

# MOXY MSN - COMMUNICATION PACKET

**Dustin Dresen**

---

**From:** Inman, Andy <Alnman@ncghotels.com>  
**Sent:** Monday, February 3, 2020 4:14 PM  
**To:** Jack Kear  
**Cc:** Darlene Buhler; deven.mcglenn@gmail.com; Beal, Heather; Burton, Ryan  
**Subject:** RE: Moxy Hotel at 825 E Washington

Hi Jack and Deven,

We have advanced the program significantly since last month and are ready to present our exciting project to the MNA Preservation and Development Committee. We will send you a package tomorrow if February 11 still works for your committee.

Thank you,

Andy



**Andrew B. Inman, P.E. | Vice President of Development**

1600 Aspen Commons Suite 200 | Middleton WI 53562

D: (608) 662-3631 | F: (608) 836-6399 | [ainman@ncghotels.com](mailto:ainman@ncghotels.com) | [www.ncghotels.com](http://www.ncghotels.com)

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---

**From:** Jack Kear <jackkear@hotmail.com>  
**Sent:** Friday, December 27, 2019 10:24 AM  
**To:** Inman, Andy <Alnman@ncghotels.com>  
**Cc:** Darlene Buhler <darlene@gebhardtdevelopment.com>; deven.mcglenn@gmail.com  
**Subject:** Re: Moxy Hotel at 825 E Washington

Hello Andy:

I am the Co-Chair for the Preservation & Development Committee for the Marquette Neighborhood Association (MNA) along with Deven McGlenn who is ccd here. The Moxy Hotel proposal falls within our Marquette district so we would like to invite you to present your plan to our committee at our next meeting on Tuesday, Jan 14th from 5:30-7:00pm at the Wil-Mar Center, 953 Jenifer St.

The committee reviews conditional use applications as well as alcohol license requests that will go before the city and we make a recommendation to the board of MNA. MNA then sends a letter to either Planning or the ALRC supporting the project or requesting adjustments to better adapt to the needs of the neighborhood.

This January meeting will be an opportunity for you to present to the neighborhood and respond to questions of attendees. Based upon the experience we had with establishing the Hotel Indigo, your neighbor further down East Wash, I would predict most questions will relate to parking plans, traffic flow in and out of the hotel property, height limits, storm water management related to regular E Wash flooding, lighting, and outdoor seating. Committee attendees are very knowledgeable on City of Madison zoning and development regulations.

We look forward to learning more about your project. Please confirm if you or a representative will attend.

Thank You,

Jack Kear  
MNA Board Member

---

**From:** Inman, Andy <[Alnman@ncghotels.com](mailto:Alnman@ncghotels.com)>  
**Sent:** Thursday, December 26, 2019 3:14 PM  
**To:** Rummel, Marsha <[district6@cityofmadison.com](mailto:district6@cityofmadison.com)>  
**Cc:** Darlene Buhler <[darlene@gebhardtdevelopment.com](mailto:darlene@gebhardtdevelopment.com)>; Fields, Debbie <[DFields@cityofmadison.com](mailto:DFields@cityofmadison.com)>; [deven.mcglenn@gmail.com](mailto:deven.mcglenn@gmail.com) <[deven.mcglenn@gmail.com](mailto:deven.mcglenn@gmail.com)>; Jack Kear <[jackkear@hotmail.com](mailto:jackkear@hotmail.com)>; Heck, Patrick <[district2@cityofmadison.com](mailto:district2@cityofmadison.com)>  
**Subject:** Re: Moxy Hotel at 825 E Washington

Thank you Marsha. We very much look forward to working with you all.

Andy

> On Dec 19, 2019, at 5:09 PM, Rummel, Marsha <[district6@cityofmadison.com](mailto:district6@cityofmadison.com)> wrote:

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> Hi-

>

> I just met with Andy Inman of the north-central group. They develop hotels. For example they did the AC hotel on the outer ring of the Square. They have been working with Otto Gebhardt to develop 825 E. Washington with the Moxy hotel brand. It is a Marriott hotel property that's kind of edgy and appeals to Millennials according to Andy. The proposal is for 9 stories which includes rooftop space. One issue may be UDD 8 rec to step down on E Main St. The preferred location of the stairwell is in conflict with the requirement and will need to be addressed. I didn't see any renderings yet.

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> Debbie - Darlene says we could use a conference room on the fourth floor of The Gebhardt building.

>

## Dustin Dresen

---

**From:** Inman, Andy <Alnman@ncghotels.com>  
**Sent:** Thursday, February 27, 2020 4:33 PM  
**To:** Jack Kear  
**Cc:** deven.mcglenn@gmail.com; Beal, Heather; Burton, Ryan  
**Subject:** RE: Moxy Hotel at 825 E Washington  
**Attachments:** Moxy UDC Informational Submittal.pdf

We submitted to the City yesterday. Attached is the submittal set so we would love to share that with your committee on March 10. Please let me know if that works with your schedule.

Andy



**Andrew B. Inman, P.E. | Vice President of Development**

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**From:** Jack Kear <jackkear@hotmail.com>  
**Sent:** Thursday, February 27, 2020 3:22 PM  
**To:** Inman, Andy <Alnman@ncghotels.com>  
**Cc:** Darlene Buhler <darlene@gebhardtdevelopment.com>; deven.mcglenn@gmail.com; Beal, Heather <HBeal@ncghotels.com>; Burton, Ryan <RBurton@ncghotels.com>  
**Subject:** Re: Moxy Hotel at 825 E Washington

Hi Andy-

I'm just checking in to see where you are at with City paperwork as that could determine if you should attend our March 10th committee meeting or wait until the April meeting. Either is fine for us but I wasn't sure how fast you wanted to move. I will make the agenda up in about a week so please keep me posted.

Thank You-  
Jack

---

**From:** Inman, Andy <[Alnman@ncghotels.com](mailto:Alnman@ncghotels.com)>  
**Sent:** Friday, February 7, 2020 10:01 AM

**To:** Jack Kear <[jackkear@hotmail.com](mailto:jackkear@hotmail.com)>

**Cc:** Darlene Buhler <[darlene@gebhardtdevelopment.com](mailto:darlene@gebhardtdevelopment.com)>; [deven.mcglenn@gmail.com](mailto:deven.mcglenn@gmail.com) <[deven.mcglenn@gmail.com](mailto:deven.mcglenn@gmail.com)>;  
Beal, Heather <[HBeal@ncghotels.com](mailto:HBeal@ncghotels.com)>; Burton, Ryan <[RBurton@ncghotels.com](mailto:RBurton@ncghotels.com)>

**Subject:** RE: Moxy Hotel at 825 E Washington

Hi Jack.

Attached is the Moxy conceptual plan set for the upcoming MNA Preservation and Development Committee. The set includes the following:

1. Site Location Aerials
2. Site Plan
3. Building Section showing 1) hotel guestrooms spaces, 2) hotel public and BOH spaces, 3) third party restaurant spaces. Note the public spaces have been elevated to the best views on the top floor.
4. Massing Diagram showing the same three space locations within the building and the relative scale compared to the Gebhardt and Spark buildings.

We have not filed anything with the City of Madison yet. We intend to do so later this month.

Ryan Burton and I will be in attendance as well as our architect from GBA. Would you be able to forward an agenda to me and let us know if a projector and screen would be available (if not, we will bring boards).

Thank you,

Andy

---

**From:** Jack Kear <[jackkear@hotmail.com](mailto:jackkear@hotmail.com)>

**Sent:** Tuesday, February 4, 2020 10:57 AM

**To:** Inman, Andy <[Alnman@ncghotels.com](mailto:Alnman@ncghotels.com)>

**Cc:** Darlene Buhler <[darlene@gebhardtdevelopment.com](mailto:darlene@gebhardtdevelopment.com)>; [deven.mcglenn@gmail.com](mailto:deven.mcglenn@gmail.com); Beal, Heather <[HBeal@ncghotels.com](mailto:HBeal@ncghotels.com)>; Burton, Ryan <[RBurton@ncghotels.com](mailto:RBurton@ncghotels.com)>

**Subject:** Re: Moxy Hotel at 825 E Washington

That's great, Andy. We're excited to hear more. Please send the package and remember to include any official paperwork filed with the City. I will have an agenda out on Friday for the meeting.

Thank You-

Jack

---

**From:** Inman, Andy <[Alnman@ncghotels.com](mailto:Alnman@ncghotels.com)>

**Sent:** Monday, February 3, 2020 4:13 PM

**To:** Jack Kear <[jackkear@hotmail.com](mailto:jackkear@hotmail.com)>

**Cc:** Darlene Buhler <[darlene@gebhardtdevelopment.com](mailto:darlene@gebhardtdevelopment.com)>; [deven.mcglenn@gmail.com](mailto:deven.mcglenn@gmail.com) <[deven.mcglenn@gmail.com](mailto:deven.mcglenn@gmail.com)>;  
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**Cc:** Darlene Buhler <[darlene@gebhardtdevelopment.com](mailto:darlene@gebhardtdevelopment.com)>; [deven.mcglenn@gmail.com](mailto:deven.mcglenn@gmail.com)

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MNA Board Member

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**Subject:** Re: Moxy Hotel at 825 E Washington

Thank you Marsha. We very much look forward to working with you all.

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> Debbie - Darlene says we could use a conference room on the fourth floor of The Gebhardt building.

>

> This should get us started!

>

> Thanks all-

>

> Marsha

>

>

> Sent from my iPhone

## Dustin Dresen

---

**From:** Rummel, Marsha <district6@cityofmadison.com>  
**Sent:** Thursday, February 27, 2020 10:14 PM  
**To:** Inman, Andy; Fields, Debbie  
**Subject:** RE: Moxy Hotel at 825 E Washington

It's very handsome! I probably don't have time before 3/10 to meet face to face but could do a phone appt. Thanks for the offer.

Marsha

---

**From:** [Inman, Andy](#)  
**Sent:** Thursday, February 27, 2020 4:41 PM  
**To:** [Rummel, Marsha](#)  
**Subject:** Moxy Hotel at 825 E Washington

Marsha:

Attached is the initial submittal we made to the City of Madison for the Moxy yesterday. We will present to the neighborhood development committee again on March 10. We have incorporated provisions to address the comments received at the last committee meeting. Please let me know if you would like to get together to discuss in advance of the neighborhood committee meeting and the UDC meeting.

Andy



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## Dustin Dresen

---

**From:** Inman, Andy <Alnman@ncghotels.com>  
**Sent:** Monday, February 24, 2020 10:25 AM  
**To:** Beal, Heather  
**Subject:** Fwd: NCG Introduction - 825 E. Washington Ave/824 E. Main St.

Can you reach out and schedule this.

Thx.

Begin forwarded message:

**From:** "Heck, Patrick" <district2@cityofmadison.com>  
**Date:** February 20, 2020 at 2:11:48 PM CST  
**To:** "Inman, Andy" <Alnman@ncghotels.com>  
**Subject: Re: NCG Introduction - 825 E. Washington Ave/824 E. Main St.**

Hello Andy,

Yes, I am aware of the Moxy proposal. Marquette Neighborhood Association and Alder Rummel reached out to me and to the Tenney Lapham Neighborhood Association to see if we wanted to attend their P&D committee meeting when the proposal was discussed. Unfortunately, both TLNA reps and were unable to do so.

That said, it would be great to sit down for a brief chat sometime since NCG owns the AC in District 2. I am typically available to meet anywhere near the square on my way to/from work or near my UW job that is close to Union South. I could also stop by the AC since I pass near there on foot or bike most every morning and oftentimes am nearby mid- or late afternoon. Next Monday morning could work most anywhere at 9am or 9:30. Do you happen to be available then? I will be busy or out of town for most of the 25th through the 2nd, so we can try after I return if needed.

Patrick

Alder Patrick Heck  
608-286-2260

To subscribe to District 2 updates go to: <http://www.cityofmadison.com/council/district2/>

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**From:** Inman, Andy <AInman@ncghotels.com>  
**Sent:** Thursday, February 20, 2020 10:37 AM  
**To:** Heck, Patrick  
**Subject:** NCG Introduction - 825 E. Washington Ave/824 E. Main St.

Alder Heck:

I wanted to reach out to you introduce myself and to let you know about a project outside of, but near, your district. NCG is the owner of the AC Hotel in your district at 1 N Webster. The AC Hotel has stabilized over its first three years of operation. I had more routine contact with Alder Zellers through the entitlement and licensing process for the AC and Eno Vino Downtown, but frankly, things have been going well which means I have not had much interaction with you or the City regarding the AC Hotel or Eno Vino.

To complement what we have done at the AC Hotel and Eno Vino, we are proposing to develop a Moxy Hotel at 825 E. Washington Ave./824 E. Main St. You may have seen some of the press around the first of the year, but the Moxy Hotel is a fun, fresh, stylish hotel geared to the demographic in the neighborhood. Like the AC, we intend to exceed the brand standards and include a rooftop restaurant and meeting/event space that will benefit the hotel guests visiting Madison as well as the local neighborhood. I have met with Ald. Rummel and the Wil Mar Neighborhood and we will be submitting the application to the City soon. I wanted to know if you would like to meet or at least have a phone introduction prior to us doing so.

Feel free to connect via e-mail or call my cell phone (279-2488), which ever is more convenient for you.

Thank you,

Andy



## Dustin Dresen

---

**From:** Burton, Ryan <RBurton@ncghotels.com>  
**Sent:** Tuesday, March 31, 2020 8:31 AM  
**To:** Josh Wilcox; Dustin Dresen  
**Cc:** Inman, Andy  
**Subject:** FW: 825 E. Washington Ave., Madison

Hi Andy-

Your team has met with MNA P&D committee and shared information about the project and the demolition. I believe nearby neighbors are aware of the proposal which is my major concern for considering waiver. I agree to waive the 30 day notice.

Good luck in these uncertain times.

Marsha

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**From:** [Inman, Andy](#)  
**Sent:** Monday, March 30, 2020 7:49 PM  
**To:** [Rummel, Marsha](#)  
**Cc:** [Burton, Ryan](#)  
**Subject:** 825 E. Washington Ave., Madison

Alder Rummel,

As you know, we are working through entitlements for the proposed Moxy Hotel on East Washington Avenue. We are on schedule to submit our Land Use Application on Wednesday, April 1<sup>st</sup>. The Land Use Application requires a Demolition Notice to be filed 30 days in advance of the application filing, or a waiver of the requirement by the District Alder. We filed our notices (825 E. Wash & 824 E. Main) on March 11<sup>th</sup>, 10 days short of the 30 day notice requirement. In light of this, we are asking if you would be willing to respond to this email with a waiver for the 30 day requirement so that we can submit it with our application?

Thank you,

Andy



**Andrew B. Inman, P.E. | Vice President of Development**

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TRANSMITTAL LETTER

To \_\_\_\_\_ Date 3/31/20 Project No. \_\_\_\_\_  
 City of Madison Building Inspection  
 215 Martin Luther King Jr. Blvd.  
 Suite #017  
 Madison, WI 53703

Re: \_\_\_\_\_  
 825 E Washington Avenue (Moxy Hotel)

We are sending you:  Plans  Shop Drawings  Samples  Specifications  Copy of letter  Change Order

Hand-delivered  Rec. to Pick up  Via Badger Cab  Via US Mail  VIA UPS Ground  Via UPS Next-Day Air

Copies	Date	No.	Description
1			Check #6032 (Land Use Application Fee) - \$950

These are transmitted as checked below:

For approval  For your use  As requested  For review and comment  Approved as submitted  Approved as noted  Returned for corrections

Resubmit \_\_\_\_\_ copies for approval  Submit \_\_\_\_\_ copies for distribution  Return \_\_\_\_\_ corrected prints  Prints returned after loan to us

For bids due \_\_\_\_\_  \_\_\_\_\_

Remarks

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Copies to \_\_\_\_\_ GARY BRINK & ASSOCIATES, Inc.

By: \_\_\_\_\_  
 Jodie Jacobson

*If enclosures are not as noted, kindly notify us at once.*