

July 25, 2005

City of Madison  
Planning Commission

**LETTER OF INTENT**

RE: Demolition Permit  
6600 Watts Road

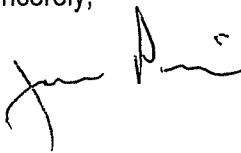
Dear Commissioners:

It is our intent to demolish two buildings on this site. One is a small wood framed garage/shop building and the other is an old small office/shop building that is falling apart. Both have exceeded their commercial usefulness. In 2001 we applied for a demo permit but withdrew the submittal for a number of reasons. Since then we acquired from the City the land between the old property and Watts Road and redesigned the proposal to the one now.

We are proposing two buildings on the site because of a sanitary sewer easement running thru the property. The buildings are set up to include six small tenant suites. The target tenants are small start-up companies such as building contractors, insurance agents and the like. We have designed four 1000sf suites with the potential for a partial second floor or mezzanine and two 500sf suites with the same potential of a second floor level. Each suite's interior will be designed for the tenants' particular needs. The buildings footprint is a total of approximately 5000sf with a potential of an additional 2200sf of second levels. Based upon the office/retail parking requirement of 300sf of tenant space per stall we are providing the required 24 stall parking lot. Because of the nature of the target tenants, front parking is preferred to access front offices/retail space with garage doors to the rear for access to a contractors' back shop area.

The project is designed by Tom McCoy of McCoy Engineering and Peiss Construction Inc. will be the general contractor. The various sub-contractors required have yet to be determined. I wish to commence construction as soon as all approvals are obtained and anticipate that it will take six months to complete.

Sincerely,

A handwritten signature in black ink, appearing to read "Joe Peiss", with a stylized flourish at the end.

Joe Peiss  
Partner  
Struck Street LLC