

To: City of Madison Plan Commission
Madison Planning & Development Office
215 Martin Luther King Jr. Blvd, Room LL100
Madison, WI 53710

Date: December 18, 2007

LETTER OF INTENT

This Letter of Intent accompanies the Conditional Use application of the Wisconsin Alumni Research Foundation ("WARF") for the demolition of the structure located at 1314 West Johnson Street ("Randall Tower"). The address, current zoning classification, and legal description of the parcel containing Randall Tower are attached hereto as Exhibit A (the "Property"). The Property is owned by WARF Properties, LLC, a wholly-owned subsidiary of WARF.

Current Use. Formerly used as an apartment building with ground floor retail, Randall Tower currently has no residential tenants, and as of January 1, 2008 and thereafter, shall be used solely as the project office for the Wisconsin Institutes For Discovery ("WID/MIR") project, which is located directly to the north across Campus Drive. The Randall Tower structure is in poor condition – the roof leaks, the heating plant is in need of substantial repair, and the elevators are malfunctioning. Given the planned future use of the Property, the investment necessary to revitalize the structure far exceeds its economic value.

Planned Future Use. Demolition of Randall Tower is requested to facilitate the construction of the WID/MIR project. Once the Randall Tower building is demolished, the Property will be used for construction staging for the WID/MIR project. In the future, the Property will be transferred to the University of Wisconsin and incorporated into the University's expansion and redevelopment of Union South. If there is any gap between use of the Property for WID/MIR project construction staging and incorporation of the Property into the new Union South, the Property will be graded and leveled, and seeded with grass.

Respectfully submitted,

The Wisconsin Alumni Research Foundation


By: 
Carl E. Gulbrandsen, Managing Director

EXHIBIT A

1314 West Johnson Street

Zoning: C2

PIN: 070922119023

Legal Description:

Lot Nineteen (19), Resubdivision of a part of Block 6, Brook's Addition to Madison, in the City of Madison, Dane County, Wisconsin.

Parcel contains approximately 4,632 square feet or 0.1063 acres.