



August 4, 2008

Madison Plan Commission
215 Martin Luther King Jr. Blvd; Room LL-100
PO Box 2985; Madison, WI 53701-2895

Re: Letter of Intent

The following information provides a background for the proposed Hilton Garden Inn by Beechwood Development at 610 John Nolen Drive.

Existing Conditions - The site has been vacant since it was home of the Fiore Texaco Oil Station. Since it has closed and been demolished, the site has been overgrown with grasses and scrub-brush and is frankly an eye-sore in the community. The site underwent a remediation process that included compliance with certain materials handling plans imposed by Wisconsin Department of Commerce and other applicable laws. The site also has an existing pump house that is operated by the Madison Metropolitan Sewer District, and an off-premise advertising structure owned by Adams Outdoor Advertising Limited Partnership. The proposed Hilton Garden Inn will be a wonderful compliment to the neighborhood and is a great opportunity to clean up this highly visible property along John Nolen Drive.

Development Schedule - Pending approvals, contract contingencies and permitting, the project will begin construction this September will be open for business in August of 2009.

Involved Parties - Bert Slinde, Agent; Jeff Sutter - General Contractor; ICON Architectural Group - Architects, Mike Kuntz & Todd Mitzel; Quam Engineering - Civil Engineer, Ryan Quam & Kevin Perish; CCG Inc - Geotechnical Exploration, Michael Schultz. Subcontractors and other trades such as landscapers have not been selected at this time.

Type of Business - 128 room Hilton Garden Inn, which is a mid-priced, focused-service hotel.

Number of Employees - 10 full time employees

Hours of Operation - 24/7; 365 days.

Site Acreage - 2.6693 acres or 116,274 square feet.

Building Square Footage – 78,957 square feet.

Number of Parking Stalls – 153

Amenities – Pavilion Pantry market; Stay Fit workout facility; bike rentals; bike racks and outdoor seating area for non-guests to utilize when riding the trail and much more.

Feel free to contact me directly for further information regarding the above mentioned project.

Warmest Regards,

A handwritten signature in black ink that reads "Mike Kuntz". The signature is stylized with a large, looped "M" and a cursive "Kuntz".

Mike Kuntz
Principal, ICON Architects