



Strand Associates, Inc.®
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June 29, 2016

City of Madison Planning Department and Plan Commission
215 Martin Luther King Junior Boulevard, LL110
Madison, WI 53703

Re: Conditional Use Application for the Proposed DuPont Employee Parking Lot Addition

Dear Plan Reviewer:

The following is a letter of intent for the proposed DuPont Employee Parking Lot Addition.

Project Address
3326 Agriculture Drive
Madison, WI 53716

Project Description
DuPont is proposing the construction of a new 86-stall parking lot with associated storm water detention on a lot located east of Agriculture Drive and the DuPont Freeze Dry production facility at 3326 Agriculture Drive. The existing lot is a vacant lot recently leased by DuPont for agriculture use. This parking lot is proposed and will provide space for the construction of an approximately 13,000 GSF, two-story production facility addition to be located east of the existing Freeze Dry facility.

The building project site currently consists of an employee parking lot associated with the Freeze Dry facility. To construct this proposed facility the employee parking lot will need to be relocated to the lot east of Agriculture Drive.

The parking lot will provide employee parking for the stalls being displaced by the building project along with additional spaces for the anticipated employment growth associated with the building addition. The parking lot will meet the City of Madison exterior parking lot lighting standards and landscaping requirements. Bike parking will be installed to supplement the current spaces located on the plant site. Accessible parking will be located on the plant site, close to the plant entrance.

A solar powered, rapid flash beacon is proposed to be installed at the existing Agriculture Drive cross walk to provide better visibility of pedestrians at this uncontrolled crossing.

Project Team

| | | |
|----------|--------------------------|-------------------------------|
| Owner | DuPont | C. Forrest Collier |
| Engineer | Strand Associates, Inc.® | James Ternus and Patrick Rank |

Construction Schedule

Construction is to commence in September 2016 with project completion anticipated in November 2016.

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Zoning

The site is currently zoned IL–Industrial Limited District. No rezoning of the property is required.

Site Area

The proposed parking lot and detention basin is approximately 46,300 square feet.

Open Space Areas

The parking lot site includes approximately 233,800 square feet of landscaped and open space which is 83 percent of the total site.

Site Vehicular Access

Vehicular traffic to the parking lot is provided via an existing driveway located directly north of the proposed parking lot. This driveway is owned by DuPont; an easement has been granted to the owner of a building located on a lot directly east of the proposed parking lot.

Parking and Bike Parking

Proposed passenger vehicle parking is provided as follows:

Automobile

East Parking Lot

| | |
|------------|--|
| Regular | 86 stalls |
| Small | 0 stalls |
| Accessible | 0 stalls in east lot, all required stalls to be located at plant |
| Subtotal | 86 stalls |

Plant Parking Lots

| | |
|------------|-----------|
| Regular | 45 stalls |
| Small | 0 stalls |
| Accessible | 6 stalls |
| Subtotal | 51 stalls |

| | |
|-------|------------|
| Total | 137 stalls |
|-------|------------|

Bike

| | |
|---------------------------|-----------|
| East Parking Lot | 7 spaces |
| Plant Parking Lots | 11 spaces |
| Total | 18 spaces |

Value of Land

According to the City of Madison Real Estate Tax Information for 2015, the assessed value of the property is \$44,100.

Estimated Cost of Project

The estimated cost of the parking lot, stormwater detention basin and associated improvements is approximately \$610,000.

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Sincerely,

STRAND ASSOCIATES, INC.®

A handwritten signature in black ink, appearing to read "James D. Ternus". The signature is fluid and cursive, with a large initial "J" and "T".

James D. Ternus, P.E.

Enclosures