

## Letter of Intent

We, as co-owners of Ace Hardware Center, a business located at 1398 Williamson St., and also as a representative of Robert Shepherd & Richard Karls, owners of 1384 Williamson St, are seeking a demolition permit for the building located at 1384 Williamson St.

Although a single family residence by past use, we have been using the building as storage for the past several years. The property is zoned C2-HIS-TL and we do not intend to return the existing building to residential use. The effort required to correct this building's deficiencies would be better spent transforming the site in a way that improves Ace Hardware Center's retail operation.

If the permit is issued, Ace Hardware Center would like to remove the building, perform some minor grade work, and install landscaping. The improved approximately 2800 square foot site would provide for more efficient material handling to & from Williamson St and our current storage garage. We also intend to use the site as a seasonal outdoor sales area, particularly next summer during the scheduled reconstruction of Williamson St. Some additional, secure, covered storage may have to be constructed of an appropriate design.

Our preferred timetable for this project would start with a fall 2010 demolition and rough grading. Weather permitting, we would continue with the planned site improvements in an effort to have all work completed and be ready for the spring 2011 outdoor sales season.

We feel that proceeding in this direction is necessary to ensure and enhance Ace Hardware Center's continued strong, family owned retail presence on Madison's near eastside. As it has been since 1923.

Sincerely,

Steve Shepherd & Tom Shepherd