

**The Breidenbach Group, LLC
1431 Northern Ct
Madison, WI. 53703
608-251-1814**

7/17/07

Madison Plan Commission
215 Martin Luther King Jr. Blvd.
Room LL-100
Madison, WI. 53701-2985

**RE: Land Use Application/Demolition Permit
1431,1435, and 1441 Northern Ct., Madison, WI. 53703
-----Letter Of Intent-----**

The following information is presented with the Land Use Application to demolish two properties to make way for the construction of an addition onto an existing metal building:

- **Legal Description of properties:**
 - Lots 28,29,30,31,32, and 33, Fox's Replat of a part of Blocks 225 & 239 in the City of Madison, County of Dane

- **Existing uses of Properties**
 - The House at 1435 is currently occupied by a single woman. The overall condition of the house is poor and needs a substantial amount of work.
 - The House at 1441 is currently occupied and used as offices by TDS Custom Construction. The overall condition of the house is fair to poor. Also, there is no access under the first floor; i.e., no crawl space or basement.
 - There is an existing 7000 square foot metal shop building which is where our cabinet shop and offices are currently located. Condition is average. This building will remain and we intend to add on additional office space to it.

- **Parties involved with the development:**
 - Owner—The Breidenbach Group, LLC
 - Contractor—TDS Custom Construction
 - Architect—Glueck Architects, Jim Glueck
 - Landscaper—Bruce Company
 - Financier—First Business Bank

- **Development Schedule:**
 - **Timeline:** October 1, 2007 through April 15, 2008
 - Tenant at 1435 Northern Court has been notified to vacate the premises by September 30, 2007
 - Begin demolition early October, 2007
 - New structure "dried-in" by December 30, 2007
 - Work on interior finishes January 1 through February 28, 2008
 - Complete exterior parking lot and landscaping by April 15, 2008
 - Demolish two existing houses
 - Construct a one story addition to existing metal building approximately 2100 square feet. Primary function of this new space will be offices for TDS employees, conference and show room for customers.
 - Create new parking lot to accommodate 9 stalls.
 - Upgrade existing metal building (appx. 7000sf) with fresh paint and several new windows along Northern Ct.

- **Profile of Business**
 - East side business on the Isthmus for 22 years
 - Currently TDS has 19 Employees
 - Our line of business is residential and light commercial remodeling and custom cabinet fabrication
 - Hours of operation 7:00 AM-5:30PM weekdays
 - Total square area of all parcels is approximately 17,500 square feet or 0.402 acres.