



December 27, 2006

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

Re: 479 Commerce Drive  
Letter of Intent

Dear Members of the City of Madison Plan Commission:

We are pleased to submit the Planned Unit Development – Specific Implementation Plan application for the proposed project to be located at 479 Commerce Drive and as identified Lot 1, Certified Survey Map No. 11993.

The proposed project will consist of a four-story (five-level), 119 room Homewood Suites Hotel.

The lots comprising the project area totals 143,770 square feet or 3.3005 acres.

The total building area shall be 97,559 square feet:

Lower Floor: 11,015  
First Floor: 28,090  
Second Floor: 19,550  
Third Floor: 19,452  
Fourth Floor: 19,452

The allowable floor area ratio shall be 1.47.

The building will be a combination of precast and woodframe.

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

The proposed construction schedule is for construction to commence May 1, 2007 and Construction Completion to be May 1, 2008.





The development team includes the following:


Developer: Raymond Management Co.  
7700 Mineral Point Road, Suite 100  
Madison, WI 53717  
Phone: 608-833-4100  
Fax: 608-833-1616  
Principal Contact: Barry Perkel

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

Civil Engineer: Calkins Engineering  
5010 Voges Road  
Madison, WI 53718  
Phone: 608-838-0444  
Fax: 608-838-0445  
Principal Contact: Jason Sanger

Landscape Design: Ken Saiki Design  
303 South Paterson Street, Suite One  
Madison, WI 53703  
Phone: 608-251-3600  
Fax: 608-251-2330  
Principal Contact: Ken Saiki

Respectfully submitted,



Gary P. Brink  
Principal

