



December 7, 2005

DURRANT®

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Plan Commission
City of Madison
215 Martin Luther King Jr. Boulevard
Room LL-100
P.O. Box 2985
Madison, Wisconsin 53701-2985

Re: Conditional Use – Letter of Intent
Holiday Inn at the American Center
Madison, Wisconsin

Plan Commission Members,

Architecture
Engineering
Planning
Project Delivery
Financing
Interior Design
Graphic Design

Durrant is pleased to submit this project on behalf of Ann and John Stauffacher. As we have worked with them to develop the design, we see their desire to provide a quality facility in a great location. We are confident that you will feel the same way. As requested, we offer the following description of the development.

1. The project name is: Holiday Inn at the American Center.
2. Construction is expected to begin in March 2006 and last for twelve months with occupancy in spring 2007.
3. The existing site is undeveloped at this time.
4. The project development team consists of:
 - a. Contractor – John Stauffacher
 - b. Architect – Durrant
 - c. Structural Engineer – Durrant
 - d. Engineer – Design Build (unknown)
 - e. Landscaper – The Bruce Company
 - f. Surveyor – Ayres and Associates
5. The entire building and its services are devoted to the hotel.
6. Gross square footage is 91,365 square feet.
7. The entire 91,365 square feet are devoted to the hotel.
8. The Stauffachers anticipate approximately 25 employees working at various times over a three shift 24 hour period.
9. The hotel will have 140 rooms consisting of single rooms and suites. Assembly spaces include 3 meeting rooms that can be converted into a single assembly space of 150. The restaurant can seat 50.
10. We have provided 180 parking spaces. There is one service delivery door on the north side of the building.
11. The hotel is a 24 hour operation.

Chicago, IL
Denver, CO
Des Moines, IA
Dubuque, IA
Hilo, HI
Honolulu, HI
Madison, WI
Milwaukee, WI
Minneapolis, MN
Phoenix, AZ
St. Louis, MO
Tucson, AZ



12. The site is 5.04 acres.
13. The hotel has 140 rooms.
14. The breakdown on the 140 rooms is
 - a. 73 single rooms
 - b. 61 double rooms
 - c. 6 suites
15. Children at the site will be part of families only.
16. Trash removal and deliveries are located at the north end of the building. Snow removal will be a hired service and maintenance vehicles are not anticipated on site.

If additional information is required, please contact the undersigned.

Very Truly Yours,

Gerald T. Olson, AIA

Managing Principal

GTO/llg

Cc: Ann and John Stauffacher
Kyle Clark
GA File