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VIA E-MAIL ONLY
pcapplications@cityofmadison.com

City of Madison
Planning Division
Madison Municipal Building, Suite 017
215 Martin Luther King, Jr. Blvd.
P.O. Box 2985 Madison, Wisconsin 53701-2985

Re: Letter of Intent – Demolition Permit Application by Second Harvest Foodbank of Southern Wisconsin, Inc.

Dear Sir/Madam:

Second Harvest Foodbank of Southern Wisconsin, Inc. ("Second Harvest") submits this Letter of Intent as part of its application for approval to demolish the single-family home located at 6402 Femrite Dr., Madison, WI 53708 (the "Property").

Second Harvest is working with McAllen Properties 120 LLC ("McAllen") on a redevelopment of the Property and certain adjacent property located at 6410 Femrite Drive (together with the Property, the "Site"). McAllen has received conditional approval to record a certified survey map (the "CSM") to create two new lots at the Site, with the new Lot 1 anticipated to be conveyed to Second Harvest for a redevelopment project. As a condition to recording the CSM, the City of Madison (the "City") requires that the existing single-family residence on the Property be removed because it is a legal non-conforming use.

Second Harvest intends develop and construct a new foodbank facility on the Site that will consist of multi-bay loading dock, warehouse space of approximately 90,000 sf, office space of approximately 30,000 sf, auxiliary space, and a parking lot to serve the new foodbank facility (the "Facility"). Second Harvest intends to remove the residence, both sheds located on the Property, and the driveway on the Property that currently serves the residence. Per the attached, there

are five trees located in front of the residence with trunks having approximate diameters of 20 inches, 24 inches, 24 inches, 6 inches, and 12 inches. Second Harvest also will need to remove these four trees.

The condition of the residence makes it appropriate for demolition. The residence was built in 1955; however, it contains no historic features. The 69 year old home is in need of updates and upgrades. Furthermore, the residence is a non-conforming use. The City requires that the non-conforming use be "eliminated" prior to the recording of a CSM for the Property.

Relocating the residence to a new site is not economically feasible for two reasons. First, the timing to find a site to move the structure would delay recording the CSM, the transfer of the Property to Second Harvest, and the construction of the Facility. Second, the cost of locating and acquiring a new site to which the residence could be relocated, the cost of moving the residence, and the cost of necessary updates are almost certainly greater than the value of the residence itself.

The Second Harvest development team is:

Potter Lawson, Inc.
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Madison, Wisconsin 53705
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JSD, Inc.
Attn: Kevin Yeska
161 Horizon Drive, Suite 101
Verona, Wisconsin 53593
Phone: (608) 848-5060
Kevin.yeska@jsdinc.com

Second Harvest Foodbank of Southern Wisconsin, Inc.
Attn: Michelle Orge
2802 Dairy Drive
Madison, Wisconsin 53718
Phone: (608) 216-7232
michelle.orge@secondharvestsw.org

Photographs of the single-family home at the Property the Existing Conditions Survey are attached for your reference and.

Please contact me with any questions or comments.

Very truly yours,

STROUD, WILLINK & HOWARD, LLC

By:
Joseph P. Bartol

JPB/ag

Cc: Second Harvest Foodbank of Southern Wisconsin, Inc. (via e-mail)