

June 21, 2006

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

Re: Letter of Intent for  
Werner Electric Demolition Plan/Parking Lot Addition

Dear Commissioners:

Werner Electric Supply Company is applying for a Demolition Permit for the existing structure at 4504 Pflaum Road as well as a proposed parking lot expansion for 4428 and 4504 Pflaum Road. Both Properties are currently zoned M-1 and no district line issues are present.

Existing Conditions/Uses:

The proposed project site is located on two parcels. The residential parcel, at 4504 Pflaum road, is a 2-bedroom 1,100 s.f. ranch style house with a 600 s.f. detached garage. This property is one of the three residential homes located within a largely manufacturing district. The manufacturing parcel, located at 4428 Pflaum Road, contains a 20,600 s.f. building, where electrical supplies are sold, with a parking area along the south and east side. The total site area for both parcels is 78,487 s.f., or approximately 1.80 acres. The store is open Monday through Friday and the hours of operation are between 7 a.m. and 5 p.m. Approximately, 35 employees work at the Werner Electric Supply Company.

Construction Schedule:

Construction is planned to begin in Summer of 2006, with completion in the Fall of 2006.

Project Team:

Property Owners:  
Werner Electric Supply Co.  
4428 Pflaum Road.  
Madison, WI 53716

Civil Designer/ Surveyor:  
Calkins Engineering  
5010 Voges Road  
Madison, WI 53718

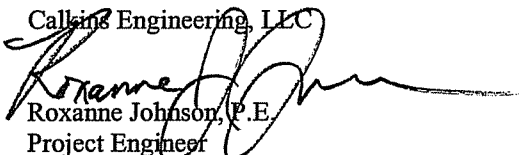
Landscape Architect:  
L.J. Geer Design  
2813 Atwood Avenue #1  
Madison, WI 53704

Project Description:

Werner Electric Supply Company requests a demolition permit for 4504 Pflaum Road. The 15,000 s.f. parking lot addition will include 45 new parking stalls. In addition to the existing handicap stall, another handicap stall and van handicap stall will be added to the parking in front of the building. The additional parking will allow sufficient room for a truck to back into a loading dock without pulling out into Pflaum Road. A small detention area will be constructed in the southeast corner of the new property to meet the Dane County Stormwater Ordinance.

Thank you for your time in reviewing this proposal.

Sincerely,

Calkins Engineering, LLC  
  
Roxanne Johnson, P.E.  
Project Engineer