

Letter of Intent
City of Madison Conditional Use
Cambria Suites Hotel Project

1. Name of Project

Madison Cambria Suites Hotel (121 rooms)
Owner: Madison CS Hotel Group, LLC

2. Construction Schedule

Anticipated Groundbreaking: June 1, 2006
Hotel Construction: 12 months
Anticipated Opening: June 1, 2007

3. Description of Existing Conditions

Vacant Lot

4. Names of People Involved

Henning Construction, Contractor
5800 Merle Hay Road, Suite 14
P.O. Box 394
Johnston, Iowa 50131-0394

Mike Sapp, Architect
Environs Architecture
6201 W. Main Street, Suite 150
Maryville, Illinois 62062

Steve Whayland, Engineer / Landscaper / Surveyor
Arnold & O'Sheridan
111 Deming Way
Madison, Wisconsin 53717

Chris Herschleb, Project Coordinator
Kaashagen & Sons, Inc.
201 Hwy 18
Cambridge, Wisconsin 53523

5. Uses of All Areas of the Building & Square Footage Devoted to Each Use

121-Room Select Service Hotel with guest boardrooms, executive boardroom, fitness center, swimming pool and spa, & breakfast / coffee bar.

6. Total Gross Square Footage of Building

Total Square Footage: 84,055 sq/ft

Breakdown by Floor:

1st floor 15,443 sq/ft
2nd floor 13,032 sq/ft
3rd floor 13,895 sq/ft
4th floor 13,895 sq/ft
5th floor 13,895 sq/ft
6th floor 13,895 sq/ft

7. Gross Square Footage of each use devoted to Retail

Not Applicable

8. Number of Employees (Hotel Services)

Total: 35-40
Full Time Equivalent: 15
Total on a shift: 5

9. Capacity for Places of Assembly, Restaurants, Taverns

Not Applicable

10. Number of Parking and Loading Spaces

Parking: 123
Loading: 2 (equivalent spaces)

11. Hours of Operation:

24 Hour Operation
Peak operation occurs between 6:00 – 9:00 a.m. and 4:00 – 7:00 p.m.

12. Square footage of the Site

Square Footage: 144,278
Acreage: 3.39

13. Number of Dwelling Units

Not Applicable

14. Number of Bedrooms per Dwelling Unit

Not Applicable

15. School Children Generated by Project

Not applicable

16. Description of Trash Removal & Storage, Snow Removal & Maintenance Equipment for Project

A trash enclosure area/dumpster pad is shown on the plans in the rear of the site, just to the north of the building (reference architectural drawings for details). Snow removal and storage for the parking lot is to be provided immediately behind the curb, in the islands and around the perimeter of the site.