

Everbest Commercial Development LLC

www.evrco.com

1840 N 6th St.

Milwaukee, WI-53212

P:414-265-5629

Cell: 414-745-8594

Letter of Intent for Proposed Development

Project Name : Baymont Inn and Suites

Project Address: 2810 Coho St., Madison WI-53713

Project owners: Karl Rajani, Patrick K Prabhu

Natalie Erdman, Director
Department of Planning, Community & Economic Development
215 Martin Luther King Jr. Blvd.
Madison, Wisconsin 53703

Dear Ms. Erdman:

It is our pleasure to submit this letter of intent to pursue land use and related approvals for the development of the 1.66 acre (72,273 square feet) property in the City of Madison at 2810 Coho St (Parcel Number 070934303052), currently owned by the state of Wisconsin Investment corporation . Alternatively we pursue land use and related approvals to construct a hotel 1 acre site located at 2737 Coho St. (Parcel No.: 070934304050) with additional parking at 2809 Coho St. (Parcel No.: 070934304076)

Project Summary

The Project will include a, five story interconnected building to house a Baymont Inn and Suites (or similar franchised) hotel surrounded by surface parking serving hotel guests and employees, landscaping , retention pond and adequate landscaping.

The Project will be comprised of approximately 110 rooms, approximately 12,000 square feet of ground-floor including a large lobby area, front desk, fitness center, micro mart, a small bar, breakfast area, pantry area, guest rooms and a porte co-chère, where guests can pull under to load and unload their cars. The second, third, fourth and fifth floors will have identical floorplans consisting mostly of guest rooms.

The applicant is requesting appropriate zoning to allow for the hotel construction and the removal of an existing covenant attached to the property prevention construction of such a hotel.

Existing Site Conditions

5

Currently zoned CC, the property is vacant and does not appear to have ever been developed. The site is bordered by Coho Street to the east with approximately 205 ft. of street frontage, apartment buildings to the south and west and a commercial office building to the North.

Construction and building materials:

The ground floor of the building will be constructed using Concrete block and Plank and will be adequately insulated to meet the SBA green building criteria. Commercially rated porcelain tile will be used in the lobby. Hallway corridors will have carpeting to provide a quiet and peaceful environment for our guestrooms. Siding for the ground floor will be mostly comprised of brick or stone.

The second, third, fourth and fifth floors will be constructed using wood frame and truss. The floors will be surfaced with commercial hospitality grade carpeting. Flooring will be covered with about an inch of gypcrete to prevent transmission of noise between floors and will be topped with Hospitality grade carpeting. Wall separating adjacent rooms and corridors will be double framed and insulated to achieve a high (Sound Transmission Class (STC) rating. Siding for the upper floors will be made of hardiboard panels or other wall panel systems such as those made by Nichiha USA.

No Exterior insulation and finishing systems (EIFS) or vinyl siding will be used in any portion of the building.

Guest rooms

Baymont employs unique floorplans and trademark exterior bump outs that make efficient use of floor space inside the guest rooms. Room furniture is typically wall hung to enable easier cleaning of the rooms and efficient use of floor space. Rooms are decorated with hospitality grade carpeting, furniture, beds and bedding materials. Indirect LED lighting will be used in the rooms and hallways to save energy and provide glare free light.

Hallways will be well lit to provide a safe and secure environment for our guests.

Bathrooms will be surfaced using commercial grade porcelain floors, 5ft. x 3ft. Shower bases and glass shower doors. All countertops will be made of Granite or quartz. High quality faucets and shower bodies will be used in the guest bathrooms and in the public restrooms.

Guestroom and Guest Amenities

All guestrooms will be equipped with 43 inch or 50 inch, flat screen, LED, smart TVs that are Wi-Fi capable so as to enable guests to access Streaming services such as Netflix, Amazon prime or HULU. The TV system will be integrated to the Property management system so guests if they wish so can check out from their rooms using the TV and they can be automatically logged out of their streaming services such as Netflix. High speed Wi-Fi utilizing zone controlled Access points will be provided throughout the building so guests can stay connected to their wireless devices as they move about the building. A guest laundry will be incorporated in the building for the convenience of our guests.

The fitness center will be equipped with modern fitness equipment, TV and WiFi and will be open 24 hours a day.

Shuttle service will be provided to our guests to State capitol, Alliant energy center, EPIC, bus and train station, Camp Randall and Kohl's center.

Parking lot and exterior

The parking lot will consist of approximately 95 parking spots interspaced with landscaped islands every 12 parking spaces. The entire building will be surrounded by landscaping to provide an esthetic ally pleasing and serene view for our guests and neighbors.

The Project will benefit the City of Madison in the following ways:

- ☑ Increase annual real estate taxes generated by this property by an estimated \$171,600.
- ☑ Add 112 hotel rooms to the Madison Hotel market.
- ☑ Provide 25 to 30 additional full time jobs to the area.
- ☑ Offer a new, unique hotel alternative to this part of Madison.
- ☑ include high-end and value oriented hotel, desirable and targeted to millennial visitor to the Madison area.
- ☑ Provide the community with visitors who will eat, possibly work and shop in the area.

The Project will invigorate the South Madison Neighborhood, provide additional employment that complements the diverse make-up of the neighborhood, create both construction and long-term employment opportunities encourage use of multi-modal transportation options.

Project Specifics

Number of Hotel rooms: Approximately 110

Location: 1801 East Washington Avenue

Total Sq. Ft.: 61,100

Avg. Sq. Ft. per Unit: 250

Start Construction: Approximately November, 2017

Finish construction: December 2018

Type of Building: One, Five -story building

Land Area: 1.66 Acres (72,273 square feet)

Real Estate Taxes: Current Taxes - \$6,951.83

Estimated New Taxes - \$171,600

Total Estimated Increase: \$164,650

Vehicle Parking: Approximately 95 vehicle parking spaces

Site Access: Coho St.

The hotel can be accessed easily by car from the beltline via Fish hatchery road and Greenway cross Madison Metro bus stops, and by train and using the hotel shuttle service.

Room and common area Specifics

The Project anticipates attracting a mix of business and leisure visitors to the greater Madison area . The rooms will include high-quality features and amenities, easy and quick access to a variety of destinations Including EPIC, Alliant Energy Center, University of Wisconsin Campus, State capitol, Camp Randall and Kohl's center.

Room type Mix:

Single King rooms - 25

Double Queen rooms –51

Two bedroom family Suites – 4

Room Features:

- Distinctive floors plans
- Professionally designed interiors
- Nine and ten foot ceilings
- Electronic Fire alarm system
- Sprinkler system
- Quartz or granite countertops
- Upgraded beds and bedding
- In room refrigerator and Microwaves
- Settee by window in each room
- High-end Television systems

Common area amenities:

- large spacious digital lobby and café/community area for guests
- 24 hour state of the art fitness center
- Micro mart and bar in the lobby
- Free hot Buffet breakfast

The Project site is in Aldermanic District 14 (Sheri Carter), is part of the Leopold Neighborhood, and is currently zoned Commercial Corridor.

The Project complies with the Urban Design District No. 14 Requirements pertaining to building height, location, orientation, setbacks, massing, articulation, and materials; parking and circulation; and the aesthetics of landscaping, open space, lighting, colors, windows, entrances, and signage.

Site Lighting and Furnishings

☑ The Project includes architectural accent lighting at primary corners, lighting at the residential and commercial entries, and illuminated signage at the entrance and along the front of the building. . Appropriate measures are in place to screen lighting from disturbing residents. ☑ Building rooftop lighting are full cut-off fixtures.

Building Massing and Articulation

- ☑ High quality, durable, low maintenance exterior building materials are being used including brick, hardiboard siding, metal wall panel and storefront glazing.
- ☑ Colors and building textures are consistent with surrounding properties and are typical for urban projects.

Windows and Entrances

- ☑ No clear existing window and door pattern exists near the Project. The rhythm shown in the commercial and residential uses is typical and indicative of an urban project.
- ☑ All windows on the ground floor of the Project are transparent and Unobstructed.
- ☑ The commercial entrances are each distinctive and clearly discernible to the public from the street.
- ☑ Signage is integrated with the Project's architecture.
- ☑ Colors and low-level lighting coordinate with the building façade and enhance the character of the Project.

Project Financial Information

Value of Land: The land is currently assessed at \$319,000

Estimated Project Cost: Approximately \$8,008,000

Number of Full-time Equivalent Jobs Created: 30 construction jobs

Public Subsidy Requested: None.

Project Construction Schedule

Estimated to commence November 2017 with a completion approximately 12 months after commencement.

Project Team

This is a joint effort between Everbest Commercial Development, the project owners and Wyndham worldwide.

Architect: Form Architectural Group

Civil Engineering: Quam Engineering LLC

Landscape Design: Quam Engineering LLC

Structural Engineering: Jendusa Engineering

Mechanical Engineering: Form Architectural Group

Traffic Engineer: Quam Engineering LLC.

Legal/Land Use Approvals: DK Attorneys

Interior Designer: TBD

Sincerely,

Karl Rajani and Patrick K Prabhu

Hotel of the Arts-Baymont Inn and Suites

www.Hotelofthearts.com.com

Baymont Inn and Suites

2810 Coho st.

Madison, WI 53711

"Best Value for your travels"

Operational Plan

Updated January, 2018



Mission statement

We believe in the passionate pursuit of excellence and financial success with uncompromising services and integrity. We are certain that our values will help us drive the business to enviable heights and also help us attract the number of clients that will make our hotel enjoy high occupancy and rates all through the year.

We are going to be a customer-centric hotel with a service culture that will be deeply rooted in the fabric of our organizational structure and indeed at all levels of the organization. With that, we know that we will be able to consistently achieve our set business goals, increase our profitability and reinforce our positive long-term relationships with our clientele, partners, and all our employees as well.

Business Structure

The success of any business is to a larger extent dependent on the business structure of the organization and the people who occupy the available roles. The Baymont Inn and Suites will work with a flat business structure that will require all managers to continue to work with hotel Guests directly on a day to day basis and give room to employees to explore their creativity, give a sense of belonging, as well as grow through the corporate ladder of the organization.

We will work hard to ensure that we only recruit the right set of people with the right mindset to help us achieve our business goals and objectives in record time. We intend building SHotel on this structure;

- President and CFO: Karl Rajani
- General Manager: Patrick Prabhu Kasthurirangaian
- Operations Manager: To be determined.
- Front desk manager: To be determined
- Guest service representatives
- Facility / Maintenance Manager
- Security/ shuttle service manager
- Housekeeping supervisor/manager
- Housekeepers
- Security/ Shuttle drivers

Roles and Responsibilities

President and CFO:

- Responsible for providing strategic direction for the business
- Responsible for financial management of the company
- Responsible for payment of bills and salaries
- Responsible for all financial matters including bank balancing and timely filing of tax documents

- Responsible for signing checks and documents on behalf of the company
- Evaluates the success of the organization

General Manager:

- Creates, communicates, and implements the organization's vision, mission, and overall direction – i.e. leading the development and implementation of the overall organization's strategy.
- Responsible for Revenue management and signing business deals
- Reports to the President
- Prepares budget and reports for the organization
- Responsible for recruitment

Operations Manager

- Responsible for managing the daily activities in the hotel
- Ensures that the facility is in tip top shape and conducive enough to welcome customers
- Reports to the General manager
- Interfaces with vendors
- Attends to Customers complains and inquiries
- Responsible for Training and Development in the organization
- Handles procurement
- Handles any other duty as assigned by the General Manager

Front Desk Manager

- Oversees the smooth running of the daily office activities.
- Schedules Guest service representatives to man the front desk 24 hours a day 7 days a week
- Responsible for hiring and training Guest serve representatives
- Responsible for reconciling reservations with online travel agencies
- Responsible for handling charge backs and providing payment processors with necessary documentation
- Responsible for making sure the front desk is stocked with supplies at all times

Facility/Maintenance Manager

- Responsible for planning and overseeing building work/renovation
- Responsible for allocating and managing space within buildings
- Responsible for managing building maintenance activities
- Responsible for coordinating cleaning, parking lot
- Responsible for organizing security and general administrative services

- Ensures that facilities meet government regulations and environmental, health and security standards
- Advises on energy efficiency and cost-effectiveness
- Supervises multi-disciplinary teams of staff including maintenance, grounds workers

Guest service representatives (5):

- Interacts with customers, handle check ins and check outs
- Pre-charges customers due to check in for the day.
- Checks identification of the guest to make sure they meet age requirements and documents guests as determined by the front desk manager
- Addresses customer complains in a timely manner and communicates with superiors as necessary
- Opens cash Drawers, counts starting cash and keeps track of cash receipts and expenses
- Print Cash transactions reports at the end of the shift and and drops all cash taken in less expenses along with necessary reports and receipts at the end of the shift and hand over to next shift
- Answer phones and take reservations and return phone calls in a timely manner
- Answer shuttle requests and dispatch shuttle as need in a timely manner.
- Assesses customers' needs and preferences and make recommendations

Security Manager:

- Schedules work for all security officers and shuttle drivers
- Responsible for hiring and training security officers and shuttle drivers
- responsible for grounds maintenance and scheduling contractors as needed
- Responsible for procuring grounds, Sam's club and Restaurant Depot supplies

Housekeeping Manager:

- Responsible for printing the checklist and assigning work to the Housekeepers
- Responsible for hiring and training the housekeepers
- Responsible for scheduling housekeepers
- Responsible for ordering all housekeeping supplies and replacement furniture needed along with the operations manager
- Responsible for secure storage of supplies and Lost and found items and log.
- Responsible for timely reporting of damage to hotel property to operations manager
- Responsible for training breakfast attendant and ordering breakfast supplies.

Housekeepers (6):

- Cleans rooms during the stay of guests and after they check out
- Cleans up after customers and clean common areas

- Provide clean laundry and towels to the guests as needed
- Remove any items from rooms left behind by guest and turn over to supervisor for appropriate disposition
- Report any smells to supervisor for appropriate action
- Notify supervisor immediately when room is finished so it may be inspected and added to the clean room list in the property management system
- Responsible for stripping the rooms off dirty laundry and handling laundry if assigned as laundry attendant for the day
- Handles any other duty as assigned by the Housekeeping manager,

Security Officers

- Ensures that the facility is secured at all times
- Controls traffic and organize parking
- Gives security tips to staff members from time to time
- Patrols around the building while on duty and ensures guest and hotel vehicles are kept safe
- Submits security reports daily
- Any other duty as assigned by the Security manager

Hotel and guest security

Securing hotel premises and guest safety and prevention of any unlawful and unsafe acts within the hotel premises is paramount to the success of the proposed hotel. We are very experienced in running a hotel in a challenging urban environment and well versed in the the precautions necessary to ensure that any such illegal activities do not occur at the proposed Baymont Inn and Suites.

Facilities design and management:

The hotel will be equipped with state of the arts Closed circuit television monitoring system that will be recorded continuously 24 hours a day in all common areas and exterior of the building. If requested at any time, we will be able to provide law enforcement real-time access to the system via the internet or recorded footage from any of the cameras. All exits and entrances will require key cars to enter at all times except for the main entrance. The main entrance may also be locked late at night and will require key card access. CCTV cameras will be strategically located to record all person entering and leaving the building.

The exterior of the building and the hallways will be well lit to make sure guests feel safe and be kept clear of any non guests by the security officers.

Guest screening and guest age requirement policy

All guests will need to be 21 or older to stay at the hotel. All guests under the age of 21 will have to be accompanied by a parent or legal guardian to be able to stay at the hotel. At no time will anyone under the age of 21 from Dane county will be allowed to stay at the hotel unaccompanied by a legal guardian

or parent. Anyone from Dane county under the age of 25 will be background checked to ensure they are not attempting to rent a hotel room for any unlawful or unsafe activities. The backgrounds of all local public attempting to rent a hotel room will be check and their state issued identifications documented to deter anyone from any illegal activities.

Front desk personnel and managers will monitor any suspicious activities by guests or visitors and an identification may be requested at anytime from anyone within the hotel premises. Such identification when presented will be documented as necessary. Anyone refusing to provide identification will immediately be asked to leave the premises.

Front desk personnel will monitor website such as backpage.com or arrangementfinders.com, which solicit escort services. Anyone advertising such services will not be allowed to stay at the hotel and will be asked to leave immediately.

Accomplishing guest safety will go a long way to providing excellent guest service thus ensuring that guests return to our hotel during their future visits paving way to success of our hotel.

Vicinity Map

2810 Coho St. Madison, WI 53713

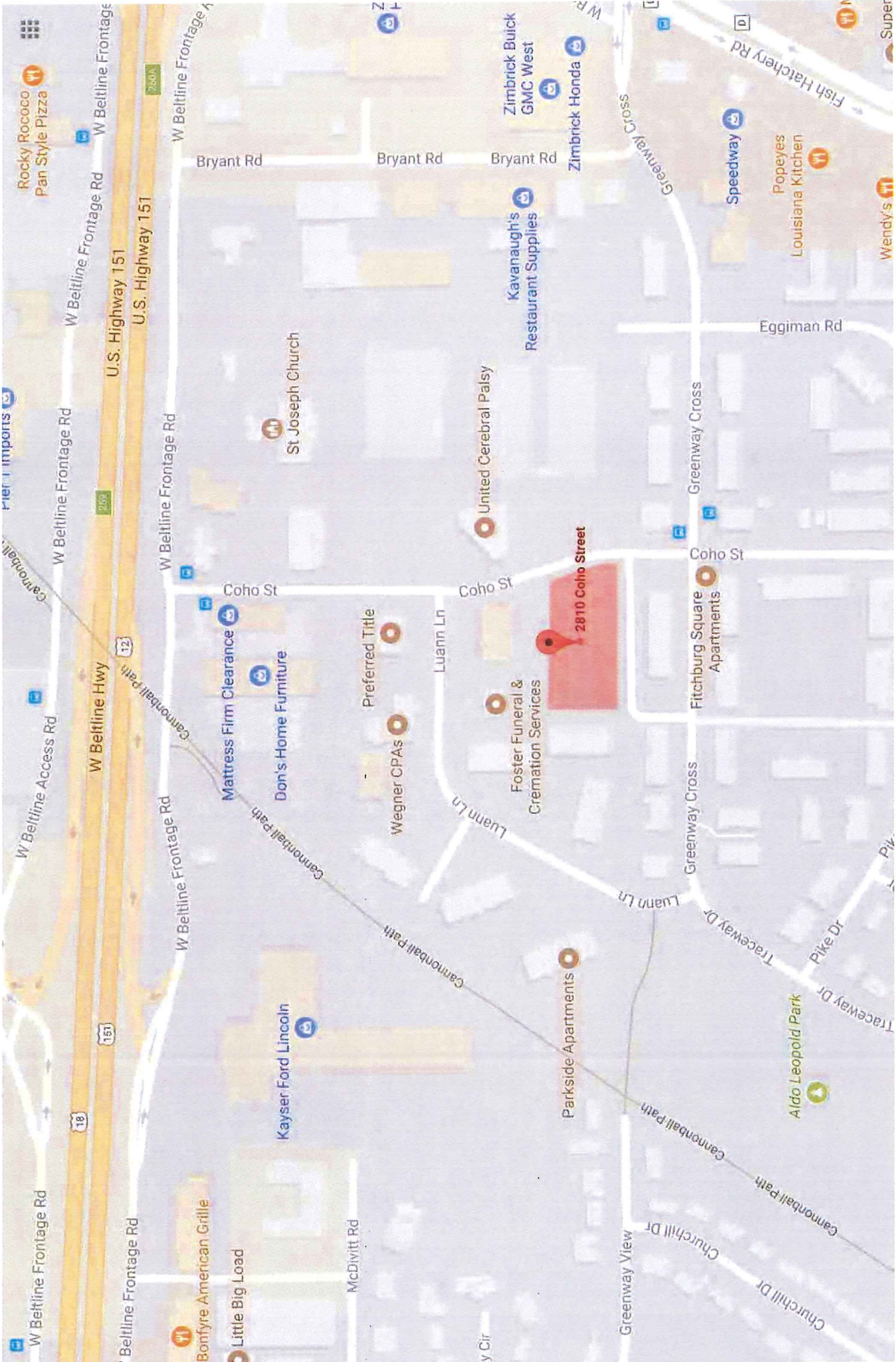
Surrounding Streets:

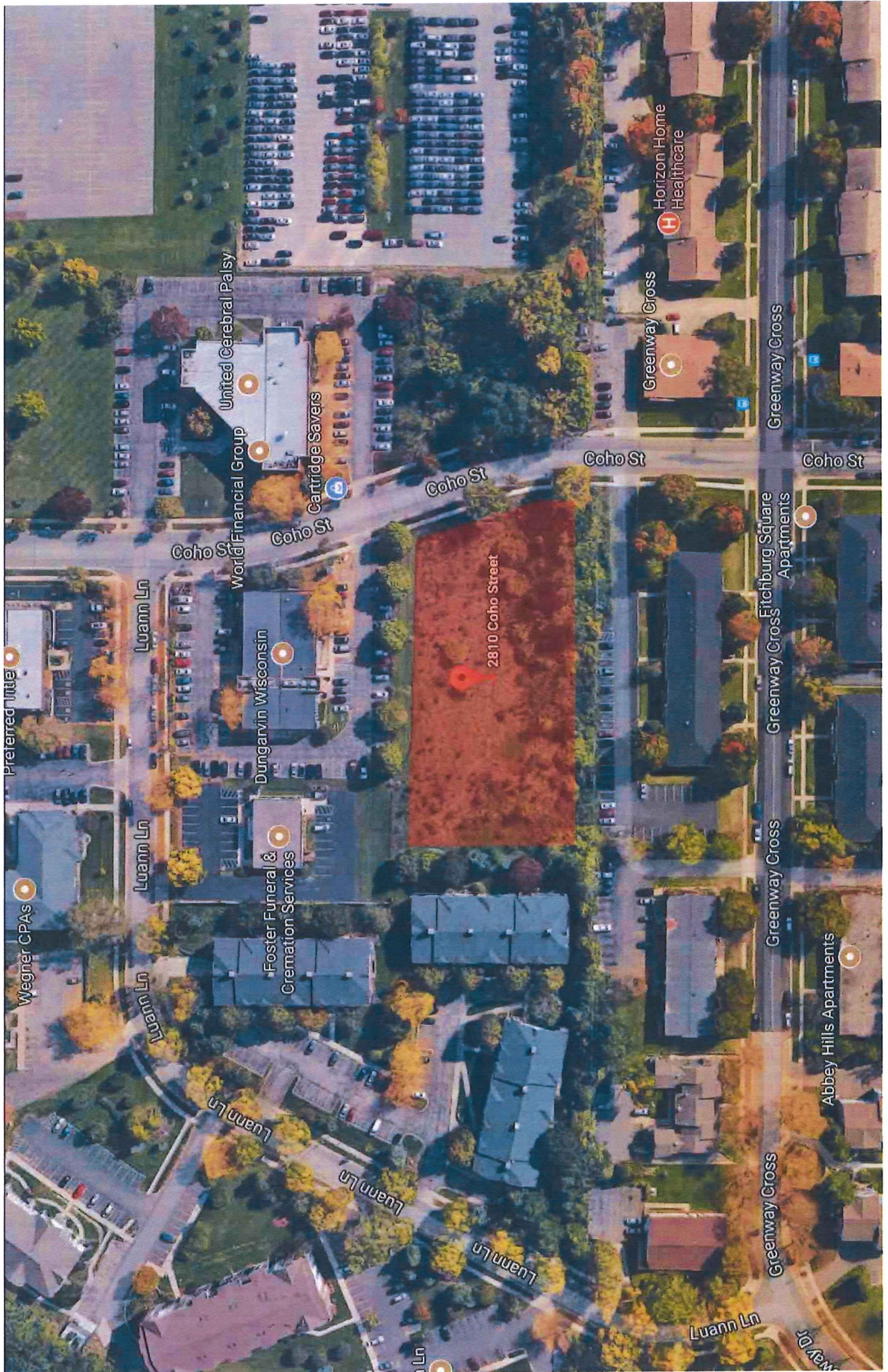
Luann Ln

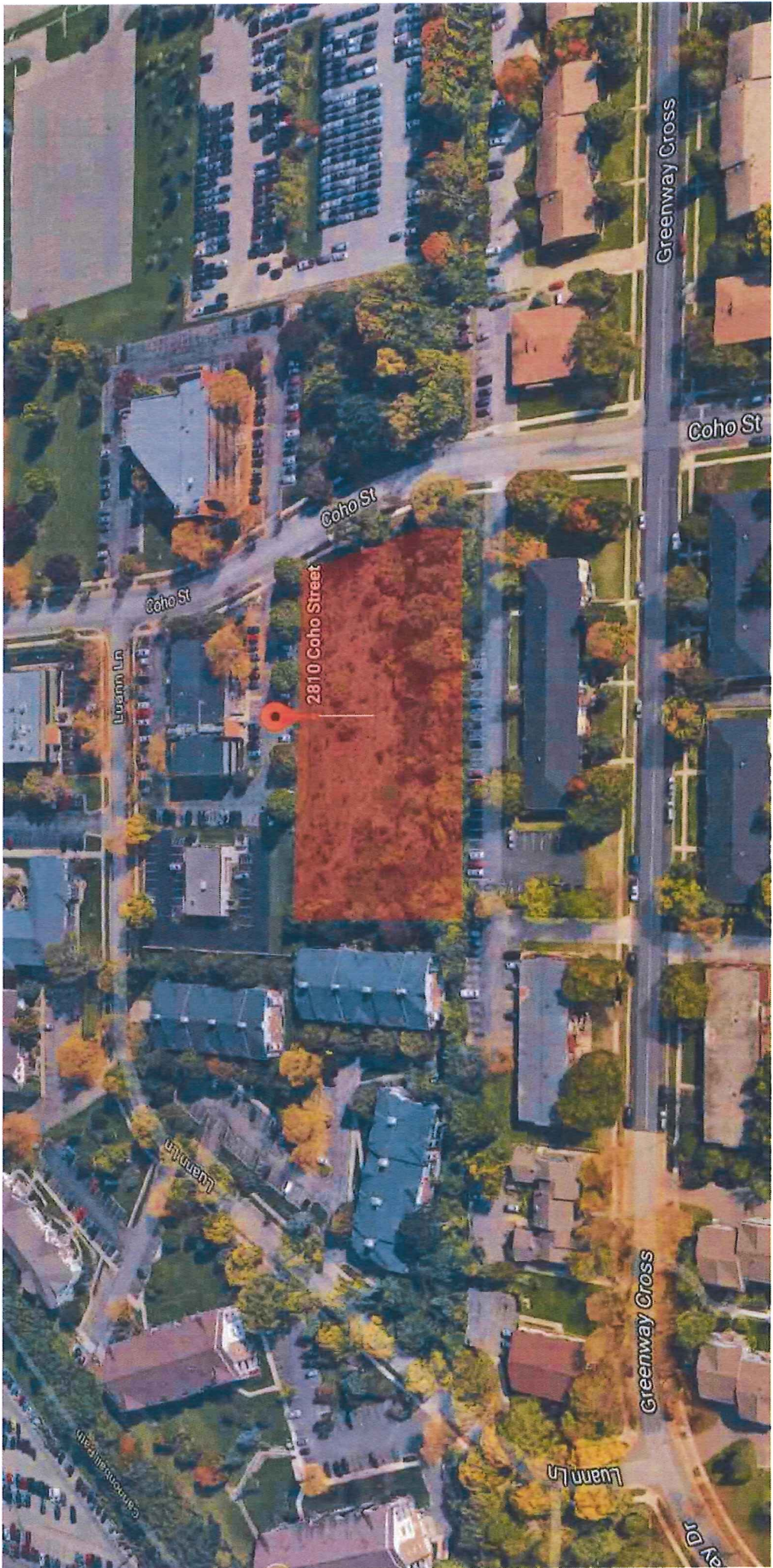
Greenway Cross

Coho St.

See maps on following pages.







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Pre-Application Notification

Subject: Fw: FW: Development of *7 room Microtel Inn and Suites on 2810 Coho St
From: Sujin Lee <pprab@sbcglobal.net>
Date: Wed, Aug 09, 2017 2:18 pm
To: John Tyborski <john@hhcppo.com>, Tiffany Sanchez <tiffany@mtrcinc.org>

On Thursday, April 6, 2017 11:22 AM, Sujin Lee <pprab@sbcglobal.net> wrote:

Dear Alderperson Carter,
Congratulations on your victory in Tuesday's election.

We are in contact with Mr Erv Bendorf and he has invited us to present our project to his Group on Tuesday the 12th of April at 6:00 p.m.

As you had recommended, we will be ready to present:

1. The scope of the project including size, construction, Renderings etc.
2. Plan of operations detailing how we plan on preserving the peace and cleanliness of the property.
3. Plan of operations of the Days Inn and Suites and Milwaukee Airport Inn
4. Employment opportunities for people living in the neighborhood.

Please let us know if we need to include anyone else or any other items in the meeting.

We appreciate all your help in getting this project off the ground.

Sincerely,
-Patrick K Prabhu
Hotel of the Arts- Days Inn and Suites
1840, N 6th st.
Milwaukee, WI-53212
Ph. 414-265-5629
Cell.: 414-745-8594

On Thursday, April 6, 2017 4:51 AM, "freddies@mtrcinc.org" <freddies@mtrcinc.org> wrote:

I will attend.

Freddie Smith
Transitional Living Director
Matt Talbot Recovery Services
Member, Executive Team
www.mtrcinc.com
414-702-7529

----- Original Message -----

Subject: FW: Development of *7 room Microtel Inn and Suites on 2810 Coho St
From: "Karl Rajani" <karl@ghpwi.com>
Date: Wed, April 05, 2017 7:02 pm
To: "Freddie Smith" <FreddieS@mtrcinc.org>. "Antoneo Deshazor"

<antoneod@mtrcinc.org>

Cc: "Sujin Lee" <pprab@sbcglobal.net>, "Venkatesh Raghupathy" <gm@hotelofthearts.com>

Can you attend, please?

Karl Rajani|American Telehealthcare|4650 South Howell Avenue|Milwaukee|WI 53207|Cell 414-581-0582|karl@ghpwi.com

From: Sujin Lee [mailto:pprab@sbcglobal.net]

Sent: Wednesday, April 5, 2017 1:36 PM

To: Erv Bendorf <ervbendorf@gmail.com>; jennifer.bendorf@gmail.com

Cc: Andrew Schmelzer <andy@vrbizlakes.com>; Karl Rajani <karl@ghpwi.com>;

Kevin Firchow <kfirchow@cityofmadison.com>; Matthew Tucker

<mtucker@cityofmadison.com>; Timothy Parks <tparks@cityofmadison.com>; Sheri

Carter <district14@cityofmadison.com>; Freddie Smith <freddies@mtrcinc.org>

Subject: Fw: Development of *7 room Microtel Inn and Suites on 2810 Coho St

Mr. Bendorf,

It was a pleasure to speak with you regarding our desire to build an 87 room Microtel Inn and suites hotel at 2810 Coho St, Madison WI.

Thank you for the invitation to present our project to the neighborhood association on Tuesday 11th April 2017 at 6:pm at Southridge village located at 1914 Post Rd, Madison, WI 53713.,

Attending the meeting on our behalf will be the following:

Patrick K Prabhu

Karl Rajani

Freddie smith

Antonio Deshaza

and possibly,

Andy Schmelzer

We ill present to your group The scope of the project, Some renderings and short videos to give the group an idea of what the project would look like and a fairly detailed plan of operation describing how we plan to preserve the peace in the neighborhood.

WE look forward to meeting you and your group.

Sincerely,

-Patrick K Prabhu

Hotel of the arts-Days Inn and Suites

1840, N 6th st

Milwaukee, WI-53212

Ph.: 414-265-5629

Cell.: 414-745-8594

On Thursday, March 23, 2017 5:44 PM, Sujin Lee <pprab@sbcglobal.net> wrote:

Hi,

I called you and left you a message.

We are not the 130 room hotel on Fish Hatchery road.

We are proposing to build an 87 room Microtel inn and Suites at 2810 Coho St/

Look forward to talking to you.

Sincerely,

-Patrik K Prabhu

cell:4140745-8584

On Thursday, March 23, 2017 5:33 PM, Erv Bendorf <ervbendorf@gmail.com> wrote:

You may callme @ 608-345-2801. Are you aare that a 130 unit hotel has been mostly approved for the church site beside BMO Harris Bank on Fish Htchery Rd? Erv

On Tue, Mar 21, 2017 at 3:38 PM, Sujin Lee <pprab@sbcglobal.net> wrote:

Leopold Neighborhood association:

We are hotel operators with several years of hotel operating experience in the City of Milwaukee. We currently have under contract to purchase 2810 Coho st., City of Madison, to build an 87 room Microtel Inn and Suites. We understand there is a deed restriction which prevents the construction of any hotel on that lot.

The proposed hotel will primarily serve business and leisure travelers to The businesses located in the Fitchburg, west Madison, UW and Alliant Energy center areas. The business when in operation will create 25 to 35 jobs mainly employing people who live in the neighborhood.

We have met with Tim Parks, Kevin Firchow and Matt Tucker. We have been advised to consult with you regarding the removal of this restriction. We would like to meet with you at your earliest convenience and describe to you in detail the project and the controls that we intend to put in place in the proposed hotel operation to preserve the peace in the neighborhood.

We would like to meet with you and the neighborhood association to describe our project and how we intend to contribute to the neighborhood and preserve the peace.

Please let us know when you will be available to meet with us.

Sincerely,

-Patrick K Prabhu

Hotel of the Arts-Days Inn and Suites.

1840 N 6th St.,

Milwaukee, WI-53212

414-745-8594

--

Erv Bendorf, REALTOR
Century 21 Affiliated
221 W. Beltline Rd.
Madison, WI 53713
(608) 345-2801 Cell
[Visit My Website](#)

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Pre-Application Meeting w/ Staff

Subject: Fw: Development Assistance Team (DAT) Agenda - June 15
From: Sujin Lee <pprab@sbcglobal.net>
Date: Wed, Aug 09, 2017 2:11 pm
To: John Tyborski <john@hhcppo.com>, Tiffany Sanchez <tiffany@mtrcinc.org>
Attach: Joint UDC-Plan Commission Schedule_2017.pdf
 image001.jpg

On Wednesday, August 9, 2017 2:10 PM, Sujin Lee <pprab@sbcglobal.net> wrote:

Show original message

On Tuesday, July 25, 2017 2:25 PM, "Parks, Timothy" <TParks@cityofmadison.com> wrote:

The 2017 application schedule is attached for your reference.



Timothy M. Parks

Planner
 Department of Planning & Community & Economic
 Development
 Planning Division
 126 S. Hamilton Street
 Madison, Wisconsin 53701-2985
tparks@cityofmadison.com
 T: 608.261.9632

From: Sujin Lee [mailto:pprab@sbcglobal.net]
Sent: Tuesday, July 25, 2017 2:12 PM
To: Kleiner Wood, Lisa; Karl Rajani; Parks, Timothy
Cc: 'Andrew Schmelzer'; Ryan Quam; Owen Slagle III
Subject: Re: Development Assistance Team (DAT) Agenda - June 15

Hi Tim,

We are currently in the process of getting everything together for the land use application. Owen Slagle III from Form Group is our architect and will be getting together the floor plans, elevations and renderings in 3 to 4 weeks. We have also retained Ryan Quam from Quam Engineering who is working on the Site plan, the grading plan, the utility plan, the fire access plan and the landscape plan in about 2 weeks. In the meantime we will also have the management plan and the letter of intent finished and ready for submittal.

Would you please give us an idea of how long the process of approval would take with the city of Madison so that we can extend the purchase agreement accordingly.

Sincerely,

-Patrick K Prabhu

Hotel of the Arts

Days Inn and Suites

On Tuesday, July 11, 2017 2:01 PM, "Kleiner Wood, Lisa" <lwood@dkattorneys.com> wrote:

All –

Just a reminder that the due diligence contingencies currently expire 8/1. Sounds like we are going to need another extension? What are the anticipated submission and approval dates?

Lisa

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From: Sujin Lee [<mailto:pprab@sbcglobal.net>]
Sent: Tuesday, July 11, 2017 9:19 AM
To: Karl Rajani
Cc: 'Andrew Schmelzer'; Kleiner Wood, Lisa; 'Bridget Condon'
Subject: Re: Development Assistance Team (DAT) Agenda - June 15

I have requested a proposal from Quam engineering to do the site plan, the grading plan, the fire plan and the landscape plan. These people are a local firm In Madison and have experience with the city of Madison and with new hotel construction.

On Monday, July 10, 2017 9:03 PM, Karl Rajani <karl@ghpwi.com> wrote:

Yes, I will work on this tomorrow. Karl

Karl Rajani|American Telehealthcare|4650 South Howell Avenue|Milwaukee|WI 53207
Phone: 414-581-0582; Private Fax: 414-763-2538

From: Sujin Lee [<mailto:pprab@sbcglobal.net>]
Sent: Monday, July 10, 2017 12:31 PM
To: Karl Rajani <karl@ghpwi.com>
Cc: Andrew Schmelzer <andy@vrbizlakes.com>; Lisa Kleiner Wood <lwood@dkattorneys.com>; Bridget Condon <bridget.condon@marinebank.com>
Subject: Fw: Development Assistance Team (DAT) Agenda - June 15

Hi Karl,
WE have The architects working on the floor plans and elevations.
In the meantime we need to put together the application package and submit to the city of Madison as soon as possible.
Hope you can assist me in that.
I am working on getting a civil engineer and landscape architect hired.
-Pat

On Monday, June 26, 2017 3:40 PM, "Kleiner Wood, Lisa" <lwood@dkattorneys.com> wrote:

Please let me know if you need any assistance with the applications.

Lisa



Lisa Kleiner Wood
Attorney

T: 414.225.1416
F: 414.278.3816
lwod@dkattorneys.com

111 E. Kilbourn Avenue, Suite 1400
Milwaukee, WI 53202-6813
www.dkattorneys.com

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From: Parks, Timothy [<mailto:TParks@cityofmadison.com>]
Sent: Monday, June 26, 2017 2:16 PM
To: 'Sujin Lee'
Cc: Karl Rajani; Andrew Schmelzer; Kleiner Wood, Lisa; Tucker, Matthew; Carter, Sheri; Firchow, Kevin; Owen Slagle III; Erv Bendorf
Subject: RE: Development Assistance Team (DAT) Agenda - June 15

Patrick,

You will need to submit a complete Land Use Application and submittal using the attached forms and related information. In addition to the application form, the "ApplicationInfo" PDF contains an overview of the process; and the "LUAChecklist" PDF includes the items that you are required to submit and their quantity. Please note that the Letter of Intent is the opportunity to tell us who you are and about your project in your words, including and comments you want to offer on how the hotel will managed (access, security, etc.). You should use the letter of intent to also request that the deed restriction on Lot 14 be removed as part of the approval of your hotel project.

If you have any other questions, please let me know.

Best regards,
TIM



Timothy M. Parks
Planner
Department of Planning & Community & Economic
Development
Planning Division
126 S. Hamilton Street
Madison, Wisconsin 53701-2985
tparks@cityofmadison.com
T: 608.261.9632

From: Sujin Lee [<mailto:pprab@sbcglobal.net>]
Sent: Monday, June 26, 2017 11:34 AM
To: Parks, Timothy
Cc: Karl Rajani; Andrew Schmelzer; Lisa Kleiner Wood; Tucker, Matthew; Carter, Sheri; Firchow, Kevin; Owen Slagle III; Erv Bendorf
Subject: Re: Development Assistance Team (DAT) Agenda - June 15

Hi Tim,

Thanks you for inviting us to the Advanced planning team meeting. The meeting was very informative and we have passed along all the information to the architects.

The architects are working on floor plans, site plan and renderings.

Please let us know what the next step is in the approval process.

-Patrick K Prabhu
Microtel Inn and Suites,
2810 Coho st
C:414-745-8594

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MATERIAL KEY

- 1. DARK BRICK
- 2. FIBER CEMENT BOARD
- 3. WOODTONE FIBER CEMENT SIDING
- 4. PAINTED ALUMINUM PANELS
- 5. CORRUGATED METAL PANELS
- 6. IPE WOOD SIDING



Patrick K Prabhu
 1840 N 6th Street
 Milwaukee, WI 53212

Project location
 MICROTTEL INN & SUITES
 2810 Coho Street
 Madison, WI 53713

DESIGN CONCEPT BY:
 NICOLAS CASCARANO
 ARCHITECT, AIA
 10.26.2017

SOUTH ELEVATION



MATERIAL KEY

- 1. DARK BRICK
- 2. FIBER CEMENT BOARD
- 3. WOODTONE FIBER CEMENT SIDING
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DESIGN CONCEPT BY:
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 10.26.2017

NORTH ELEVATION



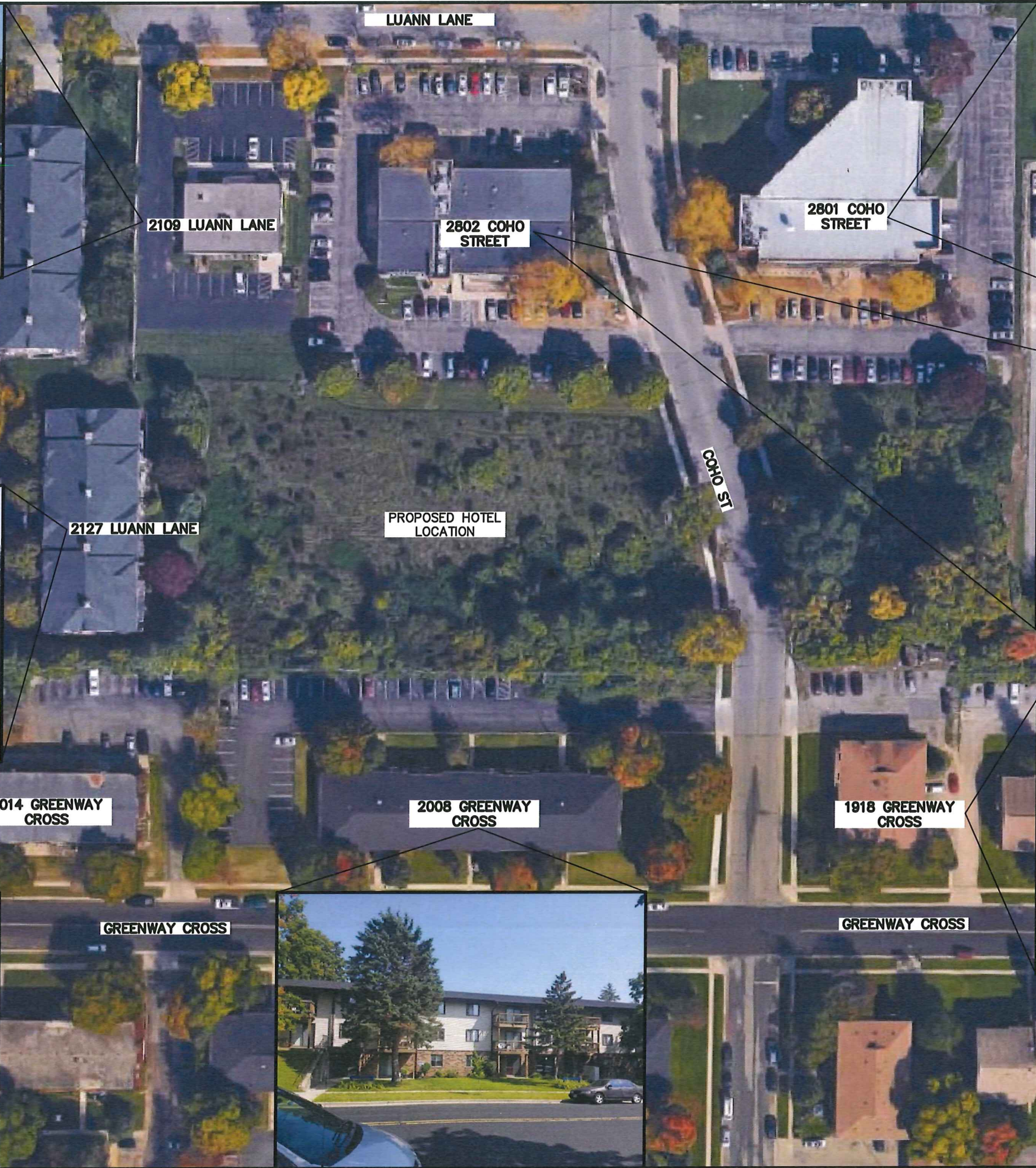
- MATERIAL KEY**
- 1. DARK BRICK
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BAYMONT
INN & SUITES

Patrick K Prabhu
1840 N 6th Street
Milwaukee, WI 53212

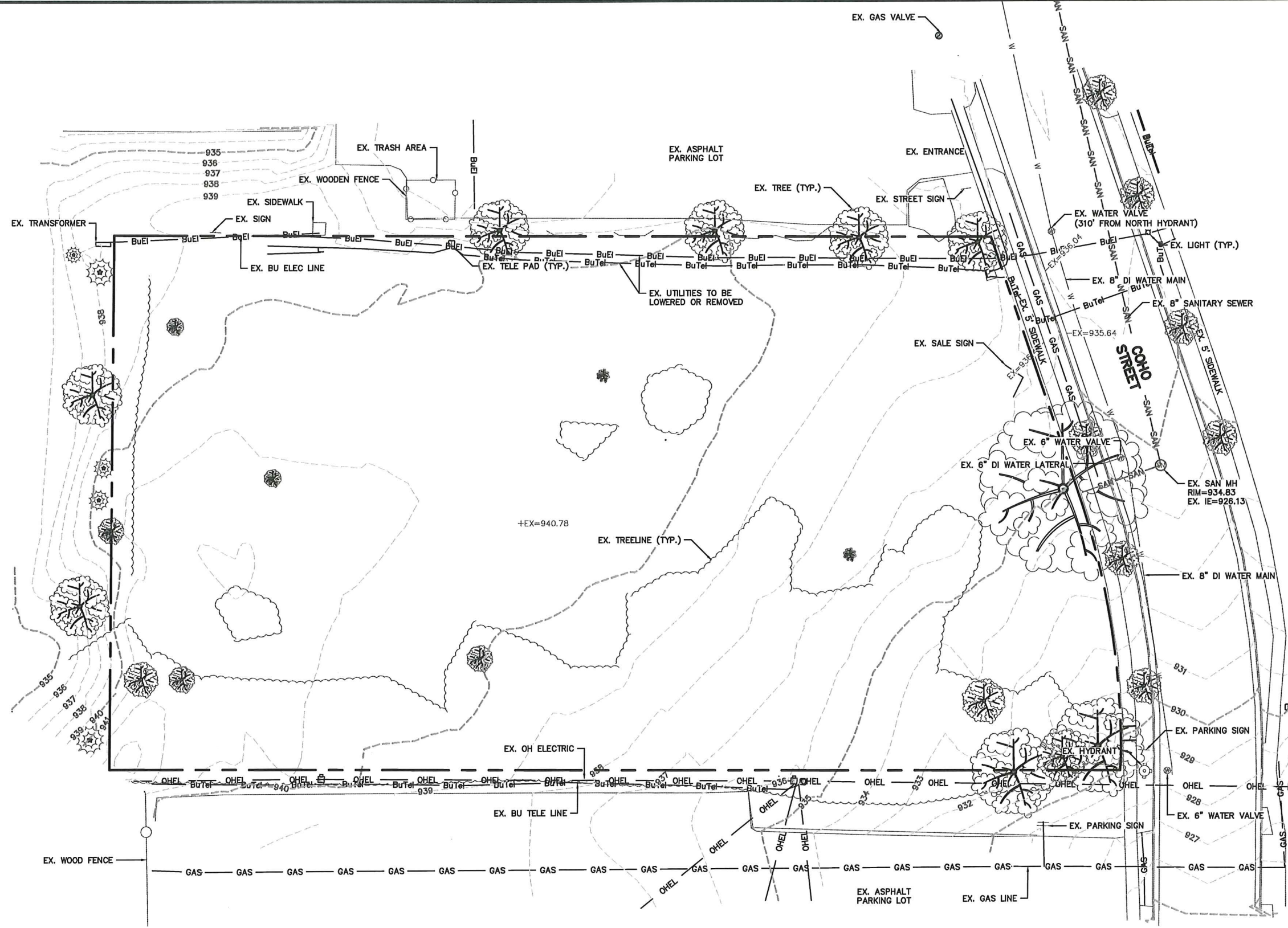
Project location
MICROTEL INN & SUITES
2810 Coho Street
Madison, WI 53713

DESIGN CONCEPT BY:
NICOLAS CASCARANO
ARCHITECT, AIA
10.26.2017



PROPOSED HOTEL - 2810 COHO STREET
CITY OF MADISON
CONTEXTUAL SITE INFORMATION
DATED: AUGUST 20, 2017

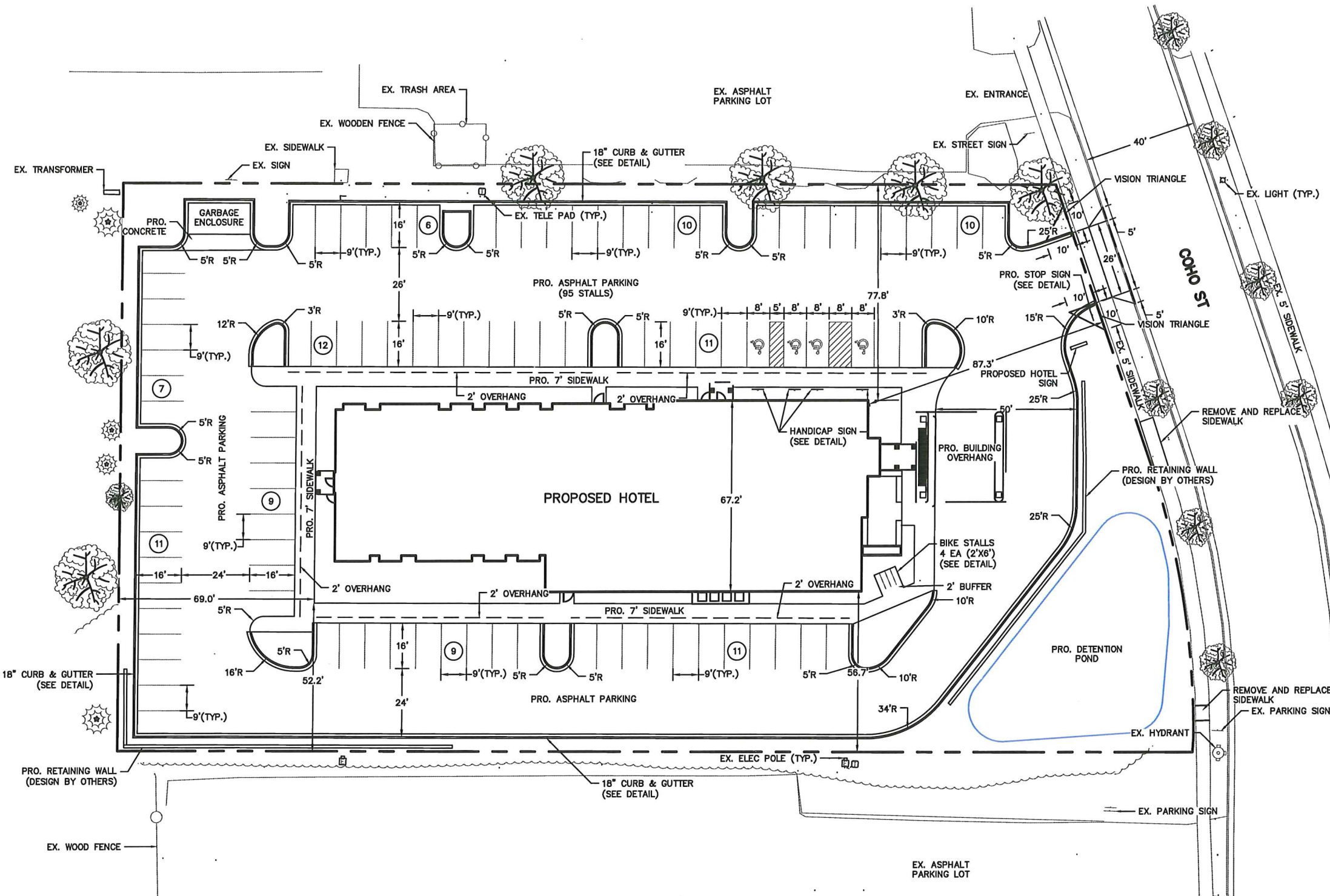
QUAM ENGINEERING, LLC
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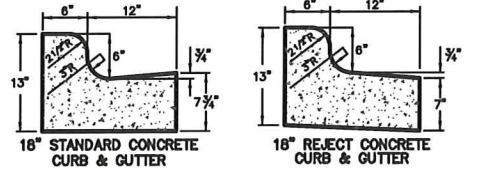
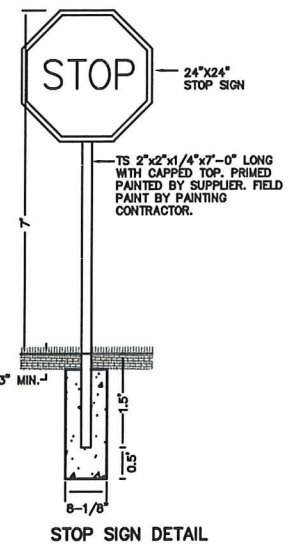
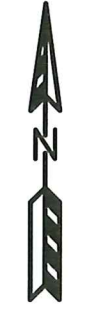
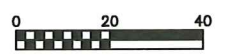
PROPOSED HOTEL - 2810 COHO STREET
CITY OF MADISON
EXISTING SITE PLAN
SHEET: C-1
DATED: AUGUST 23, 2017

QUAM ENGINEERING, LLC
Residential and Commercial Site Design Consultants
www.quamengineering.com

4604 Siggelkow Road, Suite A - McFarland, Wisconsin 53558
Phone (608) 838-7750; Fax (608) 838-7752



GENERAL NOTES:
 -EXCAVATION BY CONCRETE CONTRACTOR
 -POSTS SHALL BE SET BY CONCRETE CONTRACTOR & PROVIDED BY STEEL SUPPLIER.
 -SIGN PROVIDED BY HARDWARE SUPPLIER & INSTALLED BY CARPENTER
 -WIPE CLEAN EXCESS CONCRETE FROM POST BY CONCRETE CONTRACTOR
 -CARPENTER TO DRILL HOLES IN STEEL POST FOR SIGN ATTACHMENT



PARKING LOT PLAN SITE INFORMATION BLOCK

Site Address 2810 COHO STREET
 Site acreage (total) 1.68 ACRES

Number of building stories (above grade) 5
 Building height 62.52'
 Total building height above existing grade 67.91'
 DLJR type of construction (First Floor) JA
 DLJR type of construction (2nd to 5th Floor) VA

Total square footage of building 11,640 s.f.

Use of property HOTEL

Impervious area 62,912 SF
 Open space area 16,372 SF
 Lot coverage 73.2%

Number of bicycle stalls shown 4

Number of Parking stalls:

DESCRIPTION	SHOWN
Customer Parking	87
Employee Parking	5
Accessible	4
Total	96

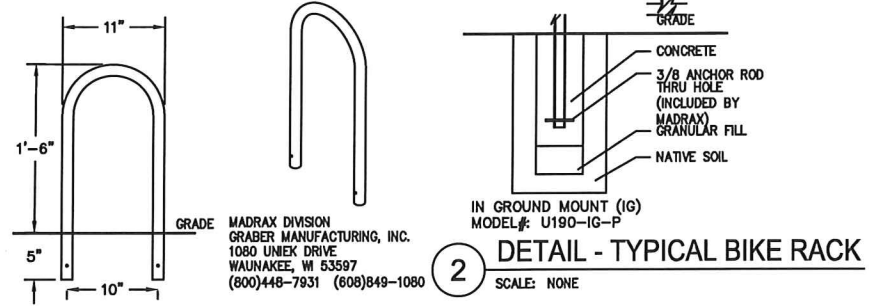
Number of trees shown (See Landscape Plan)

CURB & GUTTER NOTES:
 LATERAL CONTRACTION JOINTS SHALL BE PLACED AT INTERVALS OF NOT MORE THAN 15' NOR LESS THAN 6' IN LENGTH. THE JOINTS SHALL BE A MINIMUM OF 3" IN DEPTH.
 EXPANSION JOINTS SHALL BE PLACED TRANSVERSELY AT RADIUS POINTS ON CURVES OF RADIUS 200' OR LESS, AND AT ANGLE POINTS, OR AS DIRECTED BY THE ENGINEER. THE EXPANSION JOINT SHALL BE A ONE PIECE ASPHALTIC MATERIAL HAVING THE SAME DIMENSIONS AS CURB & GUTTER AT THAT STATION AND BE 1/2" THICK.
 IN ALL CASES, CONCRETE CURB & GUTTER SHALL BE PLACED ON THOROUGHLY COMPACTED CRUSHED STONE.

PAVING NOTES:
 PAVEMENT SHALL BE 3" ASPHALT PAVEMENT OVER 10" BASE COURSE.
 THE FIRE LANE SHALL BE CONSTRUCTED TO SUPPORT A MINIMUM LOAD OF 85,000 POUNDS AND CERTIFIED IN THE FIELD BY AN APPROVED SOILS ANALYST.

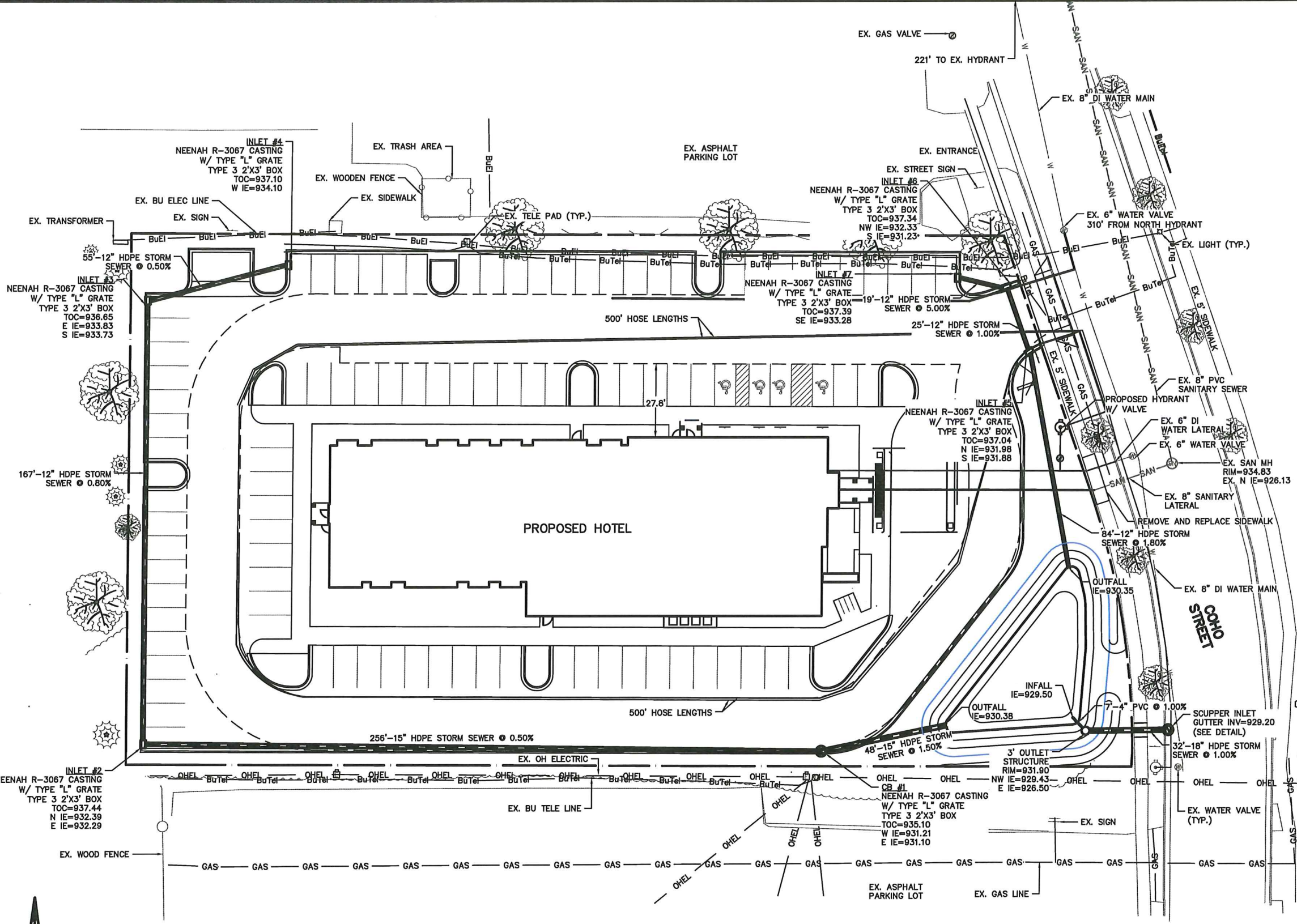
GENERAL NOTES:
 CONTRACTOR SHALL INSTALL TREE PROTECTION FENCING IN THE AREA BETWEEN THE CURB AND SIDEWALK AND EXTEND IT AT LEAST 5 FEET FROM BOTH SIDES OF THE TREE ALONG THE LENGTH OF THE TERRACE. NO EXCAVATION IS PERMITTED WITHIN 5 FEET OF THE OUTSIDE EDGE OF A TREE TRUNK. IF EXCAVATION WITHIN 5 FEET OF ANY TREE IS NECESSARY, CONTRACTOR SHALL CONTACT City Forestry (266-4816) PRIOR TO EXCAVATION TO ASSES THE IMPACT TO THE TREE AND ROOT SYSTEM. TREE PRUNING SHALL BE COORDINATED WITH CITY FORESTRY. TREE PROTECTION SPECIFICATIONS CAN BE FOUND IN SECTION 107.13 OF CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.

ANY TREE REMOVALS THAT ARE REQUIRED FOR CONSTRUCTION AFTER THE DEVELOPMENT PLAN IS APPROVED WILL REQUIRE AT LEAST A 72 HOUR WAIT PERIOD BEFORE A TREE REMOVAL PERMIT CAN BE ISSUED BY FORESTRY, TO NOTIFY THE ALDER OF THE CHANGE IN THE TREE PLAN.



PROPOSED HOTEL - 2810 COHO STREET
CITY OF MADISON
 SITE PLAN
 SHEET: C-2
 DATED: AUGUST 23, 2017

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UTILITY NOTES:

ALL SANITARY SEWER AND WATER MAIN CONSTRUCTION SHALL BE IN COMPLIANCE WITH THE CITY OF MADISON AND WISCONSIN DEPARTMENT OF COMMERCE STANDARDS.

PLUMBER SHALL VERIFY SANITARY LATERAL AND WATER SERVICE SIZE TO PROPOSED BUILDINGS

THE LENGTHS OF ALL UTILITIES ARE TO CENTER OF STRUCTURES OR FITTINGS AND MAY VARY SLIGHTLY FROM THE PLAN. LENGTHS SHALL BE VERIFIED IN THE FIELD DURING CONSTRUCTION.

ALL WATER MAIN SHALL BE BURIED TO A DEPTH OF 6.5 FEET. THE DEPTH IS DEFINED AS THE DISTANCE BETWEEN THE FINISHED GRADE ELEVATION AND THE TOP OF WATER MAIN OR SERVICE.

MAINTAIN AN 8 FOOT MINIMUM HORIZONTAL SEPARATION DISTANCE BETWEEN PUBLIC SANITARY SEWER, WATER MAIN AND STORM SEWER. PROVIDE 18" MINIMUM VERTICAL SEPARATION WHERE SEWER CROSSES OVER WATER MAIN AND PROVIDE 6" MINIMUM VERTICAL SEPARATION WHERE WATER MAIN CROSSES OVER SEWER.

ANY UTILITIES WHICH ARE DAMAGED BY THE CONTRACTOR SHALL BE REPAIRED TO THE OWNER'S SATISFACTION AT THE CONTRACTOR'S EXPENSE.

ALL UNDERGROUND EXTERIOR NON-METALLIC SEWERS/MAINS AND WATER SERVICES/MAINS MUST BE PROVIDED WITH TRACER WIRE OR OTHER METHODS IN ORDER TO BE LOCATED IN ACCORDANCE WITH 182.0715(2r) OF STATE STATUTES.

THE PROPOSED ELECTRIC, TELEPHONE AND GAS UTILITY LOCATIONS ARE NOT SHOWN. ACTUAL LOCATIONS AND DESIGN SHALL BE COMPLETED BY OTHERS.

ANY DAMAGE TO COHO STREET PAVEMENT WILL REQUIRE PATCHING IN ACCORDANCE WITH THE CITY ENGINEERING STREET PATCHING CRITERIA.

THE CONTRACTOR SHALL VERIFY ALL EXISTING UTILITY LOCATIONS, SIZES, MATERIALS, AND ELEVATIONS PRIOR TO CONSTRUCTION.

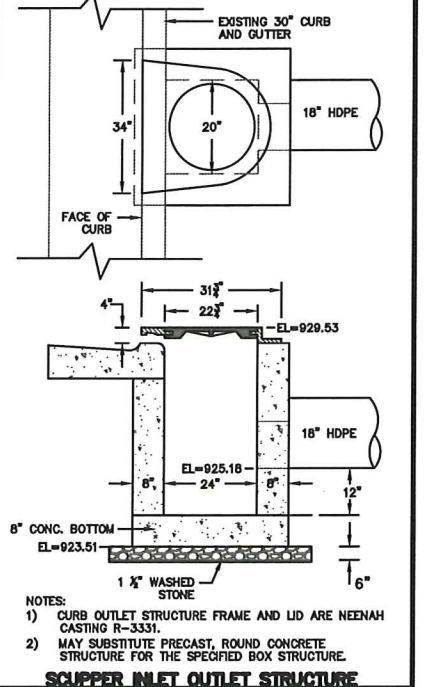
SANITARY SEWER SHALL BE PVC ASTM D3034, SDR 35 UNLESS INDICATED OTHERWISE.

WATER MAIN SHALL BE AWWA C900 CLASS 150, DR-18 PVC UNLESS INDICATED OTHERWISE.

ALL STORM SEWER SHALL BE HDPE SMOOTH WALL INTERIOR CORRUGATED PIPE AS MANUFACTURED BY ADS OR APPROVED EQUAL. PIPE SHALL HAVE WATERTIGHT JOINTS AND SHALL MEET THE REQUIREMENTS OF AASHTO M-294, TYPE S.

THE CONTRACTOR SHALL OBTAIN A CONNECTION PERMIT AND EXCAVATION PERMIT PRIOR TO COMMENCING THE STORM SEWER CONSTRUCTION.

CATCH BASINS AND INLETS SHALL BE CONCRETE AND CONSTRUCTED IN ACCORDANCE WITH THE CITY OF MADISON STANDARD SPECIFICATIONS OR APPROVED EQUAL.



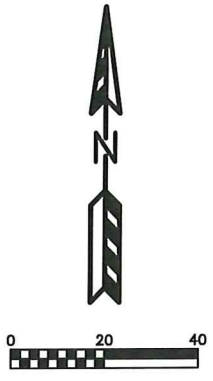
GENERAL NOTES:

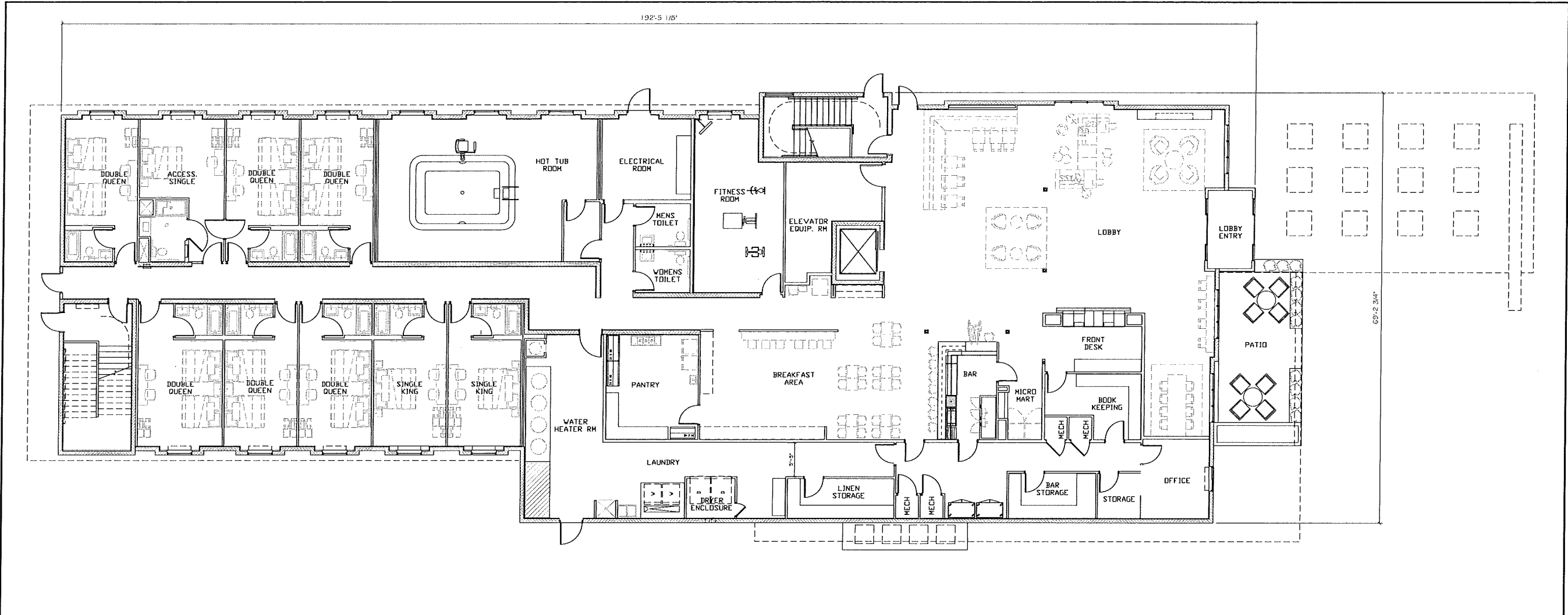
ALL WORK IN THE PUBLIC RIGHT-OF-WAY SHALL BE PERFORMED BY A PRE-APPROVED CONTRACTOR AUTHORIZED TO WORK IN THE RIGHT-OF-WAY.

THE CONTRACTOR SHALL REPLACE ALL DAMAGED SIDEWALK AND CURB AS DIRECTED BY THE CITY CONSTRUCTION ENGINEER.

PROPOSED HOTEL - 2810 COHO STREET
CITY OF MADISON
 UTILITY AND FIRE LANE PLAN
 SHEET: C-4
 DATED: AUGUST 23, 2017

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1 FIRST FLOOR PLAN
 A-1 SCALE: 1/8" = 1'-0"

Owen F. Slagle III - Architect
 2170 Hullton Road
 Verona, PA 15147
 PH: (412) 828-5710
 FAX: (412) 828-5715

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 2810 Coho Street
 Madison, WI 53713

REVISIONS	
NO	DATE

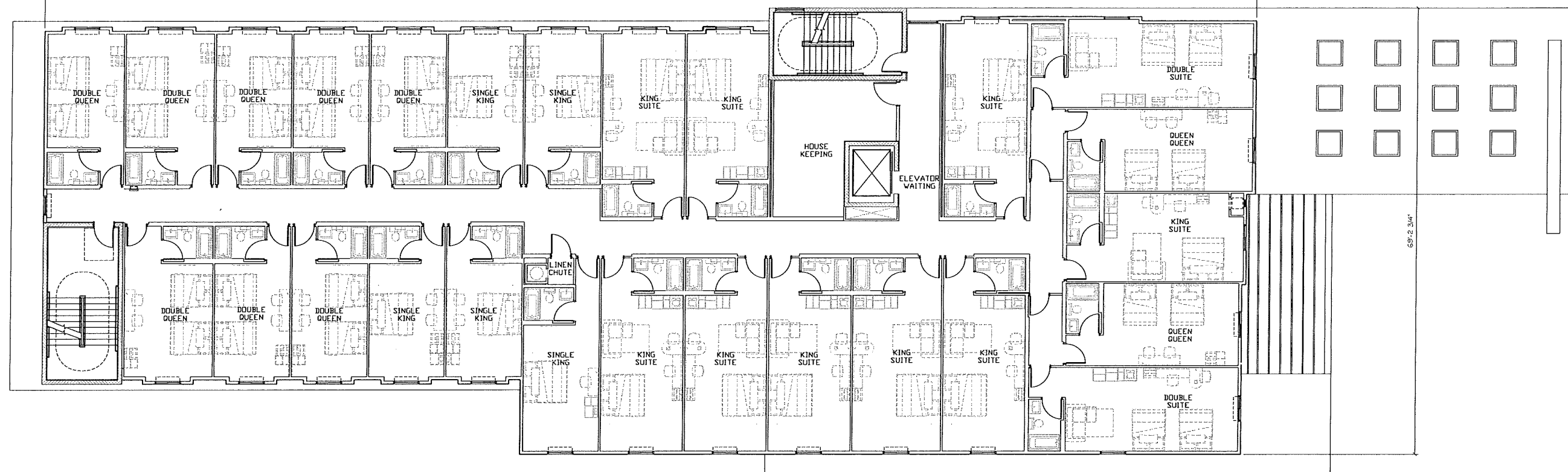
- DRAWINGS ISSUED FOR:
- PRELIM. FLOOR PLAN
 - 30%
 - CLIENT/CORP. REVIEW (90%)
 - BIDDING
 - PERMITTING
 - PERMIT REVISIONS
 - FINAL CONST.
- DRAWING ISSUE DATE:
1-15-18

FIRST FLOOR PLAN

PROJ. NO.:
FD18-102
DATE:
1/15/18

SHEET NUMBER
A-1

100'-1 1/2'



1 TYPICAL UPPER FLOOR PLAN
 A-2 SCALE: 1/8" = 1' - 0"

Owen F. Slagle III - Architect
 2170 Hulston Road
 Verona, PA 15147
 Ph: (412) 828-5710
 Fax: (412) 828-5715

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REVISIONS

NO.	DATE

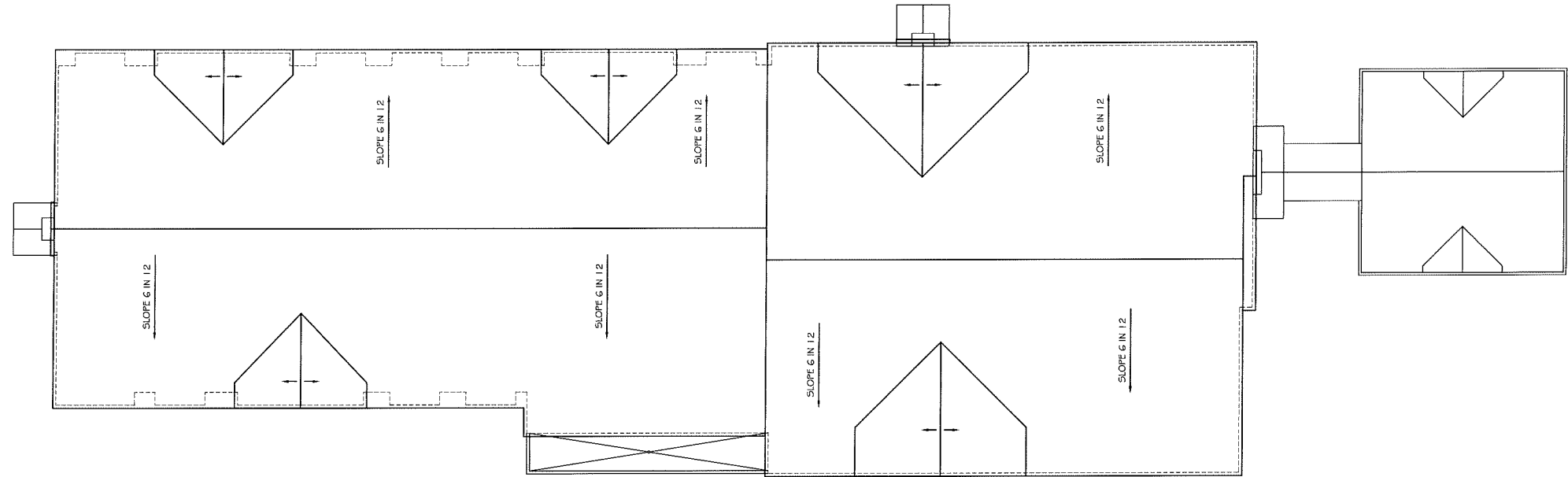
- DRAWINGS ISSUED FOR:
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 - 30%
 - CLIENT/CORP. REVIEW (90%)
 - BIDDING
 - PERMITTING
 - PERMIT REVISIONS
 - FINAL CONST.
- DRAWING ISSUE DATE:
1-15-18

TYPICAL UPPER FLOOR PLAN

PROJ. NO.:
FD18-102

DATE:
1/15/18

SHEET NUMBER
A-2



5 ROOF PLAN
A-5 SCALE: 3/32" = 1' - 0"

Owen F. Slagle III - Architect
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Verona, PA 15147
Ph: (412) 828-5710
Fax: (412) 828-5715

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REVISIONS	
NO	DATE

- DRAWINGS ISSUED FOR:
- PRELIM. FLOOR PLAN
 - 30%
 - CLIENT/CORP. REVIEW (90%)
 - BIDDING
 - PERMITTING
 - PERMIT REVISIONS
 - FINAL CONST.
- DRAWING ISSUE DATE:
8-16-17

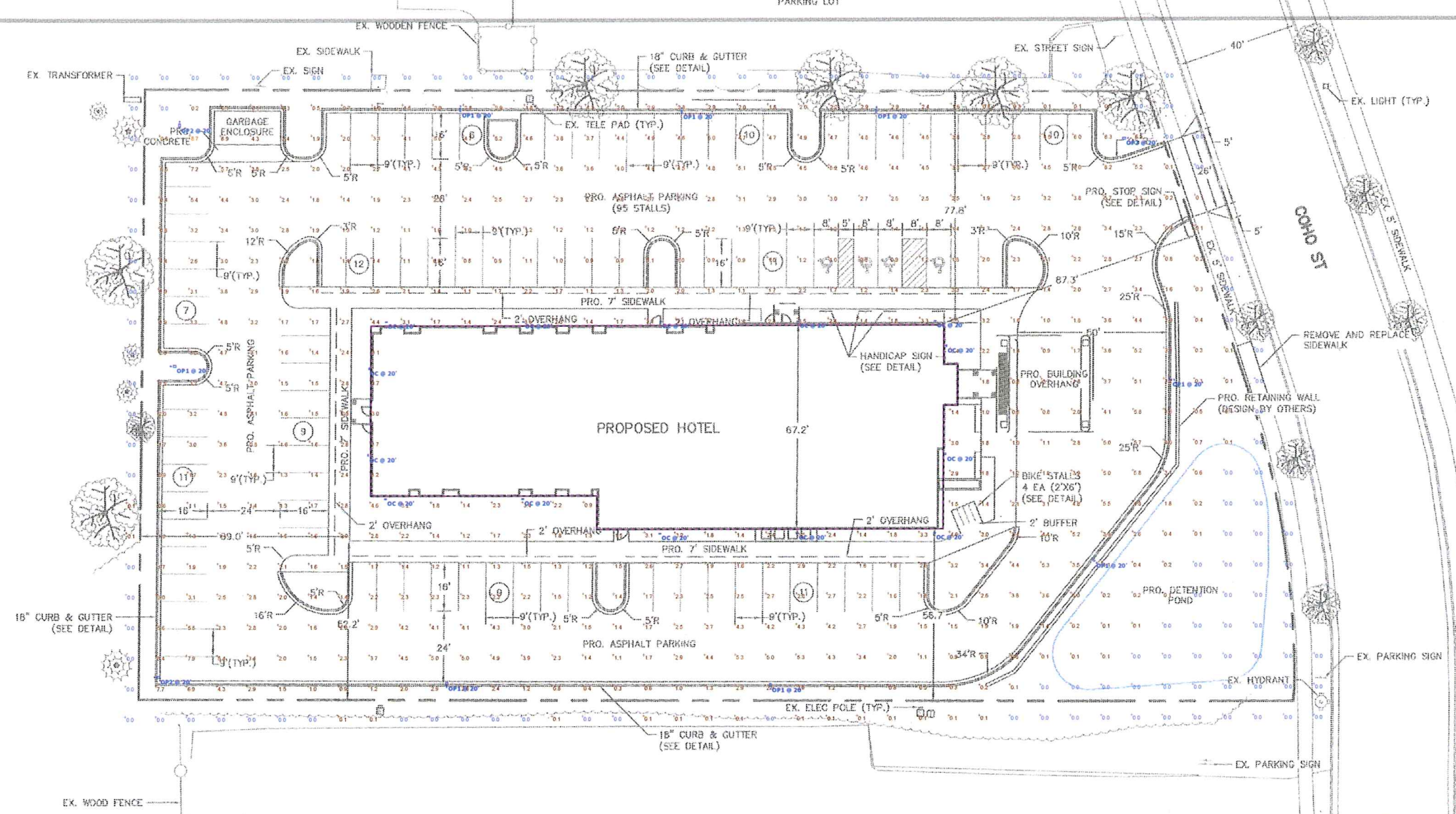
ROOF PLAN
& DETAILS

PROJ. NO.:
FD17-104

DATE:
8/16/17

SHEET NUMBER
A-5

FRING, LLC 4604 Siggelkow Road, Suite A - McFarland, WI 53558 (608) 838-7750 PP-05



Schedule

Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens Per Lamp	Light Loss Factor	Wattage
□	OP1	8	Lithonia Lighting	DSX1 LED 40C 1000 40K BLC MVOLT	DSX1 LED WITH 40 LEDs @1000 mA, 4000K, BACKLIGHT CONTROL OPTIC	LED	1	DSX1_LED_40C_1000_40K_BLC_MVOLT.ies	11291	0.9	138
□	OP2	3	Lithonia Lighting	DSX1 LED 40C 1000 40K RCCO MVOLT	DSX1 LED WITH 40 LEDs @1000 mA, 4000K, RIGHT CORNER CUTOFF OPTIC	LED	1	DSX1_LED_40C_1000_40K_RCCO_MVOLT.ies	10970	0.9	138
□	OC	14	Lithonia Lighting	OLWX1 LED 40W 40K DDB	40W 4000K LED WALL PACK	LED	1	OLWX1_LED_40W_40K_DDB.ies	4000	0.9	38.82

Plan View
Scale - 1" = 20ft

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #1	+	2.0 fc	8.7 fc	0.0 fc	N/A	N/A