



The Carey Group

Commercial Real Estate Services

February 11, 2009

City of Madison
Planning Department
215 Martin Luther King Jr. Blvd
Madison, WI 53703

Letter of Intent: 8002 Watts Road

To Whom It May Concern:

The Carey Group is submitting this Letter of Intent on behalf of Dr. Peter Worman and Dr. Brad Byce.

8002 Watts Road (otherwise known as Lot 7 of Ganser Heights) is a 47,580 square foot vacant lot and is located in the Princeton Club parking lot. The Princeton Club currently uses a portion of the lot for parking. Our intent is to develop a 4,600 (+/-) square foot, single tenant, family dental clinic for Dr.'s Byce and Worman.

The clinic will have 8 operatories with 13 employees and 2 dentists. They will operate Monday through Friday from 7:00 a.m. to 6:00 p.m. They will require 31 parking stalls. (15 for employees, 8 for patients being treated, and 8 for patients in waiting room.) As part of the development, The Princeton Club is requiring that the 34 parking stalls currently on Lot 7 be replaced on Princeton Club land.

Iconica has been selected as the architect and Paul Skidmore has been selected as the landscape architect. We have not selected a general contractor yet. The development schedule is attached to this letter.

If you have any questions about this project you can contact Kevin Carey at The Carey Group at (608) 310-7401

Sincerely,

Kevin Carey