



landscape architecture  
planning  
urban design  
civil engineering  
environmental science

June 20, 2007

Mr. Brad Murphy  
City of Madison  
Planning & Development  
215 Martin Luther King Jr. Blvd  
PO Box 2985  
Madison, WI 53701-24985

**Re: Letter of Intent, Capitol West (Phase II), PUD – GDP Amendment**

Dear Mr. Murphy:

The following is submitted together with plans, application and zoning text for City Staff, Plan Commission, and City Council consideration of approval of the proposed development.

**Project:** Capitol West – Phase II, Hyatt Place Hotel  
333. W. Washington Ave.

**Developer:** *LodgeWorks (Agent)*  
178 South Main Street  
Cohasset, MA 02025  
Office: (781) 383-5500  
Fax: (781) 383-8585  
Contact Denny Meikleham  
Local contact: Nate Novak (JJR 608-251-1177)

**Owner:** *Block 51, LLC*  
145 East Badger Road, Suite 200  
Madison, WI 53713  
Office: (608) 258-5580  
Fax: (608) 258-5599  
Contact: Thomas Miller

**Architects:** *Krehbiel Architecture*  
1300 East Lewis  
Wichita, KS 67211-1799  
Office: (316) 267-8233  
Fax: (316) 267-8566  
Contact: Jeff Krehbiel

**Engineers/  
Landscape  
Architect:** *JJR*  
Nate Novak  
625 Williamson St.  
Madison, WI 53703  
(608) 251-1177



### **Fire Access**

A fire access plan is recorded as part of the current GDP for the block and the Phase I SIP showing aerial apparatus access and fire hydrant locations and hose runs as approved by the City of Madison Fire Department. This Plan will be reviewed and updated to accommodate the proposed hotel development during the future SIP process for this project if necessary.

### **Project Schedule**

The proposed schedule is to obtain GDP approval via Common Council vote in early September as outlined by the 2007 Plan Commission schedule. Upon GDP approval we will immediately follow with the SIP submittal with hopes of obtaining SIP approval in late 2007 or early 2008. Site preparation and construction would begin in early 2008. This schedule coincides with the tail end of Phase I construction thereby continuing construction on the block and expediting the phased build out originally laid out in the Capitol West GDP. This amendment to the GDP reorganizes the phasing of the Main St. Townhomes and associated site and public works improvements from Phase I to Phase III and 306 W. Main St. from Phase II to Phase III. The Main St. Townhomes and 306 W. Main St. are intended to occur simultaneously as a result of this GDP amendment. Please note the pedestrian bridge across Washington Place remains in Phase III and is proposed to be constructed concurrent with Main St. Townhomes and 306 W. Main St.

### **Site Planning & Building Architecture**

See attached conceptual site plan and architectural elevations for the proposed general planning approach and masses.

### **Site Development Statistics**

Lot Area:	0.25 Acres
Suites:	151
Building Height:	11 Stories

### **Use**

Hotel lobby, guest suites, fitness room, pool, bakery/beverage counter, limited food preparation for continental breakfast, sandwiches, snacks and a bar.

Retail – none

Parking – use existing in Main St. Ramp



including providing special accommodations for trash concealment along the west façade, foundation plantings along the east façade adjacent the Washington Place parking and a pedestrian connection from Washington Place and the continued Mews through 345.

4. Implementation Schedule: The schedule provides for expedited construction of this phase of the Capitol West development fast-tracking the intended full block build out by 3-5 years.

Thank you for your time in reviewing this proposal.

Regards,

A handwritten signature in black ink, appearing to read 'Nathan Novak'. The signature is fluid and stylized, with a large initial 'N' and a long, sweeping underline.

Nathan Novak  
JJR, Project Manager