

RP's PASTA COMPANY 1133 EAST WILSON ST MADISON WI 53703  
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**RP's**  
**PASTA**  
**COMPANY**  
**MADISON WI**

February 3, 2016

Dear City of Madison Planning Commission,

RP's Pasta Company has experienced 21 years of strong business growth while located in the City of Madison. Throughout the years the business has had to relocate due to manufacturing space needs. In this year, 2016, RP's Pasta Company intends to relocate to a newer and larger facility to satisfy the continued growth of the business. One of the locations under consideration is the old Kohl's Emporium grocery store location at 2921 North Sherman Ave on Madison's north side. The location is currently zoned retail. RP's Pasta Company is applying for a conditional use to allow light food manufacturing at this location.

Project Team

Peter Robertson, CEO RP's Pasta Company  
Richard Ciurczak, President/CFO RP's Pasta Company  
Steve Silverberg, outside real estate and development advice  
BJ Galle, Project manager Ideal Builders

Existing Conditions

The building has been vacant since 2002. Building is in relatively good condition overall.

Project Schedule

Begin renovations May 1, 2016 and move in mid August 2016.

Proposed Use

Light food manufacturing and distribution with corporate headquarters located adjacent.

Hours of Operation

Typical weeks of 7am to midnight, two shifts, Monday through Friday with occasional weekends as orders demand

Building Square footage

Entire building is 50,000 square feet. RP's Pasta Company intends to occupy 40,000 square feet, 4,000 of which will be offices

Auto and Bike Parking

Building has 300 parking stalls assigned to it. RP's intends to use up to 50. Adequate Bike parking will be made available.

Estimated Project costs

As currently drawn, costs are approximately \$2,500,000.

Number of full time jobs created

RP's expects to increase their employment base by 20-25 employees in approximately 5 years.

For further questions please contact me at my direct office line 608-310-1222 or on my cell phone at 608-332-7216.

Sincerely

A handwritten signature in black ink, appearing to read "Peter Robertson", with a long horizontal flourish extending to the right.

Peter Robertson

CEO