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**From:** Frances Ingebritson [fingebritson@gmail.com]  
**Sent:** Monday, September 19, 2011 11:53 AM  
**To:** Ethington, Ruth  
**Subject:** Proposed Development of St. Francis Site

Dear Plan Commission Member:

My name is Franny Ingebritson and I live in Madison. I have been a member of Luther Memorial since 1993.

I am writing to express my opposition to the revised design plans of the apartment complex that developers have proposed for the St. Francis site.

The footprint of the building is now larger than it was in the original plan. The revised height of 8 stories would continue to cast shadows on the stained glass windows. During winter months, an unintended consequence of this shade could contribute to ice build up that would damage our church. The height and mass of this proposed development is still too large for the site. The added congestion of cars, bikes, and mopeds in the alley and on side streets will be detrimental to the historic sense of place of Luther Memorial.

This plan obliterates the beautiful tree-lined, pedestrian friendly walkway that is appreciated by all who walk or drive by the 1000 block of University Avenue. It destroys one of the last green spaces on University Avenue which is now an oasis of peace and tranquility

Please oppose this revised plan for the proposed development of the St. Francis Chapel site.

Sincerely,

Franny Ingebritson  
516 Wisconsin Ave. #1  
Madison WI 53703

**Firchow, Kevin**

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**From:** Murphy, Brad  
**Sent:** Thursday, September 15, 2011 1:51 PM  
**To:** Firchow, Kevin  
**Subject:** FW: St. Francis House

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Brad Murphy  
Planning Division Director  
Dept. of Planning & Community & Economic Development  
P.O. Box 2985  
215 Martin Luther King Jr. Blvd  
Madison, WI 53701  
608 266 4635

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**From:** Oliver, Chris J (E S SF RNA FS 1 8 3) [mailto:chris.oliver@siemens.com]  
**Sent:** Thursday, September 15, 2011 12:47 PM  
**To:** hiwayman@chorus.net  
**Subject:** St. Francis House

Dear Michael W. Rewe,

I wish to express my support of the St. Francis House Episcopal Student center. The area is close to the campus and ideal for such a ministry. It is my understanding that the 8 story student housing project is tastefully planned.

The Episcopal Student Ministry at St. Francis house has been serving the student community for many years. It had a very positive influence on my son and I feel it is essential to maintain such facilities. The housing proposal is an excellent way to serve the student community and sustain the ministry. On my trips to Madison I note other student housing in the area and from family experience I know that additional student housing off campus is needed. Surely such a well thought out and tasteful project would be a great addition to the area. Another benefit would be the addition to the tax base of the City.

Thank you in advance for consideration in this matter.

Respectfully,

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Regards,  
**Chris Oliver**  
Siemens Energy, Inc.  
Cell Phone 414-581-9996  
[chris.oliver@siemens.com](mailto:chris.oliver@siemens.com)

## Firchow, Kevin

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**From:** Stouder, Heather  
**Sent:** Friday, September 16, 2011 8:27 AM  
**To:** Firchow, Kevin  
**Subject:** FW: ST. FRANCIS HOUSE PROJECT

**Importance:** High

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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**From:** Art & Sue Lloyd [mailto:artsuelloyd@gmail.com]  
**Sent:** Thursday, September 15, 2011 7:14 PM  
**To:** Stouder, Heather  
**Subject:** Fwd: ST. FRANCIS HOUSE PROJECT

Thanks, Heather, for forwarding this to Nan Fey.

Art Lloyd

Begin forwarded message:

**From:** Art & Sue Lloyd <artsuelloyd@gmail.com>  
**Date:** September 15, 2011 7:12:32 PM CDT  
**To:** Heather Stouder <HStouder@cityofmadison.com>  
**Subject:** ST. FRANCIS HOUSE PROJECT

Dear Nan,

I write in support of the SFH project which will come to the Plan Commission next Monday. Since I will be out of town and unable to speak at that meeting, I want to share my reasons for supporting the proposal, in the hopes that you too will find it worthy of your support.

Incidentally I was the Chaplain at SFH from 1968-1977 and currently live with my wife Susan at 1104 A Mound Street, in a self-managed condominium association.

My reasons for supporting this project are as follows:

1. The proposed development (as revised) seems an appropriate design on an appropriate site. By moving the original building up next to Luther Memorial Church, and by putting the tallest housing on Brooks Street, the developers have come up with an attractive design and, I believe, have made a good faith effort to respond to LMC's concerns.
2. SFH has carried on its campus ministry on this site for 80 plus years. It has as much history here as LMC, even if the latter just recently received Landmark status. I think over its years SFH has been a progressive center of activity, supporting students, the University and the broader community. The new plans will permit that to continue, on a very special site.

3. However, like other campus religious centers - the Wesley Center in the 1100 block of University Avenue, Pres House, St. Paul's Catholic Center (and also at other universities) - SFH needs new funding sources if it is to continue. Unlike regular churches - Grace Episcopal Church or LMC, for example - SFH does not have a congregation of adults capable of providing the necessary financial support. SFH has an endowment (which came to the House when I was the Chaplain, in the 1970s) but that endowment is no longer capable of fully supporting the ministry. Hence, like other centers, it is looking for another revenue stream, which the housing would provide and which would allow it to return to having a full-time Chaplain.

4. **This project benefits all of Madison.** Building more student housing on campus fills a need of students for nearby housing, provides both for more efficiency and sustainability, and reduces the carbon imprint of those students who live on campus. As one who lives not far from campus, a block west of Meriter Hospital, I view as very positive the building of student housing on campus and the slow return of student rental housing in areas like ours to single-family, owner-occupied housing, which Meriter, St. Mary's, the City and the UW all support. Further, the proposal will return a large portion of the site to the City's tax rolls, at a time when the City's budget constraints are severely impacting City services.

5. Finally, I am well aware that there are a lot more Lutherans around than Episcopalians - and that LMC has done a very effective job of mobilizing their supporters in opposition to the SFH project. I'm sure that you've heard from many of them. It seems to me that the new plans respond sensitively to LMC's concerns, at the same time that I believe the more efficient use of the campus area inevitably and unavoidably leads to more condensed building, which obviously will have impacts on buildings in the area - even those with "Landmark" status. It was LMC's support for the Grand Central Apartments (from which LMC benefitted financially and which is twice the size of SFH's proposed building) that originally raised the bar for density in the area.

I hope that you will give the SFH project a fair hearing on its merits, which seem to me many, and that you will be able to support it at the Plan Commission meeting on Monday.

If you have questions or comments I would welcome an opportunity to respond.

(The Rev.) Art Lloyd



## Firchow, Kevin

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**From:** Murphy, Brad  
**Sent:** Friday, September 16, 2011 8:37 AM  
**To:** Firchow, Kevin  
**Subject:** FW: St Francis House Proposal - Planning Commission 9/19/11

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Brad Murphy  
Planning Division Director  
Dept. of Planning & Community & Economic Development P.O. Box 2985  
215 Martin Luther King Jr. Blvd  
Madison, WI 53701  
608 266 4635

-----Original Message-----

**From:** Suzanne Jones [mailto:sbjones22304@gmail.com]  
**Sent:** Thursday, September 15, 2011 9:48 PM  
**To:** hiwayman@chorus.net  
**Subject:** St Francis House Proposal - Planning Commission 9/19/11

Dear Mr. Rewey,

I am writing in support of the St. Francis House Episcopal Student Center project. This new facility will help us continue our work with the young people who are the future of our ministry.

This is a well designed project, in the right location - Our development team has worked with integrity and sincerity to create a design is respectful of our neighbors and of the aesthetics of the area.

As a resident of Madison, I encourage you as our representative on the Planning Commission to give our project fair and equitable consideration, and ultimately your approval.

Sincerely,

Suzanne Jones  
member, St. Andrew's Episcopal Church  
2920 Pelham Rd.  
Madison, WI

## Firchow, Kevin

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**From:** Murphy, Brad  
**Sent:** Friday, September 16, 2011 10:55 AM  
**To:** Firchow, Kevin  
**Subject:** FW: St. Francis Development

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Brad Murphy  
Planning Division Director  
Dept. of Planning & Community & Economic Development P.O. Box 2985  
215 Martin Luther King Jr. Blvd  
Madison, WI 53701  
608 266 4635

-----Original Message-----

**From:** Mary Powell [mailto:maryepowell@mac.com]  
**Sent:** Friday, September 16, 2011 10:53 AM  
**To:** Murphy, Brad  
**Subject:** St. Francis Development

Dear members of the City of Madison Plan Commission:

I am writing in opposition to the proposed housing development in the 1000 block of University Avenue on the St. Francis Episcopal Center site.

As a life-long member of Luther Memorial Church next door I have seen our church neighborhood change from residential in the 1950s, with ever-shrinking green space and ever-growing concrete. Now there is just one small oasis of green, on the St. Francis property, which will vanish if this proposal is approved.

I am an active member of our congregation and spend quite a bit of time in and around our building. The increase in mopeds, cars and foot traffic since the opening of Grand Central, behind the church, is notable, and at times scary. Thinking about that traffic and congestion doubling with the addition of another such building on the east side of our church is disturbing. I fear for the safety of our preschoolers during the week and our elderly members on Sundays. The new plan proposed by the developers does not address these concerns.

Our building has already suffered damage from the shadowing of Grand Central. The St. Francis development would shade the east side, causing damage to that side of our building, and would also restrict sunlight access to our beautiful stained glass windows.

Luther Memorial and St. Francis House have always been good neighbors to each other. It saddens me that we seem to be unable to find a compromise despite repeated efforts to find one.

I appreciate your careful attention to this matter.

Sincerely,  
Mary Powell

505 Leonard St.

## WILLIAM H. DUNLOP

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1843 Barrington Drive • Sun Prairie, WI 53590  
whdunlop15@yahoo.com

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City of Madison Planning Commission Member,

I am writing in support of the re-development of 1001 University Avenue, St. Francis House, as proposed by the Episcopal Diocese of Milwaukee and LZ Ventures. Though not a resident of the City of Madison, I am employed in the City, am the Junior Warden of St. Andrews Episcopal Church on Regent Street, and spend a majority of my discretionary time in the City.

When a project is reviewed for approval, its merits should lead you to see it is a **sustainable project**. This project when viewed for its environmental, economic and social impacts is truly sustainable and should be approved as proposed.

**Environmental** – the proposed improvements to St. Francis house will preserve the historic part of the structure while upgrading the heating, air conditioning, electrical, and other building components to current, energy efficient standards. The historic part of the building will be preserved and moved to a more prominent position on the site. The 1960's era addition, which is underutilized and inefficient, will be removed. The proposed student housing will provide those students with the opportunity for affordable housing within close proximity to the campus, increasing pedestrian and bike access to the UW campus. The new structure will also be built to current, more energy efficient standards than the existing limited number of housing opportunities on the site.

**Economic** – the economic sustainability of the site is two-fold. By removing almost ¾ of the site from tax-exempt status and re-developing it to its optimal use, the City will place itself in a position of being better able to sustain the services it is required to provide to the site and City as a whole. St. Francis House will also be able to sustain the presence of its mission on the UW Campus through the proceeds from the partnership with LZ Ventures. The economic viability of the St. Francis House Ministry is in extreme jeopardy. If this project not approved as proposed, most likely the result will be closing St. Francis House at some time in the near future because it cannot economically sustained.

**Social** – The proposed student housing will place students closer to campus and a part of the UW Campus experience. Additionally, the proposed housing will place students in close proximity to St. Francis House, Luther Memorial Church, and the Lutheran Campus ministry. St. Francis House has a long history on the UW campus that has allowed those called to ministry to be supported in that journey, many of which serve in the City and state. It also supports individual students through their journey in college with spiritual support and counseling, a safe place on campus. St. Francis House over its history has supported those various student groups when they could not meet on campus, again a safe place on campus for those who need assistance. The **loss of St. Francis House will have a negative social impact** on the campus, our denomination, and the greater community.

I have attended the meetings concerning this project and am dismayed that a project that meets the conceptual vision of the City's Comprehensive Master Plan and has received staff recommendations for approval has had such a difficult time gaining approval. The Episcopal Diocese and LZ Ventures have made significant changes to minimize the perceived impacts on its neighbors and have been rebuffed. I would like to this project be fairly treated in the approval process and evaluated on its merits. I am asking that you do just that and you will understand its merits far outweigh any negative impacts.

With all the **sustainable benefits** of this project, **the project stands on its own merits.** I ask that you, in your deliberations for approval of this project, accurately weight those benefits over the seemingly inconsequential, negative impacts that have been presented. I request your vote for approval of the 1001 University Avenue, St. Francis House, re-development project as proposed by the Episcopal Diocese of Milwaukee and LZ Ventures so that the St. Francis House ministry can continue to serve the UW community, greater Madison community, and our denomination.

Sincerely,



William H. Dunlop, P.E.  
Junior Warden, St. Andrews Episcopal Church, Madison

## Firchow, Kevin

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**From:** Murphy, Brad  
**Sent:** Friday, September 16, 2011 12:39 PM  
**To:** Firchow, Kevin  
**Subject:** FW: Letter in support of the St. Francis House Development Project

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Brad Murphy  
Planning Division Director  
Dept. of Planning & Community & Economic Development P.O. Box 2985  
215 Martin Luther King Jr. Blvd  
Madison, WI 53701  
608 266 4635

-----Original Message-----

**From:** Miranda Hassett [mailto:rector@stdunstans.com]  
**Sent:** Friday, September 16, 2011 10:59 AM  
**To:** King, Steve; Rummel, Marsha; Schmidt, Chris; erics@cow.org;  
jolson@operationfreshstart.org; michael.heifetz@deancare.com; hiwayman@chorus.net;  
avanderzejew@wisc.edu  
**Subject:** Letter in support of the St. Francis House Development Project

Dear Commission Members:

I am writing to express my support for the proposed development on the site of St. Francis House, the Episcopal campus ministry downtown.

I am an Episcopal priest (at St. Dunstan's on University Ave.), and I very much support the mission of St. Francis House; I support this project because it can help sustain this important ministry.

But looking beyond my loyalties to campus ministry, this project seems pretty good and pretty sensible - providing more housing for students, income to sustain a campus outreach organization, and tax income for the city, all while maintaining (and even restoring) a lovely old building and respecting the character of the block and the neighborhood. I am writing to ask you to give this proposal a fair hearing on its own merits - and, I hope, to support it and allow it to move forward.

Thanks for your time and attention, and for all your hard work.

In peace,  
The Rev. Dr. Miranda K. Hassett  
Rector, St. Dunstan's Episcopal Church  
6205 University Ave., Madison, WI 53705

Residential address:  
6325 Shoreham Dr.  
Madison, WI 53711

## Firchow, Kevin

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**From:** Murphy, Brad  
**Sent:** Friday, September 16, 2011 3:45 PM  
**To:** Firchow, Kevin  
**Subject:** FW: City of Madison Plan Commission-Sep 20 Agenda Item: St Francis House

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Brad Murphy  
Planning Division Director  
Dept. of Planning & Community & Economic Development  
P.O. Box 2985  
215 Martin Luther King Jr. Blvd  
Madison, WI 53701  
608 266 4635

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**From:** Robert Steffen [mailto:rsteffen@doit.wisc.edu]  
**Sent:** Friday, September 16, 2011 3:43 PM  
**To:** King, Steve; Rummel, Marsha; Schmidt, Chris; CMPC-Sundquist; CMPC-Olson; CMPC-Heifetz; CMPC-Rewey; CMPC-Andrzejewski; Murphy, Brad  
**Cc:** Bidar-Sielaff, Shiva; Bruer, Tim; Clausius, Joe; Clear, Mark; Cnare, Lauren; Ellingson, Susan; Johnson, Jill; Maniaci, Bridget; Palm, Larry; Phair, Matthew; Resnick, Scott; Rhodes-Conway, Satya; Skidmore, Paul; Solomon, Brian; Subeck, Lisa; Verveer, Mike  
**Subject:** City of Madison Plan Commission-Sep 20 Agenda Item: St Francis House

Dear Plan Commission Members:

We are Robert and Marsha Steffen of 5317 Lake Mendota Drive in the city of Madison where we have lived for 35 years. As home owners, we are opposed to the design for the latest development at the St Francis House site based on the lack of mixed-use housing. We feel that the current design discriminates against housing for mixed-use residents. Our definition of mixed-use housing is low/middle income housing for seniors, middle-aged folk like us, as well as some student housing.

We understand the mission of the Plan Commission is to "also reviews and makes recommendations on...re-zoning requests" as well as "final approval authority on land divisions, conditional use requests, and appeals of certain Urban Design Commission decisions." We have one point to make: There is a lack of mixed-use 'affordable' middle income housing in the downtown/campus area.

Our points are:

A. As good stewards, it is time for a larger family to use our current home. Thus we look for affordable housing in the core area of downtown/the university. Expensive condos are available but not for middle income people (income range \$30k-\$60k/year) or low income folk (income range <\$30k/year).

B. We are the start of baby boomers who reach an age that don't need the services of an assisted living or nursing home and are looking for affordable mixed-use housing where we can interact with neighbors/units and continue to practice "life long learning" which is vital to our health, and yet we are willing to pay property taxes for the greater good of Madison and it's high quality life.

C. Why can't folk like us who have attended the UW-Madison, worked for the City, the School District, and the University, live in a complex that has older seniors, some students, some visiting professor type people, middle

aged folk like us as well as single folk?

D. About a year ago, we stopped at Grand Central and inquired about us renting a unit. We were told, "why would you want to live in a unit that is not a home; our units have four bedrooms and a small central living/kitchen area that is designed for students?"

E. Why can't a design on the current St Francis property save the Chapel yet move it more centrally on the lot, and why can't long-term lease 1800-2000 sq ft option units be designed in a four-to-five story building around the back and side that would produce the same amount of annual revenue yet allow middle income folk the opportunity to lease and/or purchase their unit, and have a thriving mixed-use housing that provides all that live there an opportunity to dwell together in a mutual neighborhood?

F. There currently is a void to meet the demand today as well into the future for such mixed-use housing for middle income folk. Yes, the low income folk have options, and the wealthy have options. Perhaps the current design is just another way to squeeze the middle class folk out by obtaining money from wealthy students. Perhaps the City of Madison is part of the bigger plan to abolish the middle class, especially in the downtown/core area. We hope not.

G. The current design competes with not only University Housing, but with other units that are already operational as "student housing only", and it competes with surrounding neighborhoods that already rent to short term residents like students.

H. A long-term rental lease and/or purchase mixed-use resident brings stability to the property owner, allows for good neighborhood growth, and yet preserves the rich history of St Francis House, allows them to continue their campus ministry, and preserves the University Avenue green space.

Though we, Robert and Marsha, are both change agents and accept development throughout city, we urge you to request the St Francis property owner and the developer to revise the design to reduce the mass by coming up with a four-five story building that would provide a mixed-use housing option to satisfy a demand that is only going to increase dramatically. Please don't discriminate against Madison's open housing market by allowing a design that only satisfies one type of neighbor.

Sincerely,

Robert A. and Marsha M. Steffen

cc: City Council Members, Brad Murphy Planning Staff, Alder Clear for our home @ 5317

P.S. We are unable to attend your meetings on Monday and Tuesday nights due to a schedule conflict.

## Firchow, Kevin

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**From:** Murphy, Brad  
**Sent:** Sunday, September 18, 2011 12:26 PM  
**To:** Firchow, Kevin  
**Subject:** FW: Proposed Student Housing on University Avenue

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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**From:** Joyce Bisbee [joycebisbee@charter.net]  
**Sent:** Saturday, September 17, 2011 11:29 AM  
**To:** Murphy, Brad  
**Subject:** FW: Proposed Student Housing on University Avenue

Below are the comments I wrote to you as staff of the City Plan Commission on June 16 regarding the proposed new student housing building on the site of the current St. Francis House on University Avenue.

I again urge the City Plan Commission to oppose the newly revised proposed new student housing development on this site.

Although I commend the developer for attempting to alter the design to meet objections, it does nothing to address my major objection to this new building – that is the congestion it will create on that block. In addition, part of the historic beauty of Luther Memorial Church, now a Madison Landmark building, is the setting that is beautifully created by the presence of the current St. Frances House and the grass and trees that are on its property.

This is simply the wrong building for this site.

Sincerely,  
Joyce Bisbee  
5815 American Parkway #101  
Madison, WI 53718

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**From:** Joyce Bisbee [mailto:joycebisbee@charter.net]  
**Sent:** Thursday, June 16, 2011 2:54 PM  
**To:** 'bmurphy@cityofmadison.com'  
**Cc:** 'Franklin Wilson'  
**Subject:** Proposed Student Housing on University Avenue

I urge the City Plan Commission to oppose the proposed new student housing development on University Avenue on the site of St. Frances House.

The primary reason for my opposition to this development is the congestion that it would create on that block by the addition of several hundred students and their many mopeds and cars along with the increased traffic on Conklin Court. This increased congestion would create long-term problems for Luther Memorial Church. Many people tell us that they will not join or even attend Luther Memorial because of the congestion that currently exists. My fear and real expectation is that with the addition of a new large building and more congestion on this block, even current Luther Memorial members would cease to attend and/or belong to this church. I hope I never see a future headline reading, "Student Housing Kills Church Congregation." I don't know what the City of Madison does with empty church buildings of dead congregations especially beautiful gothic cathedral style churches. Remember – church membership is voluntary.

A second concern of mine regarding this project is one of aesthetics. Currently, University Avenue is getting more and more new high-rise buildings creating a corridor of glass and steel, which I fundamentally approve. However, the block



that is under consideration now offers a break in this look with its beautiful trees and green grass. The block is currently a wonderful setting for both St. Francis House and Luther Memorial and offers a place of quiet serenity for students. It provides a restful balance with the glass and steel corridor.

My final concern relates to the shadowing that would be created as a result of the new building as it is currently proposed. Luther Memorial has many beautiful, historic stained glass windows that need sunlight to show off their ultimate beauty. Since most church functions are held in the morning, any morning shadow that would be cast on the east windows would destroy the beauty of the windows – causing more congregation unrest. And even if the building didn't shadow the windows directly, it would definitely shadow most of the block around the remaining St. Francis House and Luther Memorial giving them a rather gloomy setting as opposed to the beautiful setting they currently enjoy.

I am a resident of Madison and a member of Luther Memorial Church who truly hopes that the City Pan Commission understands the damage that would be caused to this congregation and its beautiful gothic church building should they grant their approval of this proposed high-rise student housing building.

## Firchow, Kevin

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**From:** Murphy, Brad  
**Sent:** Sunday, September 18, 2011 12:27 PM  
**To:** Firchow, Kevin  
**Subject:** FW: 1001 University Avenue (St. Francis House)

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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**From:** Margaret Miner [margaret.miner@gmail.com]  
**Sent:** Friday, September 16, 2011 6:09 PM  
**To:** ALL ALDERS; Fields, Debbie; Veldran, Lisa; Murphy, Brad  
**Cc:** wilson@luthermem.org; pohlman@luthermem.org  
**Subject:** 1001 University Avenue (St. Francis House)

Dear Members of the Plan Commission and the Common Council:

Both as a resident of Madison and as a member of Luther Memorial Church, I write to emphasize once more my deepening dismay at the proposed development of the St. Francis site at 1001 University Avenue. I'm aware that the proposal has been modified since the Plan Commission first rejected it in July, but it's my conviction that the altered design adequately addresses none of Luther Memorial's concerns:

- the revised plan still calls for a large building that will cast a shadow over the church's splendid stained-glass windows; that will darken it's preschool and its faith education wing; and that will increase the difficulty and expense of exterior church maintenance.
- the revised plan still involves a large apartment complex that will lead to sidewalk congestion, traffic congestion, parking shortages, noise pollution, and vandalism—all of which have already increased significantly since the completion of Grand Central.
- the revised plan still takes away the open green space that now provides for an esthetic transition between St. Francis House and Luther Memorial, as well as for a contemplative interval in the University Avenue corridor.

A place of holy worship that deserves its Landmark status in downtown Madison, Luther Memorial Church is unique and precious. It is also fragile. As a historic structure, it requires continual and costly maintenance, which should not be further complicated by the deleterious effects of surrounding building complexes. As a committed and energetic congregation, Luther Memorial is nonetheless declining in size and highly vulnerable to all the urban pressures (noise, traffic, congestion, vandalism) that have destroyed some other downtown congregations in Madison. That is, if the proposed development next door goes forward, Luther Memorial is very likely to slip backward, with deadly long-term results.

The proprietors St. Francis House and its chapel have for a long time been excellent neighbors to Luther Memorial. I'm therefore baffled and saddened by their repeated refusal to work out a mutually acceptable compromise for the use and care of University Avenue's 1000 block. And in the absence of such a compromise, I'm frightened both for Luther Memorial's present vitality within the Madison community and for Luther Memorial's future survival.

Please vote to reject the revised proposal for development at 1001 University Avenue.

Sincerely yours,

Margaret Miner  
710 Seneca Place  
Madison, WI 53711

## Firchow, Kevin

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**From:** Murphy, Brad  
**Sent:** Monday, September 19, 2011 8:43 AM  
**To:** Firchow, Kevin  
**Subject:** FW: St Francis House Development

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Brad Murphy  
Planning Division Director  
Dept. of Planning & Community & Economic Development  
P.O. Box 2985  
215 Martin Luther King Jr. Blvd  
Madison, WI 53701  
608 266 4635

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**From:** Beth Rahko [mailto:bethrahko@hotmail.com]  
**Sent:** Monday, September 19, 2011 12:10 AM  
**To:** ALL ALDERS; Murphy, Brad  
**Subject:** St Francis House Development

Dear Alderpersons,

Our family has been a member of Luther Memorial Church since moving here in 1985. This letter is in strong opposition to the development of the St Francis House site on University Avenue. St. Francis House is a historic landmark and is placed on its current site beautifully with green space. Last month when I was watering and weeding our church gardens many people walked by and surprisingly many greeted me with complimentary comments on the beauty and peacefulness of this small section of green space. It is a vital point of interest and a rest space for people at our garden table.

The proposed development will move only a portion of St Francis House. Both St Francis House and Luther Memorial Church will be dwarfed in shadow blocking natural light to our beautiful stained glass windows and our preschool. Preservation of the St Francis House and Chapel will demonstrate Madison's commitment to the value of a culturally rich, historical building that matches central campus architecture and provides space for religious practice, musical performance, education and non-profit work.

I was also opposed to the Grand Central development in the same block and that has been so disappointing. The amount of traffic on Conklin has increased to dangerous levels. If the St Francis site is developed this traffic will increase even more. I have seen Grand Central residents climb off of balconies to the ground and drive the wrong way on Conklin with cars and mopeds.

The Grand Central occupants have thrown various items like large glass alcohol bottles on the Luther Memorial roof causing damage to tile that has been sound for more than 100 years. If the St. Francis site has similar problems the alcohol bottles will be thrown into our stained glass windows.

The congestion and vandalism has caused undo stress to our congregation and I fear for the future to retain and attract new members if this St Francis plan moves forward.

Thank you for your attention and consideration,  
Beth Rahko  
3410 Noll Valley Circle  
Verona, WI 53593

## **Firchow, Kevin**

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**From:** Murphy, Brad  
**Sent:** Monday, September 19, 2011 8:43 AM  
**To:** Firchow, Kevin  
**Subject:** FW: Please vote "yes" on St. Francis House Episcopal Student Center

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Brad Murphy  
Planning Division Director  
Dept. of Planning & Community & Economic Development  
P.O. Box 2985  
215 Martin Luther King Jr. Blvd  
Madison, WI 53701  
608 266 4635

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**From:** Debra Martinez [mailto:martinez\_debra@yahoo.com]  
**Sent:** Sunday, September 18, 2011 7:20 PM  
**To:** erics@cow.s.org; jolson@operationfreshstart.org; michael.heifetz@deancare.com; hiwayman@chorus.net; avandrzejews@wisc.edu  
**Subject:** Please vote "yes" on St. Francis House Episcopal Student Center

Dear Planning Commission Members:

I live in the 9th District in Madison and writing to ask your support for the proposal before you Monday night on the renovation and expansion of the St. Francis House Episcopal Student Center.

I'm both on campus often and at times at the St. Francis House, providing meals for the students who live there as part of my church involvement. I have watched the tremendous amount of building that's gone on, from the Institutes of Discovery to the Lucky building. Change and improvement on and near campus are important, and so is the ministry that happens at St. Francis House. I believe the renovation and improvements will be a positive, not just for Episcopalians, but for others who may now have another positive housing option to choose from if our housing project can go forward. More crucially, this project will provide needed tax revenue to the city. We are not looking for TIF or any other kind of public assistant for this project. We will do this responsibly and it will enhance the area and match the other well-designed facilities in the area.

My son, a junior at UW Madison, will be looking for an apartment next year when he returns from studying abroad and I'd love for his rent dollars to go partly back to support this ministry.

Locally, there will never be as many Episcopalians as there are Lutherans, and I am dismayed that the opposition to this project has come from another church whose expansion project we supported once upon a time. They think their drop in membership on University Avenue has to do with our proposal or that our development would further impact them. This is fear, not fact. We all know there are many reasons for declining membership at a church. We reduced our plan to 8 stories, much less than the 14 story Grand Central Apartments. Luther Memorial had no problem with that, as they financially benefited from that construction.

Please judge the St. Francis House proposal on its own merits, not the objections of unneighborly neighbors. I thank you for your attention.

Sincerely,

Debra Martinez  
11 Red Maple Trail  
Madison, WI 53717

## Firchow, Kevin

---

**From:** Murphy, Brad  
**Sent:** Monday, September 19, 2011 8:45 AM  
**To:** Firchow, Kevin  
**Subject:** FW: 1001 University Ave. (PC agenda item for 9/19/11)

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Brad Murphy  
Planning Division Director  
Dept. of Planning & Community & Economic Development  
P.O. Box 2985  
215 Martin Luther King Jr. Blvd  
Madison, WI 53701  
608 266 4635

---

**From:** Elizabeth Greene [mailto:e\_greene@charter.net]  
**Sent:** Monday, September 19, 2011 3:07 AM  
**Cc:** Murphy, Brad  
**Subject:** 1001 University Ave. (PC agenda item for 9/19/11)

In the matter of 1001 University Avenue, I ask that you deny approval for the requested zoning map amendment, PUD(SIP) and demolition permit.

I am an Episcopalian, a former member and warden (elected lay leader) of St. Francis House, a current member of another Episcopal Church in Madison, and a supporter of campus ministry. I studied and then worked as a staff member at UW-Madison for a number of years, and have always lived within a couple of miles of 1001 University Avenue.

My first point is obvious: not all Episcopalians and supporters of the ministry of St. Francis House support this proposal. (Nor, I imagine, do all Lutherans oppose it.)

My major points of opposition are organized according to the relevant ordinances as listed by Brad Murphy in his July 15, 2011 memo to the Mayor and the members of the Common Council.

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### Zoning Map Amendments:

28.23(10)(f) "The City Plan Commission shall not recommend the adoption of a proposed amendment unless it finds that the adoption of such amendment is in the public interest and is not solely for the interest of the applicant."

The interest of the applicants is clear: financial gain from the operation of a student apartment building. Some of these profits would be used to support the ministry of SFH. It may be argued that the ministry of SFH is in the public interest, but I believe that this development would actually cause harm to the SFH ministry, for reasons discussed below. The property would return to the tax rolls, generating income for the city, but that benefit

would

be far outweighed by the permanent loss of open space in a highly built up area of campus, detriment to the appearance of the area's existing historic and architecturally outstanding buildings, detriment to the LMC campus ministry, and detriment to the LMC preschool, which provides a valuable service to the UW and the city.

### Planned Unit Development District

#### 28.07(6)(f) Criteria for Approval

"has the potential for producing significant community benefits in terms of environmental and aesthetic design"

In terms of environmental design, the proposal does away with green space and creates an area of almost solid buildings. In terms of aesthetics, each person has his or her own opinion, but I don't think the design of the proposed building produces significant community benefit.

"would produce an attractive environment of sustained aesthetic desirability"

This building would create visual clutter on the block and would crowd neighboring historic buildings, making them less visible.

"would not create a traffic or parking demand incompatible with the existing or proposed facilities to serve it"

The corner of Conklin Place (one way eastbound) and N. Brooks St. (a two-way connector between University Ave. and Johnson St.) is likely to become extremely congested and hazardous for pedestrians as well as drivers of autos and mopeds. In the space of half a block are the exit from Conklin Place, the entrance and exit to Grainger Hall underground parking, and the entrance and exit to underground parking for the proposed building. In addition, anyone wishing to drop someone off at Grainger Hall, Porchlight, or the proposed building will use Brooks Street for this purpose, since it is not possible to stop on University or Johnson.

The proposed building would have 66 underground parking spaces, far fewer than required under the existing R6 zoning. Since SFH would be losing 20 parking stalls, we may hope that at least 6 of the new stalls would be designated for SFH use, bringing the number of stalls available to 246 residents (assuming only one resident per bedroom) down to 60, or 1 parking stall per 4.1 residents. Not every student will have a car, especially close to campus, but this still seems like very few parking stalls for the size of the building.

"adequate provision for the improvement and continuing preservation and maintenance of attractive open space shall be made"

There is little open space, except for patches of lawn in the setback along University Avenue. This proposal destroys attractive open space. The developers argue that there is already green space in the neighborhood--the Botany Garden--so that they don't have to preserve the SFH green space. This is ridiculous. Green space is rare in that area of campus and even the East Campus Mall, which provides a nice open space between buildings and a vista to the lake, is not very green.

Demolition and Removal:



28.12(12)(a) "The purpose of this section is to .... protect neighborhood character, preserve historic buildings, encourage the reuse and/or relocation of existing buildings, ...."

28.12(12)(c)(1)(b) "When making this finding the [Plan] Commission shall consider and may give decisive weight to any relevant facts including but not limited to the effects the proposed demolition or removal and proposed use of the subject property would have on the normal and orderly development and improvement of surrounding properties, the reasonableness of efforts to relocate the building, including but not limited to the costs of relocation [and] the structural soundness of the building....."

28.12(12)(c)(1)(d) "The Plan Commission shall consider the report of the City's historic preservation planner regarding the historic value of the property as well as any report submitted by the Landmarks Commission."

There are two main aspects here:

1. The protection of neighborhood character and surrounding properties and the preservation of historic buildings.
2. The reasonableness of efforts to relocate the SFH building, including the structural soundness of the building.

I would say that the "neighborhood" here includes the Botany garden, Lathrop Hall and its landscaping along University Avenue, LMC, and the SFH property. It provides an oasis of open space, greenery, and welcoming places in the midst of several large academic buildings (Chemistry, Education, and Business). It seems to me that breaking up the row of tall buildings along University Avenue is important to the appearance of the UW and a major city street. The open space also serves to set off the distinguished architecture of LMC, SFH and Grainger Hall. The addition of the proposed building on the SFH site visually crowds the neighboring buildings and draws the eye away from them.

LMC now has landmark status and in the opinion of the Landmarks Commission (reported in the minutes of its May 9, 2011 meeting), SFH is also eligible for local landmark designation. The effects of the proposed use on LMC, extensively discussed elsewhere, include:

- increased shade, not just on the stained glass windows, but on the roofs and the preschool playground, causing ice problems, and the preschool windows, blocking natural light from the preschool.
- damage to the building from objects thrown off balconies by student residents.
- noise pollution which interferes with LMC services and meetings.
- safety issues arising from moped and bike traffic, falling objects, and trash in Conklin Place.

The management of Grand Central has made efforts to with the vandalism and trash issues. However, the addition of a second building, however well managed, will only compound the problems for LMC and for SFH and Porchlight. The side of LMC that faces Grand Central is two-foot-thick masonry. The side of LMC that would face the LZ building has large stained glass windows which are vulnerable to damage and will not block noise as

effectively. The historic SFH building will be right in the line of fire from two sides of the LZ building. It takes a tremendous amount of staff and volunteer time to monitor incidents, contact management about problems, and follow up to see that problems are solved. This cuts into time better spent on ministry. Each academic year will bring new student residents, some of whom will have to learn appropriate behavior. And consequences for inappropriate behavior may reduce future problems, but they do not make up for the funeral disrupted by loud rock music, plantings damaged by trash thrown from a height of several stories, or worse yet, a person injured by a flying object or by falling on ice caused by increased shade.

With regard to the relocation of the historic SFH building, the developers are to be commended for preserving it.

However, I am extremely disappointed to have seen so little discussion of the effects of the relocation on its structural integrity or of the plans for its refurbishment (e.g. will there be a basement in the new location? will there be adequate program space?). As a supporter of the SFH ministry and the preservation of the historic SFH building, I am concerned that the move will cause serious damage to the building, incurring additional construction costs, and that the fate of the SFH building is of secondary importance to LZ. It is essential that this issue be explored before any demolition permit is issued.

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The developers have argued that they are being treated unfairly because LMC benefited from Grand Central and now objects to SFH benefiting from their land. The two situations are not analogous. LMC, under pressure from LZ, sold their parking lot and used the proceeds to help maintain their historic building. They did not develop Grand Central with LZ, do not derive any income from it, and have learned from sad experience about its negative effects. We should make use of that experience to guide future decisions.

Finally, I commend to you the attached letter. It has already been entered into the public record, but I am including it again here because it expresses so well the arguments for a spiritual space along University Avenue and the incompatibility of student housing with that spiritual space. The author is not against students, and neither am I, but he accepts the reality of student culture, which makes it inappropriate to put student housing in certain places.

Thank you for your thoughtful consideration of this matter, which will have long-lasting consequences for all involved.

Sincerely,  
Elizabeth M. Greene  
110 N. Spooner St.  
Madison, WI 53726  
District 5

## Firchow, Kevin

---

**From:** Murphy, Brad  
**Sent:** Monday, September 19, 2011 8:48 AM  
**To:** Firchow, Kevin  
**Subject:** FW: St. Francis House Episcopal Student Center

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Brad Murphy  
Planning Division Director  
Dept. of Planning & Community & Economic Development  
P.O. Box 2985  
215 Martin Luther King Jr. Blvd  
Madison, WI 53701  
608 266 4635

---

**From:** sallwd@aol.com [mailto:sallwd@aol.com]  
**Sent:** Monday, September 19, 2011 5:26 AM  
**To:** erics@cow.s.org; jolson@operationfreshstart.org; michael.heifetz@deancare.com; hiwayman@chorus.net; avandrzejews@wisc.edu; King, Steve; Rummel, Marsha; Schmidt, Chris  
**Subject:** St. Francis House Episcopal Student Center

Dear Members of the Planning Commission,  
I am writing in support of the development project at 1001 University Avenue. I am a member and serve on the Vestry of St. Andrew's Episcopal Church on Regent Street. I support the St. Francis House Episcopal Student Center, its important work with young people and the plan to sustain this ministry into the future.

The proposal before you on September 19th is a well-designed project in the right location and the development team recently made a sincere accommodation by reducing the proposed building from 12 to 8 stories. The proposal is currently 8 stories tall and about 60% the size of the nearby 14 story Grand Central Apartments, an adjacent apartment development that Luther Memorial Church helped bring to pass and financially benefited from. Our proposal is well-designed and smaller than the Grand Central Apartments.

Luther Memorial has seen a decline in membership over the years and there are many reasons for such a decline. However, to cite the presence of student housing adjacent to its facility as the primary reason for their decline and to oppose the St. Francis House project primarily on those grounds is inaccurate and misguided.

In addition to the proposed St. Francis House development being a well-designed project in the right location, the development will pay property taxes, adding to the tax base at a time when the City and its school system face real financial hardship. The proposal is asking for no public subsidies and makes fiscal sense during these trying economic times.

I strongly urge you as a member of the local Episcopal Community and a concerned citizen, to approve the proposal and recommend completion of the project.

Thank you for your time and consideration.

Sally T. Wood  
1021 Gateway Pass  
Verona, WI 53593

19 September 2011

Plan Commission Office  
215 Martin Luther King Jr. Blvd., Suite LL100  
Madison, WI 53703

RE: Proposed St Francis Development

To the Plan Commission,

I am a member of Luther Memorial Church and am writing to express my concerns about the proposed development of high-rise student housing at 1001 University Avenue, Madison, WI. The revision of the proposal presented in July of this year has resulted in plans for a building 4 stories shorter, but of the same mass and promising the same number of tenants. For this reason, our core concerns remain unaddressed. Representatives of the congregation have met with representatives of the St Francis House Board and interested alders to try and find a compromise that is acceptable to all parties. All of our suggestions have been rejected.

I am concerned about the effects of this development on the long-term viability of our congregation. We worry about increases in traffic and congestion, in noise, and in shadow, and a loss of safety for the children in our preschool. This corner of University Avenue is an important green space and Luther Memorial is a longstanding and important concert space and cultural venue for the city of Madison, its suburbs, and Dane County. I ask that you consider these issues thoughtfully in your deliberations this week.

Yours sincerely,



422 CASTLE PL MADISON

19 September 2011

Plan Commission Office  
215 Martin Luther King Jr. Blvd., Suite LL100  
Madison, WI 53703

RE: Proposed St Francis Development

To the Plan Commission,

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Yours sincerely,



Beth Rahko  
3410 Noll Valley Circle  
Verona WI 53593

19 September 2011

Plan Commission Office  
215 Martin Luther King Jr. Blvd., Suite LL100  
Madison, WI 53703

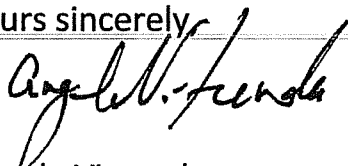
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Yours sincerely,



Angela Vitcenda  
422 Castle Place  
Madison, WI 53703

19 September 2011

Plan Commission Office  
215 Martin Luther King Jr. Blvd., Suite LL100  
Madison, WI 53703

RE: Proposed St Francis Development

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Yours sincerely,



Sue Bangert  
541 Caromar Drive  
Madison, WI 53711

19 September 2011

Plan Commission Office  
215 Martin Luther King Jr. Blvd., Suite LL100  
Madison, WI 53703

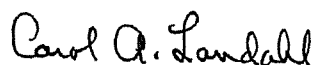
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Yours sincerely,



Carol Landahl  
5690 Whalen Road  
Fitchburg, WI 53575



19 September 2011

Plan Commission Office  
215 Martin Luther King Jr. Blvd., Suite LL100  
Madison, WI 53703

RE: Proposed St Francis Development

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Yours sincerely,

A handwritten signature in black ink, appearing to read 'Louis Kubai', with a long horizontal flourish extending to the right.

Louis Kubai

5690 Whalen Road  
Fitchburg, WI 53575

19 September 2011

Plan Commission Office  
215 Martin Luther King Jr. Blvd., Suite LL100  
Madison, WI 53703

RE: Proposed St Francis Development

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Yours sincerely,

*Mona Scott*

Mona Scott  
1070 Jackson Street  
Apartment 102  
Stoughton, WI 53589

19 September 2011

Plan Commission Office  
215 Martin Luther King Jr. Blvd., Suite LL100  
Madison, WI 53703

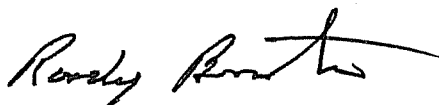
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Yours sincerely,



Randy Burmeister  
207 Dewey Street  
Sun Prairie, WI 53590

19 September 2011

Plan Commission Office  
215 Martin Luther King Jr. Blvd., Suite LL100  
Madison, WI 53703

RE: Proposed St Francis Development

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Yours sincerely,



Connie Burmeister  
207 Dewey Street  
Sun Prairie, WI 53590

**Comparison of Dwelling Units and Bedrooms:  
 "Grand Central" – 1022 West Johnson Street and the Current Proposal for  
 1001 University Avenue**

	"Grand Central"		Current Proposal For 1001 University Avenue	
	Units	Total Bedrooms	Units	Total Bedrooms
Efficiency	23	23	--	--
One-Bedroom	19	19	11	11
Two-Bedroom	33	66	12	24
Three-Bedroom	31	93	26	78
Four-Bedroom	49 *	196	22	88
Five-Bedroom	--	--	9	45
<b>TOTAL</b>	<b>155</b>	<b>397</b>	<b>80</b>	<b>246</b>

\* Includes 10 four-bedroom units with dens.

The "Grand Central" numbers reflect the numbers in the approved and recorded PUD.

\* EMAILED ON FRI 9/16

## Firchow, Kevin

---

**From:** Murphy, Brad  
**Sent:** Monday, September 19, 2011 2:17 PM  
**To:** Firchow, Kevin  
**Subject:** FW: 1001 University Ave. (PC agenda item for 9/19/11), part II

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

---

Brad Murphy  
Planning Division Director  
Dept. of Planning & Community & Economic Development  
P.O. Box 2985  
215 Martin Luther King Jr. Blvd  
Madison, WI 53701  
608 266 4635

---

**From:** Elizabeth Greene [mailto:e\_greene@charter.net]  
**Sent:** Monday, September 19, 2011 1:46 PM  
**Cc:** Murphy, Brad  
**Subject:** 1001 University Ave. (PC agenda item for 9/19/11), part II

In a recent e-mail message I expressed my opposition to the requested zoning map amendment, PUD(SIP) and demolition permit for 1001 University Avenue. In that message I referred to another letter opposing the development but failed to attach the letter. Looking today, I cannot find it on again on Legistar so I will quote briefly from my printed copy of the letter, which was written by Jay Suthers, 74 Lakewood Gardens Lane, Madison, WI 53704.

"There is a reason they don't build student housing next to lecture halls on the campus, across from hospitals, or next to other care facilities. Even sporadic loud noise would be disruptive to the learning process, the healing process, the recovery process in the case of Porchlight, and, in the case of Saint Francis House and Luther Memorial, the spiritual process.

There are more favorable locations for student housing. Surely the space at Saint Francis House could be better utilized to provide for the spiritual growth of college students. They don't need another place to just live, they need a place to grow and tend to their spiritual needs. They need a place that enriches them, enlightens them, and makes them whole.

This student housing tower will stand as a monument to capitalism - an opportunity for LZ ventures to cash in on the financial need of Saint Francis House. This building will encroach on a space that has been dedicated to the spiritual needs of students for nearly 100 years. The appearance of Saint Francis House compressed down to a plot of land just the size of the building and Luther Memorial encapsulated down to its narrowest boundaries creates a message that spirituality no longer matters on the University Campus - that the exploration of God is to be minimized."

"Maintaining this block as a spiritual and religious "zone" is vital. It is as meaningful a part of the students' lives as any other institution on campus. Saint Francis House and Luther Memorial help create the whole of the campus experience. Carving into this space will create a cavern in that experience."

I reiterate my assertion that the proposed development would harm St. Francis House as much as it will harm Luther Memorial and Porchlight. St. Francis House would receive little or no sunlight, be subjected to vandalism and noise pollution, and have little space for experiencing the spiritual out-of-doors.

Thank you for all of the time and energy you have devoted to evaluating this proposal.

Sincerely,  
Elizabeth M. Greene  
110 N. Spooner St.  
Madison, WI 53726  
District 5

## Firchow, Kevin

---

**From:** Murphy, Brad  
**Sent:** Monday, September 19, 2011 4:38 PM  
**To:** Firchow, Kevin  
**Subject:** FW: Please support St. Francis House proposed development

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Brad Murphy  
Planning Division Director  
Dept. of Planning & Community & Economic Development  
P.O. Box 2985  
215 Martin Luther King Jr. Blvd  
Madison, WI 53701  
608 266 4635

---

**From:** Ruth Kearley [mailto:rekearley@gmail.com]  
**Sent:** Monday, September 19, 2011 4:36 PM  
**To:** Murphy, Brad; King, Steve; Rummel, Marsha; Schmidt, Chris; Eric Sundquist; Judy Olson; Michael Heifetz; Michael Rewey  
**Cc:** Anna Andrzejewski  
**Subject:** Please support St. Francis House proposed development

Dear Madison Plan Commission Member,

I request your support for the proposed development of the St. Francis House property. The Board of Directors and the developers have made changes since the last presentation in a sincere effort to address previous concerns by reducing the size of the proposed apartment building.

As you have read in previous correspondence from the Board and the Episcopal Diocese of Milwaukee, a development such as this is essential to provide the income needed to continue the ministry of St. Francis House to the students at UW-Madison. Without a new source of funding such as this, the ministry's viability is in serious jeopardy. The Board spent three years exploring options and believes this current proposal is the best way to accomplish this goal.

Please consider the additional revenue to the City that the apartment building will bring, the aesthetic contribution to University Avenue of maintaining the historic building, and the public good of continuing to have the ministry of St. Francis House available to the students and community of UW-Madison.

Thank you for considering this project fairly and equitably vis-a-vis Luther Memorial and the Grand Central Apartments.

Sincerely,

Ruth Kearley  
Parishioner, St. Andrew's Episcopal Church  
202 N. Spooner St.  
Madison, WI



## Firchow, Kevin

---

**From:** Murphy, Brad  
**Sent:** Monday, September 19, 2011 4:38 PM  
**To:** Firchow, Kevin  
**Subject:** FW: Saint Francis House Proposal

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Brad Murphy  
Planning Division Director  
Dept. of Planning & Community & Economic Development  
P.O. Box 2985  
215 Martin Luther King Jr. Blvd  
Madison, WI 53701  
608 266 4635

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**From:** Kate Siberine [mailto:siberine@wisc.edu]  
**Sent:** Monday, September 19, 2011 2:12 PM  
**Subject:** Saint Francis House Proposal

Dear Member of the Planning Commission,

I would like to express my support for the development project at 1001 University Avenue.

I am writing as a Spring 2011 graduate of the University of Wisconsin at Madison, a former Student Member of the Saint Francis House Board, a recent resident of the City of Madison, a member of the Episcopal Church, and an alumna of the college chaplaincy program at Saint Francis House. I'm sure that others could better explain the finances of the project and the tax revenue it will generate for the city, but, as you consider the future of Saint Francis House, I would like to tell you what Saint Francis House means to me.

My freshman year, Saint Francis House's sign drew my attention as I walked to class on University Avenue and its mission has inspired me ever since. "Whoever you are and wherever you find yourself on your journey of faith, you are welcome here." Saint Francis House is a space where young adults with different backgrounds, perspectives, and beliefs can come together in worship and conversation to determine as a community what greater common purpose we've been called to. We empower each other to fight for justice on the steps of our great State Capitol Building, to reach out to the marginalized, and to be voices for the voiceless. Saint Francis House taught me that young adults can create positive change: in church, on campus, and in our communities.

In the ninety-six years since the ministry at Saint Francis House was founded, the chaplaincy has represented an inclusive, progressive voice, addressing the needs, challenges and concerns of the students at the University of Wisconsin at Madison. I ask that you approve Saint Francis House's proposal so that future generations of students will have that same opportunity for transformative community that I did.

Thank you for your time and consideration

Kate Siberine

## Firchow, Kevin

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**From:** Schmidt, Chris  
**Sent:** Monday, September 19, 2011 2:30 PM  
**To:** Firchow, Kevin  
**Subject:** FW: St. Francis House proposal

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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**From:** maryhas1066@gmail.com [maryhas1066@gmail.com]  
**Sent:** Tuesday, September 06, 2011 6:55 PM  
**To:** ALL ALDERS  
**Subject:** St. Francis House proposal

### General Information

Name: Mary Hastings  
Address: 5213 Burnett Dr  
City: Madison  
State: wi  
ZIP: 53705  
Phone: 608-233-0649  
Work Phone:  
Email: [maryhas1066@gmail.com](mailto:maryhas1066@gmail.com)  
Should we contact you?: No

Message:  
September 6, 2011

Dear Alderpersons and City Plan Commissioners,

I am writing to voice my support for the proposed changes to the Saint Francis House Episcopal Student Center.

1 The Episcopal Student Ministry at Saint Francis has a long and storied history of serving the needs of students as they faced the issues and challenges of their day. The Saint Francis House community has produced leaders in our church, both lay and ordained, and leaders who are now serving the many communities where they live. We remain committed to this important and historic ministry. The current plan will allow us to sustain this ministry into the future.

2 I live in the city of Madison and find it unacceptable for the alders and the planning commission to not approve the proposed Saint Francis House development which will pay property taxes, adding to the tax base at a time when the City and its school system face real financial hardship. This proposal is asking for no public subsidies and makes fiscal sense during these trying economic times.

3 The proposal is a well-designed project in the right location. It will heighten the visibility of our historic facility by moving it to a more prominent location on the site and it will restore the architectural integrity by returning the building to its original design. Most of the materials that comprise that space will be recycled, repurposed, and used in the new construction. The mosaic that stands behind the altar will be treated with great respect as the Saint Francis Board works to find it an appropriate new home. The development team has

recently made a sincere accommodation by reducing the proposed building from 12 to 8 stories.

4 I hope that when reviewing this proposal that you will look at all of the facts and that the Episcopal ministry will be treated fairly and equitably.

5 Please keep in mind , like many urban churches, Luther Memorial has seen a decline in membership in the last twenty years. The reasons for such decline are many, including population shifts to the suburbs, a decline in membership in mainline denominations nationwide, and an overall decrease in religious involvement among Americans. To cite the presence of student housing adjacent to its facility as the primary reason for their decline, and to oppose our project primarily on those grounds, is inaccurate and misguided. I believe it is unfair of the Lutherans to use this unfounded correlation as an argument against our plans when there are many other legitimate reasons for the decline in their membership. The Saint Francis House proposal is currently 8 stories tall and about 60% the size of the nearby 14-story Grand Central Apartments, an adjacent apartment development that Luther Memorial Church helped bring to pass and financially benefited from. How can they object to our well designed smaller proposal?

In closing, the proposed Saint Francis House building projects allows us to maintain a campus presence, preserve a historical building, be a good steward to the City and do it in a green manner. All we are asking is a fair hearing of the facts.

Please vote in favor of this proposal.

Thank you for your time.

Mary H. Hastings  
5213 Burnett Drive, Madison WI  
Senior Warden, St Andrews Episcopal Church, Madison WI

Recipient:  
All Alders

## Firchow, Kevin

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**From:** Schmidt, Chris  
**Sent:** Monday, September 19, 2011 2:30 PM  
**To:** Firchow, Kevin  
**Subject:** FW: St Francis House Episcopal Church

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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**From:** hewson.mariana@gmail.com [hewson.mariana@gmail.com]  
**Sent:** Thursday, September 08, 2011 9:24 PM  
**To:** ALL ALDERS  
**Subject:** St Francis House Episcopal Church

### General Information

Name: Mariana Hewson  
Address: 418 S Blount St  
City: Madison  
State: WI  
ZIP: 53703  
Phone: 608-284-8433  
Work Phone:  
Email: [hewson.mariana@gmail.com](mailto:hewson.mariana@gmail.com)  
Should we contact you?: No

### Message:

Dear Alders

I write in support of the St Francis House plan to build a student center on their existing property in Madison. I believe this plan is sound and important for future students at UW who want/need a religious center to their lives on campus.

Recipient:  
All Alders

## Firchow, Kevin

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**From:** Schmidt, Chris  
**Sent:** Monday, September 19, 2011 2:30 PM  
**To:** Firchow, Kevin  
**Subject:** FW: Student Apartments at St. Francis House site

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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**From:** kjtemple@sbcglobal.net [kjtemple@sbcglobal.net]  
**Sent:** Saturday, September 10, 2011 7:29 PM  
**To:** ALL ALDERS  
**Subject:** Student Apartments at St. Francis House site

### General Information

Name: Karla Temple  
Address: 5113 Prairie Rose Rd.  
City: Madison  
State: WI  
ZIP: 53704  
Phone: 608-243-8197  
Work Phone:  
Email: [kjtemple@sbcglobal.net](mailto:kjtemple@sbcglobal.net)  
Should we contact you?: No

### Message:

Dear Alderpersons:

Thank you for taking the time to read and weigh what I believe are benefits for my church, and our city.

1 I support the St. Francis House Episcopal Student Center, its important work with young people, and our church's plan to sustain this ministry into the future.

2 Our church's proposal is a well-designed project in the right location and our development team has recently made a sincere accommodation by reducing the proposed building from 12 to 8 stories.

3 I expect that our church's ministry will be treated fairly and equitably. Please look closely at the facts regarding this proposal. It is currently 8 stories tall and about 60% the size of the nearby 14-story Grand Central Apartments, an adjacent apartment development that Luther Memorial Church helped bring to pass and financially benefited from. How can they object to our well designed smaller proposal?

4 Like many urban churches, Luther Memorial has seen a decline in membership in the last twenty years. The reasons for such decline are many, including population shifts to the suburbs, a decline in membership in mainline denominations nationwide, and an overall decrease in religious involvement among Americans. To cite the presence of student housing adjacent to its facility as the primary reason for their decline, and to oppose our project primarily on those grounds, is inaccurate and misguided. It is unfair for our church neighbor to use this unfounded correlation as an argument against our plans when there are many other legitimate reasons for the decline in their membership.

5 As a resident of the City of Madison, in addition to the proposed St. Francis House development being a well-designed project in the right location, I would urge you to consider well that the development will pay property taxes, adding to the tax base at a time when the City and its school system face real financial hardship. The Episcopal diocese's Proposal is asking for no public subsidies and makes fiscal sense during these trying economic times.

Thank you for your consideration.

Karla Temple, taxpaying resident of Madison

Recipient:  
All Alders

## Firchow, Kevin

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**From:** Schmidt, Chris  
**Sent:** Monday, September 19, 2011 2:30 PM  
**To:** Firchow, Kevin  
**Subject:** FW: St. Francis Housing Project

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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**From:** reporting@cityofmadison.com [reporting@cityofmadison.com]  
**Sent:** Sunday, September 11, 2011 9:24 AM  
**To:** ALL ALDERS  
**Subject:** St. Francis Housing Project

### General Information

Name: Jim and Kathy Sosnouski  
Address: 5487 Caddis Bend  
City: fitchburg  
State: WI  
ZIP: 53711  
Phone:  
Work Phone:  
Email:  
Should we contact you?: No

### Message:

I am in support of the proposed St. Francis House student housing project. This project puts this property back on the tax rolls and would benefit Madison in these economic challenging times. I'm sure you are well-aware of all the other valid reasons to support.

I hope that you will also support this project on 9/19 and 9/20.

Jim Sosnouski

Recipient:  
All Alders



## Firchow, Kevin

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**From:** Schmidt, Chris  
**Sent:** Monday, September 19, 2011 2:30 PM  
**To:** Firchow, Kevin  
**Subject:** FW: Madison, Wisconsin, America NEED St. Francis House

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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**From:** Bernard Z. Friedlander [bzf303@aol.com]  
**Sent:** Sunday, September 11, 2011 5:32 PM  
**To:** King, Steve; Rummel, Marsha; Schmidt, Chris; erics@cow.s.org; jolson@operationfreshstart.org; michael.heifetz@deancare.com; hiwayman@chorus.net; avandrzejewski@wisc.edu  
**Subject:** Madison, Wisconsin, America NEED St. Francis House

*To Madison City Council Members Steve King, Marsha Rummel, Chris Schmidt, Eric Sundquist, Judy Olson, Michael Heifetz, Michael Rewe and Anna Andrzejewski*

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Bernard Z. Friedlander, Ph.D.

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6666 Odana Road #173

Madison, Wisconsin 53719

[bzf303@aol.com](mailto:bzf303@aol.com)

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*Research Professor of Human Development, Emeritus  
Department of Psychology, University of Hartford, West Hartford, CT*

*Actively Participating Current Member  
Chaos and Complex Systems Seminar  
Department of Physics, University of Wisconsin-Madison*

Dear Neighbors—

The City of Madison needs and deserves all the support you can give to the plans for the prospective new St. Francis House Student Center on University Avenue near the University of Wisconsin campus.

This is so for the unique value of the role St. Francis House plays in the life of the University, the life of the City, of the State and of our Nation.

Let me explain.

I am an "adopted" member of the Episcopal community, both here in Madison and at my other home in Bellevue-Medina, Washington. Though originally of another faith, I have become a member of churches here and there as a result of my discovery of the outstanding personal qualities of the people I have encountered, both as individuals and as citizens of the communities where they live.

The personal qualities of community responsibility, high principles, strong family life, generous philanthropy, reconciling differences, and civic participation take shape with special force and become deeply embedded in people's values during their student years. I have seen this process at work, over and over again in my many years as a university professor, here at UW-Madison, in Connecticut, and in Washington State.

I first learned of the value and importance of St. Francis House in Madison when I lived 2,000 miles West of here, in Bellevue-Medina. Rose and Jim Magee—both prominent citizens there—told me how much St. Francis House had meant to them when they had been students at the University of Wisconsin, fifty years earlier. Then

when I returned to Madison in 2002, nearly 40 years after I had been on the UW faculty here, I saw for myself how those outstanding values of committed citizenship and personal responsibility continued to be nurtured.

When I began associating with St. Francis House and its students, I couldn't help but be impressed by The Revs. Melissa Wilcox and Adam Kradel, who were Chaplains then (Adam was also a Ph.D. candidate in Sociology), and Dr. Fred Reames of the UW Physics Department, who frequently attended St. Francis House functions. Students like Leigh Vicens, Kyle Oliver, and Jamie Valenti-Jordan filled out the picture. It wasn't just that they were good people. They were good people to start with. It was that they were participating in a program of living that helped them enrich themselves and each other in ways of life that had the force to radiate beyond themselves to the larger community as a whole.

The students at St. Francis House were learning to live and to expand the good and honest lives that our beloved, struggling America urgently needs more of every day, and in just about every way. We must do all we can to encourage and extend these important effects, especially in places where they are already working so well. We don't need to work out the uncertainties of a new program. Our task now--*and your opportunity*--is to assist and assure continuance and growth of a proven old one.

Other letters will tell you other details of why St. Francis House deserves your support as it seeks to expand in order to survive. I hope I have explained in some small measure why St. Francis House is so important in the life of the University, the life of Madison, and the life of our larger society.

Sincerely,  
*Bernard Z. Friedlander*

## Firchow, Kevin

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**From:** Schmidt, Chris  
**Sent:** Monday, September 19, 2011 2:31 PM  
**To:** Firchow, Kevin  
**Subject:** FW: St. Francis House discussion

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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**From:** Dick & Trudy Baker [trbaker361@charter.net]  
**Sent:** Sunday, September 11, 2011 5:51 PM  
**To:** King, Steve; Rummel, Marsha; Schmidt, Chris  
**Subject:** St. Francis House discussion

I am a Madison resident and feel strongly that Department of Planning and Community and Economic Development should vote FOR the St. Francis building project.

The St. Francis Board seems to have gone out of their way to address the Lutheran church members' concerns. I saw the architect drawings today and noted that the first plan was for a twelve story apartment building, and the current plan is at eight stories because the Lutheran members were concerned about their building being in shadow. With this plan the only time of shadow on their bldg will be for one hour in the evening at certain times of the year.

I belong to the congregation of St. Dunstan's Episcopal Church, and know what a fine ministry/mission St. Francis has for the local students. To have fellowship, support as well as nearby housing would seem a natural fit to serve many students. The only way to keep the mission viable is with income from the student housing. It also allows for the improvement of the existing chapel to modernize heat, AC, electricity and keep it functional for the future.

Trudy Baker  
36 Hidden hollow Trail  
Madison, WI 53717



good people. They were good people to start with. It was that they were participating in a program of living that helped them enrich themselves and each other in ways of life that had the force to radiate beyond themselves to the larger community as a whole.

The students at St. Francis House were learning to live and to expand the good and honest lives that our beloved, struggling America urgently needs more of every day, and in just about every way. We must do all we can to encourage and extend these important effects, especially in places where they are already working so well. We don't need to work out the uncertainties of a new program. Our task now--*and your opportunity*--is to assist and assure continuance and growth of a proven old one.

Other letters will tell you other details of why St. Francis House deserves your support as it seeks to expand in order to survive. I hope I have explained in some small measure why St. Francis House is so important in the life of the University, the life of Madison, and the life of our larger society.

Sincerely,  
*Bernard Z. Friedlander*

## Firchow, Kevin

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**From:** Schmidt, Chris  
**Sent:** Monday, September 19, 2011 2:31 PM  
**To:** Firchow, Kevin  
**Subject:** FW: Proposed Development at 1001 University Avenue

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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**From:** Andy Jones [revrhinoandy@gmail.com]  
**Sent:** Monday, September 12, 2011 10:32 AM  
**To:** Schmidt, Chris  
**Subject:** Proposed Development at 1001 University Avenue

Dear Member of the Planning Commission

I write to express my support for the development project at 1001 University Avenue.

I am an Episcopal Priest, the Rector of Saint Andrew's Episcopal Church on Regent Street, a member of the Saint Francis House Board, and a member of the Executive Council of the Episcopal Diocese of Milwaukee. I am also a resident of the city of Madison, District 14 residing at 2920 Pelham Road.

Saint Francis House has a long and storied history in our community. In the 96 years since its founding and in the 81 years since the opening of the building that currently resides at 1001 University Avenue, the Saint Francis House ministry has represented an inclusive, progressive voice, addressing the needs, challenges and concerns of the student at the University of Wisconsin – Madison. The proposal that we have placed before you represents our efforts to strengthen, revitalize and renew that ministry.

The revenue generated by the student apartments that we propose to build on that site will help us to rehabilitate, protect and preserve our historic building. It will allow us to restore the ministry to full time chaplaincy status, and it will ensure that Saint Francis House is there to serve the needs of students for generations to come.

This project also represents our commitment to the students of the UW – Madison and to the community that we serve. Our only goal here is to maintain our presence and our ministry in the community where we live. The revenue generated by our proposed project will be used to serve the community and the population that creates those revenues. We will be reinvesting those revenues in the community.

We are not leaving the block. We will continue to be heavily invested in the community, the neighborhood that surrounds our site at 1001 University Avenue. Our Lutheran neighbors have said that our project will jeopardize their ability to pursue their mission and ministry but we share a common mission with them and we will not do anything that will jeopardize the ability to pursue that common mission on the 1000 block of University Avenue. We have already demonstrated our willingness, our need, to be good neighbors and to ameliorate concerns or conditions that might adversely affect the neighborhood and the potential for mission and ministry on that site. We have addressed concerns about foot traffic, mopeds, green space, shadows, and building height. We have heard that concerns about vandalism and inappropriate behavior by residents at the Grand Central Apartments have been addressed and corrected by Madison Property Management., and we will be engaging that same management company, with their excellent record of responding to these concerns, to

manage the new facility that we are proposing. We share the concerns of our neighbors with regard to these behaviors, they would be detrimental to any ministry on that block. As stake holders in the proposed building we will be committed to ensuring that we can all live together comfortably. We are community builders. That is what we do and we will continue to bring that same commitment to the neighborhood as it develops and grows.

On Wednesday of last week, September 7<sup>th</sup>, the Urban Design Commission gave preliminary approval to our redesigned project. We have worked very hard to address the concerns that have been raised by the city and by our neighbors and that willingness to cooperate was noted by the UDC. We are asking for a fair hearing on our proposal. One that cannot exclude the recognition that the "bar" for density and development on the block has already been set by the approval of the Grand Central Apartments, which are twice the size of our proposed building, from which our Lutheran Neighbors benefited and for which they withdrew their objections when that financial benefit was recognized.

Our proposal benefits the Students of the University of Wisconsin – Madison; it benefits our historic building and ministry at 1001 University Avenue; it demonstrates our commitment to the students, the community, and the block; and it benefits the city of Madison by returning a large portion of the property to the tax roles at a time when city budget constraints are forcing a reduction in services to the residents of Madison.

I urge you, as a member of the Episcopal Community, as a father of two college bound sons, and as a tax payer of the City of Madison, to approve our proposal and recommend the completion of our project.

Thank you for your time and consideration.

The Rev. Andy Jones

2920 Pelham Rd

Madison, WI 53713

(608) 230-6026

"Let us run with perseverance the race that is set before us" (Hebrews 12:1)

Fr. Andy Jones  
Saint Andrew's Episcopal Church  
1833 Regent Street  
Madison, WI 53716

(608)233-3249

[Rector@standrews-madison.org](mailto:Rector@standrews-madison.org)

"Let us run with perseverance the race that is set before us" (Hebrews 12:1)

Fr. Andy Jones  
Saint Andrew's Episcopal Church  
1833 Regent Street

Madison, WI 53716

(608)233-3249

[Rector@standrews-madison.org](mailto:Rector@standrews-madison.org)



## Firchow, Kevin

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**From:** Schmidt, Chris  
**Sent:** Monday, September 19, 2011 2:31 PM  
**To:** Firchow, Kevin  
**Subject:** FW: St. Francis House on University Ave.

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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**From:** diane@floods.org [diane@floods.org]  
**Sent:** Monday, September 12, 2011 12:19 PM  
**To:** ALL ALDERS  
**Subject:** St. Francis House on University Ave.

### General Information

Name: Diane Brown  
Address: 1826 Windom Way  
City: Madison  
State: WI  
ZIP: 53704  
Phone: 608-444-6707  
Work Phone:  
Email: [diane@floods.org](mailto:diane@floods.org)  
Should we contact you?: Yes

### Message:

Dear Alders,

I am Diane Brown, Senior Warden at St. Luke's Episcopal Church on Madison's East side, and a 33 year resident of Madison, 26 on the Northside. I am expressing my personal support as well as that of the entire Vestry of St. Luke's for the development project at 1001 University Ave. And I encourage you to support the St. Francis House Development proposal. This project will add to the City tax base and provide essential housing to the UW-Madison community. It is fiscally sound, requesting no public subsidies.

Please vote yes for the St. Francis House development project.

Thank you so much for your consideration.

Recipient:  
All Alders

## Firchow, Kevin

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**From:** Schmidt, Chris  
**Sent:** Monday, September 19, 2011 2:31 PM  
**To:** Firchow, Kevin  
**Subject:** FW: I support St Francis House Episcopal Student Housing Center

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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**From:** Morris Sadicario [morris000@ameritech.net]  
**Sent:** Monday, September 12, 2011 1:42 PM  
**To:** Myself  
**Subject:** I support St Francis House Episcopal Student Housing Center

Dear members of the Planning Commission, Alderpersons, and Alder Lauren Cnare,

I support the St. Francis House Episcopal Student Center, its important work with young people, and its plan to sustain this ministry into the future.

I consider the proposal to be a well-designed project in the right location. I think the development team has recently made a sincere accommodation by reducing the proposed building from 12 to 8 stories.

I expect that the St. Francis House Episcopal Student Center ministry will be treated fairly and equitably. Please note that the nearby 14-story Luther Memorial Church Grand Central Apartment project is much larger. Now that the 14-story project is approved, the 8-story St. Francis project should also be approved.

I have heard that Luther Memorial has cited the presence of student housing adjacent to its own facility as a reason for declining church membership. I consider this to be an unfounded and specious allegation. There are many other legitimate reasons for the decline in their membership.

I am a City of Madison resident and live in Alder Lauren Cnare's district (3). I wish to stress that this well-designed project WILL pay property taxes, thereby adding to the tax base at a time when our City and its school system face real financial hardship. This project asks for NO public subsidies.

I plan to attend the September 19 and 20 meetings.

Please vote in favor of the St. Francis House Episcopal Center project.

Sincerely,

Morris Sadicario  
5101 Retana Dr.  
Madison WI 53714  
608-222-8219

## Firchow, Kevin

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**From:** Schmidt, Chris  
**Sent:** Monday, September 19, 2011 2:31 PM  
**To:** Firchow, Kevin  
**Subject:** FW: St. Francis's House in Madison

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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**From:** Inijim@charter.net [Inijim@charter.net]  
**Sent:** Tuesday, September 13, 2011 9:12 AM  
**To:** ALL ALDERS  
**Subject:** St. Francis's House in Madison

### General Information

Name: Leila Nijim  
Address: 3018 Manchester Rd.  
City: Madison  
State: WI  
ZIP: 53719  
Phone: 319-274-7219  
Work Phone:  
Email: [inijim@charter.net](mailto:inijim@charter.net)  
Should we contact you?: No

### Message:

I thin the St. Francis cimmittee is on the right track and I would like to see ithe project succeed.

Recipient:  
All Alders

## Firchow, Kevin

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**From:** Schmidt, Chris  
**Sent:** Monday, September 19, 2011 2:31 PM  
**To:** Firchow, Kevin  
**Subject:** FW: Proposed St. Francis House development project

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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From: Kyle Matthew Oliver [kyle.matthew.oliver@gmail.com] On Behalf Of Kyle Matthew Oliver [kmoliver@uwalumni.com]  
Sent: Tuesday, September 13, 2011 2:09 PM  
To: Schmidt, Chris  
Subject: Proposed St. Francis House development project

Dear Mr. Schmidt,

My name is Kyle Oliver, and I am writing in support of the proposed St. Francis House development project.

I am a UW-Madison alumnus (B.S. '06 and M.S. '09 in nuclear engineering) and a candidate for priesthood in the Episcopal Diocese of Milwaukee. St. Francis House is my sponsoring congregation. If all goes well, I will finish my Master of Divinity degree at Virginia Theological Seminary in May and be ordained to the clergy of the Diocese of Milwaukee. I will also be married in May at St. Andrew's Episcopal Church (Regent St.) to another UW-Madison alum, St. Francis House member, and aspiring priest. Thus, I am writing as a seven-year (though not current) citizen of Madison, as a member of St. Francis House and passionate supporter of campus ministry, and as an observer of the many changes that have taken place downtown since my arrival in August 2002.

Although my now-fiancée and I were student representatives on the St. Francis Board during the initial phases of the planning for this project, and I have followed that planning in the intervening time, I will spare you the talking points that my colleagues in ministry have highlighted regarding the soundness and fairness of the project (although I agree with them). No doubt you have heard these from other St. Francis House supporters. The point I would like to address is twofold: (1) the way St. Francis House changed my life, helping make me a more responsible and engaged member of the Madison and UW communities, and (2) the way this proposal is crucial to the continuing ministry of St. Francis House in and to those communities.

Like many college freshman, I was for a time a sub-par citizen of Madison. I attended and over-consumed at events like State Street Halloween and the Mifflin Street Block Party. I voted in local elections about which I was under-informed. I occasionally sang obnoxiously in the wee hours on public transportation. I was a college freshman, and I had a lot of growing up to do.

St. Francis House was one of the places where I did that growing up in the years that followed. It was a place--maybe /the/ place--where I learned to prioritize service, responsibility, and genuine fellowship in community over some of the trappings of undergraduate life (though I still enjoy a couple of beers before a Badger game and look forward to returning to Madison as soon as my career will let me). St. Francis House was

where I discovered the vocation to which I believe I am called. And it was where I met the woman I'm going to marry.

I believe with all my heart that the four chaplains who ministered to me at St. Francis House during those six years were there at a time when I genuinely needed them and in a way that a dormitory House Fellow or even a parish priest could not have been. The same goes for my fellow students at St. Francis House, who were for me a much closer-knit Christian community than I was ready to be a part of at a more traditional "all-ages" church. College is a confusing and difficult time for even the best students, and finding a spiritual home at St. Francis House provided dozens of us with important direction and grounding in a moderate religious context on campus.

As you may know, St. Francis House and campus ministries like it are an endangered species. Most church bodies can no longer afford to support them directly, as was the practice for much of the twentieth century.

This is an especially distressing situation because so many young church leaders hear their first call through the collegiate din in these very holy places. As someone whose vocation was formed at a campus ministry and who now works as an Episcopal campus minister at George Washington University, I am very familiar with the challenges facing places like St. Francis House, and I believe they--like almost all urban churches serving low-income communities--need to be allowed to explore as many creative means of self-support as they can find.

A full-time chaplaincy on the current St. Francis House site, supported by income from the proposed housing development, will continue to touch the lives of UW-Madison students, both Episcopal and not, and the wider Madison community. Organizations like ours are an important part of the spiritual and also civic education that is so strongly needed in our places of higher learning. I strongly encourage you to approve the plan my colleagues have so carefully prepared. Thank you for your time and for your service to my favorite city in the world.

Sincerely,

Kyle Oliver  
Virginia Theological Seminary  
[www.kyleoliver.net](http://www.kyleoliver.net)

## **Firchow, Kevin**

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**From:** Schmidt, Chris  
**Sent:** Monday, September 19, 2011 2:32 PM  
**To:** Firchow, Kevin  
**Subject:** FW: Support for 1001 University Ave. Proposed Development (Saint Francis House)

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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**From:** Diana Hutchinson [dihutchinson@yahoo.com]  
**Sent:** Tuesday, September 13, 2011 2:46 PM  
**To:** ALL ALDERS; King, Steve; Rummel, Marsha; Schmidt, Chris; erics@cow.s.org; jolson@operationfreshstart.org; michael.heifetz@deancare.com; hiwayman@chorus.net; avandrzejews@wisc.edu  
**Subject:** Support for 1001 University Ave. Proposed Development (Saint Francis House)

September 13, 2011

Dear Members of the Common Council and Plan Commission,

I am writing to express my full support for the development at 1001 University Ave. proposed by the Saint Francis House.

- • The Saint Francis House Episcopal Student Center is committed to being a good neighbor to all in the community, including Luther Memorial Church and its congregation.
- • Rental income from the housing project will fund and sustain the ministry of the Saint Francis House, which will benefit students and the community at large.
- • The proposed project asks for no public subsidies and will pay property taxes to the city of Madison.
- • The proposed plan does will not compromise the architectural integrity of the historic aspects of the Saint Francis House.
- 

I urge you to approve the project at presented. Thank you so much for your consideration.

Best regards,

Diana Hutchinson

UW Madison Alumna, Member of St. Andrew's Episcopal Church

791 Edenberry Lane

Oregon, WI 53575

To District 2 Alder Bridget Maniaci:

Dear Bridget –

As a member of your district, I am writing to express my concerns regarding the St. Francis development project.

It is a matter of sorrow that neighbors cannot agree on a common vision for ministry.

The concerns of the Luther Memorial Congregation have been stated, including – congestion in the alley and side streets; child safety at the Luther Memorial Pre-School; and the adverse affects of shade on the Luther Memorial Church building.

The harm resulting from shading include:

- the long-term viability of the structure due to the build-up of snow and ice
- the inability of the aesthetics of the building to function as intended by its builders.

As there are others who can speak to the concerns for the physical well-being of the building, I will mention the lovely windows – the “eyes” of the building, through which light enters, infusing the interior with color and warmth of presence. If you have not experienced this particular glow, I would welcome an opportunity to host a visit to this space during the morning light (currently 8-8:30 is beautiful). If a later afternoon time is more convenient, you could then experience it from the west.

The Luther Memorial Church building is an exceptional building in this city, and deserves the attention of the wider community to preserve its claim to landmark status. I am grateful for the time that the commissions and committees of this city have devoted to the ramifications of significant change to the 1000 block of University Avenue. May future generations rise up and call us blessed for the decisions we make in our day.

Counting on your thoughtful support,

I am sincerely yours,

Bruce Bengtson

Director of Music  
Luther Memorial Church  
Bengtson@luthermem.org

Home: 122 E. Gilman St. #607  
608/257-0377



## Firchow, Kevin

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**From:** Schmidt, Chris  
**Sent:** Monday, September 19, 2011 2:32 PM  
**To:** Firchow, Kevin  
**Subject:** FW: St. Francis House Episcopal Student Center

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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**From:** jp.write@yahoo.com [jp.write@yahoo.com]  
**Sent:** Tuesday, September 13, 2011 4:40 PM  
**To:** ALL ALDERS  
**Subject:** St. Francis House Episcopal Student Center

### General Information

Name: June Paul  
Address: 605 W Pleasant  
City: Portage  
State: WI  
ZIP: 53901  
Phone: 608-742-7787  
Work Phone:  
Email: [jp.write@yahoo.com](mailto:jp.write@yahoo.com)  
Should we contact you?: Yes

### Message:

To: City of Madison Common Council  
City of Madison Planning Commission

Date: September 13, 2011

Re: St. Francis House Episcopal Student Center Building Proposal

I am writing to inform you that I support the St. Francis House Episcopal Student Center. While the ministry may not be as large in size as some of the other Student Centers, that work that is done to benefit, support and encourage the students who participate is every bit as large and necessary as other centers. The Episcopal Church has been providing ministry to the University students and sometimes faculty for over 80 years and is committed to continuing and sustaining this ministry for many future generations of students and faculty. It is my understanding that St. Francis House Episcopal Student Center has been cooperating with other ministries throughout the years in a non-competitive manner and has a desire to continue to serve those whom the Lord leads to their doors.

The current building size has been reduced to accommodate a concern that the prior proposal 12 stories would create too much potential for shadowing the neighboring church and it's windows. I would like to say that I have attended churches that have very narrow space between buildings of the same height and seen the sunlight stream through those windows even though it may not be all day.

My thought in regards to the light shining through the windows of a church building which is occupied for much less time than student housing is that I wonder where the level of priority of concern for providing safe housing for university students is?

The Episcopal Church will pay property taxes on the Student Housing Center to the city of Madison. Also, the project is not requesting any funding from the City of Madison or other public entities to help build their structure.

While I do not live in the city of Madison, or even Dane County, I am well aware of the fact, as are you, that students who leave the University due to a lack of safe and suitable housing take money with them and yes, their money can be replaced. But how much greater is the importance to the world and the reputation of Madison when a student leaves UW Madison with a degree to go out and make a difference to improve the quality of lives in theirs and future generations?

Sincerely,

June G. Paul

605 W. Pleasant St

Portage, WI 53901

608742-7787

You don't HAVE to contact me but if you have questions about what I've said or want to acknowledge receipt of my letter you may. Thank you for serving the students while you serve your community

Recipient:

All Alders

## Firchow, Kevin

---

**From:** Schmidt, Chris  
**Sent:** Monday, September 19, 2011 2:32 PM  
**To:** Firchow, Kevin  
**Subject:** FW: ST. FRANCIS HOUSE PROJECT

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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**From:** Art & Sue Lloyd [artsuelloyd@gmail.com]  
**Sent:** Tuesday, September 13, 2011 7:10 PM  
**To:** Schmidt, Chris  
**Subject:** ST. FRANCIS HOUSE PROJECT

Dear Alder Schmidt,

I write in support of the SFH project which will come to the Plan Commission next Monday. Since I will be out of town and unable to speak at that meeting, I want to share my reasons for supporting the proposal, in the hopes that you too will find it worthy of your support.

Incidentally I was the Chaplain at SFH from 1968-1977 and currently live with my wife Susan at 1104 A Mound Street, in a self-managed condominium association.

My reasons for supporting this project are as follows:

1. The proposed development (as revised) seems an appropriate design on an appropriate site. By moving the original building up next to Luther Memorial Church, and by putting the tallest housing on Brooks Street, the developers have come up with an attractive design and, I believe, have made a good faith effort to respond to LMC's concerns.
2. SFH has carried on its campus ministry on this site for 80 plus years. It has as much history here as LMC, even if the latter just recently received Landmark status. I think over its years SFH has been a progressive center of activity, supporting students, the University and the broader community. The new plans will permit that to continue, on a very special site.
3. However, like other campus religious centers - the Wesley Center in the 1100 block of University Avenue, Pres House, St. Paul's Catholic Center (and also at other universities) - SFH needs new funding sources if it is to continue. Unlike regular churches - Grace Episcopal Church or LMC, for example - SFH does not have a congregation of adults capable of providing the necessary financial support. SFH has an endowment (which came to the House when I was the Chaplain, in the 1970s) but that endowment is no longer capable of fully supporting the ministry. Hence, like other centers, it is looking for another revenue stream, which the housing would provide and which would allow it to return to having a full-time Chaplain.
4. **This project benefits all of Madison.** Building more student housing on campus fills a need of students for nearby housing, provides both for more efficiency and sustainability, and reduces the carbon imprint of those students who live on campus. As one who lives not far from campus, a block west of Meriter Hospital, I view as very positive the building of student housing on campus and the slow return of student rental housing in areas like ours to single-family, owner-occupied housing, which Meriter, St. Mary's, the City and the UW all support. Further, the proposal will return a large portion of the site to the City's tax rolls, at a time when the City's budget

constraints are severely impacting City services.

5. Finally, I am well aware that there are a lot more Lutherans around than Episcopalians - and that LMC has done a very effective job of mobilizing their supporters in opposition to the SFH project. I'm sure that you've heard from many of them. It seems to me that the new plans respond sensitively to LMC's concerns, at the same time that I believe the more efficient use of the campus area inevitably and unavoidably leads to more condensed building, which obviously will have impacts on buildings in the area - even those with "Landmark" status. It was LMC's support for the Grand Central Apartments (from which LMC benefitted financially and which is twice the size of SFH's proposed building) that originally raised the bar for density in the area.

I hope that you will give the SFH project a fair hearing on its merits, which seem to me many, and that you will be able to support it at the Plan Commission meeting on Monday.

If you have questions or comments I would welcome an opportunity to respond.

Sincerely,

(The Rev.) Art Lloyd

## Firchow, Kevin

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**From:** Schmidt, Chris  
**Sent:** Monday, September 19, 2011 2:32 PM  
**To:** Firchow, Kevin  
**Subject:** FW: Redéveloppement of St Francis House

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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**From:** Al and Donna Larson [sideeki1981@gmail.com]  
**Sent:** Tuesday, September 13, 2011 8:59 PM  
**To:** Rummel, Marsha; King, Steve; Schmidt, Chris; erics@cow.s.org; jolson@operationfreshstart.org; michael.heifetz@deancare.com; hiwayman@chorus.net; avandrzejews@wisc.edu  
**Cc:** Murphy, Brad; Parks, Timothy  
**Subject:** Redevelopment of St Francis House

Alders: Rummel, King and Schmidt  
Commissioners: Sundquist; Olson; Heifetz; Rewey and Andrzejewski

I write to you once again to ask that you oppose the proposed redevelopment at 1001 University Avenue. I am writing as the Congregational Council President of Luther Memorial Church and have a direct connection to this proposal and to the 1000 block of University Avenue. Putting an eight story apartment building with 246 beds next to Luther Memorial will negatively impact the landmark building, the use of our property, and the overall function of the church.

Luther Memorial Church has been seeking a compromise on this project and has been unsuccessful in developing a win win solution. As a veteran of the public participation paces set up for Madison Water Utility, I can safely and truthfully say that LZ Ventures has done virtually nothing to collaboratively work with its next door neighbor Luther Memorial on this project. We have gotten very little cooperation. The new 8 story proposal has virtually the same number of beds as the original 12 story proposal and none of the issues brought up during the first round of reviews have been addressed. In some ways the 8 story proposal is worse than the original. We continue to be concerned about size, congestion, light and shadow, noise, safety. traffic and the overall legitimacy of this development at this location with respect to zoning.

Luther Memorial Church enjoys having St. Francis House as a neighbor. We are willing to do what is necessary to help maintain the current arrangement, to help the current Episcopal Student Ministry to continue and to sustain the status quo. The green space and the common religious mission, our nationally shared ministry, and a focus on students makes for ideal partners on the 1000 block of University Avenue. We have been searching for ways to compromise, to come to a common solution. Luther Memorial Church has made several suggestions to lessen the impact on our landmark sanctuary. From a request to develop a shared ministry, to discussions on various options for purchasing the property, to developing a lease back option, to exploring options of constructing a smaller building, leasing space, and even purchasing development rights to the property. All of these proposals were met with rigid opposition from the Episcopal Diocese of Milwaukee. It is Luther Memorial Church's objective to work to sustain the St. Francis House property in its current configuration and mission. Anything else would be a step in the wrong direction.

For these and many other reasons, I urge you to vote against this proposal.

Al and Donna Larson

5310 Dorsett Dr

Madison, WI 53711

608.271.6329

## Firchow, Kevin

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**From:** Schmidt, Chris  
**Sent:** Monday, September 19, 2011 2:33 PM  
**To:** Firchow, Kevin  
**Subject:** FW: St. Francis House Proposal

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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**From:** Charles Granger [cigranger2@sbcglobal.net]  
**Sent:** Wednesday, September 14, 2011 10:55 AM  
**To:** King, Steve; Rummel, Marsha; Schmidt, Chris  
**Subject:** St. Francis House Proposal

Dear Alders,

As a member of the Planning Commission of Madison, I am hoping you will support the proposal sent to you from St. Francis House. A few years ago, a national survey of the Episcopal Church revealed that 1/3 of the sitting bishops, either had been campus chaplains or had been converted by campus ministries. So this is vitally important to our denomination as a whole, as well as here in Madison.

Sincerely,

The Rev. Charles I. Granger, Jr.

## Firchow, Kevin

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**From:** Schmidt, Chris  
**Sent:** Monday, September 19, 2011 2:33 PM  
**To:** Firchow, Kevin  
**Subject:** FW: Support for St. Francis House Project

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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**From:** Nikita Ernst [nernst@uwalumni.com]  
**Sent:** Wednesday, September 14, 2011 11:21 AM  
**To:** King, Steve; Rummel, Marsha; Schmidt, Chris; erics@cow.org; jolson@operationfreshstart.org; michael.heifetz@deancare.com; hiwayman@chorus.net; avandrzejews@wisc.edu; ALL ALDERS  
**Subject:** Support for St. Francis House Project

To the Planning Commission and Madison Aldermen,

My name is Nikita Ernst and I am a recent UW Madison graduate. During my last year in Madison a friend of mine introduced me to St. Francis House and it immediately became a place I could call home on campus. I grew up with no religious education and continue to alternate between atheism and agnosticism, so religion has always been an uncomfortable thing for me. Not only was St. Francis House the first place I'd felt truly comfortable on a huge and sometimes impersonal campus, it was the first religious organization that truly welcomed me without judgment. While it is an important center for the Episcopal population on campus and in Madison, it plays an important role in serving the whole campus community, regardless of their faith. It makes me proud to know that many decades ago, St. Francis House was one of the first, and for a time the only places that LGBT groups and anti-Vietnam protestors could meet safely. Regardless of how one feels about those particular issues, the freedom to gather safely is something we all have a right to in the United States. The St. Francis House organization is, I believe, a vital component to the UW campus and to the city of Madison. The work they do is inherently good and they should be allowed to continue that work.

Though I may not be on the St. Francis House board, I have many friends who are, or have been, and I have kept up to date on the proposed project. I know that the ministry needs this project to stay afloat and that there seem to be little negatives to the project. I also know that St. Francis House and their design team have made every effort to accommodate the recommendations or demands of outside parties. I am still uncertain as to why Luther Memorial was happy to aid in the process of building Grand Central and yet St. Francis House is not allowed to break ground on a much smaller project. The two situations seem identical, save for the size of the projects. Both churches will have helped build always-needed on campus housing and will benefit financially from that housing. The St. Francis House project will pay property taxes, just like any other development, and will help increase the desirability of the neighborhood. So why is one church allowed to build and the other not?

I know that Luther Memorial is concerned about a decrease in membership as a result of this project, but I cannot understand why. Perhaps if some data could be provided proving an actual correlation, and definitive causation, between their building of Grand Central and the decrease in their numbers, I could take these claims about the St. Francis House project seriously. I would argue that migration to the suburbs and a general decrease in religious fervor are the reason Luther Memorial, as well as many other city churches, are losing



members. I might even argue that political posturing and deliberate interference with another Christian group's attempt to save their ministry could put a bad taste in the mouths of current or future parishioners.

I just do not see a rational reason why this project cannot move forward. Building is good for the economy, especially right now, and St. Francis House is not even asking for any public subsidies to help do it. It would give students a comfortable and convenient place to live and in doing so bring *more*, potentially church-going, traffic to the area around Luther Memorial as well as St. Francis House. The project will bring in money for the city and much needed funds to a ministry that deserves its place on campus. St. Francis House is more than a historical building deserving of preservation, its ministry is a vital part of the history and future of the UW campus. By not allowing this project to move forward, the city of Madison is essentially condemning the St. Francis House ministry to inevitable disintegration. I would like to think that the city of Madison, which I grew to love and respect during my time there, does everything it can to help organizations that exist to do good, religious or not.

I am currently in graduate school and no longer live in Madison, or even close by, so I will not be able to attend the coming meetings to show my support, but if I could I would attend every one. I would even speak, if I felt I could keep my emotions on this issue under control. I fervently believe that a great injustice is being done by not allowing the St. Francis House project to move forward, considering the financial state of the ministry and the senseless and selfish nature of many of the objections.

Nikita Ernst

--

Graduate Assistant  
History Department  
Morgan 451  
Western Illinois University

## Firchow, Kevin

---

**From:** Schmidt, Chris  
**Sent:** Monday, September 19, 2011 2:33 PM  
**To:** Firchow, Kevin  
**Subject:** FW: Support of St. Francis House

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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**From:** oneonta1@aol.com [oneonta1@aol.com]  
**Sent:** Wednesday, September 14, 2011 11:32 AM  
**To:** Schmidt, Chris  
**Subject:** Support of St. Francis House

Dear Chris Schmidt:

I am writing in support of the planned project for the St. Francis Episcopal Student Center. The existence of this ministry has affected our family personally. Our son attended UW for 7 years, completing 2 degrees in nuclear engineering. St. Francis House was his spiritual home and the environment in which he discerned a call to ordained ministry. He is now completing his 3 year study for his Masters in Divinity and ordination to deacon and priest.

The planned housing project is reasonable in scale (especially since the reduction in the number of stories) and an appropriate way for the diocese to fund the ministry in a collegiate community. The architectural drawings show a much more atheistically- pleasing building than many that now surround St. Francis House.

The proposal deserves to be approved so that this ministry can thrive and be sustained for all students welcomed there.

Joanne Oliver

Waukesha, WI

## Firchow, Kevin

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**From:** Schmidt, Chris  
**Sent:** Monday, September 19, 2011 2:33 PM  
**To:** Firchow, Kevin  
**Subject:** FW: St. Francis House Episcopal Student Center

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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**From:** sue.byram@bruker-axs.com [sue.byram@bruker-axs.com]  
**Sent:** Wednesday, September 14, 2011 3:58 PM  
**To:** ALL ALDERS  
**Subject:** St. Francis House Episcopal Student Center

### General Information

Name: Sue Byram  
Address: 1628 Waunona Way  
City: Madison  
State: WI  
ZIP: 53713  
Phone: 608-347-6035  
Work Phone:  
Email: [sue.byram@bruker-axs.com](mailto:sue.byram@bruker-axs.com)  
Should we contact you?: Yes

### Message:

Dear Alders, Please vote YES when the Common Council meets Sept 20 to consider this important new project, to support the wonderful St Francis House Episcopal Student Center. This will bring in new tax dollars to City of Madison. The proposal for the new student center has been sincerely redesigned from 12 to 8 stories, and it is a good design for the location. I am one of many Episcopal church members in Madison who want this to go forward to support our new student members. I help them in small ways now but we all need this project to be self-sustaining. NO public money is requested. Please consider this important proposal favorably.

Recipient:  
All Alders

**Firchow, Kevin**

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**From:** Schmidt, Chris  
**Sent:** Monday, September 19, 2011 2:33 PM  
**To:** Firchow, Kevin  
**Subject:** FW: St Francis House Episcopal Student Center

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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**From:** Byram, Susan [Sue.Byram@bruker-axs.com]  
**Sent:** Wednesday, September 14, 2011 4:10 PM  
**To:** Schmidt, Chris  
**Subject:** St Francis House Episcopal Student Center

Dear Chris Schmidt, Planning Commission member:  
Please vote YES when the planning commission meets Sept 19 to consider this important new project, to support the wonderful St Francis House Episcopal Student Center. This will bring in new tax dollars to City of Madison. The proposal for the new student center has been sincerely redesigned from 12 to 8 stories, and it is a good design for the location. I am one of many Episcopal church members in Madison who want this to go forward to support our new student members. We strongly support the ministry there. I help them in small ways now but we all need this project to be self-sustaining. NO public money is requested. Please consider this important proposal favorably.

Best regards  
Sue Byram

.....  
Susan K. Byram  
1628 Waunona Way  
Madison, WI 53713  
Cell: (608) 347-6035  
[sue.byram@bruker-axs.com](mailto:sue.byram@bruker-axs.com)  
.....

.....  
Susan K. Byram  
Business Manager  
Crystallographic Systems  
Bruker AXS Inc.  
5465 East Cheryl Parkway  
Madison, WI 53711 USA  
Toll-free tel.: (800) 234-XRAY  
Tel.: (608) 276-3041  
Cell: (608) 347-6035  
Fax: (608) 276-3006  
[sue.byram@bruker-axs.com](mailto:sue.byram@bruker-axs.com)

[www.bruker-axs.com](http://www.bruker-axs.com)  
.....

## Firchow, Kevin

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**From:** Schmidt, Chris  
**Sent:** Monday, September 19, 2011 2:33 PM  
**To:** Firchow, Kevin  
**Subject:** FW: St Francis House Proposal

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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**From:** sbloodgood@charter.net [sbloodgood@charter.net]  
**Sent:** Wednesday, September 14, 2011 4:38 PM  
**To:** ALL ALDERS  
**Subject:** St Francis House Proposal

### General Information

**Name:** Sharon Bloodgood  
**Address:** 1807 Dewberry Dr  
**City:** Madison  
**State:** WI  
**ZIP:** 53719  
**Phone:** 608-848-3146  
**Work Phone:**  
**Email:** [sbloodgood@charter.net](mailto:sbloodgood@charter.net)  
**Should we contact you?:** No

### Message:

I urge your support for the proposed St Francis House project. A campus ministry was a lifeline for me when I came to a big university. I know how important it can be in the lives of students.

This project ensures the ongoing service provided by St Francis House while providing additional campus housing and will add to the Madison tax base. It seems like a win-win situation to me.

Please support this project.

Thank you,  
Sharon Bloodgood

**Recipient:**  
All Alders

## Firchow, Kevin

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**From:** Schmidt, Chris  
**Sent:** Monday, September 19, 2011 2:34 PM  
**To:** Firchow, Kevin  
**Subject:** FW: Proposed Development East of Luther Memorial Church  
**Attachments:** LMC letter to Landmarks.pdf; ATT00001..htm

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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**From:** Vince Micha [vmicha@tkwa.com]  
**Sent:** Wednesday, September 14, 2011 5:53 PM  
**To:** King, Steve; Rummel, Marsha; Schmidt, Chris; erics@cow.s.org; jolson@operationfreshstart.org; michael.heifetz@deancare.com; hiwayman@chorus.net; avandrzejews@wisc.edu; Murphy, Brad; Subeck, Lisa; Maniaci, Bridget; Cnare, Lauren; Verveer, Mike; Bidar-Sielaff, Shiva; Resnick, Scott; Skidmore, Paul; Solomon, Brian; Rhodes-Conway, Satya; Ellingson, Susan; Bruer, Tim; Palm, Larry; Johnson, Jill; Clausius, Joe; Weier, Anita; Clear, Mark; Phair, Matthew; ALL ALDERS; Veldran, Lisa; Fields, Debbie  
**Cc:** Brad Pohlman  
**Subject:** Proposed Development East of Luther Memorial Church

To Plan Commission and Common Council Members,  
Find attached my thoughts on the proposed development east of Luther Memorial Church for your consideration at the up coming Plan Commission Meeting on September 19th and City Council Meeting on September 20th.

Thank You,

Vince Micha, Project Architect  
The Kubala Washatko Architects, Inc.  
W61 N617 Mequon Avenue, Cedarburg, WI 53012-2017  
t 262.377.6039 | [www.tkwa.com](http://www.tkwa.com)

## **Firchow, Kevin**

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**From:** Schmidt, Chris  
**Sent:** Monday, September 19, 2011 2:34 PM  
**To:** Firchow, Kevin  
**Subject:** FW: St Francis redevelopment project

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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**From:** Alaina Michelle Karpinski [alainamichellekarpinski@yahoo.com]  
**Sent:** Wednesday, September 14, 2011 9:09 PM  
**To:** ALL ALDERS  
**Subject:** St Francis redevelopment project

I am asking that you vote "no" for the 8 story apartment building proposal for the St. Francis House located near 1021 University Ave. It will not be a feasible decision if a building is to be considered because in this block, there are historical buildings located there such as Luther Memorial church which would have to be located in the shadow of this proposed building. There is the issue of not enough parking spots, safety issues to the Day care children at Luther Memorial Preschool, overcrowding of the space of the entire block, the green aspect of the entire 1000 block of University Avenue. I thank you appreciately for not voting for the proposal. Cordially yours,

Ms. Alaina Michelle Karpinski  
LM Block Group  
Member of Luther Memorial Church

P.S. I live in Middleton. My email address is [alainamichellekarpinski@yahoo.com](mailto:alainamichellekarpinski@yahoo.com)

## **Firchow, Kevin**

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**From:** Schmidt, Chris  
**Sent:** Monday, September 19, 2011 2:35 PM  
**To:** Firchow, Kevin  
**Subject:** FW: Opposition to the St. Francis Development Project  
**Attachments:** LMC Plan Commission letter.doc

**Importance:** High

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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**From:** Sandy Erickson [sandysplace@surfbest.net]  
**Sent:** Wednesday, September 14, 2011 10:35 PM  
**To:** Subeck, Lisa  
**Cc:** ALL ALDERS  
**Subject:** Opposition to the St. Francis Development Project

Hi Lisa,

I'm writing to you again about the proposed St. Francis House development project at the corner of University Ave. & Brooks St. that will be requesting approval from the Plan Commission and City Council next week, 9/19 and 9/20. You and I talked about this in our phone conversation several months back when the developers were going to the Plan Commission for the first time. I very much appreciated your understanding and support of our concerns, but most particularly your pledge to oppose this project unless the building was downsized and reconfigured so as to address our concerns at Luther Memorial Church about the detrimental impacts of the shading that development would have on our building and of the density/safety issues that accompany that development.

You are probably aware that since we first talked, Luther Memorial Church has now received Landmark Status from the City and we are nearing completion of a \$400,000+ repair to the west and north roofs of LMC, which the congregation is paying for. Also, while we had hoped that the Plan Commission's direction to the St. Francis developers to go back to the drawing board would result in a building redesign that would be more compatible with the site and not cause damage to our building, we believe the opposite has occurred. The redesign has merely reconfigured the space so the building will accommodate essentially the same number of tenants, is a few stories shorter than the original plan but actually much closer to our church building than proposed in the original design.

Since our last conversation, Lisa, our congregation sought to find a compromise on this project but we've been unsuccessful in developing a win win solution. LZ Ventures has done virtually nothing to collaboratively work with its next door neighbor Luther Memorial on this project. We have gotten very little cooperation. The new 8 story proposal has virtually the same number of beds as the original 12 story proposal and none of the issues brought up during the first round of reviews have been addressed. In some ways the 8 story proposal is worse than the original. In addition to the concerns about size and the light/shadow situation noted above, we are extremely concerned about noise, safety, traffic and the overall legitimacy of this development at this location with respect to zoning.

Please know that LMC values having St. Francis House as a neighbor. We are willing to do what is necessary to help maintain the current arrangement, to help the current Episcopal Student Ministry to continue and to



sustain the status quo. The green space and the common religious mission, our nationally shared ministry, and a focus on students makes for ideal partners on the 1000 block of University Avenue. We have been searching for ways to compromise, to come to a common solution. We've made several suggestions to lessen the impact on our landmark sanctuary. From a request to develop a shared ministry, to discussions on various options for purchasing the property, to developing a lease back option, to exploring options of constructing a smaller building, leasing space, and even purchasing development rights to the property. All of these proposals were met with rigid opposition from the Episcopal Diocese of Milwaukee. It is Luther Memorial Church's objective to work to sustain the St. Francis House property in its current configuration and mission. Anything else would be a step in the wrong direction.

Finally, to help refresh your memory, I've attached the letter that I previously sent to the Plan Commission. It is as relevant now as it was then. I urge your continued opposition to this project.

Please feel free to call me at work at 246-4354 or home (270-0635) if you'd like to discuss this further. I plan to be at the meetings on Monday and Tuesday night so perhaps will see you there.

Thanks, Lisa, for your support.

Sandy Erickson  
6828 Park Ridge Drive  
Madison, WI 53719

[sandysplace@surfbest.net](mailto:sandysplace@surfbest.net)

June 17, 2011

Dear Plan Commission Members:

I am writing to oppose the height of the twelve-story building being proposed in the St. Francis House development on Brooks Street and University Avenue that is currently seeking the Plan Commission's approval. I have been a member of Luther Memorial Church for nearly thirty years, having joined the congregation when I was a graduate student at the University. I currently serve as the Treasurer of the Luther Memorial Church Foundation and Chair of the Administration and Finance Committee and it is from this perspective that I register my concerns.

You have already received the communication from Al Larson, the President of the congregation, and Senior Pastor Franklin Wilson about the circumstances surrounding the sale of church property on the corner of Mills and Johnson Street where the Grand Central Apartment Building now sits. When faced with the reality that the developer was going to build with or without our corner lot property, the congregation voted to sell the parcel under an arrangement that preserved parking spaces for our use (we own 25 of the underground parking spaces at Grand Central, purchased with the proceeds from the sale of the property).

We used some of the proceeds for repair/renovation of the church building. With an eye to the future and a serious commitment to our obligation to care for a large, beautiful, 90 year old building, the remaining funds were used to seed the Cornerstone Fund within the Luther Memorial Church Foundation. The sole purpose of this fund is to generate revenue to preserve our building. Presently, annual maintenance and repair costs fall in the neighborhood of \$60,000-\$90,000 a year. The costs are only going to increase as the building ages. We believe that we have taken prudent and planful steps to ensure that we will be able to support the costs of keeping the church in good repair under normal aging conditions. That is not the case, however, should the need for major repairs be accelerated by the impact of the 12-story structure that is proposed.

We now have to address an unanticipated significant repair of nearly \$400,000 to the southwest side of our church building caused by water leaking through the roof due to the snow-turned-to-water that never evaporated off the building. This was exacerbated by the shadows cast by the 14-story Grand Central development that keeps the sun from remedying this problem naturally, as it had in the past. I am concerned that the height of the St. Francis development will cast shadows that will cause comparable damage to the church – if not the roof, then to the stained glass windows, other brick and mortar components, or even compromise the foundation of the building.

These are the consequences – accelerated multiple, costly repairs that are beyond the normal wear on our building – that face our congregation if the St. Francis development is approved as proposed. This scenario presents a financial burden that could easily be beyond our means. In turn this could jeopardize our ability to keep up with the maintenance and repair necessary to preserve the church building. From a very practical standpoint, that could mean our congregation would be hard-pressed to continue to responsibly care for this special place. This would be morally devastating to us, not only because it is the physical home for our faith community but also, we believe, an asset that serves the City and University communities as well.

In sum, I have specifically addressed my opposition to the St. Francis development from the point of view of one who has a shared responsibility for the financial well-being of our congregation. If it is built to a height that causes damage to Luther Memorial's church building, I believe that over the long term the proposed 12-story building would have consequences that would be financially devastating for us. I respectfully ask that at the very least a height restriction be placed on the development so as to ensure that it does not cause damage to Luther Memorial Church.

Thank you.

Sandy Erickson  
Treasurer, Luther Memorial Church Foundation  
Chair, Luther Memorial Administration and Finance Committee

6828 Park Ridge Drive  
Madison, WI 53719  
608.246.4354 (O)  
608.270.0635 (H)

[sandysplace@surfbest.net](mailto:sandysplace@surfbest.net)

## Firchow, Kevin

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**From:** Schmidt, Chris  
**Sent:** Monday, September 19, 2011 2:35 PM  
**To:** Firchow, Kevin  
**Subject:** FW: St. Francis House Episcopal Student Center

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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**From:** Angelique Edgerton [angelique.edgerton@gmail.com]  
**Sent:** Thursday, September 15, 2011 9:38 AM  
**To:** Schmidt, Chris  
**Subject:** St. Francis House Episcopal Student Center

Dear Mr. Schmidt,

I am writing to express my support of the St. Francis House Episcopal Student Center. I am a former UW student, and spent many Sundays and other occasions at St. Francis House. When I arrived in Madison, I was welcomed and included in the community, and found my next four years greatly enriched by my experience with St. Francis House. I sincerely believe that their work is important and meaningful, and hope their ministry can continue and expand.

The church's current proposal for expanded development is a well-designed project in the right location, and their development team has recently made a sincere accommodation by reducing the proposed building from 12 to 8 stories. The proposal is 60% of the size of the nearby 14-story Grand Central Apartments, an adjacent development that Luther Memorial Church helped bring to pass and financially benefitted from. The St. Francis House proposal is both well-designed, and smaller, and I hope that you will treat our ministry fairly and equitably.

Furthermore, Luther Memorial's objection to the St. Francis House proposal – that student housing adjacent to its facility is a primary reason for their decline in membership – is inaccurate and misguided. Urban churches in general have experienced a decline in congregation size, from an array of reasons ranging from population shifts to the suburbs, a decline in membership in mainline denominations nationwide, and an overall decrease in religious involvement among Americans. It is unfair for our neighbor to use this unfounded correlation as an argument against our plans when there are many other legitimate reasons for the decline in their membership.

I ask that you consider these points, and I trust that you will vote fairly and justly.

Sincerely,

Angelique Edgerton

## Firchow, Kevin

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**From:** Schmidt, Chris  
**Sent:** Monday, September 19, 2011 2:35 PM  
**To:** Firchow, Kevin  
**Subject:** FW: St. Francis Development

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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From: Mary Markwardt [pinwardt@sbcglobal.net]  
Sent: Thursday, September 15, 2011 10:37 AM  
To: King, Steve; Rummel, Marsha; Schmidt, Chris; erics@cowes.org;  
jolson@operationfreshstart.org; michael.heifetz@deancare.com; Mike Rewey;  
avandrzejews@wisc.edu  
Subject: St. Francis Development

Dear Members of the Plan Commission,

My husband, Larry Pinnow, a retired pastor, and I reside on the North side of Madison. We have belonged to Luther Memorial Church for about 10 years. We highly value the long and strong ministries, integrity of worship, and witness to the campus community, welcoming to all people.

We have a friend from India, whose father studied at the University in the 1970's. He was so happy to see the church where they had worshipped when he visited last winter in Madison.

One fall Saturday afternoon my husband was performing a wedding at the church. The University Marching Band was marching by and when they saw the doors open with the wedding couple coming out, they started playing. What a memorable, spontaneous moment for all. This is just one of many, many, mostly unrecorded, special Madison moments that make Madison such a great city. Our church is an important part of that history.

As is the St. Francis House.

We urge you to take this into consideration as you deliberate the many issues that affect this property in the future of both of these ministries, the life of the university and of Madison.

Please preserve the unique beauty of this property.

Sincerely,  
Mary Markwardt  
Larry Pinnow  
4005 Hanover St.  
Madison, WI

## Firchow, Kevin

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**From:** Schmidt, Chris  
**Sent:** Monday, September 19, 2011 2:35 PM  
**To:** Firchow, Kevin  
**Subject:** FW: Apartment proposal on University Ave.

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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**From:** caroline.oldershaw@gmail.com [caroline.oldershaw@gmail.com]  
**Sent:** Thursday, September 15, 2011 12:02 PM  
**To:** Schmidt, Chris  
**Subject:** Apartment proposal on University Ave.

### General Information

Name: Caroline Oldershaw  
Address: 744 E. Williamson St.  
City: Madison  
State: WI  
ZIP: 53703  
Phone: 608-729-1047  
Work Phone:  
Email: [caroline.oldershaw@gmail.com](mailto:caroline.oldershaw@gmail.com)  
Should we contact you?: Yes

### Message:

Dear Chris,

I have submitted a letter to the editor to both the Cap Times and State Journal.

I am attaching it here for your reference - and ask for your vote to NOT approve the apartment complex proposed on the Saint Francis /Luther Memorial Church block.

Here is why I think a NO vote is needed:

If you love Madison, treat her well.

Visitors to Madison inevitably call it a special place. And indeed it is. Since moving here 12 years ago I have come to love the city's extraordinary vitality. Madisonians have a particular zest for traditions and the physical spaces in which they occur. On the UW campus alone - State Street, Memorial Union, Camp Randall, the Capitol Square and Luther Memorial Church are woven into fond memories for generations of people. Altering these beloved places impacts all of us, for Madison's urban beauty is a shared treasure.

On Monday and Tuesday of this week September 19, 20 the Common Council will be voting on a developer's proposal to irrevocably change the the section of University Avenue where Luther Memorial Church resides. At issue is whether the historic Saint Francis Chapel will be demolished and the historic House moved to make way for an 8-story apartment building to be built adjacent to Luther Memorial Church.

I do not support the proposal. It is akin to siting a gas station at the entrance of Camp Randall. Yes of course people need fuel and students need a place to live but the location of the new addition directly conflicts with current use and consequently creates numerous other problems.

In the past decade, new construction on University Avenue has transformed that part of campus into a canyon of commerce. The tall buildings have darkened the street and deepened the density of car and pedestrian traffic.

Extending this further west to Luther Memorial Church is truly ill-advised. In fact, the growing density of shops, apartments and eateries on University make it ever more important that beautiful civic spaces like Luther Memorial Church and the Saint Francis green space be preserved and treasured for the irreplaceable serenity and historic beauty they offer to us all.

Caroline Oldershaw

Recipient:  
Chris Schmidt



## Firchow, Kevin

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**From:** Murphy, Brad  
**Sent:** Monday, September 19, 2011 2:39 PM  
**To:** Firchow, Kevin  
**Subject:** FW: St. Francis House development

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Brad Murphy  
Planning Division Director  
Dept. of Planning & Community & Economic Development  
P.O. Box 2985  
215 Martin Luther King Jr. Blvd  
Madison, WI 53701  
608 266 4635

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**From:** gtipler tds.net [mailto:gtipler@tds.net]  
**Sent:** Monday, September 19, 2011 2:32 PM  
**To:** Murphy, Brad  
**Subject:** St. Francis House development

City of Madison Plan Commission

Re: St. Francis House development

Dear Plan Commissioners,

We are at a crossroads on development in this vital urban area of Madison. We may be wondering how we got here -- with uncertainties of new buildings to be built among old neighbors. Some historical perspective may be helpful to recall.

Prior to the development of zoning that now addresses the massing, setbacks, and appearances of buildings, the planning and design of new buildings was part of a greater social contract, not only in most areas of Madison, but also in other cities of any size and sophistication.

It was an unstated way of planning that often governed the design of new buildings to fit within the context of the location, with regard to the use, height, setback, and exterior detailing of new buildings. It was employed to attain some level of compatibility and to enhance the immediate environment with architectural amenities.

New buildings were often built with regard for setback and sightlines. Exceptions to these considerations have never been well received.

During the era of World War II, new technology and new ways of thinking came into play. Disposable architecture and new prospects for rebuilding the city became a dream for many. The considerations of a new building's impact on its surroundings and its aesthetics became secondary.

Over the following two-plus decades, the respect for the environment surrounding older buildings waned and the social contract was often set aside, as increasingly introspective and self-serving approaches to new

construction in the urban environment developed.

The ensuing erosion of formerly-well-cared-for parts of Madison and other places led to a popular outcry to protect the rapidly disappearing historic qualities of places and building, and the City adopted its historic preservation zoning ordinance.

With regard to this evolution of urban development, Luther Memorial Church was a landmark, in the old sense of the word, from the time of it's construction. It's soaring structure, articulated with stained art glass windows framed in Gothic stone tracery, it's open tower has been a grand icon for the community and parishioners, alike. The building architecture and its congregation's community education and public service over the decades earned widespread respect.

I hope that the City commissions' understanding and respect for the church's long-standing physical requirements for morning light and peacefulness and the congregation's desire for a well-lit and contemplative space will be regarded in the approval of a building that allows just that. It isn't in the present plan being proposed.

Thank you for your consideration.

Gary Tipler  
807 Jenifer Street  
Madison, WI 53703

## Firchow, Kevin

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**From:** Schmidt, Chris  
**Sent:** Monday, September 19, 2011 2:45 PM  
**To:** Firchow, Kevin  
**Subject:** FW: St. Francis House Development

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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**From:** The Rev. Dr. D. Jonathan Grieser, Rector [togracechurchrector@gmail.com]  
**Sent:** Thursday, September 15, 2011 12:16 PM  
**To:** Schmidt, Chris  
**Subject:** St. Francis House Development

I am the Rector of Grace Episcopal Church and a member of the Board of St. Francis House. I have participated in the board's lengthy discussions about the future of Episcopal Campus Ministry at UW Madison and believe this development is the best possible way to ensure that ministry's long-term viability and to create a vibrant campus ministry for the twenty-first century. We have listened carefully to our neighbors and have sought to address their concerns both in the revisions to the project and by assuring them that we will continue to be a presence on that block and work together with them to create sustainable and healthy ministries.

The proposal under consideration is the product of lengthy conversations among the St. Francis House Board, the developers, and our neighbors. The developers have worked hard to create a beautiful and sustainable project and they have been responsive to concerns expressed by Luther Memorial Church and at the various hearings. It accomplishes one of the city's long-term goals of bringing student housing closer to campus. It also adds significant revenue to the city's coffers during these difficult economic times.

I do not want to downplay LMC's concerns about noise, congestion, and vandalism. Their concerns are common to urban churches across the country, including my own. All of the challenges of being a university or urban church do not constitute a threat to that church's existence, they create an exciting opportunity for ministry.

St. Francis House is hoping to create a similarly exciting opportunity for ministry by providing firm financial grounding and a beautiful worship space for the future. We also look forward to many years of cooperation with Luther Memorial Church on our joint concerns about the quality of life in our neighborhood as well as our common ministry among the students, faculty, and staff of UW.

I urge you to support this proposal and look forward to answering any questions you might have.

Sincerely,

The Rev'd Dr. D. Jonathan Grieser  
Grace Episcopal Church  
c: 608-695-3887

## **Firchow, Kevin**

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**From:** Schmidt, Chris  
**Sent:** Monday, September 19, 2011 3:01 PM  
**To:** Firchow, Kevin  
**Subject:** FW: St. Francis Project

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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**From:** damarten@wisc.edu [damarten@wisc.edu]  
**Sent:** Thursday, September 15, 2011 12:33 PM  
**To:** ALL ALDERS  
**Subject:** St. Francis Project

### General Information

Name: doris marten  
Address: 2802 Dryden Dr #206  
City: Madison  
State: Wi  
ZIP: 53704  
Phone: 608-249-1702  
Work Phone:  
Email: [damarten@wisc.edu](mailto:damarten@wisc.edu)  
Should we contact you?: Yes

### Message:

As a member of Luther Memorial Church, I wish to express my opposition to the St. Francis Project, which you will be discussing on Sept. 20th. I believe the shadowing on our historic building, larger consequent maintenance costs, increased congestion, noise, vandalism, and danger to our preschool children will create great problems to our congregational life and ministry in the city and university. The developers want you to believe their revised proposal is a significant compromise from their original proposal. Yet none of our central concerns have been addressed to this modified design, including shadowing. Since the building has the same overall mass, the overall shadowing effect has not substantively changed.

This is a historic decision. City leaders in the past have wrestled with buildings vs green space, preserving landmarks vs progress. These decisions affect all of us for decades to come. I strongly believe that this massive project destroys forever a spiritual, contemplative green oasis in the center of the university. Luther Memorial has been a part of this special spot for almost one hundred years and it scares me to think of what could happen to it if this project is approved.

Recipient:  
All Alders

## Firchow, Kevin

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**From:** Schmidt, Chris  
**Sent:** Monday, September 19, 2011 3:01 PM  
**To:** Firchow, Kevin  
**Subject:** FW: St. Francis House

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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**From:** Oliver, Chris J (E S SF RNA FS 1 8 3) [chris.oliver@siemens.com]  
**Sent:** Thursday, September 15, 2011 12:39 PM  
**To:** Schmidt, Chris  
**Subject:** St. Francis House

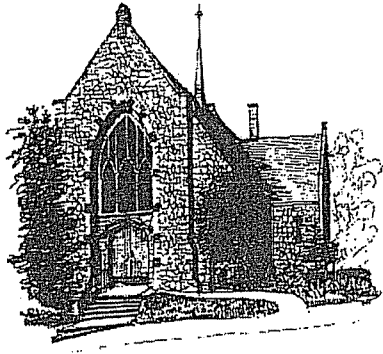
Dear Chris Schmidt,

I wish to express my support of the St. Francis House Episcopal Student center. The area is close to the campus and ideal for such a ministry. It is my understanding that the 8 story student housing project is tastefully planned.

The Episcopal Student Ministry at St. Francis house has been serving the student community for many years. It had a very positive influence on my son and I feel it is essential to maintain such facilities. The housing proposal is an excellent way to serve the student community and sustain the ministry. On my trips to Madison I note other student housing in the area and from family experience I know that additional student housing off campus is needed. Surely such a well thought out and tasteful project would be a great addition to the area. Another benefit would be the addition to the tax base of the City.

Thank you in advance for consideration in this matter.  
Respectfully,

Chris Oliver  
Waukesha, WI



Established 1913

## St. Andrew's Episcopal Church

1833 Regent St.  
Madison, WI 53726  
608 233-3249  
Fax: 608 233-3486

The Reverend Andrew B. Jones  
Rector

July 20, 2011

We, the undersigned, duly Elected Vestry and the clergy of Saint Andrew's Episcopal Church, 1833 Regent Street recognize and assert the critical importance of the Episcopal Student Ministry at the University of Wisconsin at Saint Francis House. We are writing in regards to the currently proposed student housing project at 1001 University Avenue.

The Saint Francis House ministry provides a safe place for all people to explore their faith, their relationship with God and one another, and to contribute to and participate in the common life of our community. They and others are the future leaders of our church and of the community.

The Associate Rector at our parish is a product of the Saint Francis House ministry and we have participated in the formation and education of two candidates for ordination, who are currently students at Virginia Theological Seminary and who came through Saint Francis House on their path to ordination.

Our Rector, Father Andy Jones is a member of the Saint Francis House Board as is another parishioner. We have actively participated in the discernment process that has led to the current proposal. We recognize this as a fully sustainable project: socially, environmentally and economically. We believe that this project is our best option to sustain the viability and vitality of this crucial ministry while being responsible and contributing members of the city of Madison.

We fully support and unanimously endorse the proposed development at 1001 University Avenue and urge the Common Council to approve the project as presented.

The Rev. Andrew B. Jones, Rector

The Rev. Leigh Christiana Vicens, Associate Rector

Mary Hastings, Senior Warden

William Dunlop, Junior Warden

Mark Koch, Treasurer

Casey Reiser, Clerk of the Vestry

Michael Lisle, Vestry

Henry Peters, Vestry

Steve Chadderdon, Vestry

Ed Elder, Vestry

Ritchie Rheaume, Vestry

Jim Sosnouski, Vestry

Sally Wood, Vestry

Mark Heinritz, Vestry

The Rev. Andrew B. Jones, Rector  
2920 Pelham Rd  
Madison, WI 53713

The Rev. Leigh Christiana Vicens, Associate Rector  
330 N. Carroll St, Apt 202  
Madison, WI 53703

Mary Hastings, Senior Warden  
5213 Burnette Drive  
Madison, WI 53705

William Dunlop, Junior Warden  
1843 Barrington Drive  
Sun Prairie, WI 53590

Mark Koch, Treasurer  
949 Park Street #202  
Oregon, WI 53575

Casey Reiser, Clerk of the Vestry  
1123 Sherman Avenue  
Madison, WI 53703

Michael Lisle, Vestry  
607 Parkland Drive  
Verona, WI 53593

Henry Peters, Vestry  
47 Bagley Court  
Madison, WI 53705

Steve Chadderdon, Vestry  
5179 Hilltop Road  
Fitchburg, WI 53711

Ed Elder, Vestry  
7401 North Pass  
Madison, WI 53719

Ritchie Rheaume, Vestry  
527 Algoma Street  
Madison, WI 53704

Jim Sosnouski, Vestry  
5487 Caddis Bend  
Madison, WI 53711

Sally Wood, Vestry  
1021 Gateway Pass  
Verona, WI 53593

Mark Heinritz, Vestry  
3734 Ross Street  
Madison, WI 53705



## **Firchow, Kevin**

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**From:** Schmidt, Chris  
**Sent:** Monday, September 19, 2011 3:02 PM  
**To:** Firchow, Kevin  
**Subject:** FW: SANCTUARY

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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**From:** Jernanmiller [jernanmiller@aol.com]  
**Sent:** Thursday, September 15, 2011 5:33 PM  
**To:** ALL ALDERS  
**Cc:** office@luthermem.org  
**Subject:** SANCTUARY

**SANCTUARY: A PLACE OF SACRED AND INVIOABLE ASYLUM; A PLACE OF REFUGE & PEACE.**

This is what the City of Madison sees as they drive past the block on University Avenue that is now being considered for development by the St. Francis House renovation project which once again comes before the Planning Committee on Monday night. You are well aware of the appeals made by the congregation of Luther Memorial Church (to the point made by one of you that you are sick & tired of hearing from us).

Thus I will only implore you yet again to consider what an inappropriate project of the size proposed will do to this sanctuary of peace in the middle of a bustling city.

Thank you for your careful consideration of our plea.

Sue Ellingson  
City of Madison Common Council  
District 13  
Common Council Office  
City-County Building  
210 Martin Luther King, Jr. Blvd.  
Room 417  
Madison, WI  
53703-3345

September 15, 2011

**St. Francis House Redevelopment – 1001 University Avenue**

Dear Ms. Ellingson:

I am writing to you as a resident of the Greenbush Neighborhood to support the proposed St. Francis House redevelopment, and to urge you and your fellow alders to approve this redevelopment.

I believe that the St. Francis House plan is consistent with the Greenbush-Vilas Neighborhood Housing Revitalization Plan, since it will provide high-quality housing for undergraduates close to campus and thus allow our neighborhoods to gradually convert to more housing for workers and families. I understand that the joint venture of St. Francis House and LZ ventures has made a sincere effort to accommodate the concerns of Luther Memorial by lowering the height of the proposed building to 8 stories, and that city planning staff strongly support this urban infill project. In addition, the project will return what is now an exempt property to the tax base, which is vitally important in this time of severely constrained budgets. I strongly believe that this project will benefit both Greenbush residents and Madison as a whole.

Sincerely,

Janet L. Kelly  
711 S. Orchard Street  
Unit 205  
Madison, WI  
53715  
janetkelly28@gmail.com

cc: other alders

## Firchow, Kevin

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**From:** Schmidt, Chris  
**Sent:** Monday, September 19, 2011 3:03 PM  
**To:** Firchow, Kevin  
**Subject:** FW: St. Francis House Proposal

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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**From:** heinritzmandm@sbcglobal.net [heinritzmandm@sbcglobal.net]  
**Sent:** Thursday, September 15, 2011 9:09 PM  
**To:** Schmidt, Chris  
**Subject:** St. Francis House Proposal

### General Information

**Name:** Mark Heinritz  
**Address:** 3734 Ross St  
**City:** Madison, WI.  
**State:** WI  
**ZIP:** 53705  
**Phone:** 608-233-3592  
**Work Phone:** 608-239-1281  
**Email:** [heinritzmandm@sbcglobal.net](mailto:heinritzmandm@sbcglobal.net)  
**Should we contact you?:** Yes

### Message:

#### Greetings

I am writing today in support of the proposed development on the sight of the St. Francis House in Madison. I have reviewed the project and find it a benefit to the students of the university and of the residents of the city of Madison in general. The proposal is well suited for the sight and gaurantees the good work of St. Francis House into the future. This project does not seek any public funding and would put a valuable parcel onto the property tax rolls. As a member of the Episcopal community here in Madison and a member of the vestry of St.

Andrew's Church, I ask that our project be considered fairly and on its merits. Please join me in supporting the proposal.

Sincerely,

Mark P. Heinritz

### Recipient:

Chris Schmidt

## Firchow, Kevin

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**From:** Schmidt, Chris  
**Sent:** Monday, September 19, 2011 3:03 PM  
**To:** Firchow, Kevin  
**Subject:** FW: St Francis House Proposal - Planning Commission 9/19/11

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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**From:** Suzanne Jones [sbjones22304@gmail.com]  
**Sent:** Thursday, September 15, 2011 9:25 PM  
**To:** ALL ALDERS  
**Subject:** St Francis House Proposal - Planning Commission 9/19/11

Dear Alderpersons,

I am writing in support of the St. Francis House Episcopal Student Center project. This new facility will help us continue our work with the young people who are the future of our ministry.

This is a well designed project, in the right location - Our development team has worked with integrity and sincerity to create a the design is respectful of our neighbors and the aesthetics of the area.

As a resident of Madison, I encourage you as our representative on the Planning Commission to give our project fair and equitable consideration, and ultimately your approval.

Sincerely,

Suzanne Jones  
member, St. Andrew's Episcopal Church  
2920 Pelham Rd.  
Madison, WI

## Firchow, Kevin

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**From:** Schmidt, Chris  
**Sent:** Monday, September 19, 2011 3:03 PM  
**To:** Firchow, Kevin  
**Subject:** FW: St. Francis House development proposal

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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**From:** henry3 chorus.net [henry3@chorus.net]  
**Sent:** Thursday, September 15, 2011 10:06 PM  
**To:** ALL ALDERS  
**Subject:** St. Francis House development proposal

---

Dear all Madison alders,

I am writing as a lifelong Madison resident and member of its Episcopal congregations and asking you to OK the proposed development at St. Francis House that you will be considering on Tuesday. You have heard a great deal of opposition from neighboring Luther Memorial Church and I wish for you to consider these facts:

1) after years of consideration, we have determined that this proposal offers the only long-term plan that will sustain the ministry of St. Francis House among young people on campus--the ONLY Episcopal campus presence.

2) this is a long established location for this ministry, and the proposal has made a great effort to consider impact on Luther Memorial by reducing the size from 12 to 8 stories.

3) we expect that our ministry will be given the same consideration as Luther Memorial's recent 14 story Grand Central apartments and be able to financially benefit from its property as they did. Indeed, our building is only 60% the size of Grand Central, which they benefited from financially in a way they seek to deny us.

4) Luther Memorial's primary objection is that this will lead to the further decline and death of their parish. Like many urban churches, Luther Memorial has seen a decline in membership in the last twenty years. The reasons for such decline are many, including population shifts to the suburbs, a decline in membership in mainline denominations nationwide, and an overall decrease in religious involvement among Americans. ***To cite the presence of student housing adjacent to its facility as the primary reason for their decline, and to oppose our project primarily on those grounds, is inaccurate and misguided.***

5) As a taxpayer in Madison I appreciate that the development will pay property taxes, adding to the tax base at a time when the City and its school system face real financial hardship. Our Proposal is asking for no public subsidies and makes fiscal sense during these trying economic times.

Thank you for your consideration,  
Henry Peters  
47 Bagley Court  
Madison, WI 53705  
608-231-9875

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## Firchow, Kevin

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**From:** Schmidt, Chris  
**Sent:** Monday, September 19, 2011 3:04 PM  
**To:** Firchow, Kevin  
**Subject:** FW: St. Francis House

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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**From:** reporting@cityofmadison.com [reporting@cityofmadison.com]  
**Sent:** Friday, September 16, 2011 10:30 AM  
**To:** ALL ALDERS  
**Subject:** St. Francis House

### General Information

**Name:** Linda McCart  
**Address:** 405 N. Baldwin St.  
**City:** Madison  
**State:** WI  
**ZIP:** 53703  
**Phone:** 608-251-1979  
**Work Phone:**  
**Email:**  
**Should we contact you?:** Yes

### Message:

I write to you today to encourage you to support the proposed St. Francis House development.

The Episcopal Student Ministry at Saint Francis has a long history of serving the needs of students as they faced the issues and challenges of their day. The ministry at Saint Francis House has produced leaders in our church, both lay and ordained, and leaders who are now serving the many communities where they live. For example, St. Andrew's EC has directly benefited from the many individuals who have been nurtured by the ministry at St. Francis House.

After a 3 year process, the Board for St. Francis House determined that the current plan before the Planning Commission and the Common Council will best meet the needs of this ministry. The Board made good faith attempts to work with Lutheran Memorial. As you have heard and read, this collaboration was not to be.

I believe there are many reasons to support this development.

First, and most importantly, is to sustain the campus ministry that St. Francis House has been providing. And it is important to do this in a fiscally responsible manner.

Secondly, this proposal will be completed with no public subsidies, will be self sustaining and will generate property and park taxes of approximately 450,000 per year. This is an important addition to the tax base at a time when the City and its school system face real financial hardship. This is Stewardship at work.

Third, this proposal is consistent with the City's Comprehensive Master Plan to provide quality, energy-efficient housing for students on campus. It will reduce the carbon footprint of the students in this building.

Thank you for your consideration.

Sincerely,  
Linda McCart

Recipient:  
All Alders

## Firchow, Kevin

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**From:** Schmidt, Chris  
**Sent:** Monday, September 19, 2011 3:04 PM  
**To:** Firchow, Kevin  
**Subject:** FW: Letter in support of the St. Francis House Development Project

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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**From:** Miranda Hassett [rector@stdunstans.com]  
**Sent:** Friday, September 16, 2011 10:59 AM  
**To:** King, Steve; Rummel, Marsha; Schmidt, Chris; erics@cows.org;  
jolson@operationfreshstart.org; michael.heifetz@deancare.com; hiwayman@chorus.net;  
avanderzejew@wisc.edu  
**Subject:** Letter in support of the St. Francis House Development Project

Dear Commission Members:

I am writing to express my support for the proposed development on the site of St. Francis House, the Episcopal campus ministry downtown.

I am an Episcopal priest (at St. Dunstan's on University Ave.), and I very much support the mission of St. Francis House; I support this project because it can help sustain this important ministry.

But looking beyond my loyalties to campus ministry, this project seems pretty good and pretty sensible - providing more housing for students, income to sustain a campus outreach organization, and tax income for the city, all while maintaining (and even restoring) a lovely old building and respecting the character of the block and the neighborhood. I am writing to ask you to give this proposal a fair hearing on its own merits - and, I hope, to support it and allow it to move forward.

Thanks for your time and attention, and for all your hard work.

In peace,  
The Rev. Dr. Miranda K. Hassett  
Rector, St. Dunstan's Episcopal Church  
6205 University Ave., Madison, WI 53705

Residential address:  
6325 Shoreham Dr.  
Madison, WI 53711



## Firchow, Kevin

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**From:** Schmidt, Chris  
**Sent:** Monday, September 19, 2011 3:04 PM  
**To:** Firchow, Kevin  
**Subject:** FW: St. Francis House development

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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**From:** chloejoanne@gmail.com [chloejoanne@gmail.com]  
**Sent:** Friday, September 16, 2011 11:12 AM  
**To:** ALL ALDERS  
**Subject:** St. Francis House development

### General Information

**Name:** JoAnne Lehman  
**Address:** 3710 Zwerg Drive  
**City:** Madison  
**State:** WI  
**ZIP:** 53705  
**Phone:** 608-245-0494  
**Work Phone:**  
**Email:** [chloejoanne@gmail.com](mailto:chloejoanne@gmail.com)  
**Should we contact you?:** No

### Message:

Dear Alders,

As a near-west-side resident and taxpayer, a working member of the university community, and a member of St. Andrew's Episcopal Church, I write to express my support for the proposed development of the St. Francis House property as it is currently proposed. It is fiscally and environmentally responsible, it will provide needed revenue to the city through property taxes, it will reduce students' carbon footprint, and it will responsibly ensure that an important ministry for students can continue. I urge you to support it too.

**Recipient:**  
All Alders

## Firchow, Kevin

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**From:** Schmidt, Chris  
**Sent:** Monday, September 19, 2011 3:04 PM  
**To:** Firchow, Kevin  
**Subject:** FW: 1001 University Avenue

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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**From:** Resnick, Scott  
**Sent:** Friday, September 16, 2011 12:36 PM  
**To:** ALL ALDERS  
**Subject:** 1001 University Avenue

DO NOT HIT REPLY ALL

Fellow Council members,

Anyone curious to what my inbox has looked like over the last few months? This weekend all of us will be lobbied by members and friends of both Luther Memorial and St Francis House (an Episcopalian house of worship). This issue was first brought to my attention in March 2011 and so far I have dedicated well over one hundred hours listening to congregants, the developer, neighbors, and students. This has been a very difficult decision, but I have decided to support the revised 8-story plan.

Through the countless interactions and hours I have spent with both parties, I have observed how passionate each side can be. From this I urge you all to listen to each perspective and investigate the issues independently before taking any stance. Also, please take note of the staff report Ruth Ethington sent regarding the project moments ago. Both sides are emotionally invested in their cause and because of this I have taken a long time to reach my decision of supporting this development.

As you are reviewing the project this weekend feel free to contact me with any questions whatsoever. I would be more than welcome to share how I reached my conclusion and the background history of the project. 608-807-7962.

Thanks,

Scott

Alder Scott Resnick  
Madison Common Council, District 8  
[www.cityofmadison.com/council/district8](http://www.cityofmadison.com/council/district8)  
(c) 608-807-7962

## Firchow, Kevin

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**From:** Schmidt, Chris  
**Sent:** Monday, September 19, 2011 3:04 PM  
**To:** Firchow, Kevin  
**Subject:** FW: St. Francis House

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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**From:** kpeterson53@charter.net [kpeterson53@charter.net]  
**Sent:** Friday, September 16, 2011 12:52 PM  
**To:** ALL ALDERS  
**Subject:** St. Francis House

### General Information

Name: Kristen Peterson  
Address: 6502 Gettysburg Drive  
City: Madison  
State: WI  
ZIP: 53705  
Phone: 608-833-8193  
Work Phone:  
Email: [kpeterson53@charter.net](mailto:kpeterson53@charter.net)  
Should we contact you?: No

### Message:

I would like to register my support for St. Francis House and the project they are building. The development team has made an honest and sincere effort to accommodate everyone. Please give this well-designed project a fair chance.

Recipient:  
All Alders

## Firchow, Kevin

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**From:** Schmidt, Chris  
**Sent:** Monday, September 19, 2011 3:04 PM  
**To:** Firchow, Kevin  
**Subject:** FW: St. Francis development

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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**From:** Mary Powell [maryepowell@mac.com]  
**Sent:** Friday, September 16, 2011 2:43 PM  
**To:** Solomon, Brian  
**Cc:** ALL ALDERS; Brad Pohlman  
**Subject:** St. Francis development

Dear Brian,

I am writing to you as a long-time resident of District 10 to urge you to vote against the proposed development of short-term housing on the St. Francis property in the 1000 block of University Avenue. The loss of green space and the added congestion of mopeds, bikes, cars and foot traffic would forever erase the little island of peace and relief in the midst of bustle and concrete.

I am an active member of Luther Memorial Church next door to St. Francis House. Not only would the development erase the green space that benefits everyone, it would also be devastating to our building, recently given city landmark status. We have already discovered the results of shadowing by a large building from Grand Central on the south side of the church. Accumulation of snow and ice on the roof that used to be melted by the sun has resulted in repair work that cost \$400,000. Even an eight story building on the east would shadow the roof of our education wing with similar results.

Although the new plan for the development does partially address the shadowing of the stained glass windows (they would still be shaded part of the year) it does not address our concerns about increased traffic, mopeds and noise. Since the announcement of the St. Francis plans Luther Memorial has sought to find a way to support the ministry of our neighbors that does not harm ours, but thus far no solution has been found.

When I wrote to you before the vote on the previous development plan I invited you to see the church for yourself so you could assess the impact the proposed development would have on the building. I hope you were able to do so. If not, there is still time before Tuesday's council meeting. My husband, Lee, and I would gladly show you around. Also, we have a monthly tour scheduled this Sunday at about 11:30 (after the 10:30 service) that you are welcome to join.

If you have any questions you can email me or call at 255-0560 (home) or 347-0226 (cell).

Your constituent,

Mary Powell

## **Firchow, Kevin**

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**From:** Schmidt, Chris  
**Sent:** Monday, September 19, 2011 3:05 PM  
**To:** Firchow, Kevin  
**Subject:** FW: Development next to Luther Memorial Church

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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**From:** reporting@cityofmadison.com [reporting@cityofmadison.com]  
**Sent:** Friday, September 16, 2011 2:44 PM  
**To:** Schmidt, Chris  
**Subject:** Development next to Luther Memorial Church

### General Information

Name: Lloyd Southwick  
Address: 5015 Sheboygan Ave. #306  
City: Madison  
State: WI  
ZIP: 53705  
Phone:  
Work Phone:  
Email:  
Should we contact you?: No

Message:  
September 16, 2011

Alder Chris Schmidt, District 11, Madison Common Council

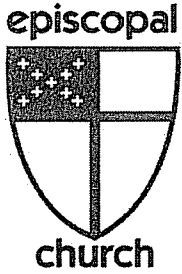
Continued development around Luther Memorial Church makes less and less attractive attendance of services and other activities at Luther Memorial. Diminished light quality, congestion, noise, lowered aesthetics of the surroundings accompanying the change from the quiet, even holy space to more high rise construction—all of these issues make more problematic the continuation of a congregation at this historic downtown church.

There is no longer a congregation at St. Francis House. I pray that the decision of the Plan Commission will contribute to the long-term viability of a congregation at Luther Memorial Church. I pray that decades from now the 1000-block of University Ave. will still be a place dominated by trees and religious buildings, an oasis for worship and contemplation for the Madison Community.

Very sincerely yours,

Lloyd Southwick  
5015 Sheboygan Ave., # 306  
Madison, WI 53705

Recipient:  
Chris Schmidt



## St. Luke's Episcopal Church

4011 Major Avenue  
Madison, WI 53716  
stlukesmadison@sbcglobal.net  
608-222-6921  
www.stlukesmadison.com

September 15, 2011

To: Members of the Madison Common Council  
Members of the Urban Design Commission

We, the undersigned, are elected members of the Vestry and the clergy of St. Luke's Episcopal Church at 4011 Major Avenue, Madison, Wisconsin. We are writing to urge you to approve the proposed student housing project at 1001 University Avenue – St. Francis House (SFH), Episcopal Student Ministry at the University of Wisconsin.

The continued ministry of St. Francis House is vital to the students of the UW who desire and need a safe place to explore their faith and their relationships with God and with each other. They are the future leaders of the community and our church. This has been well demonstrated through the years by many students at St. Francis House who went on to ordination and/or to becoming responsible and contributing members of the City of Madison.

We believe that this project is fully sustainable – economically, environmentally, and socially. We have been involved in the two-year discernment process that led to the current proposal, so this is not said lightly. The additional tax revenue generated for the City coupled with the addition of good quality housing in the midst of the campus and the continuation of providing quality student ministry make this project a win-win proposal.

We unanimously endorse the proposed development and urge you to approve the project. Thank you.

Rev. Paula Harris, Priest

Diane Brown, Senior Warden, SFH Board member

Clay Seth, Treasurer

Mike Krause, Junior Warden

Kim Schutz, Clerk of the Vestry

Michael Armato, Vestry Member

Theresa Cunningham, Vestry Member

Chuck DeTroye, Vestry Member

Bob Gonzales, Vestry Member

Carl Riemer, Vestry Member

Jim Stanley, Vestry Member

Karla Temple, Vestry Member

## Firchow, Kevin

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**From:** Schmidt, Chris  
**Sent:** Monday, September 19, 2011 3:05 PM  
**To:** Firchow, Kevin  
**Subject:** FW: please vote no

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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**From:** Angela Read [readmarinette@gmail.com]  
**Sent:** Saturday, September 17, 2011 8:38 AM  
**To:** ALL ALDERS  
**Subject:** please vote no

Fascinating stuff--the Edgewater, the Erdman, and St. Francis. There are two sides to each voting dilemma, and a compromise makes sense when possible.

Luther Memorial Church would be willing to compromise with a shorter, less people-dense, building for the St. Francis site on University Avenue but LZ developers have not shown the same willingness. Luther Memorial Church would compromise and purchase the back half of the lot to ease the financial challenges of the Episcopal ministry, but the St. Francis House's Milwaukee bishop, Bishop Miller, won't entertain a sincere discussion about that sale.

Luther Memorial Church would love to work more closely with the Episcopal student ministry program, but Bishop Miller won't consider that.

Please respect the current zoning restrictions, and, at the least, understand the zoning situation on this block.

Please remember that the revised student high rise to be developed on University Avenue next to St. Francis House is reconfigured but essentially will accommodate the same number of residents. That isn't a compromise.

Please look closely at the beautiful green space that has been the setting of the charming St. Francis House facility. Can Madison afford to remove the tranquility that area provides for a tall dense building? There is no compromise in filling that lot full of building.

And, does Madison want to jeopardize the future of the cathedral next door to St. Francis? Luther Memorial's future is challenged with the reduced sunlight affecting the structure, the congestion problems caused by mopeds, mopeds, and more mopeds, the noise of cheering students during Saturday funerals and weddings, to name just some of my concerns.

Please vote no to the LZ Development and in so doing, support the block of University Avenue that is a breath of space between city density.

Sincerely,  
Steve and Angela Read  
306 Marinette Trl.  
Madison, 53705

## Firchow, Kevin

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**From:** Schmidt, Chris  
**Sent:** Monday, September 19, 2011 3:06 PM  
**To:** Firchow, Kevin  
**Subject:** FW: Building Proposal on University Ave near Luther Memorial Church

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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**From:** Sue and Mike [sb86mh@sbcglobal.net]  
**Sent:** Saturday, September 17, 2011 9:43 AM  
**To:** Schmidt, Chris  
**Cc:** Sue Bangert  
**Subject:** RE: Building Proposal on University Ave near Luther Memorial Church

Hello Chris:

A quick note of thanks for spending some time with me yesterday to explain the criteria the planning commission uses to make decisions on development. As one of your constituents and a member of Luther Memorial, I appreciate the ability to learn more from you and discuss my concerns about the development project with you.

I hope as you consider the proposal and the issues presented next week, you will strongly consider that while shadowing is a significant issue to the enjoyment and use of LM, other issues such as the view, the congestion and noise with additional high density housing and the potential for increased vandalism not only impacts on the enjoyment of our church, but on the health and viability of our congregation. As I stated in my earlier e-mail, and briefly with you yesterday, this block also provides space for reflection and quiet and beauty, which given all the rest of the development along University and Johnson streets is much needed.

Again, thank you for your time. I look forward to communicating with you in the future about items important to our neighborhood, and to the great city of Madison!  
Sue Bangert

--- On Wed, 9/14/11, Schmidt, Chris <[district11@cityofmadison.com](mailto:district11@cityofmadison.com)> wrote:

**From:** Schmidt, Chris <[district11@cityofmadison.com](mailto:district11@cityofmadison.com)>  
**Subject:** RE: Building Proposal on University Ave near Luther Memorial Church  
**To:** "Sue and Mike" <[sb86mh@sbcglobal.net](mailto:sb86mh@sbcglobal.net)>  
**Date:** Wednesday, September 14, 2011, 12:09 PM

Hi Sue,

Thank you for the reminder! would you be able to meet at EVP in Sequoya Commons on Friday at 9:45am?

thanks,  
Chris

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**From:** Sue and Mike [sb86mh@sbcglobal.net]  
**Sent:** Tuesday, September 13, 2011 9:13 PM



**To:** Schmidt, Chris  
**Cc:** Sue Bangert  
**Subject:** Building Proposal on University Ave near Luther Memorial Church

Alder Schmidt:

Some time ago, I sent a couple of e-mails to you regarding the development proposed for the St. Francis Student Center property next to Luther Memorial Church. You had suggested we talk, which I am willing to do. While I suggested a time, I did not hear confirmation from you that time/date worked. If we set a pre-arranged time during the day, that might be the best route. I am also available in the evenings.

I am hopeful that you are willing to listen to one of your constituents on this important development issue.

Regards....

Sue Bangert  
541 Caromar Drive  
354-2248 (cell)

## Firchow, Kevin

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**From:** Schmidt, Chris  
**Sent:** Monday, September 19, 2011 3:06 PM  
**To:** Firchow, Kevin  
**Subject:** FW: Saint Francis House proposal

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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**From:** Jan MacDonald [macdonald86@tds.net]  
**Sent:** Saturday, September 17, 2011 6:26 PM  
**To:** ALL ALDERS  
**Subject:** Saint Francis House proposal

Dear Alders,

As a member of St. Andrew's Episcopal Church, 1833 Regent St. in Madison, I urge you to support the proposed Saint Francis House development. Since the 1930's, Saint Francis House, the beautiful, historic Episcopal student center at 1001 University Avenue, has been a gathering place for UW students to socialize, to learn and to worship. Today, as a means to continue supporting this still vibrant ministry, Saint Francis House has developed a project to build a new student apartment building on its property, one open to all students.

This proposal is a win-win plan for the City of Madison because it will add needed, ecologically-friendly housing for students at NO COST to the City, State or taxpayers; indeed, it is projected to generate property and park taxes of approximately \$450,000 per year.

I urge you to pass this proposal as it is a fair plan and one that will benefit the City of Madison as well as UW students, whose college life will be enriched by Saint Francis House programs.

Most sincerely,

Janet C. MacDonald  
Member, St. Andrew's Episcopal Church

## Firchow, Kevin

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**From:** Schmidt, Chris  
**Sent:** Monday, September 19, 2011 3:06 PM  
**To:** Firchow, Kevin  
**Subject:** FW: Luther Memorial Church

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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**From:** Helen Hartman [hartmanhelen@gmail.com]  
**Sent:** Saturday, September 17, 2011 10:52 PM  
**To:** Clear, Mark  
**Cc:** ALL ALDERS; Mayor  
**Subject:** Luther Memorial Church

Hello Alderman Clear:

I am writing to express my strong opposition to construction of the apartment building next to Luther Memorial Church (LMC), which is currently under consideration by you and your colleagues. For over a decade, as I drove past LMC on University Avenue past the church, my eyes were drawn to that beautiful stone building, the St. Francis House next door, and the refreshing green space. Why would anyone want to put a large apartment building in the space next door to LMC, other than to make money? If the project is given the green light, this oasis will be lost forever, and we'll have one more large apartment building, this one towering over one of Madison's finest historic buildings. This location is wrong thing for so many reasons. While it is true that the design of the proposed apartment complex has been modified, those changes do absolutely nothing to address my concerns. I have spoken with many people who are NOT members of LMC and they are appalled that this project is even being considered. These are my concerns:

- **Parking** Almost three years ago, I was looking for a church, and wanted to check out LMC. I hesitated because I expected parking to be a problem, but I finally ventured out. As silly as that may sound, it is a very real concern for many of us. If this apartment building is approved, where will people park during church services and concerts that are open to the entire community? Where will parents who are dropping off and picking up their child from preschool park? Inadequate parking would be an overwhelming impediment to the life of our church. This is not the right place for an apartment building
- **Traffic/Safety** The narrow alleyway behind LMC will become congested and dangerous. Of special concern are the small children who attend our preschool. The children and the rest of our members and guests are at risk of being hit by mopeds, bikes, and drivers who aren't paying attention. This is not the right place for an apartment building.
- **Noise** When over 250 people are living in close proximity to one another, there will be a lot of noise, there's no getting around that. The apartment building behind the church generates a lot of noise, so this we know from experience. The noise will rob our church of the ability to be a quiet, meditative space. This is not the right place for an apartment building.
- **Vandalism** We also know from experience that vandalism goes hand-in-hand with large student housing developments. You've been briefed on the damages that have been caused by apartment residents throwing beer and liquor bottles, pumpkins, etc. at our church building. We acknowledge that the owners of the apartment building have paid repair costs; however, church members have donated literally hundreds of hours assessing the damages and working on repairs without compensation. If student housing is added to the other side of our building, vandalism on that side of our building will be part of the deal. We know that. This is not the right place for an apartment building.
- **Lighting** I appreciate the attempt to make sure that the light to our stain glass windows isn't blocked at 8:00 a.m. That's very nice. The majority of the congregation attends the 10:30 am service. Will our light be blocked from 10:15 to noon? Light is a crucial element of our sanctuary's design, and not just at 8:00 a.m. This is not the right place for an apartment building.

Please consider the impact of this building on this historic building and the future of our congregation.

Thank you.  
Helen Hartman  
5118 Flambeau Road  
Madison, WI 53705

## **Firchow, Kevin**

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**From:** Schmidt, Chris  
**Sent:** Monday, September 19, 2011 3:06 PM  
**To:** Firchow, Kevin  
**Subject:** FW: Urging your support of St. Francis House proposal

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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**From:** Debra Martinez [martinez\_debra@yahoo.com]  
**Sent:** Sunday, September 18, 2011 7:22 PM  
**To:** ALL ALDERS  
**Subject:** Urging your support of St. Francis House proposal

Dear Alders:

I live in the 9th District in Madison and writing to ask your support for the proposal before you Tuesday night on the renovation and expansion of the St. Francis House Episcopal Student Center.

I'm both on campus often and at times at the St. Francis House, providing meals for the students who live there as part of my church involvement. I have watched the tremendous amount of building that's gone on, from the Institutes of Discovery to the Lucky building. Change and improvement on and near campus are important, and so is the ministry that happens at St. Francis House. I believe the renovation and improvements will be a positive, not just for Episcopalians, but for others who may now have another positive housing option to choose from if our housing project can go forward. More crucially, this project will provide needed tax revenue to the city. We are not looking for TIF or any other kind of public assistance for this project. We will do this responsibly and it will enhance the area and match the other well-designed facilities in the area.

My son, a junior at UW Madison, will be looking for an apartment next year when he returns from studying abroad and I'd love for his rent dollars to go partly back to support this ministry.

Locally, there will never be as many Episcopalians as there are Lutherans, and I am dismayed that the opposition to this project has come from another church whose expansion project we supported once upon a time. They think their drop in membership on University Avenue has to do with our proposal or that our development would further impact them. This is fear, not fact. We all know there are many reasons for declining membership at a church. We reduced our plan to 8 stories, much less than the 14 story Grand Central Apartments. Luther Memorial had no problem with that, as they financially benefited from that construction.

Please judge the St. Francis House proposal on its own merits, not the objections of unneighborly neighbors. I thank you for your attention.

Sincerely,

Debra Martinez  
11 Red Maple Trail  
Madison, WI 53717

Cameron O. Scarlett  
8406 Castle Pines Drive  
Madison, WI 53717

18 September 2011

Ward 9 Alder Paul Skidmore, Madison Common Council and Mayor Soglin  
210 Martin Luther King, Jr. Blvd, Room 417  
Madison, WI 53703

Dear Alder Skidmore, Common Council and Mayor Soglin,

I wanted to again contact you regarding the proposed development of the St. Francis property at 1001 University. I am very much opposed to the "revised" development plan I have seen from LZ Development and the Episcopal Diocese of Milwaukee. The referral of the plan back to committee last summer was with the expectation that changes would be made to several aspects of the plan to ameliorate concerns with traffic, safety, shading and structural impacts the new development would have on Luther Memorial, and reduction in green space on the block. I know that one hoped for outcome was that Luther Memorial could work with LZ and the Episcopal Diocese Milwaukee to come to a mutually agreeable re-design that the Common Council and Committees could pass. Unfortunately this has not occurred, primarily due to the intransigence of the Episcopal Diocese of Milwaukee and LZ Development. At a recent meeting attended by LZ development, representatives of the ED of Milwaukee, and members of the Common Council, representatives of Luther Memorial put forward several designs that were similar to other, profitable, recent developments in Madison. While these were smaller than what has been proposed by LZ/the ED of Milwaukee, they had the benefit of not shading Luther Memorial, preserving green space on the block, and likely being much cheaper as they did not require moving/destroying the existing St. Francis structures (potentially saving up to \$2 million). Luther Memorial has invested time and money in presenting these options to LZ/the ED of Milwaukee, only to be rejected without consideration. Luther Memorial is not opposed to the redevelopment of our neighbors' property, especially if it allows them to remain a viable entity on the UW campus. We understand that St. Francis provides valuable ministry to a few UW students, but **we see maintaining the overall character of the block, continuing to provide a safe, healthy, bright and cheery environment for our preschool, and preserving the character of Luther Memorial, a Madison Landmark as paramount in this matter.**

The one positive aspect of this development that I have heard mentioned by city committees is the restoring of a downtown property to the tax rolls. Indeed this seems an admirable and worthy goal, particularly given the current state of the city budget. However, there are several points about this which you may not have fully considered. Firstly, the amount of tax that a structure of the type proposed could bring in is not very large. By some calculations this development would bolster the city budget by less than one tenth of one percent (0.1%). Not only that, but it would not be a true increase in tax revenues as moving short-term renters from one part of town to the St. Francis site would have a negative impact on profitability of the rental properties which people move out of. Thus **there would likely be NO net gain in city revenue.** Profit and taxes from currently rented properties in other areas of Madison would decrease. Another very serious point to consider is where the profit from this new development will be spent. Some rental revenue will be used to pay administration costs for the new development, while the profit will be split 50/50 between LZ Development and the ED of Milwaukee. In publicly accessible documents the ED of Milwaukee has stated that **profits from their St. Francis development will be used to support their student ministries THROUGHOUT THE DIOCESE, not just at University of Wisconsin Madison.** So in effect the ED of Milwaukee will be draining monies from the Madison economy to subsidize their operations at other universities. In a troubled economy I, for one, am reluctant to have Madison money siphoned off to other cities. Particularly monies that local landlords would likely re-invest back into the local economy.

In summary I would urge you to vote against this proposed development as even the "revised" plan has serious negative impacts on our community. It does not enhance City of Madison tax revenues and in fact will directly result in money leaving the Madison-area economy.

Thank you,

Cameron O. Scarlett

## Firchow, Kevin

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**From:** Schmidt, Chris  
**Sent:** Monday, September 19, 2011 3:07 PM  
**To:** Firchow, Kevin  
**Subject:** FW: Saint Francis House Development Project

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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**From:** Leila Nijim [Inijim@charter.net]  
**Sent:** Sunday, September 18, 2011 10:55 PM  
**To:** King, Steve  
**Cc:** avandrzejews@wisc.edu; hiwayman@chorus.net; michael.heifetz@deancare.com; jolson@operationfreshstart.org; erics@cows.org; Schmidt, Chris; Rummel, Marsha  
**Subject:** Saint Francis House Development Project

Dear Alder King,

As someone who lives in your district, I wanted to let you know how I feel about the development proposed for the 1000 block of University Ave. I support the St. Francis House Episcopal Student Center and its development plans. The proposal is a well-designed project which will help sustain their important ministry with young people into the future.

I am asking you to please look closely at the facts regarding the proposal. In doing so you will see that the objections that have been raised are not fair. Luther Memorial Church, which has benefitted financially from Grand Central Apartments, is now claiming that having an apartment building on the block would ruin the civic space. It's not clear how Luther Memorial Church can make this claim given its association with Grand Central Apartments.

Luther Memorial Church is also claiming that having student housing on the block has reduced their membership. I have seen several articles in newspapers over the last few years that documented the decline in membership of historically dominant, main-stream Christian denominations in the United States. I don't think that Luther Memorial Church can claim that student housing is adjacent to all of these churches across the country.

St. Francis House Episcopal Student Center does not want to antagonize its neighbors. As you may know, the proposed apartment building has already been reduced in size by 25% so as to blend in with the size of other buildings in the immediate area. It is now planned to be approximately 60% smaller than Grand Central Apartments. St. Francis House Episcopal Student Center does feel that it should have the same opportunity to gain some economic security by building this apartment building. This new apartment building will also increase the tax base for the City of Madison, and no public assistance is being requested.

I hope that you and other members of the Planning Commission and the Common Council will look at this proposal objectively and approve the development proposal.

Sincerely,

Leila Nijim

3018 Manchester Rd.

## **Firchow, Kevin**

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**From:** Schmidt, Chris  
**Sent:** Monday, September 19, 2011 3:07 PM  
**To:** Firchow, Kevin  
**Subject:** FW: St. Francis House Episcopal Student Center

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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**From:** sallwd@aol.com [sallwd@aol.com]  
**Sent:** Monday, September 19, 2011 5:11 AM  
**To:** ALL ALDERS  
**Subject:** St. Francis House Episcopal Student Center

Dear Members of the Common Council,

I am writing in support of the development project at 1001 University Avenue. I am a member and serve on the Vestry of St. Andrew's Episcopal Church on Regent Street. I support the St. Francis House Episcopal Student Center, its important work with young people and the plan to sustain this ministry into the future.

The proposal before you on September 19th is a well-designed project in the right location and the development team recently made a sincere accommodation by reducing the proposed building from 12 to 8 stories. The proposal is currently 8 stories tall and about 60% the size of the nearby 14 story Grand Central Apartments, an adjacent apartment development that Luther Memorial Church helped bring to pass and financially benefited from. Our proposal is well-designed and smaller than the Grand Central Apartments.

Luther Memorial has seen a decline in membership over the years and there are many reasons for such a decline. However, to cite the presence of student housing adjacent to its facility as the primary reason for their decline and to oppose the St. Francis House project primarily on those grounds is inaccurate and misguided.

In addition to the proposed St. Francis House development being a well-designed project in the right location, the development will pay property taxes, adding to the tax base at a time when the City and its school system face real financial hardship. The proposal is asking for no public subsidies and makes fiscal sense during these trying economic times.

I strongly urge you as a member of the local Episcopal Community and a concerned citizen, to approve the proposal and recommend completion of the project.

Thank you for your time and consideration.

Sally T. Wood  
1021 Gateway Pass  
Verona, WI 53593

(608) 848-9888



## **Firchow, Kevin**

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**From:** Schmidt, Chris  
**Sent:** Monday, September 19, 2011 3:07 PM  
**To:** Firchow, Kevin  
**Subject:** FW: Please support the St. Francis House proposal!

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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**From:** Susan and Bill Mueller [mueller@chorus.net]  
**Sent:** Monday, September 19, 2011 7:53 AM  
**To:** ALL ALDERS  
**Cc:** Bishop Steven Miller  
**Subject:** Please support the St. Francis House proposal!

Dear Alders,

I write in support of the development plan in the 1000 block of University Avenue which involves Saint Francis House, the Episcopal Student Center at the University of Wisconsin-Madison.

When I came to the UW-Madison as a freshman in 1964, St. Francis House quickly became my "home away from home." I lived first in Sellery Hall, later in Witte Hall, but spent most of my waking hours outside of class time at 1001 University Avenue. I met my future husband there, we married there in 1968, and we have supported the House financially and spiritually ever since.

It seems to me that an 8-story residence hall will not in any way degrade the neighborhood, as some have argued. The 14-story Grand Central Apartments is far taller, and was approved. Luther Memorial Church may argue that a student residence adjacent to its building will inhibit membership growth, but that is a disingenuous argument. The St. Francis House proposal is far smaller than the Grand Central Apartments from which Luther Memorial has reaped financial benefits. The lack of sufficient parking space in the area, and the "threat" of nearby student housing may be cited by some as the reason for lower attendance at services, but that's an unfounded argument against the St. Francis House proposal.

As the proposed St. Francis House development will contribute to the property-tax base, has been well considered and thought out, and will ask for no public money, it seems to me a "win" for the city, the University, and the student body.

Thank you for your attention, and I join my voice to all the others who are asking for your support for this proposal.

Faithfully,

*Susan Richards Mueller*  
The Venerable Susan R. Mueller  
Archdeacon, The Episcopal Diocese of Milwaukee  
(Home: 7018 Colony Drive, Madison WI 53717  
833-6566

## **Firchow, Kevin**

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**From:** Schmidt, Chris  
**Sent:** Monday, September 19, 2011 3:07 PM  
**To:** Firchow, Kevin  
**Subject:** FW: proposed redevelopment at 1001 University Avenue

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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**From:** Susan Winokur [madisonwins@dslextreme.com]  
**Sent:** Monday, September 19, 2011 1:51 PM  
**To:** Bidar-Sielaff, Shiva  
**Cc:** ALL ALDERS; ldykstal@yahoo.com  
**Subject:** proposed redevelopment at 1001 University Avenue

Dear Alder Shiva Bidar-Sielaff

I write to you to ask that you oppose the proposed redevelopment at 1001 University Avenue. I am writing as a long time member of Luther Memorial Church, a resident of University Heights neighborhood, and one who has a direct connection to this proposal and to the 1000 block of University Avenue. Putting an eight story apartment building with 246 beds next to Luther Memorial will negatively impact the landmark building, the use of our property, and the overall function of the church.

Luther Memorial Church has been seeking a compromise on this project and has been unsuccessful in developing a win win solution. LZ Ventures has done virtually nothing to collaboratively work with its next door neighbor Luther Memorial on this project. The new 8 story proposal has essentially the same number of beds as the original 12 story proposal and none of the issues brought up during the first round of reviews have been addressed. In some ways the 8 story proposal is worse than the original. We continue to be concerned about size, congestion, light and shadow, views, noise, safety, traffic and the overall legitimacy of this development at this location with respect to zoning.

Luther Memorial Church enjoys having St. Francis House as a neighbor. We are willing to do what is necessary to help maintain the current arrangement, to help the current Episcopal Student Ministry to continue and to sustain the status quo. The green space and the common religious mission, our nationally shared ministry, and a focus on students makes for ideal partners on the 1000 block of University Avenue. We have been searching for ways to compromise, to come to a common solution. Luther Memorial Church has made several suggestions to lessen the impact on our landmark sanctuary. From a request to develop a shared ministry, to discussions on various options for purchasing the property, to developing a lease back option, to exploring options of constructing a smaller building, leasing space, and even purchasing development rights to the property. All of these proposals were met with rigid opposition from the Episcopal Diocese of Milwaukee. It is Luther Memorial Church's objective to work to sustain the St. Francis House property in its current configuration and mission. Anything else would be a step in the wrong direction.

For these and many other reasons, I urge you to vote against this proposal.

Sincerely,

Michael and Susan Winokur  
2511 Chamberlain Avenue

## **Firchow, Kevin**

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**From:** Schmidt, Chris  
**Sent:** Monday, September 19, 2011 3:07 PM  
**To:** Firchow, Kevin  
**Subject:** FW: St Francis House Episcopal Center

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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**From:** pwhewson@yahoo.com [pwhewson@yahoo.com]  
**Sent:** Monday, September 19, 2011 2:10 PM  
**To:** ALL ALDERS  
**Subject:** St Francis House Episcopal Center

### General Information

Name: Peter Hewson  
Address: 418 S Blount St  
City: Madison  
State: WI  
ZIP: 53703-3511  
Phone:  
Work Phone:  
Email: [pwhewson@yahoo.com](mailto:pwhewson@yahoo.com)  
Should we contact you?: Yes

### Message:

Dear City Council Alders:

I am writing in support of the St Francis House Episcopal Center at the University of Wisconsin-Madison, and the significant work it does to support the spiritual well-being of students. I believe that the proposal for the St Francis House site is well-designed to serve the needs of Episcopal and other students in this century, as the Center has done to this point.

I note that the proposed development of student housing on this site will return the property to the City's tax-base, provide the means to support St Francis' ministry into the future, and requires no public subsidy. I also note that it is consistent, albeit more modest, with recent developments on the same city block.

For the above reasons, I urge you to support the St Francis House proposal as a matter of consistency and fairness, and economic soundness.

I am a member of St Dunstan's Episcopal Church, a recently retired faculty member of the UW-Madison, and a resident of the City of Madison in District 6.

On a personal note, St Francis House was a spiritual and physical home for my brother who came from South Africa for graduate study at the University of Wisconsin-Madison in 1967, and was my initial point of contact with the Episcopal Church when I arrived in Madison to take up a faculty appointment in 1985. It would grieve me greatly to know that these opportunities would not be available to others in the future.

Sincerely,

Peter Hewson  
418 S Blount St  
Madison, WI 53703

Recipient:  
All Alders

**Firchow, Kevin**

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**From:** Schmidt, Chris  
**Sent:** Monday, September 19, 2011 3:07 PM  
**To:** Firchow, Kevin  
**Subject:** FW: St. Francis House Site Development

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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**From:** jmcirves@charter.net [jmcirves@charter.net]  
**Sent:** Monday, September 19, 2011 2:28 PM  
**To:** ALL ALDERS  
**Subject:** St. Francis House Site Development

General Information

Name: Judith Cirves  
Address: 5603 Osborn Drive  
City: McFarland  
State: WI  
ZIP: 53558  
Phone: 608-838-3528  
Work Phone:  
Email: [jmcirves@charter.net](mailto:jmcirves@charter.net)  
Should we contact you?: No

Message:

To the Alders of Madison: I came into the Episcopal Church through the ministry of St. Francis House while a student at the UW in the late '50's. I am an ordained Deacon at St. Luke's Episcopal Church on the East Side. The ministry of St. Francis House is important to the City of Madison, especially the students at UW. I support this ministry to young people, having benefited from it myself.

I hope our ministry will be treated with the same weight as the campus ministry of other denominations nearby were, even though our numbers may be smaller. It is unfair for another denomination to claim the presence of student housing as a reason for their decline. Madison will increase its tax revenues as a result of this development, and student lives will be enhanced. A Win - Win solution.

Thank you for your consideration,  
Rev. Judith M. Cirves

Recipient:  
All Alders

Does the St. Francis house redevelopment further the following objectives, goals, and policies contained in the city's comprehensive plan?

**"Policy 2:** Recognize that infill development is not inherently "good" simply because it is infill, or higher density because it is higher density. Where increased is recommended, it is always only one among many community and neighborhood objectives, and other factors such as architectural character and scale (including building height, size, placement and spacing) block and street patterns, landscaping and traffic generation are also important." (p. 2-36.)

**"Policy 3:** Preserve and protect historically and architecturally significant older buildings in the downtown area." (p. 2-67.)

**"Objective 3:** Ensure that redevelopment and infill projects throughout the City are compatible with and complement existing historic resources and characteristics in the area." (p. 8-4.)

**"Objective 38:** Retain and enhance public and community based institutions and facilities, such as schools, churches, libraries and parks, as important neighborhood centers and providers of employment, services and amenities." (p. 2-33.)

**"Policy 3:** Changes in established neighborhoods should be carefully planned in collaboration with neighborhood residents, businesses, owners and institutions." (p. 2-31.)

**"Policy 2:** In general, encourage development of housing that can meet the needs of many types of households and limit the development of housing that is suitable for only one type of resident." (p. 2-71.)

**"Policy 1:** Identify potential infill and urban redevelopment locations in the Comprehensive Plan, neighborhood plans for established neighborhoods and through special planning studies of specific areas...." (p. 2-22.) (Emphasis added.)

**"Policy 3:** Place a high-priority on reuse or more intensive use of sites within the City where adopted City plans recommend reuse, redevelopment and/or infill development." (p. 2-22.) (Emphasis added.)

**"Objective 34:** Guide the processes of preservation, rehabilitation and redevelopment in established City neighborhoods through adoption and implementation of neighborhood plans, special area plans and major project plans consistent with the Comprehensive Plan." (p.2-31.)

"The Generalized Future Land Use Plan Maps illustrate a conceptual recommended land use pattern for the City of Madison and its future growth areas as a whole, but the maps are usually not sufficiently detailed to address the many nuances and specialized planning objectives of specific locations. For this reason, the Comprehensive Plan recommends that future changes in land use should be guided by the more-detailed recommendations of an adopted neighborhood plan, neighborhood development plan, or special area plan." (p. 2-73).

"No significant changes to the character of existing neighborhoods will be initiated by the Comprehensive Plan. In areas where the Comprehensive Plan's recommendations differ from the existing conditions, future changes in land uses, if any, will be carefully planned and guided by the detailed

\* COMMENTS FROM  
BRIAN OHM

**recommendations of an adopted neighborhood plan or special area plan. The City will continue to work with neighborhoods as neighborhood plans and special area plans are prepared or revised and ensure that neighborhood residents have opportunities to participate.” (p. 2-75.)**

**“In the case of the University of Wisconsin Campus area, the mapped recommendations included in the Comprehensive Plan are only preliminary, and more-detailed planning is specifically recommended to develop the fine-grained recommendations needed to shape and guide future development in this very important area.” (p. 2-102.)**

**Note 8: The University of Wisconsin-Madison Campus Master Plan provides detailed land use and development recommendations for the UW Campus area. (p. 1-158.)**

[The detailed UW Campus Master Plan does not designate any changes for the parcel owned by the St. Francis House.]



~~Circulate~~ and return to Kevin Archow

Madison Planning Commission  
City of Madison  
re: Agenda item #22443 – St Francis House Development

September 19, 2011

To The Commission:

I am writing in strong support of the St Frances House Project. It's advantages are many:

- It returns the property to the Madison property tax rolls
- It provides convenient housing for UW-Madison students
- It provides a steady and reliable revenue stream to strengthen and expand the Episcopal mission on the UW campus
- It ensures that the historic 1928 tudor-style church will be preserved and returned to its original state (putting in a west wall)
- It is consistent with current uses on the block
- Reduces traffic in the narrow alley behind St Frances House, routing traffic onto Brooks Street

The disadvantages are minimal:

- A slight impact on the morning sun coming in to the church next door
- Vague and unsubstantiated negative impact on the future of Luther Memorial Church

The city staff has looked at this issue very thoroughly and has given a very positive recommendation.

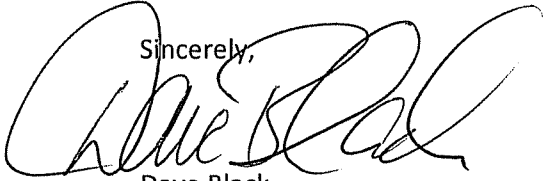
In the intervening weeks since the St Frances House appeared before the Planning Commission, you have received numerous letters from surrounding Episcopal parishes and alumni of the St Francis House in support of the project.

On the other side, what have we heard from the nearby Calvary Lutheran Chapel on Library Mall, the Lutheran Campus Center on Mills Street or the Wisconsin Lutheran Chapel on Gilman Street? The opposition is limited to Lutheran Memorial members and a disgruntled Episcopalian or two.

Can the Luther Memorial Chapel survive the proposed housing development next door? If it cannot then what does that say about the support it has from its parishioners?

Please approve this well-designed plan. It meets the standards set forth in the ordinances and is in the overall best interests of the city.

Sincerely,

A handwritten signature in black ink, appearing to read "Dave Black", written in a cursive style.

Dave Black

Treasurer, St Francis House  
1001 University Avenue  
Madison, WI 53703

**Firchow, Kevin**

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**From:** Murphy, Brad  
**Sent:** Monday, September 19, 2011 4:44 PM  
**To:** Firchow, Kevin  
**Subject:** FW: St. Francis Development Plan

Brad Murphy  
Planning Division Director  
Dept. of Planning & Community & Economic Development  
P.O. Box 2985  
215 Martin Luther King Jr. Blvd  
Madison, WI 53701  
608 266 4635

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**From:** Kathryn Seifert [mailto:kseifert660@charter.net]  
**Sent:** Monday, September 19, 2011 4:44 PM  
**To:** ALL ALDERS; Veldran, Lisa; afields@cityofmadison.com; mayor@cityofmadison; Murphy, Brad; erics@cow.s.org; jolson@operationfreshstart.org; michael.heifetz@deancare.com; hiwayman@chorus.net; avandrzejews@wisc.edu  
**Subject:** St. Francis Development Plan

It is the belief of many that Archbishop White doesn't really care about the problems and concerns of Madison WI, the Episcopop campus ministry or Luther Memorial Church, or whether more high priced student housing is actually needed. All he cares about is that he needs money and he can get the most money by selling to the big developers of student housing. If he had more altruistic motives, he might be building student housing for needy students or more housing for the poor or a parking ramp or seriously considering one of the various compromises/offers made by LM to purchase his property. He wouldn't care if the whole St. Francis House was demolished, because he would get more money for his piece of property. I call it his land because he answers to no one in matters like these, which is different for LM and many other religious groups who must answer to their councils , congregations and synods. Most of the money he gets, if he is allowed to sell to these developers, will go to Milwaukee and will not do much for the Madison students or community.

\*\*\*The changes the developers have made in the building plans in the last month do not address the concerns of the plan commission adequately. In fact in some ways this plan is worse than the first. Please do not assume that their changes are significant. We can see by the problems at Grand Central that the required number of bike and scooter spots are inadequate for actual

numbers. Imagine all those vehicles moving between every class. Will they always obey the "one way" signs, especially if they are late to class? Grand Central has no place for pizza or other deliveries to be made or stops for pickup and delivery of friends or family. Would this building? The placement of dumpsters for trash and the blocking of the alley when dumpsters are emptied, should also be of concern.

The university has no commitment to building adequate parking for all their new construction, nor even keeping Grainger available on Sunday mornings for LM as promised when there is an early basketball game. Parking is a critical issue for the attendees of churches and concert and sports event. We have been able to rent spaces in the surface lots from St. Francis on various nights during the week, which has helped our choir members and those attending meetings. For a funeral during the week we have major problems. Because of the strong worship and music program we have survived and in fact are again in a period of growth. At the same time the University United Methodist Church located one block further to the west has had to vote to disband their congregation because without parking they can no longer survive. More congestion in our little alley way, which has needed paving and pothole fills for a long time, but continues to go unnoticed by the city, is a real safety issue for our day care families, and all our families who walk from Grainger Hall parking to the church down that alley. This alley has never been adequately and regularly plowed and salted in the winter.

**From:** Andy McGuire [mailto:andrewmcguire78@yahoo.com]  
**Sent:** Monday, September 19, 2011 9:51 PM  
**To:** Cnare, Lauren; Resnick, Scott; Murphy, Brad; Parks, Timothy; Mautz, Susan  
**Subject:** Common Council: St. Francis Site Demolition & Development

Dear Aldermen and City of Madison staff,

I am an active voter and East Side resident and I am writing to voice concerns about the residential development proposed at 1001 University Ave. next to Luther Memorial Church. I have been a member of the Church both as a UW student and now as a professional in government and I am growing increasingly worried about the negative impacts yet another high rise building will have on the immediate neighborhood. While I understand the developers mean to present a balanced housing solution, I don't believe they have fully recognized--or will have to endure--these negative impacts to the scenic block on which Luther Memorial resides:

- **Aesthetic Degradation:** you have already heard about the shadow and light implications of any structure being built, even if the developer is trying to minimize them. Please consider that while there are many wonderful congregations across this state, there is simply no architectural and spiritual space equivalent to the block on which Luther Memorial sits. This green space and its few current buildings provide the kind of visual respite that complements our University. It is what caught my eye as a new grad student looking for a church home.
- **Acute Congestion:** while we would welcome the hundreds of new students and their guests to the block, the simple problem of finding space for both living and parking presents a serious challenge to the sustainability of our congregation. For over 100 years, our church has developed as a community that brings together students and members from across Dane County. As an East Side resident, it is essential that we are able to access this campus area for services and meetings, and remain accessible to be a viable church home for new families, elderly individuals, and students alike. Few locations like this remain.
- **Troubling Precedent:** of course, our city has many challenges in balancing historic and aesthetic space with modern residential and commercial needs. Ceding a space like that next to Luther Memorial sets another precedent that developments for temporary residents are more desirable than sacred, historic environments. I think Madison is better than that. We're different. And that's why I've made my home here.

As an analyst for the state legislature, I keenly appreciate the policy challenges in front of you. Please consider these points in making your important decisions. Thank you for taking the time to represent us. I will be in attendance at the meeting Tuesday to see how this topic is resolved.

Sincerely,

Andy & Laura McGuire  
4714 Goldfinch Dr.  
Madison