

June 22, 2005

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

RE: Letter of Intent for Badgerland Supply, Inc.
809 Watson Avenue, Madison, WI 53713

To Whom It May Concern:

The proposed project at 809 Watson Avenue includes the demolition of an existing warehouse and the construction of a new warehouse for Badgerland Supply, Inc. The proposed building would be used for storage of gypsum wallboard. The project also includes some site work such as new parking areas, new retaining wall, grading and landscaping.

Name of Project: Badgerland Supply, Inc. 809 Watson Avenue, Madison, WI 53713

Construction Schedule: Start construction fall of 2005, as soon as possible after city approvals.

Description of existing conditions: The site (Parcel B - see Survey) currently contains a one-story metal building used for the storage of gypsum wallboard to be demolished. Parcel A has a one-story metal building with storage and offices to remain. The office area is a small two-story area at the front of the building. Parcel C is a paved service area.

Owner Contact: Jim Downing, President, Badgerland Supply, Inc., 809 Watson Avenue, Madison, WI 53713; 608-274-6630

Architect: Colin Godding, AIA, Architecture | CSG, Inc., 107 N. Hamilton, Madison, WI 53703; 608-251-4402

Contractor: To be determined. The project is at the pricing stage at present.

Landscape Architect, Storm Water Management Plan: Chris Thiel, Schreiber/Anderson Assoc., 717 John Nolen Drive, Madison, WI 53713; 608-255-0800

Surveyor: Dave Jenkins, Jenkins Survey & Design, Inc., 161 Horizon Drive, Suite 101, Verona, WI 53593; 608-848-5060

Structural Engineer: Tom Iverson PE, Iverson Engineering Services LLC, 6754 Raymond Road #113, Madison, WI 53719; 608-231-3140

Use and Square Footage: Existing Building – 9605 SF, gypsum wallboard storage. Proposed Building – 16,435 SF for gypsum wallboard storage, one 13'-0" x 14'-7 1/2" office room and plumbing for future toilet rooms.

Total Gross Square Footage: 17,000 SF

Number of Employees: Parcel B – one employee at all times, three to four at most. Parcels A, B and C – 20 employees total.

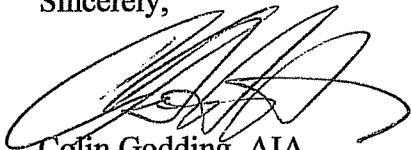
Parking and Loading: Proposed employee parking – 26 spaces, including two van accessible spaces. One loading dock and 4/5 overhead drive in loading doors.

Hours of Operation: Monday – Friday: 6:00 am – 5:30 pm. Saturday: 7:00am – 11:00am.
Sunday: closed

Acreage of the Site: Parcel A – 1.033 acres; Parcel B – 0.704 acres; Parcel C – 0.327 acres;
Total – 2.064 acres

Thank you for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read 'Colin Godding', written over a horizontal line.

Colin Godding, AIA
Architecture | CSG, Inc.
107 North Hamilton Street
Madison, WI 53703