

Hammes Company

22 East Mifflin Street, Suite 800
Madison, Wisconsin 53703
Tel: 608 274 7447 Fax: 608 274 7442

February 20, 2012

Mr. Steven Cover
City of Madison
Department of Planning & Community & Economic Development
215 Martin Luther King Jr. Boulevard, Suite LL100
Madison, Wisconsin 53703

RE: LETTER OF INTENT, PROPOSED PARKING CONNECTION

The following letter of intent ("LOI") is submitted by Hammes Company Sports Development, Inc. (the "Project Manager") on behalf of National Guardian Life Insurance Company ("NGL") as part of a Land Use Application for a Conditional Use Permit to make a connection for vehicular and pedestrian access from the NGL parking ramp located at 2 East Gilman to the Wisconsin Avenue Parking Company, LLC ("WAPC") ramp located at 519 Wisconsin Avenue in downtown Madison, Wisconsin.

APPLICANT:

National Guardian Life Insurance Company, a Wisconsin corporation ("NGL"),

OWNERSHIP OF WAPC GARAGE:

Wisconsin Avenue Parking Company, LLC, a Wisconsin limited liability company ("WAPC"). WAPC is co-owned by the Edgewater Hotel Company, LLC ("EHC") and NGL. A letter providing approval for said connection by the WAPC ownership is attached.

PROJECT MANAGER:

Hammes Company Sports Development, Inc., a Wisconsin corporation

ARCHITECT:

Elkus Manfredi Architects

GENERAL CONTRACTOR:

J.H. Findorff & Sons

STRUCTURAL ENGINEER:

Pierce Engineers

MEP ENGINEERS:

KJWW Engineering Consultants

LANDSCAPE ARCHITECT:

Ken Saiki Designs

LIGHTING ENGINEER:

KJWW Engineering Consultants

PURPOSE:

The connection will provide a secondary means of vehicular and pedestrian ingress/egress for NGL employees to their office building. The connection also provides a secondary means of emergency ingress/egress if required for either garage. The entire connection is underground and will not be visible from, or impact the grade of the either parcel.

EXISTING CONDITIONS:

The existing conditions are detailed on the attached site plan and shown in the attached architectural documents. Today, there is an existing parking ramp located beneath the NGL office building. The WAPC ramp is currently under construction adjacent to the NGL office building and parking structure as part of the Edgewater Hotel development.

BUILDING SQUARE FOOTAGE:

The estimated square footage of the connection is 300 square feet.

The estimated square footage of the two parking structures to which this connection is being made is:

- NGL Building: 67,300 square feet. Parking structure includes approximately 150 parking stalls.
- WAPC Garage: 72,356 square feet and includes approximately 200 stalls.

OPERATIONS:

Operations are not shared between the ramps. The general hours of operation for the NGL ramp are approximately 6am – 7pm, however employees are able to access the ramp through a secured gate 24 hours a day. Operations of the WAPC ramp is 24 hours a day.

SECURITY:

The vehicular and pedestrian doors will be secured. Key card access will be provided to NGL employees. The ramp connection will be monitored by security cameras in the WAPC garage.

SHARED USE ARRANGEMENTS:

NGL is a co-owner of the WAPC ramp. NGL is planning to use both ramps to accommodate employee parking for their office building at 2 East Gilman. There are no other shared use arrangements in place.

OFF HOURS OPERATION:

There is no off-hours operation planned between the two garages.

FIRE SEPARATION:

A 2-hour fire rated garage door will be installed between the two ramps.

SIGNAGE:

Signage will be installed at doors indicating that this is an access point to a secured parking structure.

PROJECT SCHEDULE:

Site grading on the WAPC ramp has begun. The connection will be made after the top level of the parking ramp is poured, estimated to occur between July and August 2013.