning of these lots will be required to match the proposed land uses.

The revised stormwater management report covers the entirety of the Tradesmen Commerce Park development. If you have any questions, please feel free to contact me.

Sincerely,

Daniel N. Perry, PE
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