

LETTER OF INTENT

Existing Property Description: Lots Twenty-Seven (27) and Twenty-Eight (28), The Center for Industry & Commerce, recorded in Volume 58-024 B, of Plats, Pages 129-134, as Document Number 3708481, being located in the Southeast Quarter (1/4) of the Northwest Quarter (1/4) of Section 16, Town 8 North, Range 10 East, City of Madison, Dane County, Wisconsin

Tax Parcel Nos.:

Lot 27:	251-0810-162-0207-0
Lot 28	251-0810-162-0208-8

Existing Conditions and Use: The existing property has been developed for use as industrial and commercial property. Improvements have been constructed including streets, water, sanitary sewer, gas, electric, communication, and storm water infrastructure. The current parcel is vacant and has been rented in the past for crop ground.

Proposal: This CSM will combine Lot 27 and Lot 28 into one parcel. The combined property is being sold by the City of Madison to Weldcorp Mfg., Inc. Weldcorp Mfg. is developing the parcel for the construction of a new facility to support their steel fabrication operation and offices to support the company.

Phasing Schedule: The proposed project will be designed this fall with an expectation of the selection of a contractor in December of 2020. It is expected the building and site development will begin in the spring of 2021 and occupancy in the fall of 2021.

Current Property Owner: City of Madison

Future Property Owner: Weldcorp Mfg. Inc.
705 Stokely Drive
DeForest, WI 53532

Owner: Tom Dahmen, 608-225-7072

Architect, Engineer, Surveyor: Jewell Associates Engineer Inc.
560 Sunrise Drive
Spring Green, WI 53588

Architect: Paul Kardatzke AIA, 608-588-7484

Engineer: Todd Diebert PE, 608-588-7484

Surveyor: Wes Kraemer PLS, 608-588-7484