

October 3, 2007

Mr. Bradley J. Murphy, AICP
Director of Planning
Dept. of Planning & Development
215 Martin Luther King Jr. Boulevard
P. O. Box 2985
Madison, Wisconsin 53701-2985

RE: Letter of Intent
TRADESMEN INDUSTRIAL PARK
4131 Marsh Road
Rezoning/Preliminary Plat

Dear Mr. Murphy:

The following is submitted together with the application and zoning descriptions for staff, plan commission and council consideration of approval of the proposed development.

Owners: QRS Company LLC & Gallina Investments LLC
8500 Greenway Blvd., Suite 200
Middleton, WI 53562
Contact: Craig Enzenroth
(608) 836-0909
(608) 836-0990 Fax

Email: cenzenroth@gallinacos.com

Planner/Engineer: Vierbicher Associates, Inc.
999 Fourier Dr., Suite 201
Madison, WI 53717
(608) 826-0532
(608) 826-0530 fax
Contact: William Biesmann

Email: bbie@viebicher.com

Background:

Tradesmen Industrial Park is a 90.57 acre parcel of land on Madison's far southeast side off of Marsh Road and immediately south of the Waubesa Business Center.

Site Development Statistics:

The proposed development consists of a total of 68.65 acres (including R.O.W's) which will be zoned M1 containing 22 Lots and Outlots 1 – 2 which will be dedicated to the public for open space and storm water management, 15.76 acres of land shown as Outlot 3 which shall maintain its current Zoning of Temporary M1 until such time as there is an amendment to this preliminary plat when the outlot area is planned for development and 6.16 acres of Wetland.

Project Schedule:

It is the developer's intent to obtain the necessary approvals for the preliminary and final plats and record the same by the end of March, 2008. We anticipate grading operations to commence during the spring of 2008. The plat is proposed to be constructed in three phases with the final phase being completed in the fall of 2011.

Thank you for your time in reviewing our proposal.

Sincerely,



Craig Enzenroth
President, The Gallina Companies