

TWO MEN AND A TRUCK®

995 Applegate Road, Suite 102
Madison, WI 53713
www.twomen.com

"Movers Who Care®"

(608) 278-0800
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July 12, 2006

Plan Commission
City of Madison
215 Martin Luther King Blvd.
Room LL-100
P.O. Box 2985
Madison, WI 53701-2985

RE: **LETTER OF INTENT**, Conditional Use Permit Request

Dear Commission Members,

The following is information regarding our request for a Conditional Use permit for building at Lot 3 of the Waubesa Business Campus in the city of Madison. Our cartage business, TWO MEN AND A TRUCK®, has outgrown its current structure and is planning an expanded facility at this location. We realize a cartage business is listed as a Conditional Use by Dane County Zoning for a M-1 usage.

Please consider the information below as necessary for your approval of a Conditional Use permit for this location:

Project Name: Lightner & Lightner, Inc. D/B/A TWO MEN AND A TRUCK®

Project Location: Lot 3, Waubesa Business Campus (Kipp Street), Madison,
Wisconsin

Owner: Lightner and Lightner, Inc.
d/b/a TWO MEN AND A TRUCK®
Attn: Tim Lightner
995 Applegate Rd.
Madison, WI 53713

General Contractor: Lightner Development, LLC
Brian Lightner
4118 Commercial Dr.
Unit C
Janesville, WI 53545

Architect: Shulfer Architects, LLC
Attn: Steve Shulfer, AIA
1918 Parmenter St.
Suite 2
Middleton, WI 53562

Surveyor: Mead and Hunt, Inc.
Attn: Ron Schneeberger
6501 Watts Rd.
Madison, WI 53719

Structural Engineer: MP Squared Structural Engineers
Attn: Melissa Peyton, PE
583 D'Onofrio Dr.
Madison, WI 53719

Storm Water Engineer:
Point of Beginning, Inc.
Attn: Scott Groholski
1101 Brilowski
Suite D
Stevens Point, WI 54481

Building Use:

Business office and truck dispatch for the local franchise of TWO MEN AND A TRUCK®. Improvements will include a 4,646 square foot building housing a small loading dock, storage, administrative offices and light retail for the sale of moving supplies. There will be parking for 40 employee vehicles, 6 visitor vehicles and 22 moving trucks. Hours of operation are 7:00 a.m. until 6:00 p.m. Monday through Friday.

Total Building Area: 1,616 warehouse, storage and mechanical
2,842 s.f. administrative offices
188 s.f. retail.
4,646 s.f. total

Acreage: 91,699 s.f., 2.11 acres.

Employees:

This facility will be used by approximately 10 administrative employees and managers and up to 50 moving personnel (drivers). Moving personnel will use the facility to begin their shift, check their route and get instruction.

Existing Conditions:

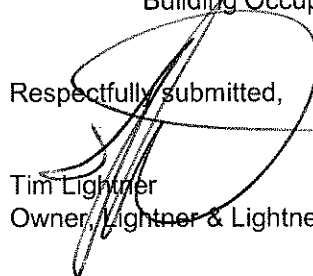
Waubesa Business Campus consists of 16 commercial lots zoned M-1, light manufacturing. Currently there have been no structures erected in this business campus. The lot and business park are surrounded by Interstate 90 to the east, highway 12/18 to the north with some wetland frontage in between lot and highway, another business park to the west and some partially wooded, undeveloped land to the south. A high pressure gas main runs across property, under the proposed parking lot of this project. The lot is generally flat with a slight slope toward the front. One oak tree will need to be cleared before building commences.

Trash and recycling, snow removal and maintenance of building will be contracted to the City's satisfaction and requirements by the business owner.

Proposed Building Schedule:

Bidding Commences: July 24, 2006
City Building Approval: August 21, 2006
Building Commences: August 28, 2006
Asphalt Installation November 1, 2006
Building Completion: March 31, 2007
Building Occupancy: April 1, 2007

Respectfully submitted,


Tim Lightner
Owner, Lightner & Lightner, Inc., d/b/a TWO MEN AND A TRUCK®