



February 10, 2016

City of Madison Planning
Tim Parks
215 Martin Luther King Jr. Blvd
PO Box 2985
Madison, WI 53701-2985

Re: Letter of Intent for Proposed CSM to Tax Parcel 251/0710-234-0202-8

Mr. Parks:

McAllen Properties 120, LLC is requesting a division of Lot 3, 12.07 acres, in the McAllen 120 Business Park into two lots. Proposed CSM Lot 1 would be located at the North end of Plat Lot 3 and would be 7.52 acres and Proposed CSM Lot 2 would be the remaining 4.55 acres. The Zoning of the lots will remain IL, Industrial – Limited District.

A 51,000 SF (-) multi-tenant building has been constructed on proposed CSM Lot 2. This lot meets all City requirements such as setbacks, storm water management, etc. per City Codes. CSM Lot 1 is currently vacant. The Owner proposed to build two multi-tenant buildings, approximately 51,000 SF each, on CSM Lot 1. These building will share a common loading dock. A drawing showing the proposed layout for CSM Lot 1 is attached to this letter.

It is anticipated that the first building on CSM Lot 1 will be the building at the North side of the site and will begin construction in the spring of 2016. The second building would follow approximately one year later.

Ruedebusch Development & Construction, Inc. (RDC) would be the Architect/Engineer and Contractor for the project. Dave Nelsen would be the point of contact at RDC. RDC is located at 4605 Dovetail Dr., Madison, WI, phone number 608-249-2012.

If you have any questions, please contact me at our office.

Sincerely,
Ruedebusch Development & Construction, Inc.

Dave Nelsen
Project Manager
608-249-2012, X205

