

# DIMENSION IV - MADISON

*Architecture, Engineering and Interior Design*

May 10, 2006

Pete Olsen  
Department of Planning and Development  
Planning Unit – City of Madison  
215 Martin Luther King Jr Blvd  
Madison WI 53701-2985

Reference: Letter of Intent  
Lot 90  
Midtown Commons  
Dimension IV Project No. 06018

Dear Mr. Olsen:

This is a Letter of Intent for our project, Lot 90 Midtown Commons Mixed Use at the corner of Mayo Drive and Waldorf Boulevard. Following is the required information. Our application for rezoning from PUDGDP to PUDSIP is enclosed.

The name of the project:

- Lot 90 Midtown Commons.

Lot 90 Midtown Commons:

- The construction of a new 42 condominium apartment building with first floor commercial and a parking level basement.
- The condominium will be available 24 hours a day, seven days a week to the residents. The commercial space will operate between 6:00am and 2:00am.

Construction schedule:

- Construction to start in the summer of 2006 and run through 2007.

Names of people involved:

- Land Owner: Anthias, LLC, Madison, WI
- Developer: Anthias, LLC, Madison, WI
- Architect: Dimension IV – Madison, L.L.C., Madison, WI
- Landscape Architect: Ziegler Design Associates, Middleton, WI
- Civil Engineers: Caulkins Engineering, Madison, WI
- General Contractor: Landgraf Construction, Madison, WI

Uses of all areas of the building(s) and square footages devoted to each use:

- Residential Condominiums: 64,400 GSF
- Commercial Area: 8,583 GSF
- Covered Parking: 17,815 GSF
- Total: 90,168 SF

Site:

- The site: The 54,826 acre site is located at the northwest corner of Mayo Drive and Waldorf Boulevard.

Proposed New Buildings:

- Proposed 42 unit Residential Condominium Building includes:
  - 42 2-bedroom and 2-bedroom and den condominium apartments.
  - Entry level commercial space.
  - Basement with 46 parking stalls, bicycle parking, mechanical area and storage.

Sincerely,

Dimension IV – Madison, LLC



Jerry Bourquin, AIA

CC: Tien and Jim  
Mark Landgraf