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23 May 2006

Planning & Development
City of Madison, WI
215 MLK Jr. Blvd.
Madison, WI

RE CONDITIONAL USE PERMIT TO DEMOLISH EXISTING BUILDING AT
 414 GRAND CANYON DRIVE, MADISON, WI

It is the intent of the owner, Grand Canyon 1000 LLC, to demolish the existing building, formerly Chi Chi's restaurant and replace it with a new office building. The site consists of three contiguous lots. The new building will be located on lots 27 & 28. Two building pads are planned for the future. Building pad 1 is located on lots 27 & 28 at the east end. Building pad 2 is located on adjacent lot #29.

The work on the demolition and construction will start simultaneously as soon as the above conditional use permit is granted. Construction is planned through the summer and completed, ready for occupancy in late 2006. There will be single tenant of the two story, three level building with 19,434 SF of area which will replace the one story 10,621 SF existing building.

Please refer to the attached fact sheet for additional information.

If you have any questions, please do not hesitate to call.

Arlan Kay, AIA
Architect

FACT SHEET

CONDITIONAL USE, 414 GRAND CANYON DRIVE, MADISON, WI

Owner

Grand Canyon 1000 LLC
Curtis Brink
701 E. Washington Avenue
Suite 105
Madison, WI 53703

575-4845

Architect

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Engineer

Arnold & O'Sheridan
Mike Schmidt
1111 Deming Way
Madison, WI 53717

821-8411

Site Information

Total area of site	115,201 Square Feet
Parking Spaces (for first building)	75 spaces (includes 3 ADA spaces)
Parking Spaces (for building pad 1)	9 spaces (includes 1 ADA space)
Parking Spaces (for building 2)	78 spaces (includes 3 ADA spaces)

Building Information

Proposed Building area	19,434 SF
Proposed Use	Realtor offices
Number of Employees	105
Hours of operation	8:00 AM to 5:00 PM typical

Construction schedule

Summer and Fall 2006