

**McAllen 120 Business Park  
Femrite Drive & Meier Road  
City of Madison**

**Letter of Intent  
April 15, 2008**

**Property Owner:**

**McAllen 120, LLC  
4605 Dovetail Drive  
Madison, WI 53704  
Contact: Carl E. Ruedebusch  
608-249-2012**

**Property Developer:**

**Ruedebusch Development & Construction  
4605 Dovetail Drive  
Madison, WI 53704  
Contact: Carl T. Chenoweth  
608-249-2012 x-214**

**Engineers/Surveyors:**

**D'Onofrio, Kottke & Associates, Inc.  
7530 Westward Way  
Madison, WI 53717  
Contact: Wayne D. Barness  
608-833-7530**

**Existing Conditions:**

- **Property contains 121.20 acres of vacant land**
- **Property is bisected by Femrite Drive from east to west and Meier Road along the northeast boundary of the northern 40 acre section parcel**
- **35 to 40 acres of delineated wetlands are located within the property boundary; with the remainder of the property being partially wooded**
- **Property is currently within the City of Madison corporate limits with the western 80 acre section parcel located within the existing Urban Service District**
- **City of Madison – Water Utility Service is located just of the Femrite Drive and continues south from the Meier Road & Femrite Drive intersection**
- **City of Madison – Sanitary Utility Service is located at a Manhole connections located approx. 980ft south of the southern property boundary; at a point that bisects a 66ft strip of land extending south and intersecting the ROW of the US 12/18 frontage road.**

## **Proposed Development:**

- **Property is scheduled to be developed in two phases (Drawing C2.1-attached)**
- **Phase I – Site Development:**
  - **Development of Lot 3, 5 & 6 as light industrial – leased office/warehouse facilities consistent with permitted uses of a M-1 zoning land use classification**
    - **Lot 3 development includes Buildings 1, 2 & 3 @ approx. 65,680sf per building. Parking for each building would range from 100 to 120 stalls with 6 to 8 loading docks positioned in the rear of each building**
    - **Lot 5 development includes Buildings 4 & 5 @ approx. 65,680sf per building. Parking for each building would range from 100 to 120 stalls with 6 to 8 loading docks positioned in the rear of each building**
    - **Lot 6 development includes Building 6 @ approx. 43,460sf. Parking for the building would range from 75 to 90 stalls with 4 to 6 loading docks positioned in the rear of the building**
  - **Lot 4 is anticipated to be a site for a commercial facility developed to the specifications of single owner/occupant consistent with the permitted uses of a M-1 zoning land use classification**
  - **Outlots 2 & 3 are to be developed during the infrastructure improvements required during Phase I development**
- **Phase I -Infrastructure Development:**
  - **Roadway Improvement**
    - **Meier Road & Femrite Drive to be improved**
    - **Meier Road to be extended south within a dedicated ROW to the southern property boundary**
    - **McAllen Drive will be constructed to a point south of the McAllen Drive & Femrite Drive intersection**
    - **A temporary cul-de-sac to be constructed and provide a turn around for traffic access to Lots 3, 4 & 5**
    - **“A” Court Drive will be constructed to provide access to residents of property along the northern property boundary and to the proposed Outlot #01**
  - **Stormwater Management**
    - **Regional Stormwater Facility to be constructed on Outlot 2 serving the proposed development of Lots 3, 5 & 6**

- **Utility Service Improvements**
  - **Sanitary Sewer Improvement**
    - Sanitary Sewer service will be extended to the intersection of McAllen Drive and Meier Road from a point approx. 1000 ft from the southern property boundary; along a dedicated easement or ROW for the south Meier Road extension
  - **Water Service Improvements**
    - Water Service line to Lots 3,4 & 5 will be extended along McAllen Drive from the intersection of McAllen Drive and Meier Road
    - Water Service line to Lot 6 will be connected at a point along the existing water line within the Urban Service District south of the Femrite Drive & Meier Road intersection
  - **Electrical/Cable Improvements**
    - Lots 3, 4 & 5 will be provided with service from lines extending south along the McAllen Drive ROW from the proposed intersection of McAllen Drive & Femrite Drive
    - Lot 6 will be provided with service from lines extending south from the Femrite Drive & Meier Road intersection
- **Phase II – Future Site Development**
  - Lot 1 & Lot 2 are anticipated to be sites for a commercial facility developed to the specifications of a single owner/occupant consistent with the permitted uses of a M-1 zoning land use classification
  - Outlot 1 will be developed during the infrastructure improvements required for Phase II
- **Phase II – Future Infrastructure Improvements**
  - **Roadway Improvements**
    - Intersection of McAllen Drive & Femrite Drive
    - Improvement of Femrite Drive from west property boundary to intersection of Meier Road and Femrite Drive
    - Extension of Meier Road south from southern property boundary to US Hwy 12/18 frontage road
  - **Stormwater Management**
    - Construction of Regional Stormwater Facility to serve proposed development on Lots 1 & 2
  - **Utility Service Improvements**
    - **Sanitary Sewer Improvements**
      - Sanitary Sewer Improvements will be extended from the connection at the intersection of McAllen Drive and Meier Road

- **Water Service Improvements**
  - **Water service line will extended north from the connection at the intersection of Femrite Drive & Meier Road**
- **Electrical/Cable Improvements**
  - **Electrical/Cable lines will connect to shortest route either along Femrite Drive or Meier Road (North) for both Lots 1 & 2.**