

Response to Item 3

4202 Hoepker Road is in the process of being attached to the City Of Madison

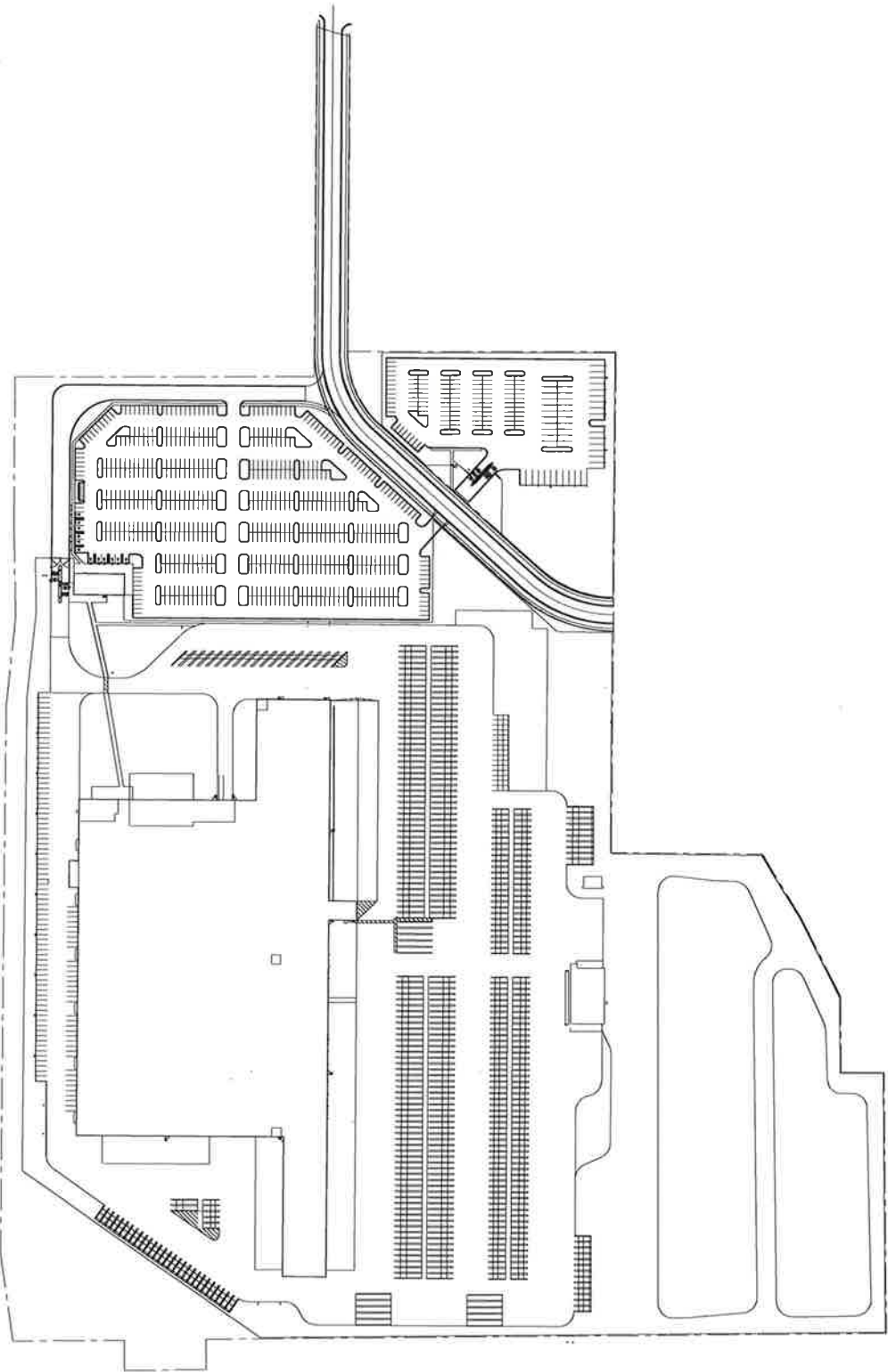
Parcel Address	Parcel Number	Current Zoning District	Zoning after Attachment	School District
4202 Hoepker Road	81009387300	18.4 Acres C-2 , remainder A-1	I-L	DeForest - 1316
4210 Hoepker Road	81009392904	A-1	I-I	DeForest - 1316
3801 Commerce Park Dr.	81009302019	I-L	I-L	DeForest - 1316
3827 Commerce Park Dr.	81009302027	I-L	I-L	DeForest - 1316
3853 Commerce Park Dr.	81009302035	I-L	I-L	DeForest - 1316
3901 Commerce Park Dr.	81009302043	I-L	I-L	DeForest - 1316
3854 Commerce Park Dr.	81009303025	I-L	I-L	DeForest - 1316
3828 Commerce Park Dr.	81009303033	I-L	I-L	DeForest - 1316
3802 Commerce Park Dr.	81009303041	I-L	I-L	DeForest - 1316

LETTER OF INTENT
CSM COMBINING PROPERTIES AT THE NE CORNER HOEPKER ROAD AND HIGHWAY 51
FOR A PROPOSED PACKAGE DISTRIBUTION FACILITY

2020 Madison, LLC (Carl Ruedebusch, Manager) is proposing the construction of a 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. In addition to the main building, 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. A copy of the proposed layout is attached to this document.

The project will require the combining of nine parcels of land to create the new site. Two parcels, a 53.4 acre parcel and a smaller .62 acre parcel, are located in the Town of Burke. These properties are in the process of being attached to the City of Madison. The remaining seven parcels totaling approximately 9.8 acres are located in the City of Madison Interstate Commerce Park adjacent to the Town of Burke parcels. The parcels will be combined to create two new parcels, a 58.55 acre parcel and a 3.84 acre parcel, with right of way 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. Both of the lots created will be used for the package distribution facility. All of the lots are currently vacant and being used for agricultural purposes.

Construction of the proposed facility is planned for the beginning of March 2019 with a final completion in July 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.



PROPOSED SITE PLAN
SCALE: 1" = 100'

XCI.1

NO.	REVISION	DATE
1	ISSUED FOR PERMIT	11-18-11
2	REVISED PER COMMENTS	11-18-11
3	REVISED PER COMMENTS	11-18-11
4	REVISED PER COMMENTS	11-18-11
5	REVISED PER COMMENTS	11-18-11
6	REVISED PER COMMENTS	11-18-11
7	REVISED PER COMMENTS	11-18-11
8	REVISED PER COMMENTS	11-18-11
9	REVISED PER COMMENTS	11-18-11
10	REVISED PER COMMENTS	11-18-11

PROPOSED DISTRIBUTION FACILITY
HOEPKER DRIVE
MADISON, WI

RUEDEBUSCH DEVELOPMENT & CONSTRUCTION
DEVELOPMENT • CONSTRUCTION • BROKERAGE • CONSULTING
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