



KOTHE REAL ESTATE PARTNERS  
324 E. Wilson Street | Madison, WI 53703

May 24, 2024

Ms. Heather Stouder  
City of Madison - Planning Division  
Madison Municipal Building, Suite 017  
215 Martin Luther King, Jr. Blvd  
PO Box 2985  
Madison, WI 53701

**RE: LETTER OF INTENT – 2102 & 2202 DARWIN RD, Madison WI**

Dear Ms. Stouder,

The following Subdivision Application and Land Use Application for 2102 & 2202 Darwin Road are submitted together with the plans and applications for staff, Plan Commission and Common Council's consideration of approval.

**Organizational Structure:**

**Owner:**

B&G Real Estate LLC & Optunities LLC  
c/o Bruce Raemisch Revocable Trust  
2 East Mifflin Street – Suite 600  
Madison, WI 53703  
Contact: Frederic J Brouner, Trustee  
[fjb@dewittlp.com](mailto:fjb@dewittlp.com)  
(608) 469-0361

**Developer/Buyer:**

Wilson Street Hotel Group LLC, or assigns  
  
324 E Wilson St  
Madison, WI 53703  
Contact: John Kothe  
[john@kotherep.com](mailto:john@kotherep.com)  
(608) 335-5248

**Civil Engineer:**

Wyser Engineering  
300 E Front Street  
Mount Horeb, WI 53572  
Contact: Wade Wyse, P.E.  
[wade.wyse@wyserengineering.com](mailto:wade.wyse@wyserengineering.com)  
(608) 437-1980

**Project Consultant:**

GBA Architecture & Design  
2248 Deming Way – Suite 120  
Middleton, WI 53562  
Contact: Josh Wilcox  
[josh.wilcox@garybrink.com](mailto:josh.wilcox@garybrink.com)  
(608) 695-8668

**Existing Site Conditions and Project Overview:**

This approximately 8.02 acre site consists of two parcels on the northeast corner of Darwin Road and Packers Avenue.

**Development Plan:**

Zoning for 2202 Darwin Road was successfully changed to SE (from PMHP) to accommodate this development. Our plan is to subdivide the combined property into two (2) buildable lots, one (1) private outlot and one (1) public outlot. The private outlot will provide for a separate parcel for the existing cell tower and the two buildable lots will be sold to separate end users who have expressed keen interest in establishing their operations in this preferred location while the public outlot may serve as a future street at the discretion of the City of Madison

**City and Neighborhood Input:**

We first started discussing the development potential of this site with the City of Madison in January of 2022 as a large industrial site. In July 2022 we had a DAT Development discussion to discuss three separate parcels focused on an Employment use. In August 2022 and thereafter, the site was discussed with Alder Myadze and city staff as two separate parcels that would accommodate two end users and their development goals. These meetings with City staff continued through the end of 2022 to address an Official Map Reservation change. Site planning continued through 2023 with continued feedback from city staff. Throughout this approval and development process, we are committed to engaging with local stakeholders and city staff.

**Project Schedule:**

It is anticipated that the construction on this site will start in mid 2024 with completion in Spring of 2025.

Sincerely,

John Kothe  
Partner