



April 13, 2005

Members of Plan Commission  
Department of Planning and Development  
215 Martin Luther King Jr. Blvd.  
Madison, WI 53703

Re: 660 John Nolen Drive

### Letter of Intent

Dear Members:

The project is located north of and adjacent to the Sheraton Madison Hotel at 660 John Nolen Drive. Central Place Real Estate assembled approximately 5 acres of land at this location, and recently sold about 3 acres to the Wisconsin Auto & Truck Dealers Association for their association headquarters building which would be located north of and adjacent to the subject site.

This proposal is for the 660 John Nolen Drive site only, not the separate WATDA project. The two lot subdivision and joint site master plan has already been before the Urban Design Commission and received informational site plan approval with the stipulation that both projects would proceed independently for UDC and Plan Commission architectural approvals thereafter.

The subject site is approximately 1.75 acres. The project is a class A 3-story approximate 32,500 SqFt office building. Construction is slab on grade, steel frame with poured concrete floors. The building exterior is brick and metal shingle siding, glass & spandrel, with both radius and tilted window curtain walls. Both the WATDA and the subject property are accessed off the same common entrance drive, at the end of the recently constructed cul de sac servicing the properties. Appropriate cross easements for driveways, utilities, maintenance etc already exist between the two properties as a part of the subdivision process. As previously directed by UDC, there will be a common themed landscaping & site improvements design done between the two projects, which will be architecturally compatible while retaining their individual identities.

Pending the leasing of the project, the soonest current construction could commence would be after the city approvals are received in June 2005.



John Nolen Drive LLC or Assigns will be the owner of the project. Central Place Real Estate will be the developer and Management Company.

Previous local projects by Central Place Real Estate include the Spring Creek Apartments in Middleton, the Outback/Gateway Computers/Kessler's Diamond Center (under construction) on the west Beltline Highway in Madison, and Nolen Center offices on John Nolen Drive in Madison.

- Construction Schedule: Construction to Commence: June 2005  
Completion: February 2006
  
- Owner: John Nolen Drive, LLC  
c/o Central Place Real Estate  
8383 Greenway Boulevard  
Middleton, WI 53562  
(608) 836-9070  
Contact: Rob Zache
  
- General Contractor: Kraemer Brothers, LLC  
925 Park Avenue  
Plain, WI 53577  
(608) 546-2411
  
- Architect: Gary Brink & Associates, Inc.  
8401 Excelsior Drive  
Madison, WI 53717  
(608) 829-1750  
Contact: Gary Brink
  
- Civil Engineer: BT<sup>2</sup>, Inc.  
2830 Dairy Drive  
Madison, WI 53718  
(608) 224-2830  
Contact: Mark Huber
  
- Landscape Design: The Bruce Co.  
2830 W. Beltline Highway  
Middleton, WI 53562  
(608) 836-7041  
Contact: Chuck Possell
  
- Building Use: Office Building
  
- Building Square Footage:  
First Floor: 10,632  
Second Floor: 10,426  
Third Floor: 10,718  
**Total Building Area: 31,776**



- Parking: 102 (regular); 4 (small car) & 5 (handicap)
- Bike Stalls: 13 provided.
- Hours of Operation: 7 a.m. – 6 p.m. (Monday-Friday)
- Square Footage of Site: 69,583 square feet (1.59 Acres)
- Trash Removal: Commercial container on-site as well as recycling containers.
- Snow Removal: To be done by private contractor.

Sincerely,



Gary P. Brink  
Project Architect

