



May 15, 2023

Madison Plan Commission

215 Martin Luther King Jr. Blvd

Madison, WI 53701

Dear Plan Commission Members,

Please accept this letter of Intent for the Conditional use of 233 Langdon Street, Madison, WI. The existing building is currently used to house a fraternity. The current building has approx. 25 bedrooms, our design will modify the current building layout to include more bathrooms with a mixture of single and double bed living quarters to the total of 24 bedrooms, offices for staff and services, a kitchen, and communal space.

The majority of the work will be completed on the interior of the building with the exterior receiving landscaping, a fence in the rear of the building and smaller decorative fence in the front by new bike racks. The existing loading / unloading area will be maintained with the parking being located off site, which is currently the situation. This is not an issue as our Client, Mansfield Hall currently operates under this agreement elsewhere in Madison.

The current building's footprint of 13,520 s.f., will not be altered at this time. Our client looks to provide housing and services to students with special needs, Mansfield Hall truly bridges the gap between what housing services may offer these students and what is truly needed for their success.

As for the development schedule, we are Applying today May 15th with the hopes to be on the Agenda for the July 10th Plan commission meeting. Should there be any further meetings required by the Alder, Neighborhood Association, or Zoning, this will leave time to do so prior to the July Meeting. Our client and National Construction look to start the bulk of the work in April Of 2024, with smaller renovations starting earlier.

We do not foresee any issues as this property currently holds a Conditional Use Permit for Housing, and we would certainly be providing much needed improvements to the building and offering a highly needed service to students at the University of Wisconsin through Mansfield Hall's initiatives. Should you have any questions, please contact me, and feel free to check out Mansfield Halls website at : <https://mansfieldhall.org/>

Thank you for your time and consideration,

Charlie McCall  
Project Manager  
Sketchworks Architecture, LLC