



March 16, 2011

Plan Commission
 c/o Department of Planning and Development
 City of Madison
 215 Martin Luther King Jr., Blvd.
 Madison, WI 53710

Re: 434-454 W. Johnson Street
 Letter of Intent

Dear Members of the City of Madison Plan Commission:

We are pleased to submit the Planned Unit Development – General Development Plan - Specific Implementation Plan application for the proposed project to be located at 434-454 W. Johnson Street and as identified on the attached legal description (Exhibit A).

The proposed project will consist of a 9-story mixed use project featuring a 194 guest room limited service hotel with 655 square feet of meeting space and 2,940 square feet of commercial space. There will be (9) short term surface parking stalls and two levels of elevated parking which includes (134) automotive parking stalls, (18) bicycle stalls and (11) moped stalls.

The lots comprising the project area totals 37,462 square feet or .86 acres.

The total building area shall be 167,907 gross square feet:

First Floor:	17,853 sf
Second & Third Floors:	45,624 sf (total both levels)
Fourth – Ninth Floors:	104,430 sf (total all levels)

The total building height from ground floor measured at 856.5' (per City Datum) to top of architectural tower parapet shall be 130'-0" (actual measured height). 986.5' (per City Datum).

The building will be a combination of a poured concrete structure with cold formed metal framing, masonry, EIFS and curtain wall.

All maintenance, including trash and snow removal, will be provided by private contract.

The proposed construction schedule is for demolition of the existing structures to commence fall 2011 with new construction to commence immediately thereafter, and construction completion to be early 2013. The development shall include the demolition of the existing structures on the building site. This PUD--GDP--SIP application includes a request for a demolition permit to demolish the four-woodframe residential structures and one 1-story commercial building.



The development team includes the following:

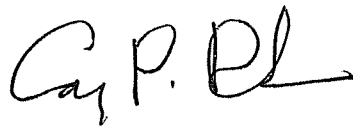
Developer: Raymond Management Company
8333 Greenway Blvd., Suite 200
Middleton, WI 53562
Phone: 608-662-8352
Fax: 608-662-8353
Principal Contact: Jeff Kraemer
kraemer@raymondteam.com

Architect: Gary Brink & Associates, Inc.
8401 Excelsior Drive
Madison, WI 53717
Phone: 608-829-1750
Fax: 608-829-3056
Principal Contact: Gary Brink
gary.brink@garybrink.com

Civil Engineer: Quam Engineering
4604 Siggelkow Road, Suite A
McFarland, WI 53558
Phone: 608-838-7750
Fax: 608-838-7752
Principal Contact: Ryan Quam
rquam@quamengineering.com

Landscape Design: Ken Saiki Design
303 S. Paterson, Suite 1
Madison, WI 53703
Phone: 608-251-3600
Fax: 608-251-2330
Principal Contact: Ken Saiki
ksaiki@ksd-la.com

Respectfully submitted,



Gary P. Brink
Principal

Exhibit A

PARCEL A: part of Lots One (1), Two (2), Three (3), Seventeen (17), and Eighteen (18), Block Forty (40), Original Plat of Madison, in the City of Madison, Dane County, Wisconsin, more particularly described as follows: Beginning at the Southerly most corner of said Lot 17; thence South 44°23'32" West along the Northwest line of West Johnson Street, 8.61 feet; thence South 49°35'47" West along the Northwest line of West Johnson Street, 44.46 feet; thence along the arc of a curve with a radius of 15.00 feet and a long chord subtended bearing North 87°57'02" West, 20.25 feet to the Northeastly line of Bassett Street; thence North 45°29'50" West, along the Northeastly line of Bassett Street, 80.50 feet; thence North 18°47'24" West along the Northeast line of Bassett Street, 83.66 feet; thence North 00°50'35" West along the East line of Bassett Street 64.96 feet; thence North 79°09'57" East, 70.62 feet; thence South 45°22'32" East, 44.50 feet to the Southeastly line of said Lot 3; thence South 44°39'51" West along the Southeastly line of said Lots 2 and 3, 41.19 feet; thence South 45°20'58" East, 135.70 feet to the Northwestly line of West Johnson Street; thence South 44°23'32" West along the Northwestly line of West Johnson Street, 33.15 feet to the point of beginning.

EXCEPTING a part conveyed by Warranty Deed recorded July 29, 2003, as Document Number 3770753, described as follows: Part of Lots Two (2) and three (3), Block Forty (40), Original Plat of Madison, according to the recorded plot thereof, in the City of Madison, Dane County, Wisconsin, described as follows: Commencing at the Northerly corner of Lot 2; thence South 00°42'53" East along the East line of North Bassett Street, 71.50 feet to the point of beginning; thence North 79°29'37" East, 70.50 feet; thence South 45°06'45" East, 17.20 feet; thence South 44°58'40" West, 1.04 feet; thence North 89°59'16" West, 80.76 feet to the East line of North Bassett Street and to the point of beginning.

ALSO: Those lands conveyed by Warranty deed recorded July 29, 2003, as Document Number 3770754, described as follows: Part of Lot Three (3), Block Forty (40), Original Plat of Madison, according to the recorded plot thereof, in the City of Madison, Dane County, Wisconsin, described as follows: Commencing at the Northerly corner of Lot 2; thence North 45°07'52" East along the Soft line of West Goham Street, 99.44 feet to the North corner of the Southwest 33 feet of Lot 4, of said Block 40; thence South 45°13'23" East along the Northeastly line of said Southwest 33 feet, 135.07 feet to the South line of Lot 4; thence South 44°49'19" West along the South line of said Lots 4 and 3, 65.70 feet to a point of beginning; thence continuing along said South line of Lot 3, 26.00 feet to a point that is 8 feet Northeastly of the Southwest corner of said Lot 3, thence North 45°06'45" West parallel with the Southwest line of said Lot 3, 27.27 feet; thence North 44°58'40" East, 13.60 feet; thence South 45°01'20" East, 5.00 feet; thence South 73°56'47" East, 9.39 feet; thence North 44°49'19" East, 3.00 feet; thence South 64°18'49" East, 14.82 feet to the point of beginning.

PARCEL B: The Northeast Half (NE ½) of Lot Seventeen (17), Block Forty (40), Original Plat of the City of Madison, in the City of Madison, Dane County, Wisconsin.

PARCEL C: The Southwest Half (SW ½) of Lot Sixteen (16), Block Forty (40), Original Plat of the City of Madison, in the City of Madison, Dane County, Wisconsin.

PARCEL D: The Northeast Half (NE ½) of Lot Sixteen (16), Block Forty (40), Original Plat of the City of Madison, in the City of Madison, Dane County, Wisconsin.

PARCEL E: The Southwest Half (SW ½) of Lot Fifteen (15), Block Forty (40), Original Plat of the City of Madison, in the City of Madison, Dane County, Wisconsin.

TOGETHER WITH Light, Air and Pedestrian access easement created by instrument recorded as Document Number 3770755 and amended recorded as Document Number 3802246.

Parcel Number(s) Surveyed: 251-0709-231-0518-8; 251-0709-231-0520-3; 251-0709-231-0521-1; 251-0709-231-0522-9; 251-0709-231-0523-7.