

April 1, 2020

Tim Parks
Department of Planning & Development
215 Martin Luther King Jr Blvd
Madison, WI 53703

Re: Letter of Intent
825 E. Washington Ave – Conditional Use

Dear Tim:

This is our Letter of Intent (Conditional Use) for the property located at 825 E. Washington Ave. The owner, MM East Washington, LLC is planning to develop a new eight-story, 151 guestroom hotel at this location. The development shall include the demolition of the existing structures located at 825 East Washington Avenue & 824 East Main Street.

Some of the highlights include:

- Fun new hotel – Moxy by Marriott – that provides lively public spaces and minimalist style and cozy guest rooms that will reflect the spirit of the Capitol East Neighborhood.
- Roof top restaurant and lounge that will allow every guest and Madison residents to experience the best views of the neighborhood, Madison lakes and Isthmus
- Urban Architecture that embraces the history of the neighborhood
- Roof top meeting and event space open to public use
- First floor bar, lounge, and restaurant

The total gross area of the new building is 80,977 sf. The lot area is 21,865 sf (or 0.5 acres).

Total Parking/Bicycle Stalls will be as follows:

Parcel 2 (Hotel)

Small Car Parking: 0

Large Car Parking: 5

Accessible Parking: 1

Bicycle Stall: 28

Total Vehicle Parking: 6

All maintenance, including trash and snow removal, will be provided by private contract.

The proposed hours of operation will be as follows:

- Hotel: 24 hours a day/365 days a year.
 - This includes the exterior patio space, attached to two guest rooms, facing East Washington Avenue, located on the 6th floor.

- Hotel Bar/Cafe and 8th Floor Restaurant: Sunday-Thursday (6:00 a.m. – 12:00 a.m.) & Friday/Saturday (6:00 a.m. – 2:00 a.m.)
 - This includes the exterior front patio, facing East Washington Avenue, located on the 1st floor

The project is anticipated to create approximately 30 new jobs during development/construction and approximately an additional 50 positions, during operation.

The proposed construction schedule is for demolition of the existing structures to commence in the fourth quarter of 2020 with new construction to commence immediately thereafter, and construction completion to be early 2022. This application includes a request for a demolition permit to demolish the properties located at 825 E. Washington Ave. & 824 E. Main St.

The Development Team includes the following:

Developer/Owner: MM East Washington, LLC
c/o North Central Group
1600 Aspen Commons, Suite 200
Middleton, WI 53562
Phone: 608-836-6060
Fax: 608-836-6399
Principal Contact: Andy Inman
ainman@ncghotels.com

Architect: GBA
2248 Deming Way
Middleton, WI 53562
Phone: 608-829-1750
Fax: 608-829-3056
Principal Contact: Josh Wilcox
josh.wilcox@garybrink.com

Civil/Landscape: Pinnacle Engineering Group
20725 Watertown Road, Suite 100
Brookfield, WI 53186
Phone: 262-754-8888
Principal Contact: Aaron Koch
akoch@pinnacle-engr.com

Please refer to the attached plans for additional information.

Sincerely,

Josh Wilcox
VP/Partner