



St John Properties, Inc.  
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July 17, 2012

Timothy Parks  
Planner, Planning Division  
Dept. of Planning and Community  
& Economic Development  
Suite LL 100, Municipal Building  
Madison, WI 53703

Re: Letter of Intent  
Preliminary Plat Application  
Proposed Development  
Voges Road Business Center

Dear Mr. Parks:

Our application and preliminary plat for the proposed development is attached for your review. The application fee of \$500 is also included. Please schedule this matter at the upcoming Plan Commission Meeting on September 17, 2012, to be followed by the Common Council meeting on October 2<sup>nd</sup>.

The proposed development is a 35 acre tract of vacant land intended for multi-tenant light manufacturing, warehousing and office building uses. The land division will consist of dedicating two public road right-of-ways and developing 4 lots and one outlot. The outlot will be used for a storm water pond to serve this development. Portions of the property cannot be developed due to wetland and drainage considerations. Construction is intended to commence in spring of next year and is expected to begin with the development of 2 buildings immediately north of Voges Road, within lot 1. Subsequent construction of remaining buildings and improvements will follow based on market conditions and needs. A CSM, which will be submitted within the next two weeks, will be used to divide the lots 1-3, outlot 1 and dedicate the road. It is our desire to have the CSM reviewed and approved concurrently with the Preliminary Plat.

We are anxious to proceed and look forward to addressing the Plan Commission and Common Council. Your comments and suggestions are welcomed. Thank you.

Sincerely,

Mark Goetzinger  
St. John Properties, Inc.