



910 West Wingra Drive
Madison, WI 53715
Phone: 608-251-4843
Fax: 608-251-8655

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April 14, 2008

City of Madison Plan Commission
210 Martin Luther King Jr. Boulevard
Madison, WI 53710

Re: Letter of Intent
Kraft Foods North America, Inc.
Demolition Permit Application
1910 Roth Street and 1126 Huxley Street
Madison, Wisconsin

Dear Plan Commission Members:

Kraft Foods North America, Inc. is applying for demolition of buildings and parking lots at 1910 Roth Street and 1126 Huxley Street in the City of Madison.

1910 Roth Street

There are two buildings that occupy the 1910 Roth Street parcel, which is 71,987 square feet and is zoned M1. The area is defined as part of Outlot 2 on the Burke Assessor's Plat No. 1. The parcel number is 081031304041. The buildings are currently vacant and nonfunctional for use by Kraft Foods and its manufacturing processes.

The parcel also contains an existing exterior equipment storage area used to store excess equipment, racks, and other manufacturing devices. This storage area will be removed. The existing equipment will be moved to the main Kraft plant at 910 Mayer Avenue. Kraft wishes to restore this entire parcel as a grass surface following the demolition of the buildings, storage area, and parking lots.

1126 Huxley Street

The 1126 Huxley Street parcel is 102,400 square feet and is zoned M1. The area is defined as part of Outlot 1 on the Burke Assessor's Plat No. 1. The parcel number is 081031300841. The existing site currently consists of deteriorated asphalt paving, exterior light poles, and fencing.

This lot has not been in use by Kraft for a number of years and is nonfunctional for its needs. A portion of the parcel is currently used as a City traffic sign storage lot. Kraft wishes to restore the remaining southern portion of the parcel as a grass surface following the demolition of the paved surface.



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Photographs documenting existing conditions and the structures to be demolished are enclosed.

The existing sidewalk will be modified to allow for an accessible ramp at the intersection of Roth Street and Huxley Street. This will provide better access to the existing Metro bus transfer station located to the north of this property.

In the short term, this parcel will be restored with 6 inches of topsoil, seeded, fertilized, and mulched. Long-term plans for this parcel include the option of leasing this property to Madison Metro Transit for expansion of the adjacent bus transfer station. Madison Metro Transit has been contacted about the availability of this parcel and preliminary discussions about the potential use of this space have begun.

If approved, demolition of the buildings and parking lots will commence once a demolition permit is obtained. Demolition and restoration should be completed within two months. Strand Associates, Inc. has prepared the demolition drawings and associated specifications. J.H. Findorff & Son, Inc. is the general contractor that will perform the demolition and restoration of the area.

We look forward to working with the City of Madison Plan Commission and staff in the restoration of these properties.

Sincerely,

STRAND ASSOCIATES, INC.

A handwritten signature in black ink, appearing to read 'James D. Ternus', written in a cursive style.

James D. Ternus, P.E.

Enclosure