

## 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  
david.way@meadhunt.com

#### Landscape Architect

Wolff Landscape Architecture  
307 North Michigan Avenue, Suite 601  
Chicago, Illinois 60601  
Phone: (312) 663-5494  
Ted Wolff  
twolff@wolfflandscape.com

#### Associate Architect

InSite Consulting Architects  
115 East Main Street, Suite 200  
Madison, Wisconsin 53703  
Phone: (800) 453-8086  
Stephen Mar-Pohl  
steve@icsarc.com

#### Mechanical/ Electrical/ Plumbing/ Fire Protection Engineers

Affiliated Engineers, Inc.  
5802 Research Park Boulevard  
Madison, Wisconsin 53719  
Phone: (608) 209-6370  
Scott Easton  
seaston@aeieng.com

#### 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  
tom.hannula@walkerparking.com

#### Elevator Consultant

HH Angus & Associates  
405 North Wabash Avenue, Suite 806  
Chicago, Illinois 60611  
Phone: (312) 527-5552  
Stuart Wright  
stuart.wright@hhangus.com

## 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.