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December 21, 2015

Department of Planning & Community & Economic Development
City of Madison
215 Martin Luther King Jr. Blvd., Room LL100
Madison, WI 53701

**SUBJECT: LETTER OF INTENT
PULVERMACHER PROPERTIES LLC.
MADISON, WISCONSIN**

Pulvermacher Properties is proposing the construction of a new parking lot to support their existing operations as Pulvermacher Cartage of Wisconsin. The parking lot will be constructed at 5518 Manufacturers Drive, which is the parcel immediately south of their existing facility.

This parking lot will be a permitted accessory use to the existing development. However, the existing development is now considered a 'motor freight terminal' which in the current Industrial-Limited zoning district is a conditional use. Therefore a conditional use permit is now being requested from the Plan Commission by Pulvermacher Properties to allow the parking lot project to move forward.

PROJECT TEAM:

Applicant:

Pulvermacher Properties, LLC.
5702 Manufacturers Dr.
Madison, WI 53704
Contact: Mary Pulvermacher
Phone: (608) 245-8060
Email: pcow@tds.net

Engineer:

Edge Consulting Engineers, Inc.
624 Water Street
Prairie du Sac, WI 53578
Contact: Brian Beaulieu
Phone: (608) 644-1449
Email: bbeaulieu@edgeconsult.com

General Contractor:

Stevens Construction Corp.
Two Buttonwood Court
Madison, WI 53718
Contact: Keith Misustin
Phone: (608) 222-5100
Email: kmisustin@stevensconstruction.com

EXISTING CONDITIONS:

The proposed project site is located at 5518 Manufacturer Drive on the north side of the City of Madison, which is also Lot 91 of the Center for Industry & Commerce (CIC) Plat. The site is currently an undeveloped grass field.

The property is bounded by Pulvermacher Cartage to the north; Manufacturers Drive to the east; an undeveloped grass/wooded lot to the south; and an agricultural field to the west.

PROJECT DESCRIPTION:

This project will add a new asphalt parking lot to be used as employee parking, semi-truck parking, and trailer staging area for the Pulvermacher Cartage facility to the north. Additional landscaping, site lighting, and stormwater infiltration areas will also be installed to meet City and CIC Plat covenant requirements.

HOURS OF OPERATION:

Pulvermacher Cartage of Wisconsin is open for operation 24 hours a day, seven days a week. Traffic through the site is considerably less during nights and weekends.

PARKING:

Approximately 50 employees will be on site during the peak work shift. A total of 68 vehicle stalls and 3 ADA stalls are shown to be provided on the construction drawings.

LOT COVERAGE SUMMARY:

Maximum lot coverage allowed by Industrial-Limited zoning is 75%.

AREA TYPE	LOT 91	OVERALL PROPERTY AREA (LOTS 89, 90, 91)
Impervious Area (SF)	64,023 (70.5%)	196,405 (74.9%)
Pervious Area (SF)	26,772 (29.5%)	65,592 (25.1%)
Totals (SF)	90,795 (100%)	261,997 (100%)

PROJECT SCHEDULE:

<i>Activity</i>	<i>Timeframe</i>
Submit Land Use Application	December 21, 2015
Plan Commission Meeting	February 8, 2016
Submit Site Plan Review Application	Week of February 8, 2016
Start Construction	March/April 2016
Substantial Completion	July 2016