

LETTER OF INTENT
CONDITIONAL USE APPLICATION
FOR AN OFFSITE PARKING LOT ASSOCIATED WITH A PROPOSED PACKAGE DISTRIBUTION FACILITY

2020 Madison, LLC (Carl Ruedebusch, Manager) is proposing the construction of an offsite parking lot to support a proposed 385,400 SF +/- package distribution facility on properties located at the NE corner of Hoepker Road and Highway 51, adjacent to the Interstate Commerce Park. The offsite parking lot is necessary due to the City of Madison's desire to extend Manufacturers Drive through the property being purchased for the project. This extension cut off approximately 3.8 acres of property from the main site. The loss of this land from the main site impacted the layout of the facility and caused the need for the additional parking offsite. The proposed lot is located immediately across Manufacturers Drive from the main site.

The proposed site for the facility is being created by combining nine parcels of land. Two parcels, a 53.4 +/- acre parcel and a smaller .6 +/- acre parcel, originally in the Town of Burke, which were recently attached to the City. The remaining eleven parcels, lots 1-10 & 15, totaling approximately 17.70 acres (including vacated street right-of-way) are located in the City of Madison Interstate Commerce Park and are adjacent to the parcels attached to the City. The parcels will be combined to create two new parcels, approximately 62.07 acre and 3.84 acre in size, with balance of the land being dedicated to the City for the extension of Manufacturers Drive from where it currently ends on the east side of the proposed property to Anderson Road to the north and additional right-of-way for Highway 51. Both of the lots created will be used for the package distribution facility. All of the lots except lots 5 and 6 are currently vacant and being used for agricultural purposes. Lots 5 and 6 have a farmhouse, a barn and a shed on them. A demolition permit has been applied for to demolish the farmhouse and the out buildings.

In addition to the main building at the site, there will be a vehicle maintenance building, 7,400 SF +/- and a Gateway building, 4,200 SF +/- which will serve as an entry point to the facility with controlled access. The facility will operate seven days a week, 24 hours per day.

Construction of the proposed facility is anticipated to start in mid-July 2019 with a final completion in August of 2020. The Contractor for the project will be Ruedebusch Development & Construction, Inc. Castle Design Group, P.C. will be the architect for the project, Wyser Engineering is the Civil Engineer and the Bruce Company will be providing the landscape design.