



City of Madison

Conditional Use

Location
3331 Agriculture Drive

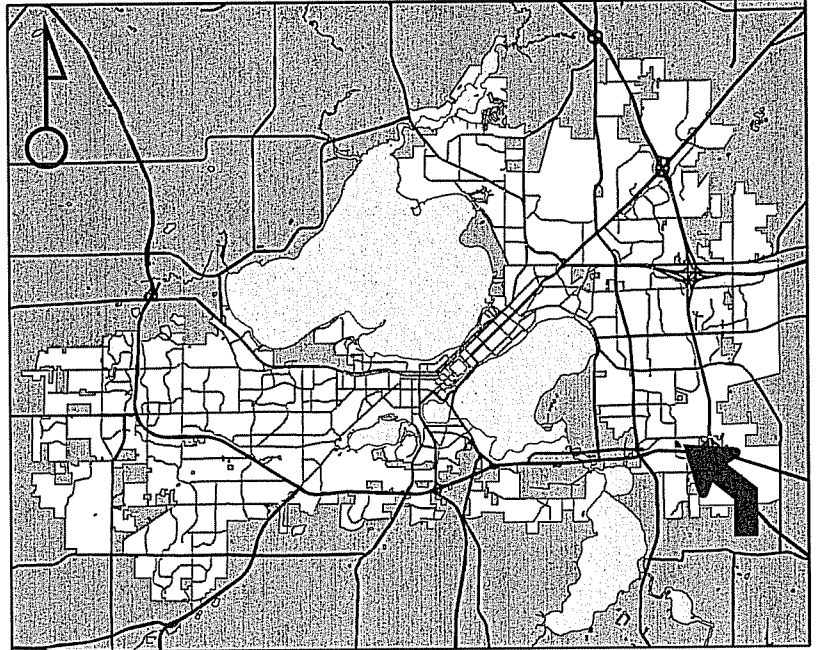
Project Name
DuPont - Project CAPA

Applicant
Forrest Collier-DuPont Nutrition and Health/
Jim Ternus-Strand Associates, Inc

Existing Use
Vacant land

Proposed Use
Construct private parking facility in
Urban Design District #1 to serve
3322 Agriculture Drive

Public Hearing Date
Plan Commission
29 August 2016



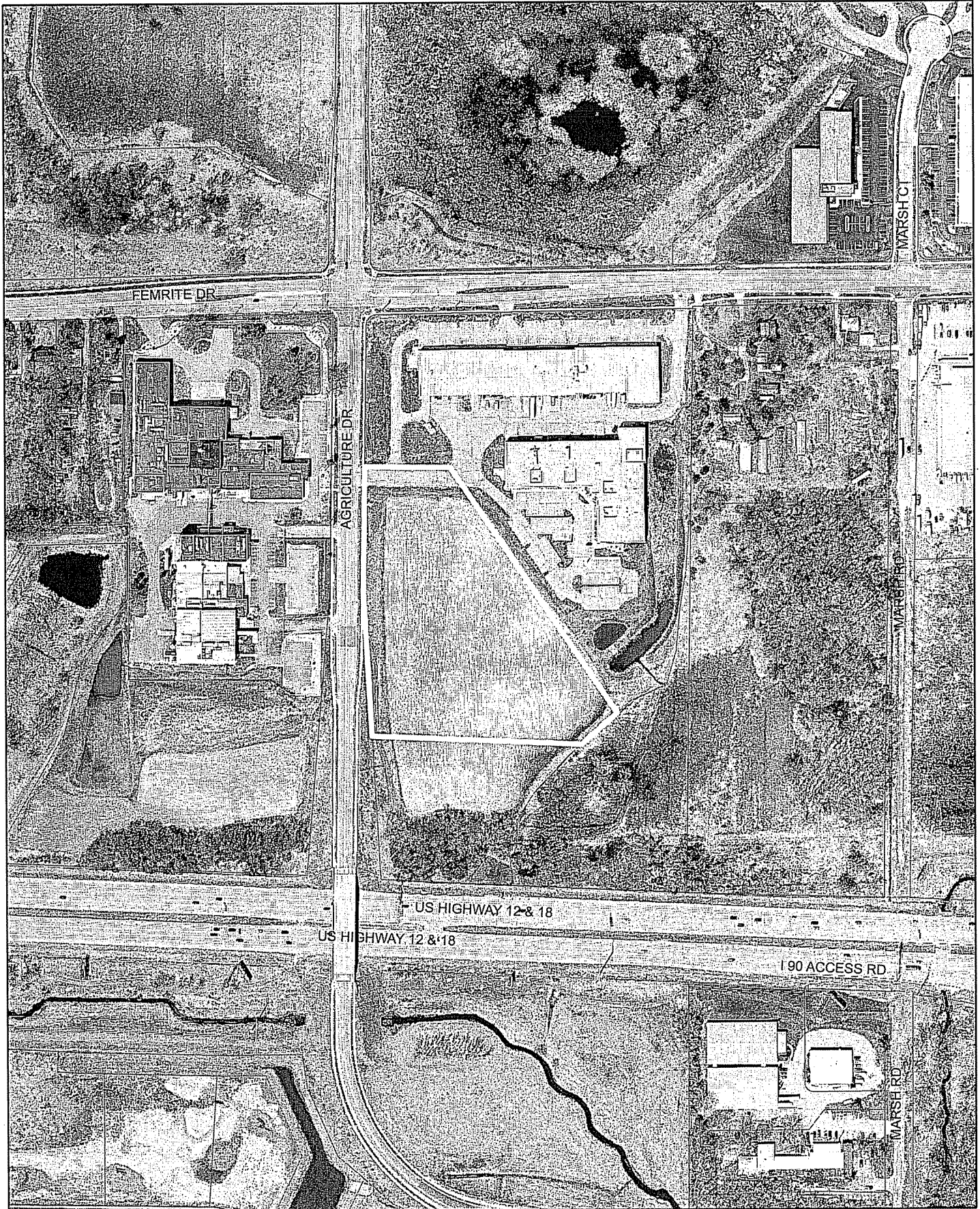
For Questions Contact: Kevin Firchow at: 267-1150 or kfirchow@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 17 August 2016

14





LAND USE APPLICATION

CITY OF MADISON

215 Martin Luther King Jr. Blvd; Room LL-100
PO Box 2985; Madison, Wisconsin 53701-2985
Phone: 608.266.4635 | Facsimile: 608.267.8739

- All Land Use Applications should be filed with the Zoning Administrator at the above address.
- The following information is required for all applications for Plan Commission review except subdivisions or land divisions, which should be filed using the Subdivision Application.
- This form may also be completed online at:
www.cityofmadison.com/developmentcenter/landdevelopment

FOR OFFICE USE ONLY:

Amt. Paid 1300 Receipt No. 17974-0004
 Date Received 6/
 Received By PDA.
 Parcel No. 0710-224-0503-1
 Aldermanic District 16
 Zoning District IL
 Special Requirements _____
 Review Required By:
 Urban Design Commission Plan Commission
 Common Council Other: _____
 Form Effective: February 21, 2013

1. Project Address: 3331
3326 Agriculture Drive
Project Title (if any): DuPont - Project CAPA

2. This is an application for (Check all that apply to your Land Use Application):

- Zoning Map Amendment from _____ to _____
- Major Amendment to Approved PD-GDP Zoning Major Amendment to Approved PD-SIP Zoning
- Review of Alteration to Planned Development (By Plan Commission)
- Conditional Use, or Major Alteration to an Approved Conditional Use
- Demolition Permit
- Other Requests: _____

3. Applicant, Agent & Property Owner Information:

Applicant Name: Forrest Collier Company: DuPont Nutrition and Health
 Street Address: 110 Spice Mill Lane City/State: Wilmington / DE Zip: 19808
 Telephone: (302) 695-7888 Fax: () Email: G-Forrest.Collier@dupont.com

*Project Contact Person: Jim Ternus Company: Strand Associates, Inc
 Street Address: 910 W Wingra Drive City/State: Madison / WI Zip: 53715
 Telephone: (608) 251-2129 ext 116 Fax: (608) 251-8655 Email: jim.ternus@strand.com

Property Owner (if not applicant): _____
 Street Address: _____ City/State: _____ Zip: _____

4. Project Information:

Provide a brief description of the project and all proposed uses of the site: Construct a parking lot / storm water detention basin due to displacement of parking stalls across street as part of a building addition.
 Development Schedule: Commencement October 2016 Completion November 2016

5. Required Submittal Information

All Land Use applications are required to include the following:

Project Plans including:*

- Site Plans (fully dimensioned plans depicting project details including all lot lines and property setbacks to buildings; demolished/proposed/altered buildings; parking stalls, driveways, sidewalks, location of existing/proposed signage; HVAC/Utility location and screening details; useable open space; and other physical improvements on a property)
- Grading and Utility Plans (existing and proposed)
- Landscape Plan (including planting schedule depicting species name and planting size)
- Building Elevation Drawings (fully dimensioned drawings for all building sides, labeling primary exterior materials)
- Floor Plans (fully dimensioned plans including interior wall and room location)

Provide collated project plan sets as follows:

- **Seven (7) copies** of a full-sized plan set drawn to a scale of 1 inch = 20 feet (folded or rolled and stapled)
- **Twenty Five (25) copies** of the plan set reduced to fit onto 11 X 17-inch paper (folded and stapled)
- **One (1) copy** of the plan set reduced to fit onto 8 1/2 X 11-inch paper

* For projects requiring review by the Urban Design Commission, provide **Fourteen (14) additional 11x17 copies** of the plan set. In addition to the above information, all plan sets should also include: 1) Colored elevation drawings with shadow lines and a list of exterior building materials/colors; 2) Existing/proposed lighting with photometric plan & fixture cutsheet; and 3) Contextual site plan information including photographs and layout of adjacent buildings and structures. The applicant shall bring samples of exterior building materials and color scheme to the Urban Design Commission meeting.

Letter of Intent: Provide one (1) Copy per Plan Set describing this application in detail including, but not limited to:

- | | | |
|---|---|--|
| • Project Team | • Building Square Footage | • Value of Land |
| • Existing Conditions | • Number of Dwelling Units | • Estimated Project Cost |
| • Project Schedule | • Auto and Bike Parking Stalls | • Number of Construction & Full-Time Equivalent Jobs Created |
| • Proposed Uses (and ft ² of each) | • Lot Coverage & Usable Open Space Calculations | • Public Subsidy Requested |
| • Hours of Operation | | |

Filing Fee: Refer to the Land Use Application Instructions & Fee Schedule. Make checks payable to: City Treasurer.

Electronic Submittal: All applicants are required to submit copies of all items submitted in hard copy with their application as Adobe Acrobat PDF files on a non-returnable CD to be included with their application materials, or by e-mail to pcapplications@cityofmadison.com.

Additional Information may be required, depending on application. Refer to the Supplemental Submittal Requirements.

6. Applicant Declarations

Pre-application Notification: The Zoning Code requires that the applicant notify the district alder and any nearby neighborhood and business associations in writing no later than 30 days prior to FILING this request. List the alderperson, neighborhood association(s), and business association(s) AND the dates you sent the notices:

Alder Denise DeMarko 5/17/2016

→ If a waiver has been granted to this requirement, please attach any correspondence to this effect to this form.

Pre-application Meeting with Staff: Prior to preparation of this application, the applicant is required to discuss the proposed development and review process with Zoning and Planning Division staff; note staff persons and date.

Planning Staff: Al Martin Date: 4/29/2016 Zoning Staff: Matt Tucker Date: 4/29/2016

The applicant attests that this form is accurately completed and all required materials are submitted:

Name of Applicant C. FORREST COLLIER

Relationship to Property: _____

Authorizing Signature of Property Owner

C. Forrest Collier

Date

28-JUN-2016



Strand Associates, Inc.
910 West Wingra Drive
Madison, WI 53715
(P) 608-251-4843
(F) 608-251-8655

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.

JDT:tlw\SA\MAD\1700-1799\1731\035\Storage Medium (Design)\Letter of Intent.docx

Letter of Intent
City of Madison Planning Department and Planning Commission
Page 2
June 29, 2016

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.

Letter of Intent
City of Madison Planning Department and Planning Commission
Page 3
June 29, 2016

Sincerely,

STRAND ASSOCIATES, INC.®



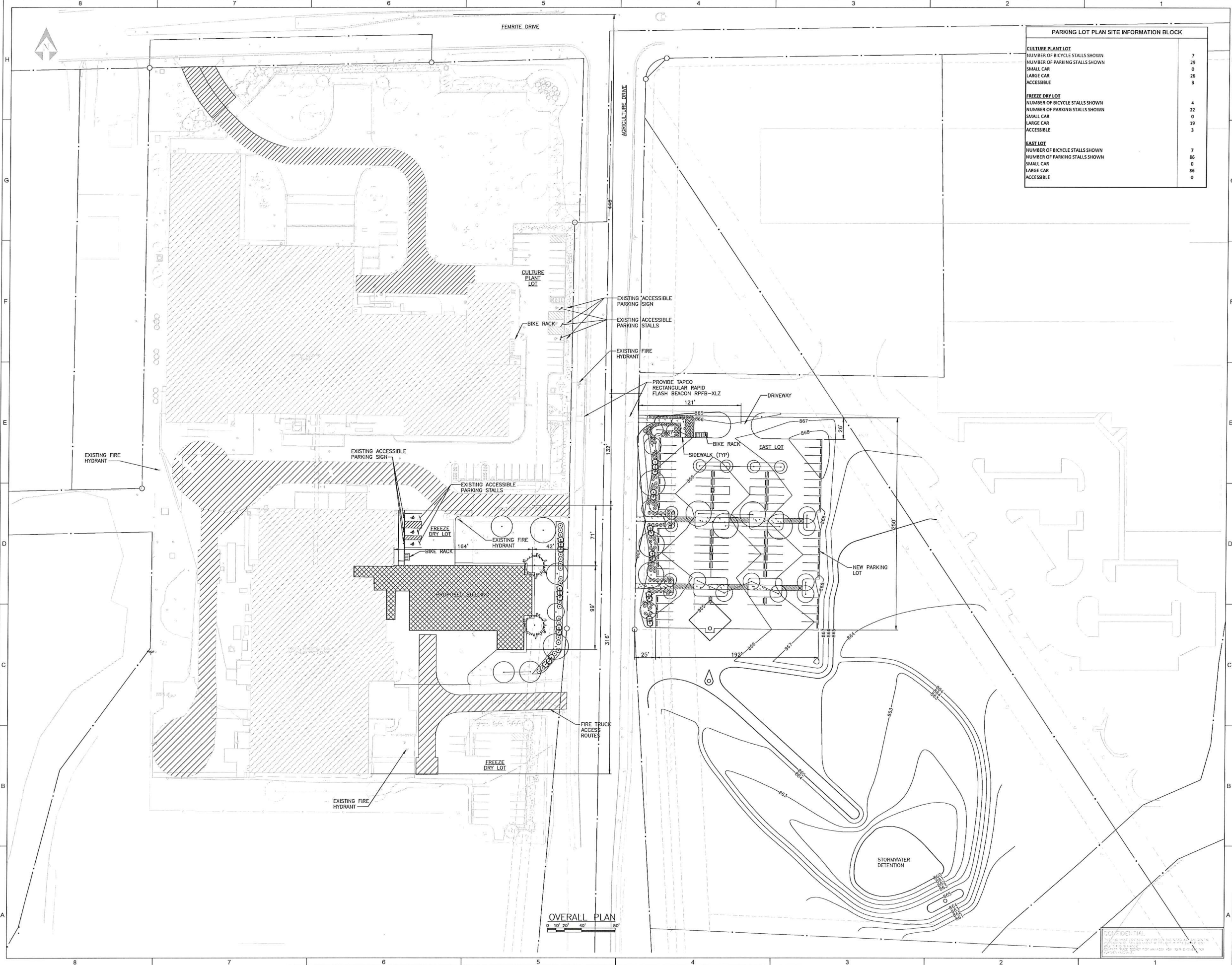
James D. Ternus, P.E.

Enclosures

PARKING LOT PLAN SITE INFORMATION BLOCK	
CULTURE PLANT LOT	
NUMBER OF BICYCLE STALLS SHOWN	7
NUMBER OF PARKING STALLS SHOWN	29
SMALL CAR	0
LARGE CAR	26
ACCESSIBLE	3
FREEZE DRY LOT	
NUMBER OF BICYCLE STALLS SHOWN	4
NUMBER OF PARKING STALLS SHOWN	22
SMALL CAR	0
LARGE CAR	19
ACCESSIBLE	3
EAST LOT	
NUMBER OF BICYCLE STALLS SHOWN	7
NUMBER OF PARKING STALLS SHOWN	86
SMALL CAR	0
LARGE CAR	86
ACCESSIBLE	0

NOT FOR CONSTRUCTION

NOTES:



Toll Free (800) 242-8511
 Milwaukee Area (414) 259-1181
 Hearing Impaired TDD (800) 542-2289
 www.DiggersHotline.com

REV	DATE	DESCRIPTION	BY	CHK'D	APPR
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FOR INFORMATION, CONTACT:
 E. I. DU PONT DE NEMOURS AND COMPANY
 3329 Agriculture Drive
 Madison, WI
 USA

VENDOR INFO

TITLE

OVERALL SITE PLAN
 PROJECT CAPA
 FREEZE DRY CAPACITY EXPANSION

DRAWN	KRT	CHECKED	PNR	APPROVED	JDT
SIZE	DWG NO		DATE		
E	XXXXX-XXX-XXX		03/29/16		

SHEET NAME
 C1.0

JAMES TERVIS

FILE: MA-SIT-XX-CIV-C1.0.dwg

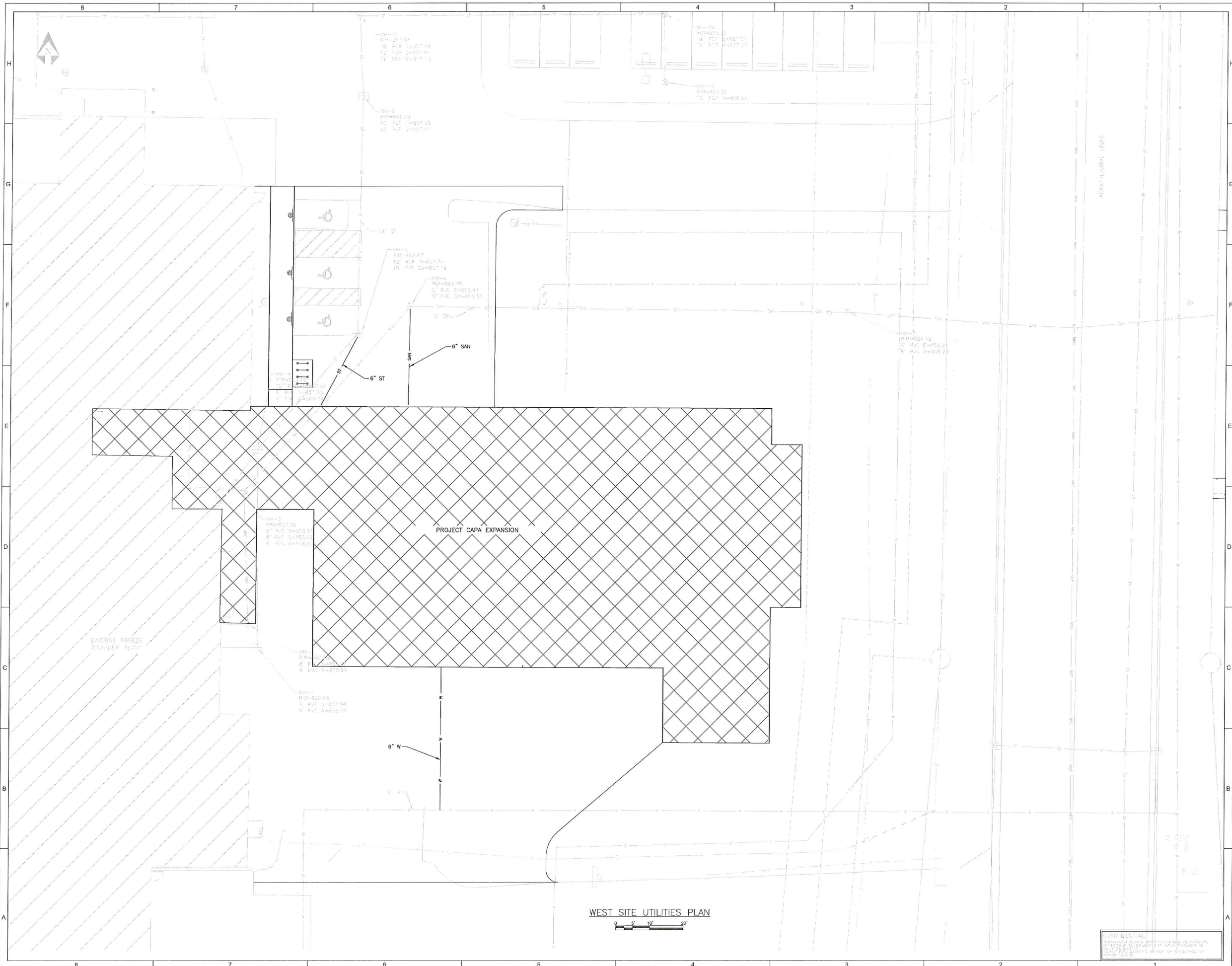
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PROJECT # 1731.030

SHEET XX OF XX



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REV	DATE	DESCRIPTION	BY	CHK'D	APPR
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<small>FOR INFORMATION, CONTACT: E. I. DU PONT DE NEMOURS AND COMPANY 3329 Agriculture Drive Madison, WI USA</small>					
VENDOR INFO					
TITLE WEST SITE UTILITIES PLAN PROJECT CAPA FREEZE DRY CAPACITY EXPANSION					
DRAWN	KRT	CHECKED	PNR	APPROVED	JDT
SIZE	DWG NO			DATE	
E	XXXXXX-XXX-XXX			03/29/16	
SHEET NAME			SHEET TOTALS		
C1.1					
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SCALE: AS NOTED					
PROJECT # 1731.030					
SHEET XX OF XX					

WEST SITE UTILITIES PLAN

0 5' 10' 20'

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DU PONT

FOR INFORMATION CONTACT:
 E. I. DU PONT DE NEMOURS AND COMPANY
 319 Agriculture Drive
 Madison, WI
 USA

VENDOR INFO

TITLE

EAST SITE UTILITIES PLAN
 PROJECT CAPA
 FREEZE DRY CAPACITY EXPANSION

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C1.2

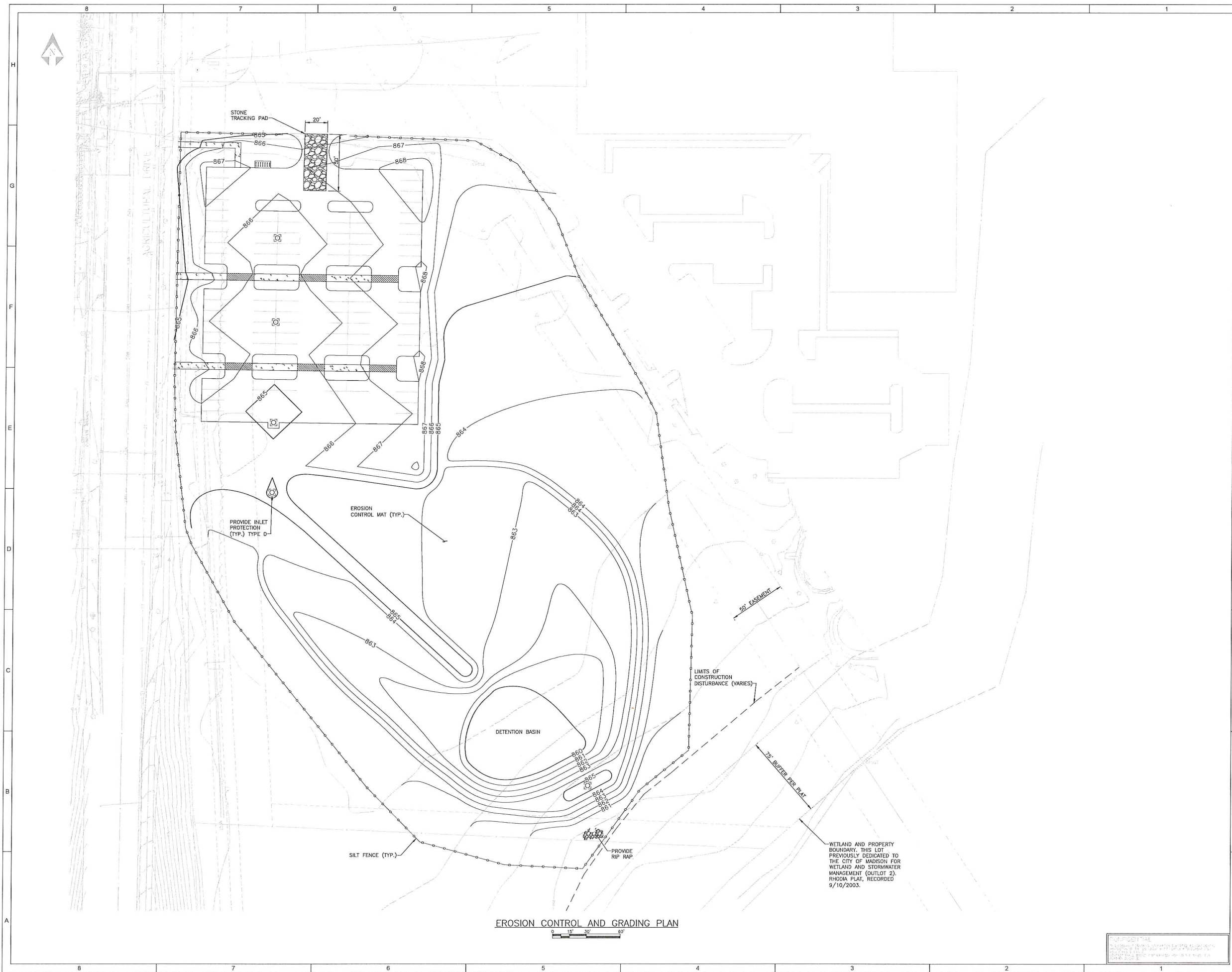
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PROJECT # 1731.030

SHEET XX OF XX

STRAND ASSOCIATES



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DUPONT
 FOR INFORMATION CONTACT:
 E. I. DU PONT DE NEMOURS AND COMPANY
 3329 Agriculture Drive
 Madison, WI
 USA

VENDOR INFO

TITLE
 EROSION CONTROL AND GRADING PLAN
 PROJECT CAPA
 FREEZE DRY CAPACITY EXPANSION

DRAWN	KRT	CHECKED	PNR	APPROVED	JDT
SIZE	DWG NO				DATE
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SHEET NAME
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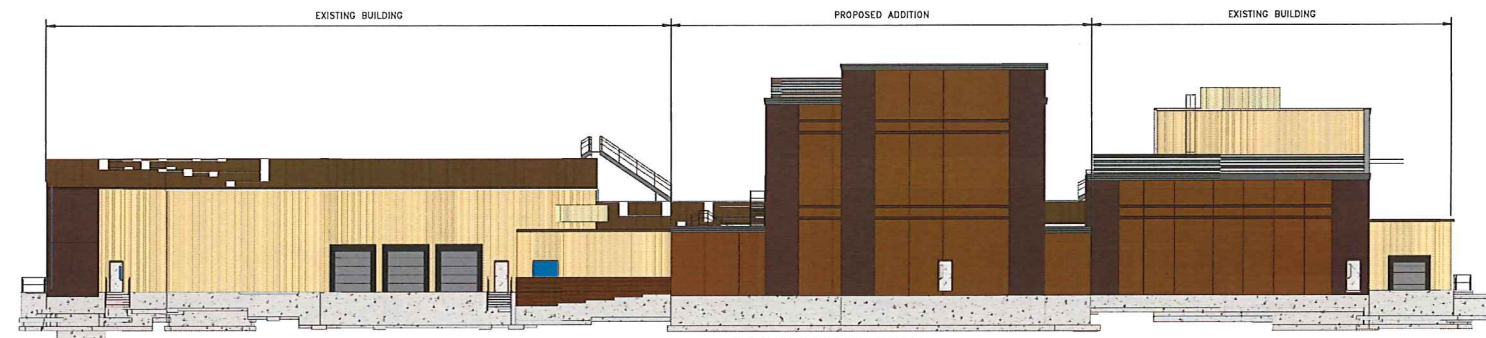
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SHEET XX OF XX

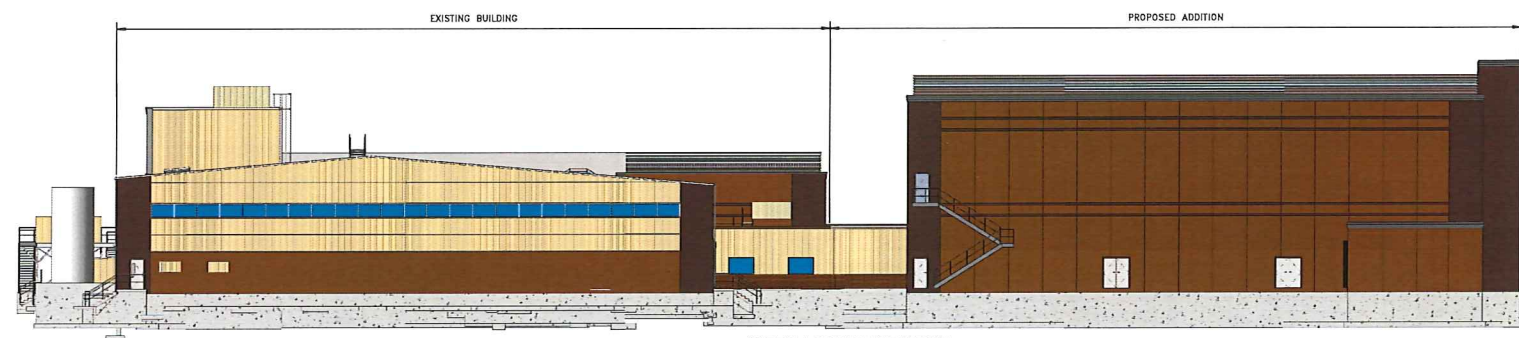
SA STRAND ASSOCIATES



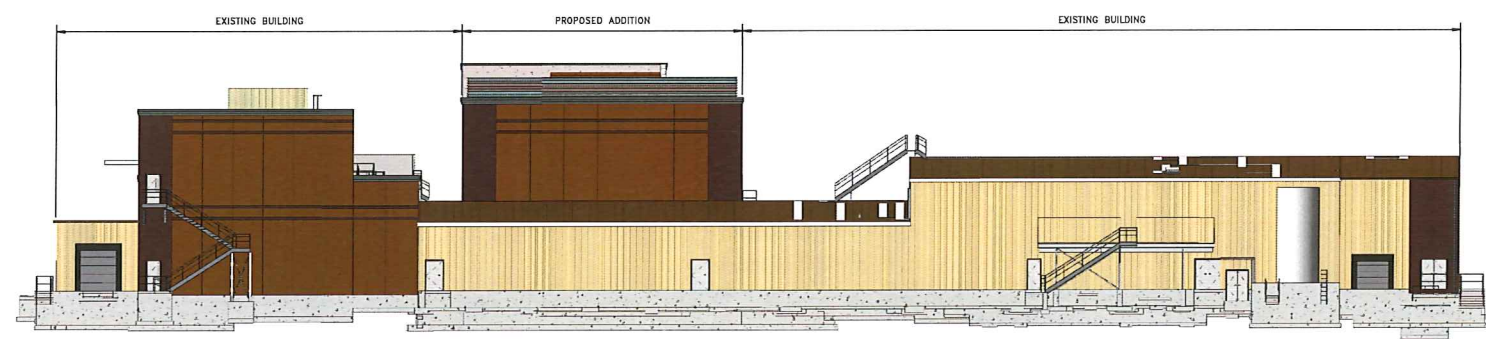
OVERALL NORTH ELEVATION



OVERALL EAST ELEVATION



OVERALL SOUTH ELEVATION



OVERALL WEST ELEVATION

REV	DATE	DESCRIPTION	BY	CHK'D	APPR
O	06/29/16	CITY OF MADISON	KRT	KRT	JDT

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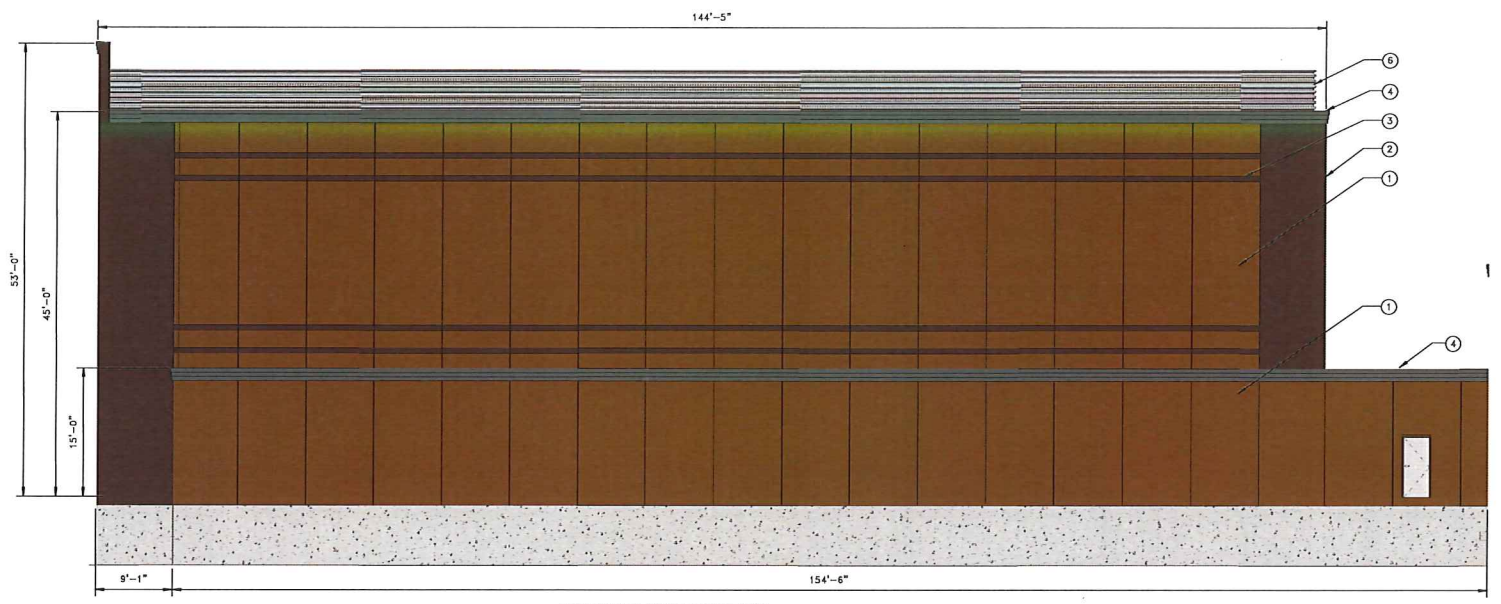
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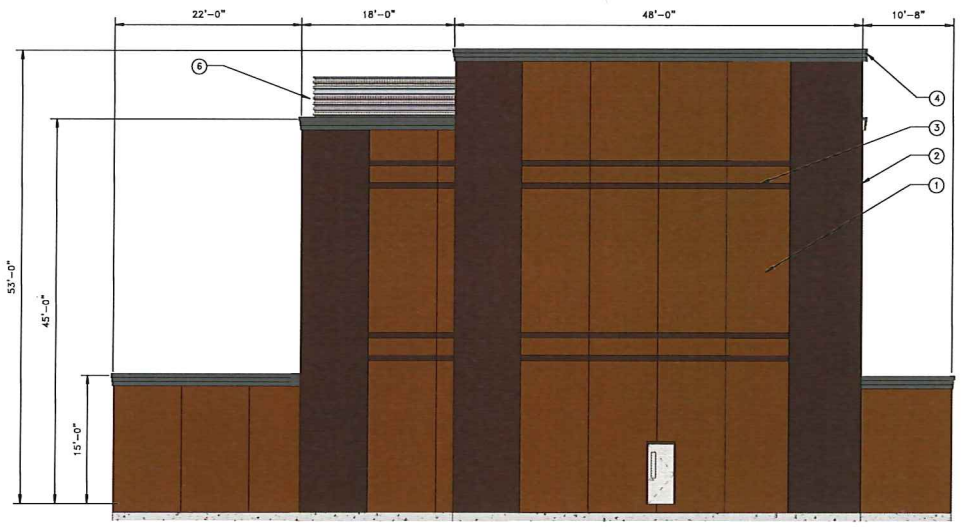
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PROJECT # 1731.029
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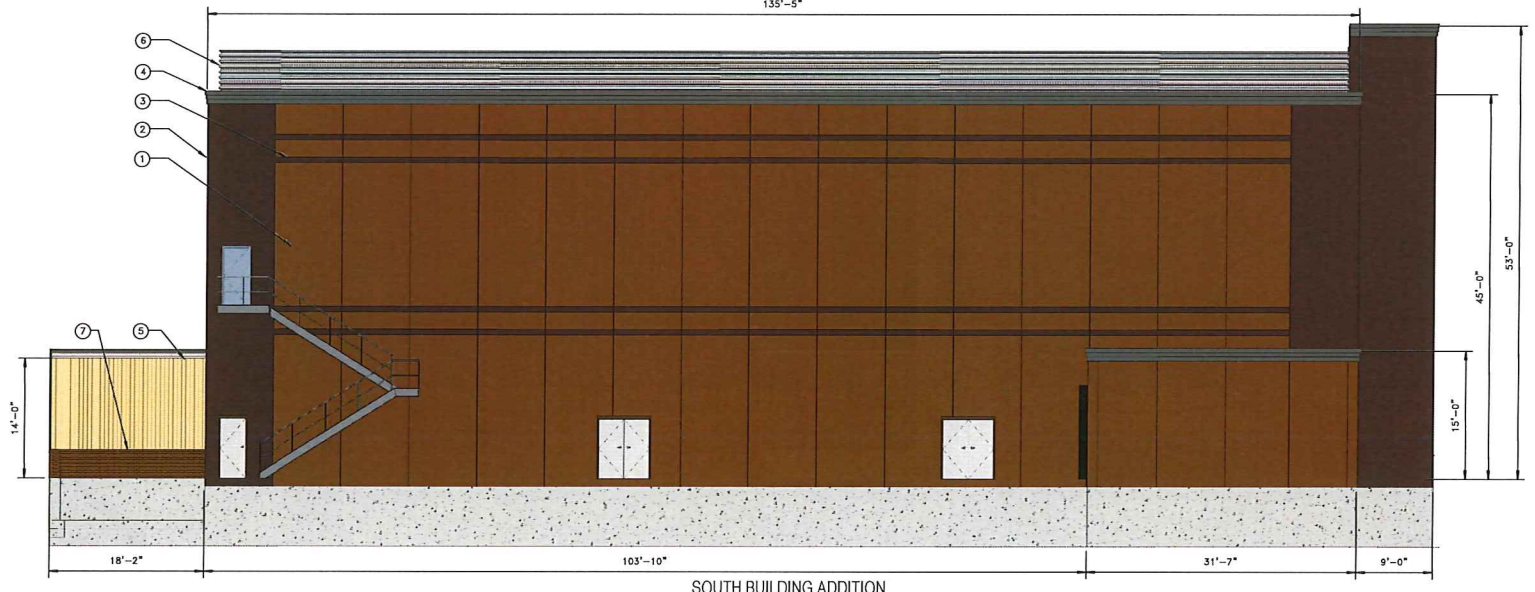
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NORTH BUILDING ELEVATION



EAST BUILDING ELEVATION



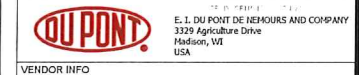
SOUTH BUILDING ADDITION

- KEY NOTES:
- 1 PRECAST CONCRETE WALL PANEL COLOR 1 TO MATCH EXISTING MAIN BRICK COLOR (TYP OF ALL PANELS EXCEPT AT CORNERS)
 - 2 PRECAST CONCRETE WALL PANEL COLOR 2 TO MATCH EXISTING ACCENT BRICK COLOR (TYP AT CORNERS)
 - 3 REVEAL STAINED COLOR 2 TO MATCH EXISTING ACCENT BRICK COLOR.
 - 4 METAL COPING (GRAY) TO MATCH EXISTING.
 - 5 METAL WALL PANEL COLOR 1 TO MATCH EXISTING MAIN BRICK COLOR.
 - 6 5'-0" TALL HORIZONTAL ROOF SCREEN 3" DEEP RIB PANEL (GRAY).
 - 7 BRICK VENEER, COLOR TO BE TUDOR GREY BY UNIT BRICK (TO MATCH EXISTING).

REV	DATE	DESCRIPTION	BY	CHKD	APPR
0	06/29/16	CITY OF MADISON	KRT	KRT	JDT

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VENDOR INFO

TITLE
BUILDING ELEVATIONS
FREEZE DRY CAPACITY EXPANSION PROJECT

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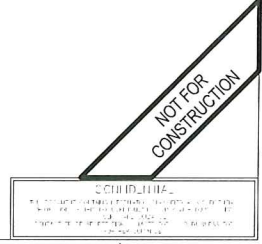
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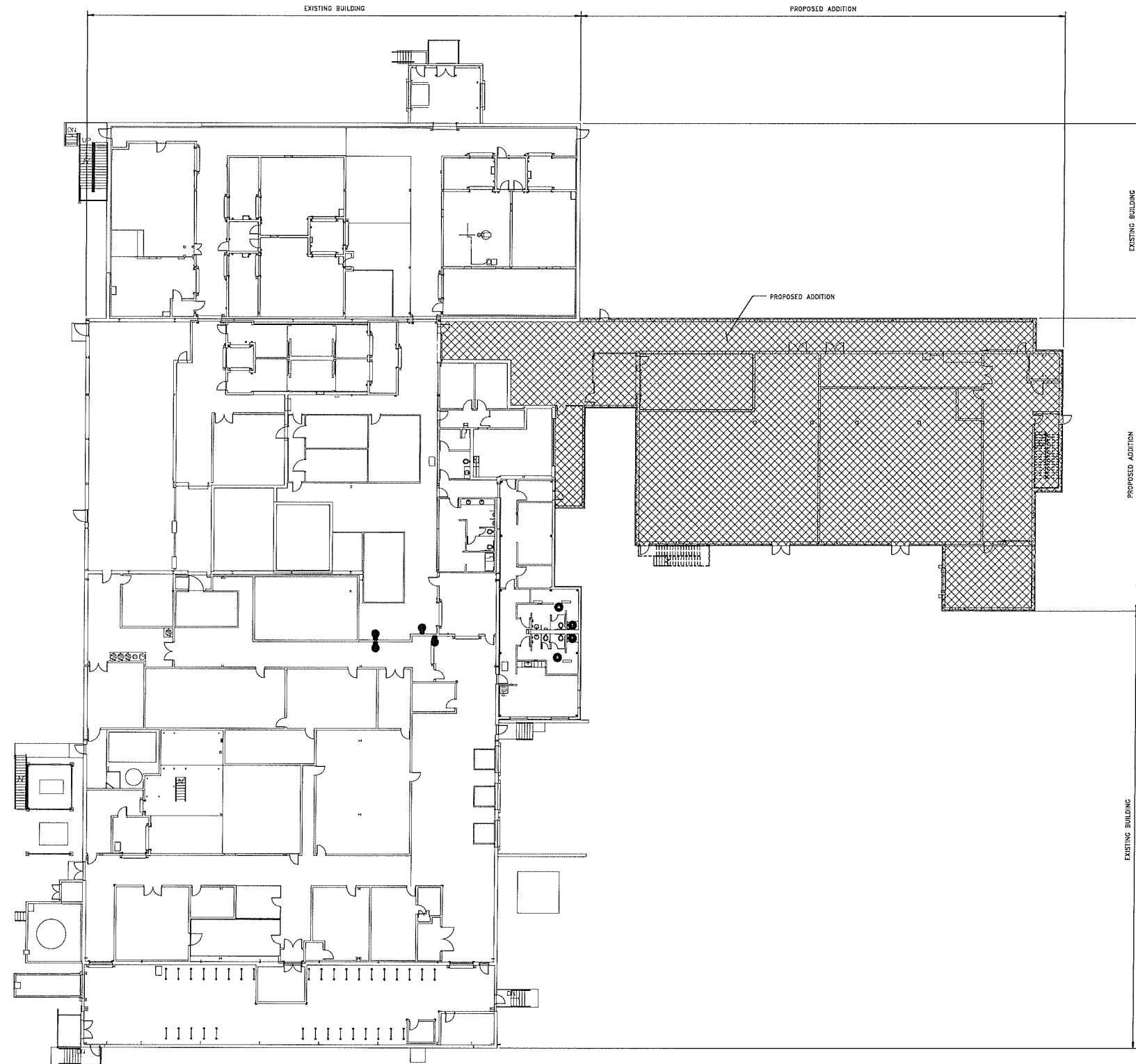
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FREEZE DRY CAPACITY

SCALE: AS NOTED

PROJECT # 1731.029

SHEET OF





OVERALL FIRST FLOOR PLAN



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E. I. DU PONT DE NEMOURS AND COMPANY
3329 Agriculture Drive
Harrison, VA
USA

VENDOR INFO

TITLE
OVERALL FLOOR PLAN
BUILDING PACKAGE
FREEZE DRY CAPACITY EXPANSION PROJECT

DRAWN	CAPA	CHECKED	KRT	APPROVED	JDT
SIZE	DWG NO				DATE
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SHEET NUMBER
A1.00

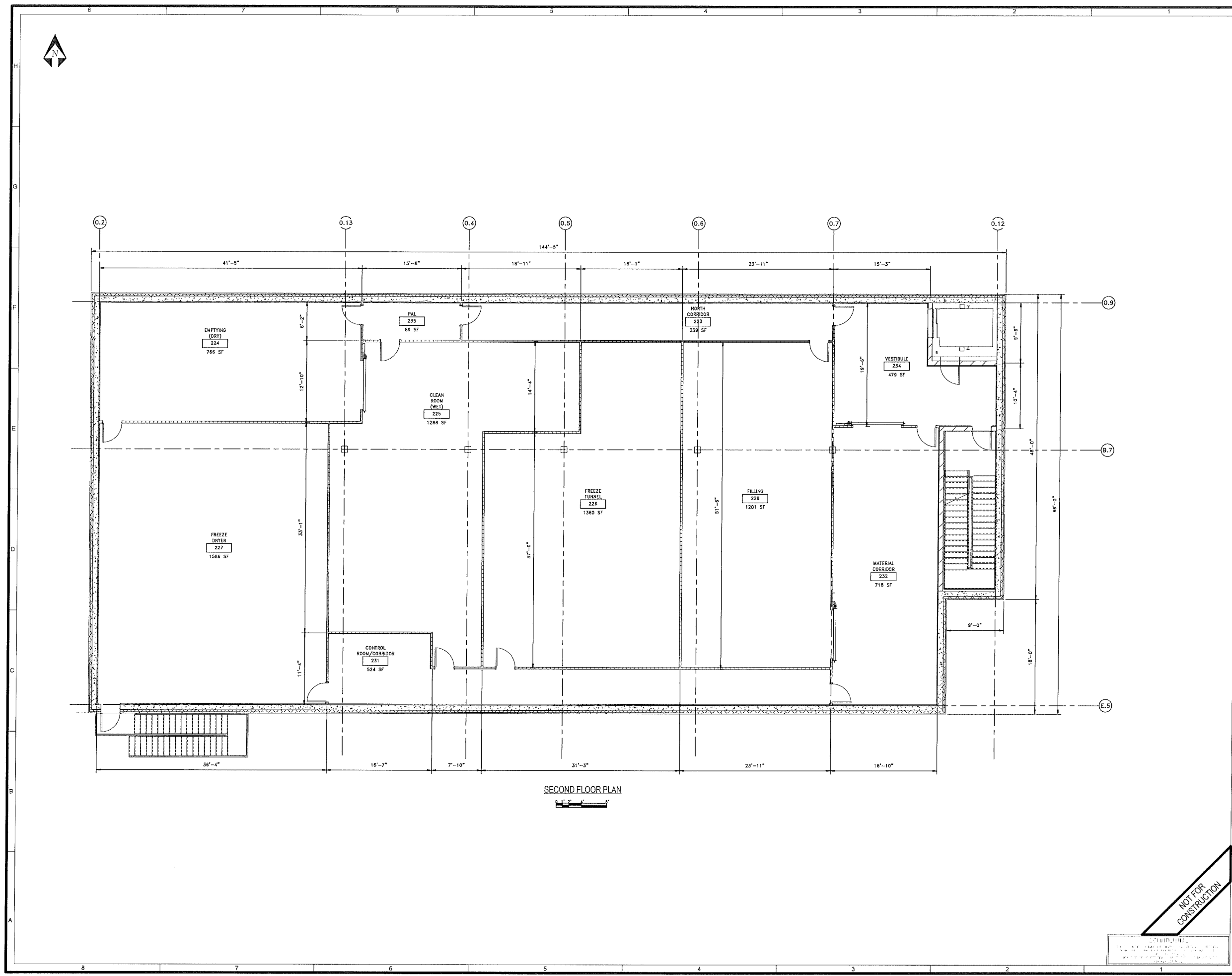
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FREEZE DRY CAPACITY

SCALE: AS NOTED

PROJECT # 1731.029

SHEET OF





SECOND FLOOR PLAN

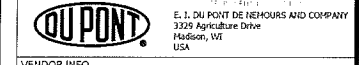


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REV	DATE	DESCRIPTION	BY	CHKD	APPR
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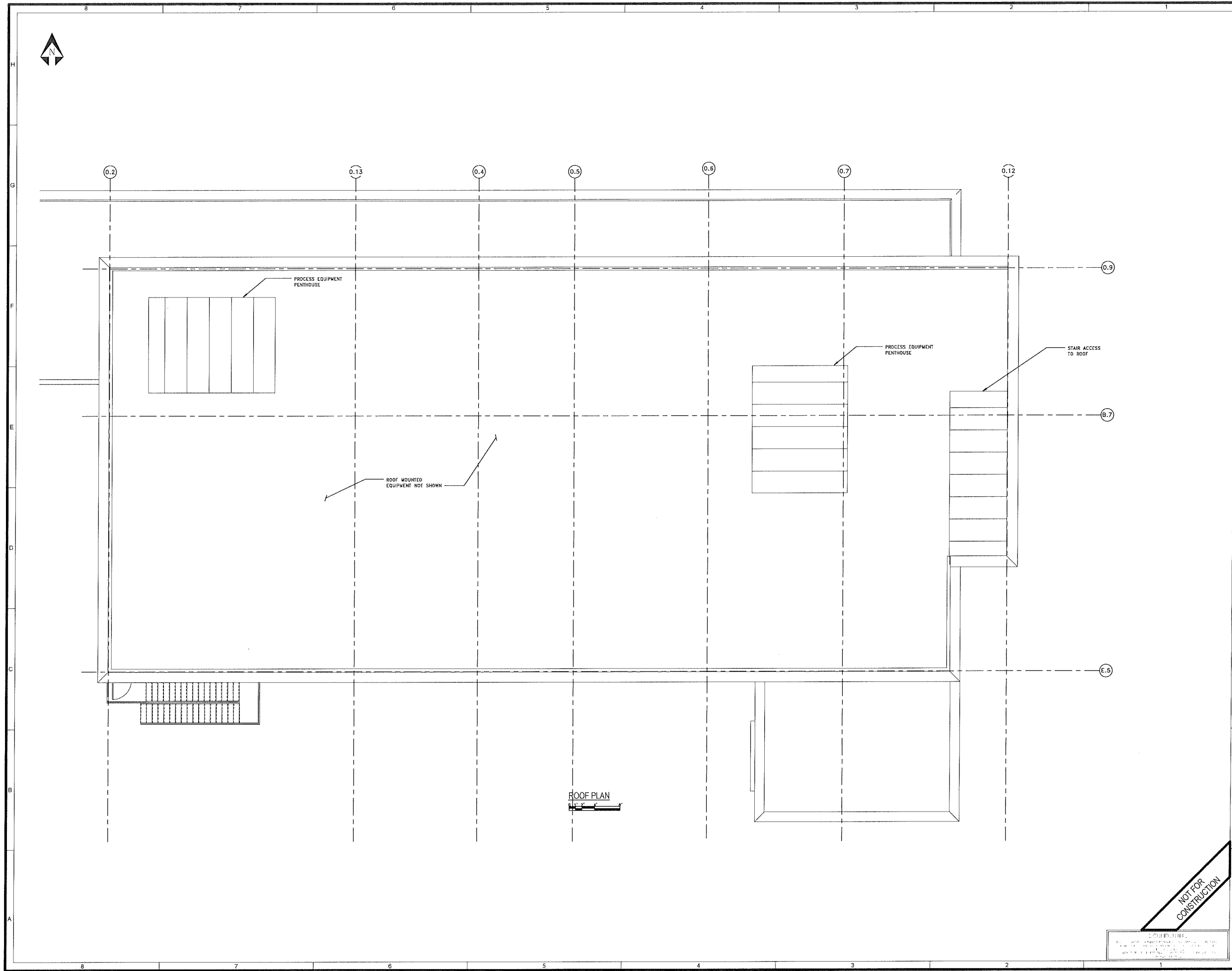
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TITLE
SECOND FLOOR PLAN
FREEZE DRY CAPACITY EXPANSION PROJECT

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FREEZE DRY CAPACITY
SCALE: AS NOTED
PROJECT # 1731.029
SHEET OF

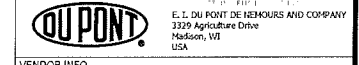




REV	DATE	DESCRIPTION	BY	CHK'D	APPR
O	06/29/16	CITY OF MADISON	KRT	KRT	JDT

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TITLE
 ROOF PLAN
 FREEZE DRY CAPACITY EXPANSION PROJECT

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SIZE E	DWG NO	DATE 6/28/2016 10:59:30 PM
SHEET NUMBER A1.03		
FILE: MA-FDP-PP-ARC-001 FREEZE DRY CAPACITY		
SCALE: AS NOTED		
PROJECT # 1731,029		
SHEET	OF	

NOT FOR CONSTRUCTION

