



October 15th 2008

Matthew Tucker
Zoning Administrator
Madison Municipal Building, LL100
215 Martin Luther King, Jr. Blvd.
PO Box 2984
Madison, WI 53701-2984

**PUD -GDP/SIP
ACACIA - 222 Langdon Street (201 West Lakelawn Place) & 229 W. Lakelawn Place**

Letter of Intent

Dear Matt,

This is our Letter of Intent for the PUD-GDP/SIP at the property located at 222 Langdon Street (to be identified as 201 W. Lakelawn Place from this point forward) and 229 W. Lakelawn Place. The existing building is a 20 bedroom fraternity. We wish to remodel the existing building into apartment and lodging-room use with 9 lodging rooms and 7 apartments. 201 W. Lakelawn Place has the following unit and sleeping room mix:

Floor	Single Lodging Rooms	Double Lodging Rooms	1 BR Unit	2 BR Unit	3 BR Unit
1	4	2	1		
2		3			
3					2
4				2	
5					2

The rehabilitation work will meet the National Parks Service Standards for Rehabilitation.

The gross area of the building would be 12,202 sf, including the basement and floors one through four (the configuration of the rehabilitated structure does not change from the documents submitted with our approved conditional use. At 229 West Lakelawn we are proposing to develop a 4-story apartment building atop one level of enclosed parking the gross residential area for 229 W. Lakelawn is 17,340 atop 4,335 sf of parking for a total of 21,675 sf.

The unit tally for 229 W. Lakelawn follows:

Floor	1 BR Unit	2 BR Unit	3 BR Unit	4 BR Unit	total
1	0	1	2	1	4
2	0	1	2	1	4
3	0	1	2	1	4
4	0	1	2	1	4
Total	0	4	8	4	16

The total unit count for both buildings is 23 apartments and 9 lodging rooms. The total developed area of the two buildings is 33,877 sf. The combined lot size is 13,780 square feet (.32 acres) giving a floor to area ratio (FAR) of 2.46. There are 7 indoor car parking stalls, 1 indoor ADA van parking stall, 8 indoor bicycle stalls, 4 indoor scooter stalls, 18 outdoor bike parking stalls, and 5 outdoor scooter parking stalls proposed.

The development schedule, given the application will likely be heard at the Plan Commission's December 15th meeting, contemplates completing construction drawings and beginning construction on or near January 15th, 2008. The remodeling should take approximately 8 months and the building should be available for use in August of 2009.

Please refer to the attached Zoning Text and Plans for additional information. At this time, we are acting as our own general contractor. This may change, and if we hire a contractor we will contact you in a timely manner. The contact person at our office is David Kaul of the Alexander Company. The owner of the property is 222 Langdon, LLC.

Please call me at 608-258-5580 if you require further information.

Sincerely,

THE ALEXANDER COMPANY, INC.



Thomas Miller
Planning & Development Project Manager

CC: File