



June 19, 2013

Matthew Tucker  
 Zoning Administrator  
 Madison Municipal Building, LL 100  
 215 Martin Luther King, Jr. Blvd  
 PO Box 2984  
 Madison, WI 53701-2984

Re: Conditional Use  
 Letter of Intent for 610 John Nolen Drive

Dear Matt:

This is our Letter of Intent (Conditional Use) for the property located at 610 John Nolen Drive. The owner, Nolen Hotel Investment LLC, is planning to develop a new four-story, 111 guestroom Holiday Inn Express & Suites hotel at this location.

The total gross area of the new building is 64,023 sf. The lot area is 116,274 sf (or 2.67 acres). The lot coverage is 37% and the useable open space is 63%.

Total Parking/Bicycle Stalls will be as follows:

Small Car	0
Large Car	109
Accessible	4
Trailer	3
<b>Total Car/Trailer</b>	<b>116</b>
<b>Total Bicycle Stalls</b>	<b>8</b>

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

The development schedule calls for new construction to start mid October 2013 with completion by November 15, 2014.

The people involved in the project are as follows:

Owner:

Nolen Hotel Investment LLC  
 245 Horizon Drive #106  
 Verona, WI 53593  
 Phone: 608-443-1973  
 Contact: Kevin Page  
[kevin@kotherep.com](mailto:kevin@kotherep.com)

Architect:

Gary Brink & Associates, Inc.  
 8401 Excelsior Drive  
 Madison, WI 53717  
 Phone: 608-829-1750  
 Fax: 608-829-3056  
 Contact: Josh Wilcox  
[josh.wilcox@garybrink.com](mailto:josh.wilcox@garybrink.com)

Contractor:

Landgraf Construction  
 5964 Executive Drive  
 Madison, WI 53719  
 Phone: 608-274-4700  
 Fax: 608-274-9470  
 Contact: Mark Landgraf  
[mark.landgraf@landgrafconstruction.com](mailto:mark.landgraf@landgrafconstruction.com)



Landscape Designer:  
The Bruce Company  
2830 Parmenter Street  
Middleton, WI 53562  
Phone: 608-836-7041  
Fax: 608-410-2284  
Contact: Richard Strohmenger  
[rstrohmenger@brucecompany.com](mailto:rstrohmenger@brucecompany.com)

Civil Designer:  
SCS Engineers  
2830 Dairy Drive  
Madison, WI 53718  
Phone: 608-224-2830  
Contact: Mark Huber  
[mhuber@scsengineers.com](mailto:mhuber@scsengineers.com)

The number of construction jobs created as a result of this new development will be 60-75 and the number of full time equivalent jobs created is 14-16.

We are projecting that the cost of the new building will be approximately \$5,500,000. The current value of the land is \$800,000.

If you have any further questions regarding this application, feel free to contact me.

Sincerely,



Josh Wilcox  
Project Manager