



landscape architecture
planning
urban design
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December 12, 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 – SIP

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 SIP process for this project if necessary.

Project Schedule

Having completed the GDP approval at Common Council October 2, 2007, the proposed schedule is to obtain SIP approval in early 2008 immediately followed by 100% construction document submittal to the City to obtain a building permit. Site preparation and construction is planned to begin as soon as approvals are obtained (likely late spring or early summer 2008). This schedule coincides with the tail end of Phase I (Capitol West SIP) construction thereby continuing construction on the block and expediting the phased build out originally laid out in the Capitol West GDP.

Site Planning & Building Architecture

See attached site plans 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



as well as the neighborhoods, further site enhancements will be incorporated 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 cursive, with the first name 'Nathan' being more prominent than the last name 'Novak'.

Nathan Novak
JJR, Project Manager