



CENTRAL PROPERTIES

513 North Lake Street
Madison, WI 53703
Telephone: 608-255-1767

October 2, 2007

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

Dear Commission Members,

This is our Letter of Intent for property located at 233 Langdon Street in Madison. The existing building is a 25 bedroom rooming house, and was formerly used as a fraternity. We wish to remodel the building into apartment usage with 20 units and a total of 25 bedrooms, which would rent for approximately \$700 per bedroom. All remodeling work would be within the existing envelope of the structure.

The gross square footage of the building would be 13,520, including basement and floors one through three. The lot size is 8,712 square feet (.20 acres). There are no parking stalls; there would be one loading berth and 20 bicycle/moped stalls.

The development schedule, assuming this application is heard and approved at the Commission's November 19th meeting, is to finish construction drawings and begin construction at or near the first of January, 2008. The building is now vacant. The remodeling should take 4 to 6 months and the building should be available for use in May or August of 2008.

At this time, we are acting as our own general contractor. This may change, and if we hire a contractor we will timely contact your staff. The architect is David Ferch. The contact person at our office is Harold Langhammer or Garth Langhammer. The owner of the property is 223 Langdon Street Group, LLC, which consists of Harold Langhammer, Garth Langhammer and Phyllis Sanfilippo.

Please call me at the above telephone number if you require further information.

Sincerely,


223 Langdon Street Group, LLC, by:
Harold Langhammer