

431 West Dayton Street, LLC
Daniel J. Bohl
440 W. Dayton Street
Madison, WI 53703

April 27, 2010

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

Re: 431 West Dayton Street Project Letter of Intent

Dear Commission Members:

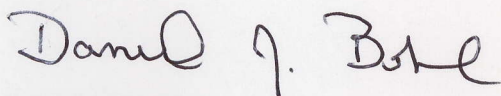
The property located at 431 West Dayton Street consists of a vacant, 2-bedroom single family home that has reached the end of its useful life. The proposed project shall demolish the existing structure and replace it with a 4 story, 4-unit, furnished residential apartment building intended to house University of Wisconsin college students. The site shall include 23 bicycle and moped stalls, including 3 interior and 4 covered stalls. In addition, there shall be decks in several of the units and an open green space in the rear with a grill for tenant use. The apartment rents shall be market rate, with a monthly rate of \$ 525 per bedroom expected.

The lot area is 4,356 square feet or 0.10 acres and the proposed footprint is 2,136 square feet and the gross square footage is 8,495. The building shall be of quality materials with masonry construction, a brick façade and stone accents. The rear of the building has been designed to provide a visual quality typical of a front façade and the ceilings shall all be 9 feet in height. Although 4 stories, the top story consists of a pitched roof with dormers to give the visual appearance of a typical 3 story building.

The project is to be constructed by 431 West Dayton Street, LLC which is owned and operated by Daniel J. Bohl. Mr. Bohl shall personally manage the property upon completion and currently owns and manages several apartment buildings on the 400 block of West Dayton, some of which he has owned for almost 20 years. The architect is David Ferch. The general contractor is Key Construction. The proposed construction schedule is February, 2011 with a completion date of August, 2011.

We look forward to building a solid project that we feel will provide a nice addition to the neighborhood and provide its occupants with enjoyment and a high quality of life for decades to come.

Sincerely,



Daniel J. Bohl
431 West Dayton Street, LLC