



RENAISSANCE

PROPERTY GROUP, LLC

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March 4, 2008

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

RE: Letter of Intent
Conditional Use Permit -609 E. Gorham

Dear Commission Members:

The following is submitted together with the plans and application.

The existing building is a 17-room rooming house. It has suffered years of neglect and cobbled construction by the previous owner of many years. Renaissance Property Group, llc purchased the property in July of 2007. It has been empty since October of 2007.

We wish to remodel said building into a 6 unit apartment building. (1) studio apartment, (2) 1 bedrooms with den, (1) 1 bedroom loft apartment. (2) one bedroom units. Within the six units, we will create (2) class 'B' accessible units. All remodelling work will be done within the existing envelope of the building. Bed count will be reduced from 17 to 6. (7) parking stalls including a van accessible stall, bike parking and moped parking will be furnished on site.

The scope of the work will include a complete remodel. New underground electrical service, all new interior wiring, new plumbing and fixtures, new energy efficient boiler with a reclaim unit for the building's hot water service, all new energy star double hung windows, energy star appliances. New roof, paint and tuct pointing. The once grand front porch will be returned to its original beauty and use.

It is anticipated the work will be completed by May 1, 2008.

The architect for the project is Melissa Destree. The owner is Renaissance Property Group, llc. We are also acting as our own general contractor for the project.

Please feel free to contact me at the above telephone number if you require any further information.

Very truly yours,

Michael HB Matty
Managing Member