



City of Madison  
Madison Municipal Building  
215 Martin Luther King Jr. Blvd.  
Madison, WI. 53701-2985

Attention:  
Heather Stouder, AICP  
Planner, Planning Division  
City of Madison Department of Planning and Community Development

This letter of intent is to support the requirement of the Land Use Application for the demolition of the former Royster Clark facility located at 902 Dempsey Road and 510 Cottage Grove Road. The demolition work will include removal of all existing above grade structures, their associated foundations and site demolition of all railroad spurs, concrete and asphalt drives. Once the structures are removed, remediation the contamination located on site will take place.

RDC Development, LLC is the applicant and future Owner of the site. RDC Development, LLC is in negotiations with Agrium, US Industries for the purchase of this property at the time of this submittal.

RDC Development, LLC has received a BREWD grant from the City of Madison to help mitigate the cost of the demolition and soil remediation. The demolition application is being submitted at this time because there is a stipulation in the BREWD grant that requires the demolition work to commence prior to November 1<sup>st</sup>, 2011 in order to receive the full grant amount. As a condition of the demolition permit, the City of Madison will require a deed restriction be placed on the property such that no additional permits will be granted until there is an approved land use plan and preliminary platting has been completed for the site.

The City of Madison is also providing a zero interest loan to RDC Development, LLC to assist with the site remediation. This money is available through the WDNR Ready for Reuse program.

The facility was closed in September 2006 and has been abandoned since that time. The main storage granulation building is unsafe and has been identified as a safety hazard. There is a high risk of personal injury to persons who have been illegally accessing the site.

The application for the Demolition permit is to address these safety concerns and prepare the site for future development as briefly outlined in the application under item 6 "conformance with adopted plans".

**RUEDEBUSCH DEVELOPMENT & CONSTRUCTION, INC.**

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Heather Stouder, ACIP

August 17, 2011

Methods of demolition involve the dismantling of buildings and any above ground superstructures. Materials are to be removed from site and recycled where applicable. The concrete drives, asphalt paving and below grade foundations will be "ground-up" on site and relocated. Contaminated soil is to be removed. Any holes resulting will be filled and the site is to be graded level and seeded until further development occurs.

The structures are identified on the attached "ALTA/ACSM Land Title Survey" and provided to comply with the required submittals.

Attachment "A" Legal description of the 4 parcels of land commonly known as the Royster-Clark Site.

Attachment "B" Photographs of the structures to be demolished.

Attachment "C" Post Demolition Site Plan

Greg Manzetti will be the Owner Representative responsible for the execution of the Demolition activities. All demolition will be conducted by credible, licensed, experienced Demolition Contractors, meeting strict approval criteria established by the owner and ensuring compliance to all applicable laws. A re-use and recycling program, Land Use Plan application and preliminary Platting application will be submitted in the future.

Yours truly,

**Ruedebusch Development & Construction, Inc.**

Dave Nelsen, P.E.

Director of Engineering

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