



May 02, 2018

Mr. Matthew Tucker
City of Madison
Department of Planning & Community & Economic Development
126 S. Hamilton Street
Madison, WI 53703

RE: **Letter of Intent**
4928-5104 Tradewinds Parkway Site

Dear Mr. Tucker:

Newcomb Construction, Inc. would like to develop lots 11-14 of the Genesis Plat. The development is located on Tradewinds Parkway on the southeast side of the City. The proposed development would include a CSM to combine the four lots into two lots. The existing lots make up a total of 7.50 acres. The newly formed Lot 1 will be 4.21 acres and lot 2 will be 3.29 acres.

The proposed development will provide one location for ingress and egress to serve two 36,000 SF flex-type buildings. The buildings shall be constructed with cast-in-place tilt up concrete walls with angled reveal elements. An access agreement shall be developed should either of the lots be sold in the future and have a new owner. The proposed development shall provide parking in front on the Tradewinds Parkway side and loading docks on the rear of the building (Beltline Highway side). Parking and Service areas shall be screened with a combination of walls (8-foot tall) and plantings.

The site will be developed to meet the Urban Design District Number 1 requirements. Site lighting shall be developed to minimize light pollution and light spilling onto adjacent properties, and to minimize glare to the Beltline traffic. The parking areas will be broken up with landscaped islands provided ever seven stalls. With wetlands located on the west side of proposed lot 1, a 75-foot wetland buffer will be provided.

Sincerely,

Gary Blazek, PE
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