

PROJECT TEAM INFORMATION

Project Name

Judge Doyle Square - Block 105

Applicant

Beitler Real Estate Services LLC
980 North Michigan Avenue, Suite 1225
Chicago, Illinois 60611
Phone: (312) 768-7000
Paul Beitler
pbeitler@beitlerre.com

Hours of Operation (anticipated)

Hotel – (24) hours a day
Commercial – (The commercial use has yet to be defined. A separate application will be submitted by a future commercial use tenant.)
Residential - (24) hours a day

Design Team

Architects

Lothan Van Hook DeStefano Architecture LLC
57 West Grand Avenue, Suite 300
Chicago, Illinois 60654
Phone: (312) 765-7319
Mary Ann Van Hook
mavanhook@lvdarchitecture.com

Civil Engineer/ Security Consultant

Mead & Hunt, Inc.
2440 Deming Way
Middleton, Wisconsin 53562
Phone: (608) 443-0589
David Way
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Landscape Architect

Wolff Landscape Architecture
307 North Michigan Avenue, Suite 601
Chicago, Illinois 60601
Phone: (312) 663-5494
Ted Wolff
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Associate Architect

InSite Consulting Architects
115 East Main Street, Suite 200
Madison, Wisconsin 53703
Phone: (800) 453-8086
Stephen Mar-Pohl
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Mechanical/ Electrical/ Plumbing/

Fire Protection Engineers
Affiliated Engineers, Inc.
5802 Research Park Boulevard
Madison, Wisconsin 53719
Phone: (608) 209-6370
Scott Easton
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Cost Consultant

Tom Middleton Construction Consulting
330 East Kilbourn Ave. Ste. 565
Milwaukee WI, 53202
Phone: (262) 490-2744

Structural Engineer

WSP USA
600 West Chicago Avenue, Suite 650
Chicago, IL 60654
Phone: (312) 274-2402
Robert Halvorson
rhalvorson@hpse.com

Parking Consultant

Walker Parking Consultants
505 Davis Road
Elgin, Illinois 60123
Phone: (847) 697-2640
Tom Hannula
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Elevator Consultant

HH Angus & Associates
405 North Wabash Avenue, Suite 806
Chicago, Illinois 60611
Phone: (312) 527-5552
Stuart Wright
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LETTER OF INTENT

ALTERATIONS TO THE PLANNED DEVELOPMENT / SPECIFIC IMPLEMENTATION PLAN

JUDGE DOYLE - BLOCK 105

GENERAL DEVELOPMENT PLAN AND PHASE 1 SPECIFIC IMPLEMENTATION PLAN

On May 2, 2017, the Common Council approved the rezoning of Block 105 for the development of a mixed-use building with approximately 250 hotel rooms and a mixed-use building with approximately 205 apartment units. The City extended the recording deadline on May 1, 2018 and again on April 2, 2019 to May 2, 2020.

On April 2, 2019 the City processed a minor alteration to the approved zoning for a phasing plan consisting of two phases. Phase 1 is comprised of a building with approximately 253 hotel rooms on the portion of Block 105 boarded by Doty Street, Pinckney Street and Wilson Street. Phase 2 is comprised of a building with approximately 204 apartments on the northeast section of Block 105 between Doty Street and Wilson Street.

The alterations being requested are for the hotel building SIP 1 / Phase 1 located on Lot 1 and consist of the following primary alterations:

- Conversion of the two-story below grade area into a one-story below grade area replacing the approximate 36 valet parking spaces with a swimming pool and back of the house functions (note: 40 parking spaces will be made available for hotel valet parking via a parking agreement with the City on Block 88).
- Removal of the valet parking garage entrance to the hotel from Wilson Street.

A complete set of alterations are outlined with revision clouds on the drawings. Please refer to the Table of Contents of Sheet 1-01 for a complete list of revised drawing sheets.

PROJECT AREA AND VALUES SUMMARY

BLOCK 105

Total Building Square Footage:
(GSF) 566,000 square feet

Proposed Uses:
Retail: 6,990 square feet
Hotel: 231,005 square feet

Hotel Parking:
Automobile: Required: 0 stalls
Supplied: 0 stalls
Bicycle: Required: 25 spaces
Supplied: 36 spaces

Loading: Required: 1 off-street loading dock (Hotel)
Supplied: One space @ 10' x 50'

Useable Open Space:
Required: 0 SF
Supplied: 0 SF

HOSPITALITY

- o \$60 mil. (approx.)
- Number of Construction & Full-time Equivalent Jobs Created
 - o Construction (600) approx.
 - o Full-time Equiv. (175) approx.
- Public Subsidies Requested
 - o \$0 mil.