



DESIGN UNLIMITED

May 12, 2008

Mr. Mark Olinger
Director of Planning
Department of Planning & Development
City of Madison
215 Martin Luther King Jr. Blvd.
Madison, Wisconsin 53701

Re: Letter of Intent
Four, Metrotech
6502 Town Center Drive

Dear Mr. Olinger,

The following is submitted together with the plans, application and zoning text for staff, plan commission and council consideration of approval of the proposed development.

Owner: Robb A. Warren, D.D.S.
4226 Milwaukee Street
Madison, WI 53714
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Architect: Dan Helwig, Architect, AIA
Design Unlimited
303 West Upham Street
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dan@designunlimitedmfld.com

Project: Four, Metrotech
6502 Town Center Drive
Madison, WI

Landscape
Designer: Jim Schaefer, ASLA
Vandewalle & Associates
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jschaefer@vandewalle.com

Engineer: Michael L. Calkins, P.E.
Calkins Engineering
5010 Voges Road
Madison, WI 53718
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Background:

This proposed development is located on Lot 4, Metrotech plat. A general development plan and final plat have been previously approved for the site. The plan commission reviewed and referred a previous Specific Implementation plan submitted for Lots 3, 4, and 5. Then a development on Lot 5 was submitted and had been approved by Plan Commission but final reviewing agencies have not signed off and therefore Plan Commission approval is about to expire. Design work for Lot 3 is being studied and will be submitted at a later date. The development on Lot 4 has been designed to meet staff and commission comments and considerations. We are requesting approval of the Specific Implementation Plan on Lot 4 only.

Site Development Statistics:

Lot Area: 63,358 sq.ft. or 1.45 acres

Gross Building Area:

Phase I Main Level:	4,376 sq.ft.	Phase II Main Level:	6,962 sq.ft.
Phase I Upper Level:	2,675 sq.ft.	Phase II Upper Level:	5,245 sq.ft.
Phase I Lower Level:	4,376 sq.ft.	Phase II Lower Level:	6,962 sq.ft.
Phase I Total	11,427 sq.ft.	Phase II Total:	19,169 sq.ft.

Total Phase I and Phase II: 30,596 sq.ft.

FAR Ratio:

Maximum allowed in GDP: .80
Phase I Actual: 11,427 sq.ft./63,358 sq.ft. = .18
Total Actual: 30,396 sq.ft./63,358 sq.ft. = .48

Use of Property:

Professional office space

Parking Provided:

Phase I Large Car Stalls:	26 cars	Phase II Large Car Stalls:	34 cars
Phase I Accessible Stalls:	2 cars	Phase II Accessible Stalls:	1 car
Phase I Total Stalls	28 cars	Phase II Total Stalls:	35 cars

Phase I Parking Ratio 1 stall/408 sq.ft.
Phase I&II Parking Ratio 1 stall/482 sq.ft.
Required Ratio 1 stall/500 sq.ft

Estimated Number of Potential Employees: 50

Hours of Operation:

Standard hours of operation not to exceed 8 a.m. to 10 p.m.

Site and Building Architecture:

The site plan locates a multi-story building within the primary building zone of Lot 4 as specified in the General development Plan. The building architecture, scale, and site design is pedestrian oriented, urban in character, and consistent with both the surrounding housing and the General Development Plan. The building is located primarily along Town Center Drive (Street 'A' in the GDP). Phase I includes a three-level building with pedestrian level entrance along Town Center Drive and a two-story office element from the parking lot at the rear. Phase II will expand the main level and second-story office element.

Professional office suites are accessible by pedestrians along Town Center Drive and the parking area behind. The offices have readily identifiable primary entries from both the street and parking area. Pedestrian paths are continued throughout the site; connecting the building, parking, Town Center Drive, Metro Terrace, and the development to the North and East.

Shade trees and landscaping are provided to shade and screen the parking lot. Landscaping also contributes to an enjoyable pedestrian environment through the design of planting beds around the building. Site lighting is designed to provide a safe environment without excessive light levels.

Project Schedule & Management:

Construction of Phase I will begin as soon as all necessary approvals and permits are obtained. Approximate start date of August 4, 2008, with completion approximately February 2009. Phase II will be constructed as market conditions dictate.

Social & Economic Impacts:

The development will have a positive social and economic impact bringing professional medical services to the neighborhood in terms of an established dental provider. It is anticipated that the remaining suites will also be filled with similar medical practitioners or other complimentary professional services.

Thank you for your time in reviewing our proposal.

Yours truly,



Daniel J. Helwig, Architect, AIA