



Strand Associates, Inc.®

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April 10, 2019

Plan Commission
City of Madison–Planning Division
Madison Municipal Building, Suite 017
215 Martin Luther King Jr. Boulevard
P.O. Box 2985
Madison, WI 53701-2985

Re: DuPont Nutrition and Health (Dupont)–Project Aspen
Land Use Application
Letter of Intent

Dear Commissioners,

The following is a summary of the proposed plans for the properties at 5017, 5021, and 5025 Femrite Drive.

DuPont currently owns the properties at 5017 and 5021 Femrite Drive. DuPont closed on the purchase of the 5025 Femrite Drive property on April 1, 2019. Strand Associates, Inc.® (Strand) is assisting DuPont with combining the properties along with 3322 Agriculture Drive and will be submitting an updated Certified Survey Map along with a City of Madison subdivision application under separate cover in the near future.

DuPont intends to demolish the properties located at 5021 and 5025 Femrite Drive. The property has already been demolished at 5017 Femrite Drive. Demolition will proceed in accordance with the City of Madison requirements including the development of a reuse and recycling plan, and plugging and disconnection of utilities.

The demolition is necessary for a proposed future building expansion that will also be submitted under a separate application. As part of that expansion, several underground utilities will need to be relocated to support the building expansion and the existing homes that are in conflict. Those utilities include a City of Madison storm sewer, and private water and electric services.

The City of Madison storm sewer proposed to be relocated will require dedication of a new easement and relocation of the existing sewer to the western edge of the DuPont property as indicated on the site plan. It is our understanding that we will need to work with City of Madison Engineering Department under a developer's agreement to get this utility relocated.

DuPont would like to proceed with the demolition of the remaining buildings along with the installation of permanent fencing as soon as possible to mitigate security and trespassing concerns. Relocation of the underground utilities would proceed as soon as possible after approval of the City of Madison Engineering Department. It is anticipated that the public and private utility construction would proceed concurrently.

With regards to the future building expansion, DuPont has not identified a specific timetable and is currently working through the schedule internally.

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On behalf of DuPont, we would respectfully ask that the commissioners approve our demolition permit as submitted. Furthermore, we ask that the Plan Commission authorize DuPont to begin working with the City of Madison Engineering Department staff to relocate the City of Madison storm sewer and permit the installation of fencing.

Sincerely,

STRAND ASSOCIATES, INC.®

A handwritten signature in black ink that reads "Brian Molenaar". The signature is written in a cursive style with a large initial "B".

Brian T. Molenaar, P.E.