



Office of the Common Council
Ald. Sheri Carter, District 14

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January 22, 2018

To: Ken Opin, Chair, Plan Commission
Members of the Plan Commission

Re: Agenda Item #5 and Legistar #48769 - 2810 Coho Street
Applicant: Prabhu "Patrick" Kasthunrangahan
Requesting conditional use approval to construct a five-story, 112-room hotel

I held a neighborhood/community meeting with the residents of Leopold neighborhood regarding the proposed development of a five-story hotel at 2810 Coho Street. There is mixed support of this development from both the residents and the business owners surrounding this property.

The Leopold neighborhood is approximately 90% rental with 10% owner occupied with a combination of condominiums, duplex housing and apartments. Many of the children from this neighborhood qualify for the free lunch program at Leopold School. In 2008, Madison Police South District assigned a neighborhood police officer to this area to address the illegal activities that had taken over this neighborhood. Because of the high levels of rental property and being divided between two municipalities, the neighborhood remains challenging. In 2012, the Leopold Community Garden was established, and today they have 45 participants, and have reactivated the park during the daylight hours.

Many of the surrounding businesses and residents were opposed to the first proposal of a Microtel Hotel in this area. I won't go into the City of Madison's experience with the Microtel on East Springs Drive but to say that it has consistently been a **hot spot** for years. In November 2017, I met with a business stakeholder regarding the hotel, and the belief that the hotel could maintain a higher standard for duration was doubtful. This is the sentiment of many other businesses who communicated with me telephonically, with some doubting that a higher standard would be met at all. The commercial area has businesses that close approximately between 5 pm and 6 pm. The hotel will be the only commercial business opened 24 hours.

I believe that this development will bring more visibility to the area and may reduce some of the activity that is not being reported because it is happening after businesses are closed. Therefore, I ask the commissioners to approve this application for conditional use with the conditions brought forth from the Urban Design Commission's advisory review.

The following conditions should be included with any conditions imposed by the Plan Commission:

1. Hotel security plan be submitted to the MPD South District Captain for review prior to the opening of the hotel, and reviewed annually with MPD South District Captain, owners, and management staff;
2. Monthly meetings with the MPD neighborhood officer or with the South District Captain if there is no neighborhood officer;
3. All staff will participate in the MPD human trafficking training, and any refresher training annually;
4. Alcohol license restricted to hotel guests only;
5. Security camera should be installed (focusing on common areas, entrances and exit) This should be the norm for any new hotel development;
6. Staff designated as security.

Sincerely,

Alder Sheri Carter