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Kahler Slater

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P 414.272.2000

March 6, 2019

City of Madison
Planning Division
Attn: Heather Stouder
Madison Municipal Building
215 Martin Luther King, Jr. Blvd.
Madison, WI 53701-2985

RE: LAND USE APPLICATION for 760/780 REGENT ST. LETTER of INTENT

Dear Heather:

Mortenson Development, Inc. is pleased to submit this Land Use Application for the amendment to the existing PUD GDP/SIP (PD GDP/SIP) for a nationally recognized, full-service hotel located at 760 Regent Street adjacent to 780 Regent St. This new hotel is intended to increase density on an underdeveloped parcel and provide an activated use at an important gateway to the campus while providing unparalleled accommodations for guest to Madison and the University of Wisconsin.

The hotel features an entrance lobby, bar & restaurant, and supporting back of house function on the first floor; fitness, meeting space, a fitness room and a covered balcony on the second floor; and 176 guestrooms on 4 levels above. A parking structure is embedded underneath part of the hotel tower and contains approximately 239 parking spaces which replace and supply additional capacity to the existing surface spaces.

The hotel will be operated by approximately 60 employees (45 full time and 15 part time) and will operate 24 hours a day, 7 days a week. The building supports connections to the East Campus Mall, the Southwest Commuter Bike Trail and the greater neighborhood through the use of landscaping and pedestrian connections.

Sincerely,

KAHLER SLATER, INC.

Thomas Miller, AIA
Principal & Team Leader

cc: Mortenson Development, Inc.

enc: Land Use Application
LUA supporting materials