

MICHAEL BEST

& FRIEDRICH LLP

Michael Best & Friedrich LLP

Attorneys at Law

One South Pinckney Street

Suite 700

Madison, WI 53703

P.O. Box 1806

Madison, WI 53701-1806

Phone 608.257.3501

Fax 608.283.2275

William F. White

Direct 608.283.2246

Email wfwhite@michaelbest.com

March 24, 2009

Mr. Bradley A. Murphy, Director
City of Madison, Dept. of Planning and Development
Madison Municipal Building, Suite LL-100
215 Martin Luther King Jr. Boulevard
Madison, WI 53701-2985

Re: 214 N. Hamilton Street

Dear Mr. Murphy:

This is a letter of intent submitted on behalf of the rezoning of the above-referenced property from R-6 to C-2.

Applicant: Idriz Sabani
422 Calloway Blvd.
LaCrosse, WI 54603

Agent for Applicant: William F. White
Michael Best & Friedrich, LLP
One S. Pinckney Street, Suite 700
P.O. Box 1806
Madison, WI 53701-1806
(608) 283-2246
WFWhite@MichaelBest.com

Existing Condition and Use of the Property. The property has been used as an office building for a nonprofit organization, the Veterans of Foreign Wars. The VFW has entered into a contract to sell the building to the Applicant.

Development Schedule for the Project. Upon closing, the property shall be maintained as a market rate office use with minor exterior improvements. The improvements will be used to achieve energy efficiency and to improve the external aesthetics of the building.

Contractor. No contractor has yet been selected.

Design elements are being created with:

Colin L. Godding
107 N. Hamilton St.
Madison, WI 53703

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Proposed Type of Business: Office use.

Gross Square Footage of Building: 10,000 square feet of leasable space.

Number of Parking Stalls: The site is across from Capital Square North Parking ramp.

Purpose of the Rezoning: The purpose is to conform the long-standing use to a commercial standard in the C-2 zoning district and to remove it as a nonconforming use. Other properties in the immediate area also enjoy C-2 zoning classifications.

Please let me know if you have any questions.

Sincerely,

MICHAEL BEST & FRIEDRICH LLP



William F. White

WFW:cmm

cc: Idriz Sabani
Robert Carpenter

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