

LETTER OF INTENT
DEMOLITION APPLICATION FOR EXISTING FARMHOUSE
ASSOCIATED WITH 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. Attachment B is a drawing showing the proposed layout for the new facility.

The proposed site for the facility is being created by combining thirteen parcels of land. Two parcels, a 53.4 +/- acre parcel and a smaller .6 +/- acre parcel, originally in the Town of Burke, were recently attached to the City. The remaining eleven parcels totaling approximately 16.0 acres 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, a 62 +/- acre parcel and a 3.8 +/- acre parcel, 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, see attachment A, are currently vacant and being used for agricultural purposes. Lots 5 and 6 are the existing farmstead and there is an existing farmhouse, barn and shed located on these two lots, see Attachment C. These buildings will be demolished to accommodate the proposed project. Lots 5 and 6 are currently zoned IL, as are the rest of the lots for the proposed project.

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.