



May 21, 2008

Plan Commission
c/o Department of Planning and Development
City of Madison
215 Martin Luther King Jr., Blvd.
Madison, WI 53710

Re: 615 N. Lake Street
Letter of Intent

Dear Members of the City of Madison Plan Commission:

We are pleased to submit the Conditional Use application for 615 N. Lake Street.

The project involves the conversion of a Greek House to a (3) unit; for a total of 14-
bedrooms. There are no exterior alterations, other than the addition of a wheelchair lift.

Legal Description is as follows: ORIGINAL PLAT, BLK 3, PART OF LOTS 1 AND 2
BEG 151 FT N OF SW CORN OF LOT 1 THE E 82 ½ FT TH S 43 FT TH W 82 ½ FT
TH N 43 FT TO BEG.

No on-site automotive parking is provided. Fourteen on-site bike stalls will be provided.

The lot area is 3,548 square feet or .08 acres. The total building area will be 4,933 square
feet

The overall density is 37.5 units per acres. The total usable open space is 622 square feet.
This results in 207 square feet of open space per unit and 45 square feet of usable open
space per bedroom.

Madison Property Management will manage the building. Trash and snow removal will
be provided by private contract.

The proposed construction schedule is to commence with construction 7/8/08 with
completion by 8/7/08.



The development team includes the following:

Owner: CWGS Properties, LLC
25 East Cedar
Chicago, Illinois 60611-0000

Property Manager: Madison Property Management
10 N. Charter Street
Madison, WI 53715
Telephone: 608-251-8777
Fax: 608-255-9656
Contact: Jim Stopple

Architect: Gary Brink and Associates, Inc.
8401 Excelsior Drive
Madison, WI 53717
Telephone: (608) 829-1750
Fax: (608) 829-3056
Contact: Gary Brink

Sincerely,



Gary P. Brink
Project Architect

Enclosures

