

353 West Mifflin Street

0 100 Feet



Date of Aerial Photography - April 2003



March 7, 2005

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

Reference: Letter of Intent
Metropolitan Place
Phase 2
Dimension IV Project No. 03039

Dear Mr. Murphy:

This is a revised Letter of Intent for the Conditional Use to demolish the existing residence at 353 West Mifflin Street. Metropolitan Place Phase 2, 333 West Mifflin Street, will be constructed at this site at the corner of Broom Street and Mifflin Street. Following is the required information. Our application is for the Conditional Use to demolish the house. The Conditional Use will allow for the demolition and site cleanup to proceed prior to the final council approval and recording of documents. This will allow for construction to proceed upon recording of the documents.

This earlier construction start will allow for the site to be cleared and remove the building. We will then be able to start construction as soon as the recording of the documents to expedite construction. This will allow for more site, street and building work to be completed during the summer when there is less street activity and better weather conditions.

The name of the project:

- Metropolitan Place Phase 2.

Metropolitan Place Phase 2:

- The construction of a new 305,000 GSF, 164 condominium apartment building with first floor commercial of 16,000 GSF.
- The construction of a 4,200 GSF first level commercial space at the existing building.
- The construction of a 320 stall parking structure.
- 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 spring of 2005 and run through 2007.

Names of people involved:

- Architect: Dimension IV – Madison, LLC, Madison, WI

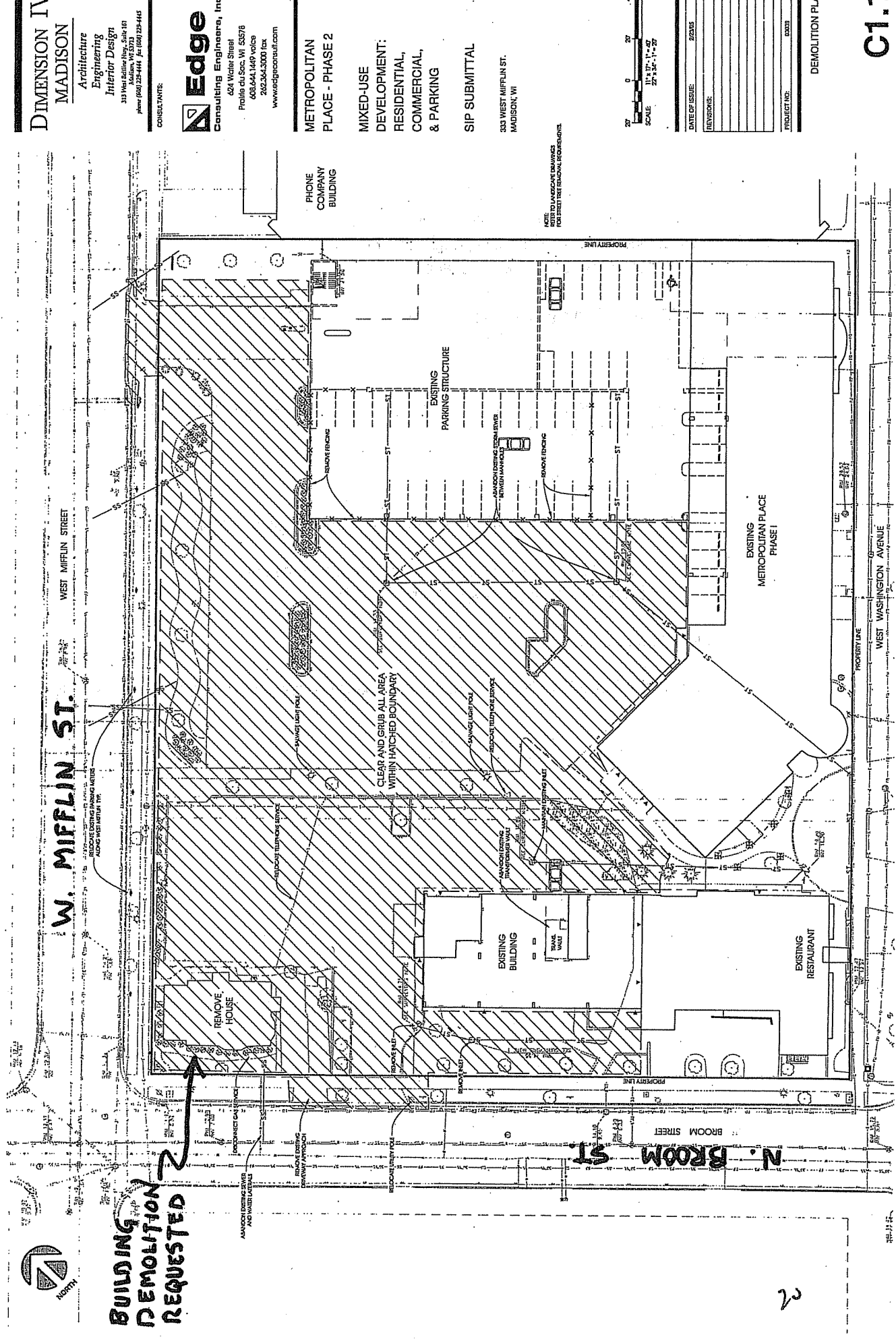
- Landscape Architect: Ken Saiki Design, Madison, WI
- Surveyor: Point of Beginning, Inc., Stevens Point, WI
- Civil Engineers: Edge Consulting Engineers, Prairie du Sac, WI
- Contractor: KBS Construction, McFarland, WI

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

- Site:
 - The site: The 1.46 acre Phase 2 site is located at 333 West Mifflin Street at the corner of Broom Street and West Mifflin Street.
- Proposed New Buildings:
 - Proposed 164 unit, 305,000 GSF Residential Condominium Building includes:
 - 164 2-bedroom and 1-bedroom condominium apartments.
 - Entry level commercial space, 16,000 GSF.
 - Multi-level 320 stall parking structure.
 - Proposed 4,200 GSF of first floor commercial space beneath the existing apartment building.



**BUILDING
DEMOLITION
REQUESTED**



**DIMENSION IV
MADISON**

Architecture
Engineering
Interior Design
313 West Madison Hwy., Suite 101
Madison, WI 53703
Phone (608) 225-4141, Fax (608) 229-1415

CONSULTANTS:

Edge
Consulting Engineers, Inc.
624 Water Street
P.O. Box 441, Madison, WI 53708
608.541.1449 voice
608.541.3000 fax
www.edgeconsult.com

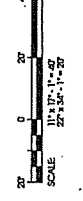
**METROPOLITAN
PLACE - PHASE 2**

MIXED-USE
DEVELOPMENT;
RESIDENTIAL,
COMMERCIAL,
& PARKING

SIP SUBMITTAL

333 WEST MIFFLIN ST.
MADISON, WI

NOTE:
REFER TO LANDSCAPE DRAWINGS
FOR STREET TREE DEMOLITION REPORT.



DATE OF ISSUE:	2/23/05
REVISIONS:	
PROJECT NO.:	03033

DEMOLITION PLAN

