



LAND USE APPLICATION

CITY OF MADISON

**215 Martin Luther King Jr. Blvd; Room LL-100
PO Box 2985; Madison, Wisconsin 53701-2985
Phone: 608.266.4635 | Facsimile: 608.267.8739**

- All Land Use Applications should be filed with the Zoning Administrator at the above address.
- The following information is required for all applications for Plan Commission review except subdivisions or land divisions, which should be filed using the Subdivision Application.
- This form may also be completed online at:
www.cityofmadison.com/developmentcenter/landdevelopment

FOR OFFICE USE ONLY:	
Amt. Paid _____	Receipt No. _____
Date Received _____	
Received By _____	
Parcel No. _____	
Aldermanic District _____	
Zoning District _____	
Special Requirements _____	
Review Required By:	
<input type="checkbox"/> Urban Design Commission	<input type="checkbox"/> Plan Commission
<input type="checkbox"/> Common Council	<input type="checkbox"/> Other: _____

Form Effective: February 21, 2013

1. Project Address: 723 State Street
Project Title (if any): St. Paul's University Catholic Center

2. This is an application for (Check all that apply to your Land Use Application):

- Zoning Map Amendment from _____ to _____
- Major Amendment to Approved PD-GDP Zoning Major Amendment to Approved PD-SIP Zoning
- Review of Alteration to Planned Development (By Plan Commission)
- Conditional Use, or Major Alteration to an Approved Conditional Use
- Demolition Permit
- Other Requests: Per Section 28.090(5)(g), MGO, request a twenty-four month extension for building permit

3. Applicant, Agent & Property Owner Information:

Applicant Name: Fr. Eric Nielsen **Company:** St. Paul's University Catholic Center
Street Address: 723 State Street **City/State:** Madison WI **Zip:** 53703
Telephone: (608) 258-3140 **Fax:** () **Email:** enielsen@uwcatholic.org

Project Contact Person: Atty. Ronald M. Trachtenberg **Company:** von Briesen & Roper s.c.
Street Address: 3 South Pinckney Street #1000 **City/State:** Madison WI **Zip:** 53703
Telephone: (608) 661-3975 **Fax:** (608) 316-3198 **Email:** rtrachtenberg@vonbriesen.com

Property Owner (If not applicant): Formal Name: St. Paul University of Wisconsin Catholic Foundation, Inc.
Street Address: 723 State Street **City/State:** Madison WI **Zip:** 53703

4. Project Information:

Provide a brief description of the project and all proposed uses of the site: Demolition of existing church/student center complex and construction of new church/student center complex

Development Schedule: Commencement w/in 2 yrs of 2/27/15 Completion 18 months after construction

5. Required Submittal Information

All Land Use applications are required to include the following:

Project Plans including:*

- Site Plans (fully dimensioned plans depicting project details including all lot lines and property setbacks to buildings; demolished/proposed/altered buildings; parking stalls, driveways, sidewalks, location of existing/proposed signage; HVAC/Utility location and screening details; useable open space; and other physical improvements on a property)
- Grading and Utility Plans (existing and proposed)
- Landscape Plan (including planting schedule depicting species name and planting size)
- Building Elevation Drawings (fully dimensioned drawings for all building sides, labeling primary exterior materials)
- Floor Plans (fully dimensioned plans including interior wall and room location)

Provide collated project plan sets as follows:

- **Seven (7) copies** of a full-sized plan set drawn to a scale of 1 inch = 20 feet (folded or rolled and stapled)
- **Twenty Five (25) copies** of the plan set reduced to fit onto 11 X 17-inch paper (folded and stapled)
- **One (1) copy** of the plan set reduced to fit onto 8 ½ X 11-inch paper

* For projects requiring review by the **Urban Design Commission**, provide **Fourteen (14) additional 11x17 copies** of the plan set. In addition to the above information, all plan sets should also include: 1) Colored elevation drawings with shadow lines and a list of exterior building materials/colors; 2) Existing/proposed lighting with photometric plan & fixture cutsheet; and 3) Contextual site plan information including photographs and layout of adjacent buildings and structures. The applicant shall bring samples of exterior building materials and color scheme to the Urban Design Commission meeting.

Letter of Intent: Provide one (1) Copy per Plan Set describing this application in detail including, but not limited to:

- | | | |
|---|---|--|
| • Project Team | • Building Square Footage | • Value of Land |
| • Existing Conditions | • Number of Dwelling Units | • Estimated Project Cost |
| • Project Schedule | • Auto and Bike Parking Stalls | • Number of Construction & Full-Time Equivalent Jobs Created |
| • Proposed Uses (and ft ² of each) | • Lot Coverage & Usable Open Space Calculations | • Public Subsidy Requested |
| • Hours of Operation | | |

Filing Fee: Refer to the Land Use Application Information & Fee Schedule. Make checks payable to: *City Treasurer*.

Electronic Submittal: All applicants are required to submit copies of all items submitted in hard copy with their application as Adobe Acrobat PDF files on a non-returnable CD to be included with their application materials, or by e-mail to pcapplications@cityofmadison.com.

Additional Information may be required, depending on application. Refer to the Supplemental Submittal Requirements.

6. Applicant Declarations

Pre-application Notification: The Zoning Code requires that the applicant notify the district alder and any nearby neighborhood and business associations in writing no later than **30 days prior to FILING this request**. List the alderperson, neighborhood association(s), and business association(s) AND the dates you sent the notices:
Scott Resnick Ald Dist 8; State-Langdon Neighborhood Association; Downtown Madison Inc.; all 12/23/14

→ If a waiver has been granted to this requirement, please attach any correspondence to this effect to this form.

Pre-application Meeting with Staff: Prior to preparation of this application, the applicant is required to discuss the proposed development and review process with Zoning and Planning Division staff; note staff persons and date.

Planning Staff: Timothy Parks Date: 12/16/14 Zoning Staff: Matthew Tucker Date: 12/16/14

The applicant attests that this form is accurately completed and all required materials are submitted:

Name of Applicant Fr. Eric Nielsen

Relationship to Property: Pastor

Authorizing Signature of Property Owner

Fr. Eric Nielsen

Date

1/19/2015

January 19, 2015



723 State St. • Madison, WI 53703
Catholic Campus Ministry at UW-Madison

To: Chair and Members of the City of Madison Plan Commission:

Pursuant to Section 28.098 (5) (g), Madison General Ordinances, St. Paul University of Wisconsin Catholic Foundation, Inc., commonly known as St. Paul's University Catholic Center, requests a two year extension (until February 27,2017) for the issuance of a building permit for the demolition of the existing church/student center complex and the construction of the new church/student center complex pursuant to the approved PUD-GDP-SIP.

Since the approval of the PUD-GDP-SIP, St. Paul's has been working with staff and the UDC on the final plan detail per the requirements of the approved PUD-GDP-SIP, which should be recorded on or before February 27,2017. Equally as important, St. Paul's has been working on the fundraising necessary for the new church and student center.

Section 28.098 (5) (g), Madison General Ordinances, permits the Plan Commission to give a twenty-four (24) month extension for the issuance of a building permit under the PUD requirements if, after a public hearing, the Plan Commission "determines that there [are] no changes in the surrounding area or neighborhood since approval of the general development plan which would render the project incompatible with current conditions."

In the city block with includes St. Paul's, there has been one major addition (the addition to the Chazen Museum of Art) and one major planned addition (University School of Music Recital Hall). Both of those projects were part of the University of Wisconsin master plan at the time of the approval process for St. Paul's and the design and site lay-out of St. Paul's were formulated to dovetail with those projects, as well as the eventual new University School of Music academic building.

The only other major development in the immediate area is the 500 block of State Street, the site of a new major multi-family housing complex with ground floor retail, a large portion of which will be student housing. The services provided by St. Paul's will assist in meeting the spiritual and student needs of those residents.

Thank you for your consideration.

Sincerely,

A handwritten signature in blue ink that reads "Rev. Eric H. Nielsen". The signature is written in a cursive style.

Rev. Eric H. Nielsen
Director, St. Paul University Catholic Center

Ronald M. Trachtenberg

From: Resnick, Scott <district8@cityofmadison.com>
Sent: Tuesday, January 6, 2015 11:31 AM
To: Ronald M. Trachtenberg
Cc: 'Paul J. Kelly'; Eric Nielsen; Lee Madden; Parks, Timothy
Subject: RE: [Cleaned] FW: St Paul UCC - District Alder Approval needed

Follow Up Flag: Follow up
Flag Status: Flagged

Filed: -1
FilingDate: 1/9/2015 1:36:00 PM
FilingDocumentID: !nrtdms:0:!session:VONBRIESENDMS:!database:VONBRIEENDB:!document:25096374,1:
FilingFolder: \ST. PAUL UNIVERSITY CATHOLIC CENTER-COMPLETION OF PUD-GDP-SIP - PRO BONO
 \Correspondence
FilingOriginalClass: IPM.Note
FilingStatus: Filed
FilingStatusCode: 2
NRTID: !nrtdms:0:!session:VONBRIESENDMS:!database:VONBRIEENDB:!document:25096374,1:

Hi Ron,

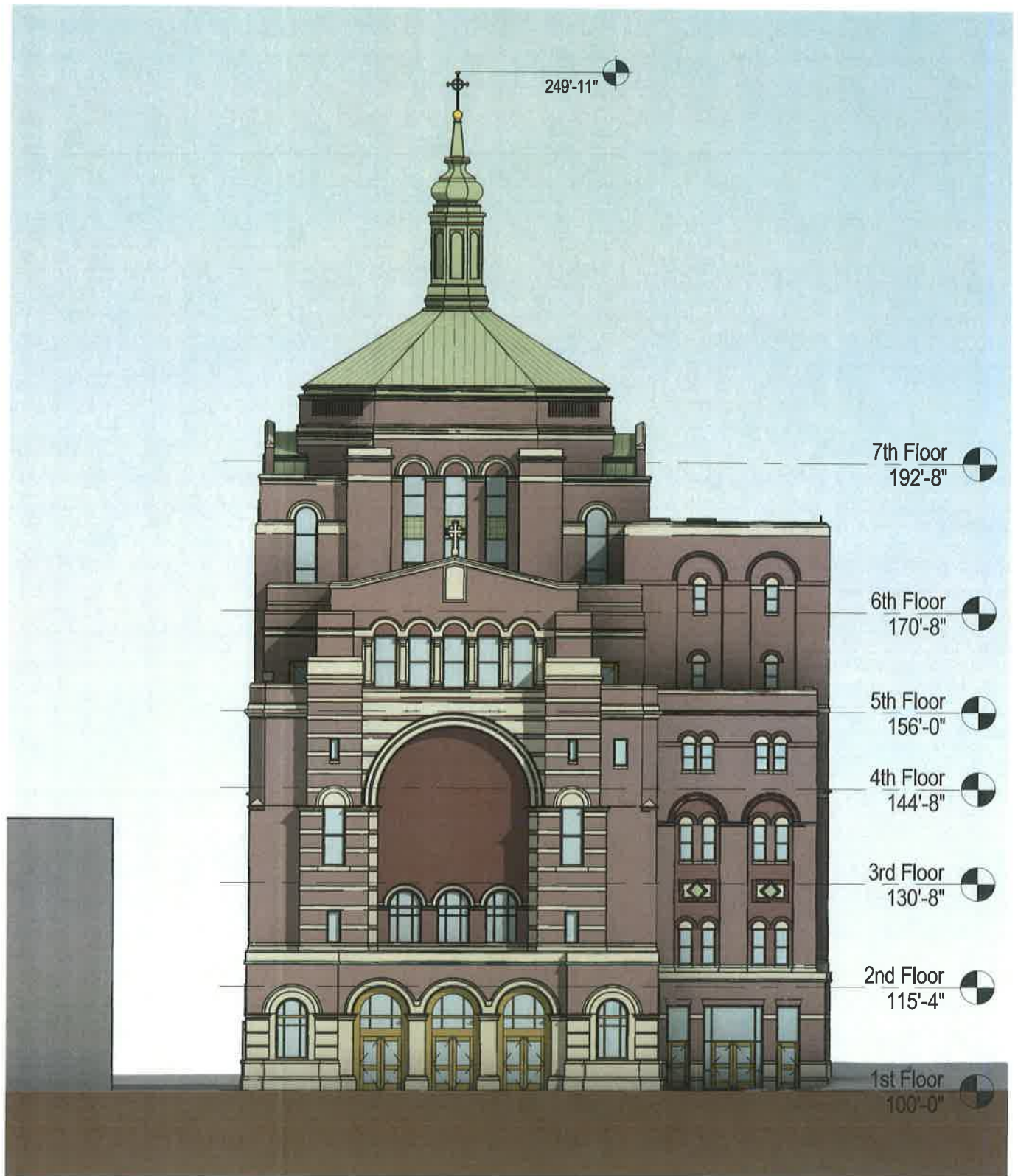
Confirmed - I have no issues with these revisions.

Also, since you have been in regular communications with the adjacent neighbors for the past two plus years, I am comfortable waiving the 30 day notice.

Thanks,

Scott

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



North Elevation

1" = 20'-0"

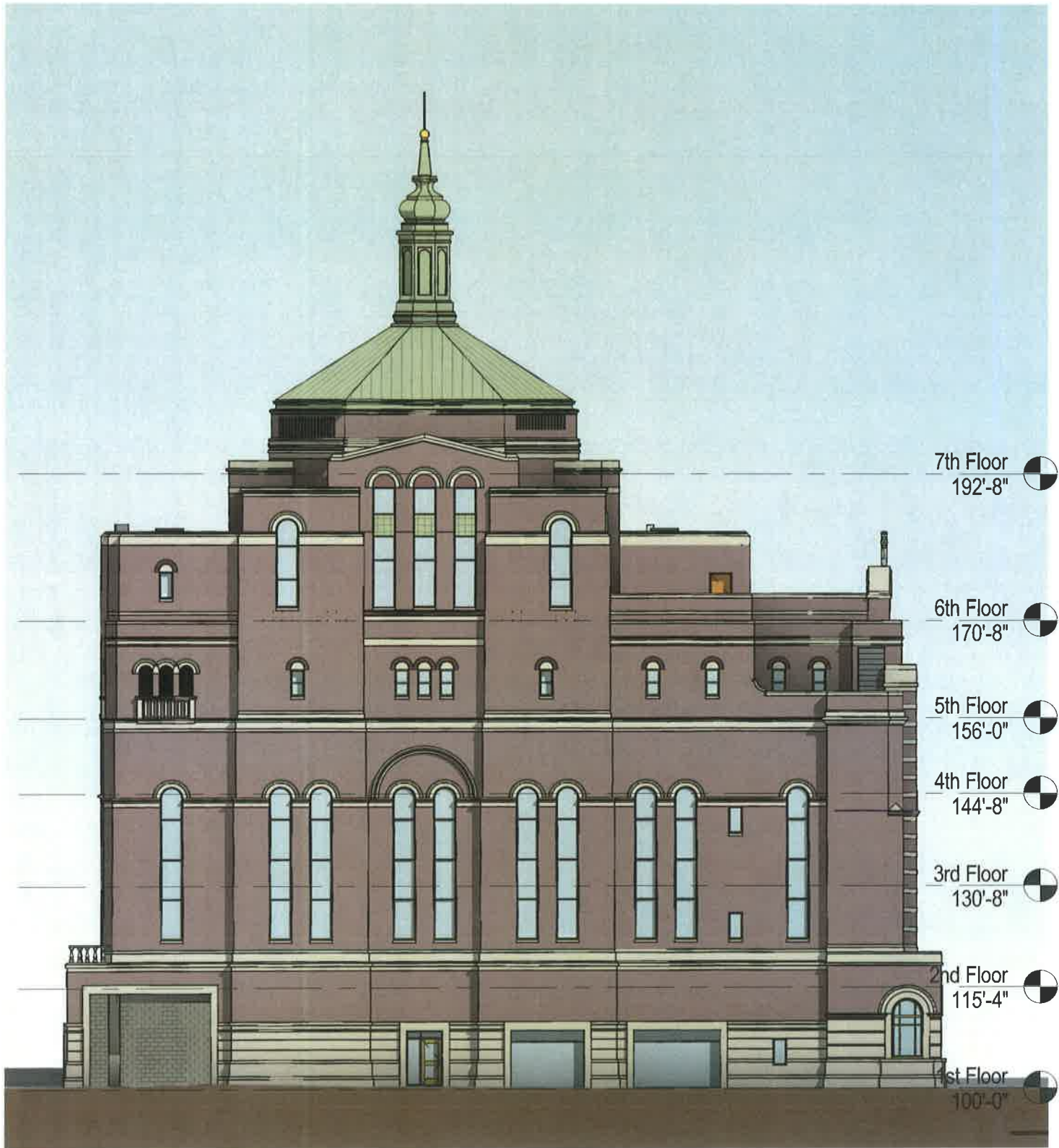
St. Paul University Catholic Center

723 State Street, Madison, Wisconsin 53706

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27043.13

October 7, 2014



ELEVATION - EAST

1" = 20'-0"

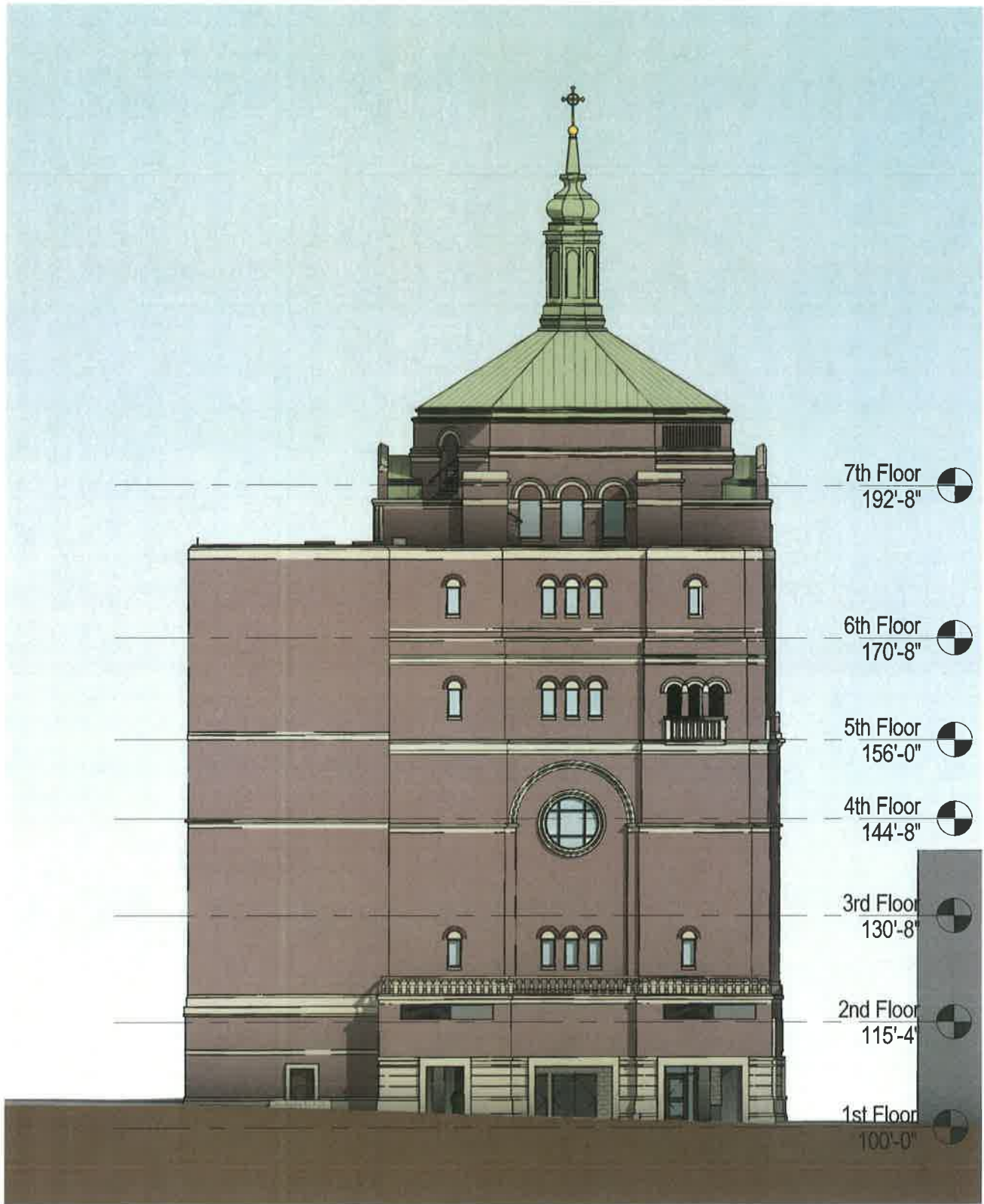
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South Elevation

1" = 20'-0"

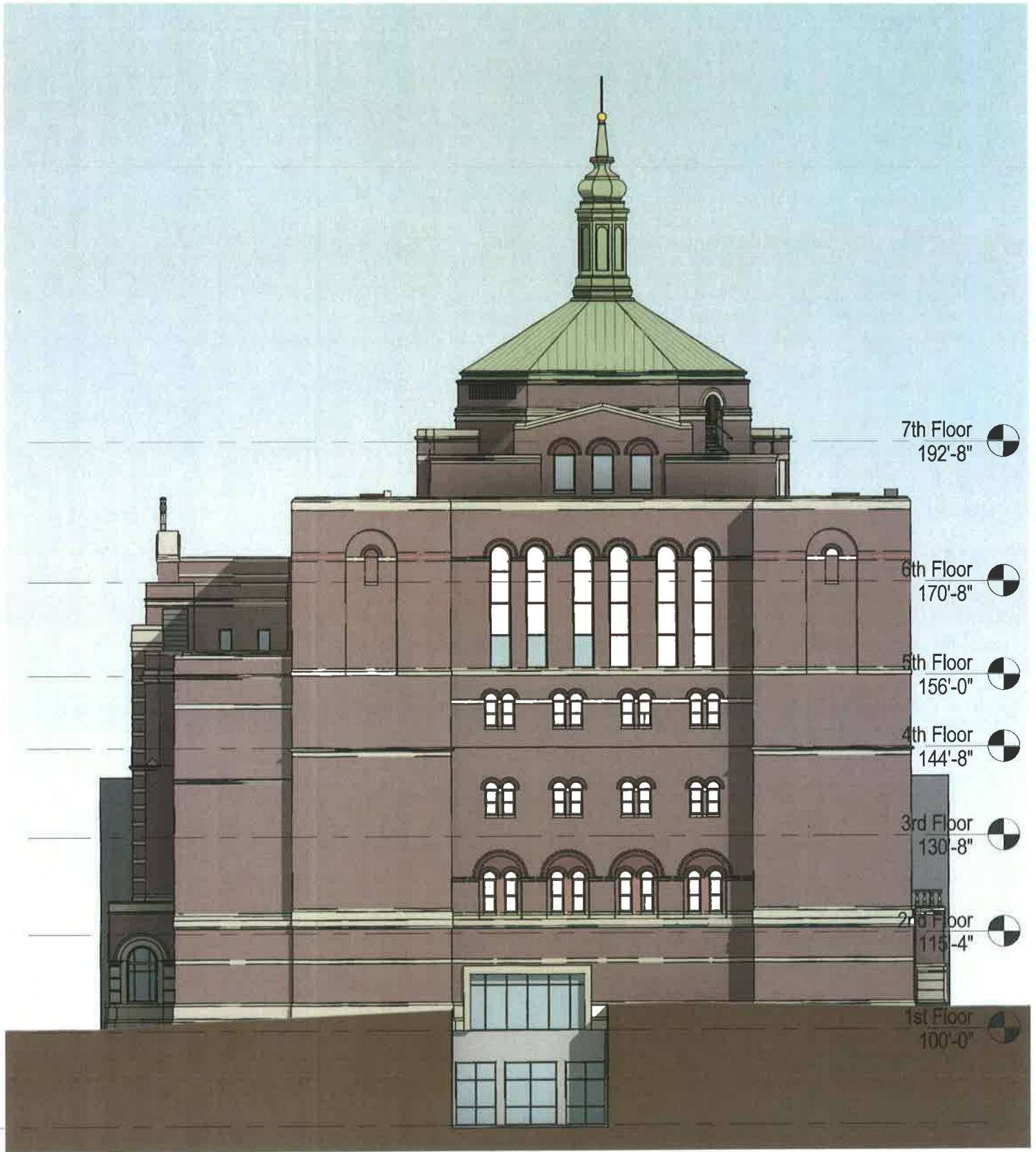
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West Elevation

1" = 20'-0"

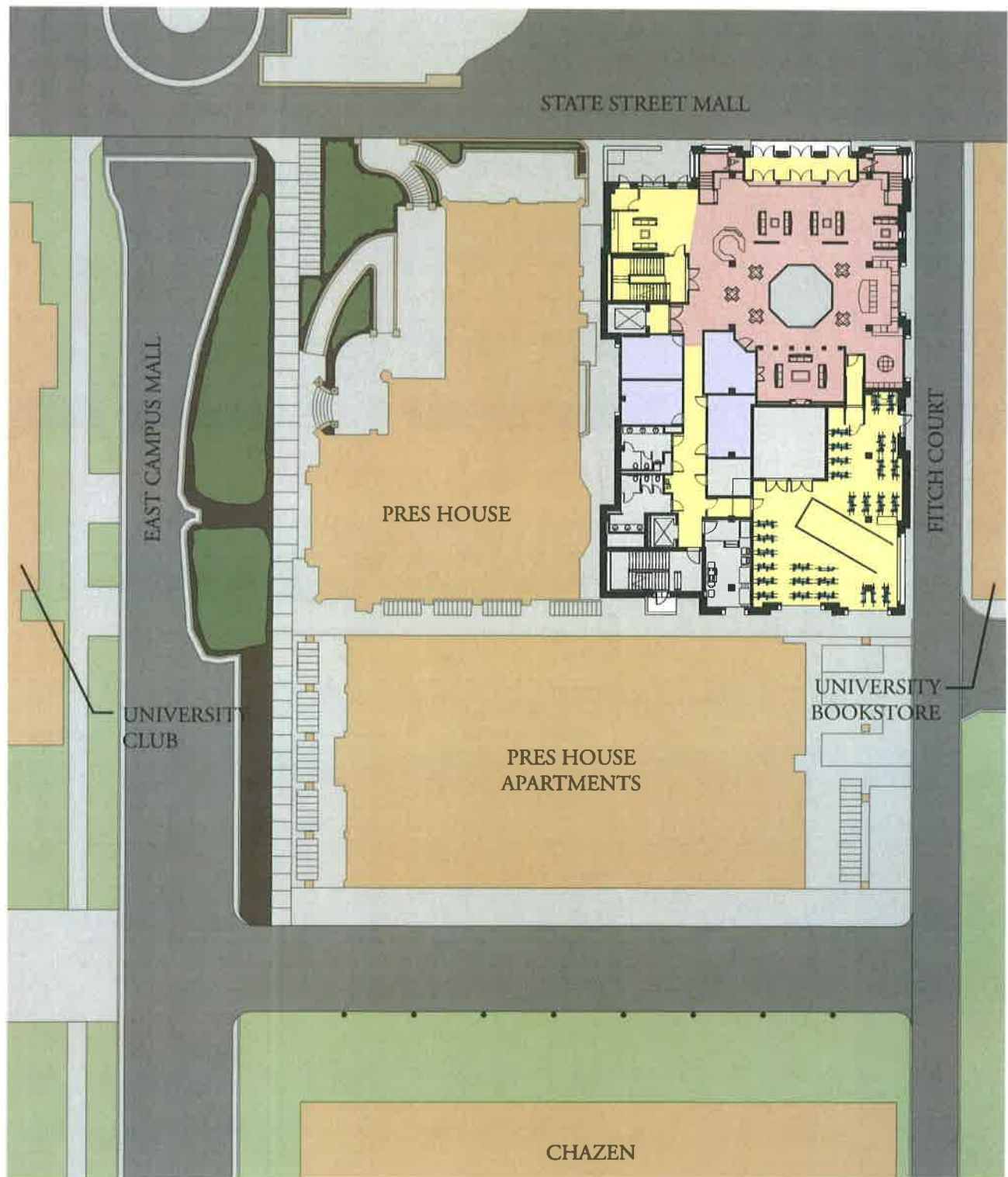
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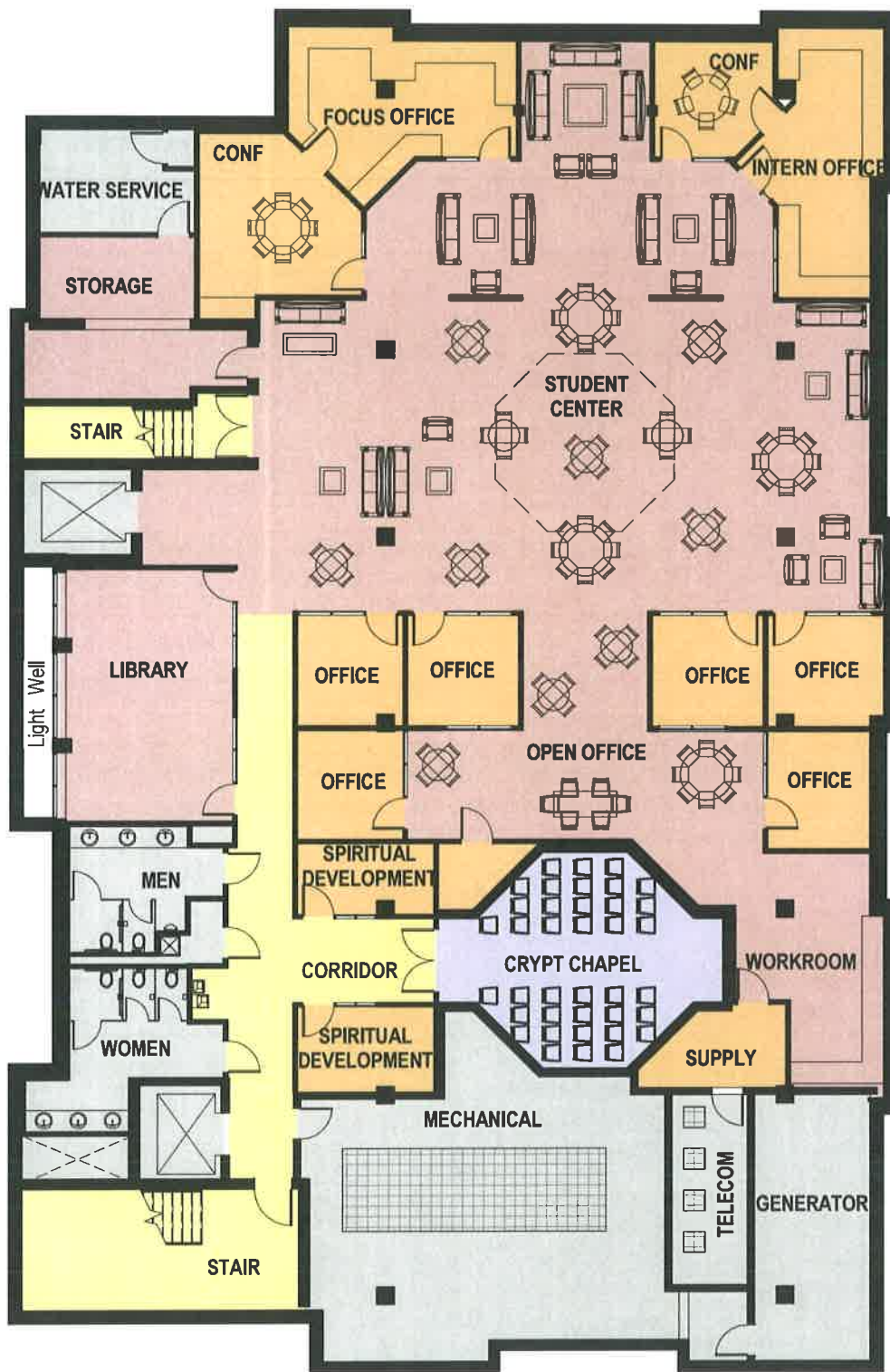
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- STUDENT COMMUNITY
- WORSHIP / PRAYER
- RESIDENCE
- MEETING
- CORRIDOR
- OFFICE
- SERVICE



LOWER LEVEL

1/16" = 1'-0"

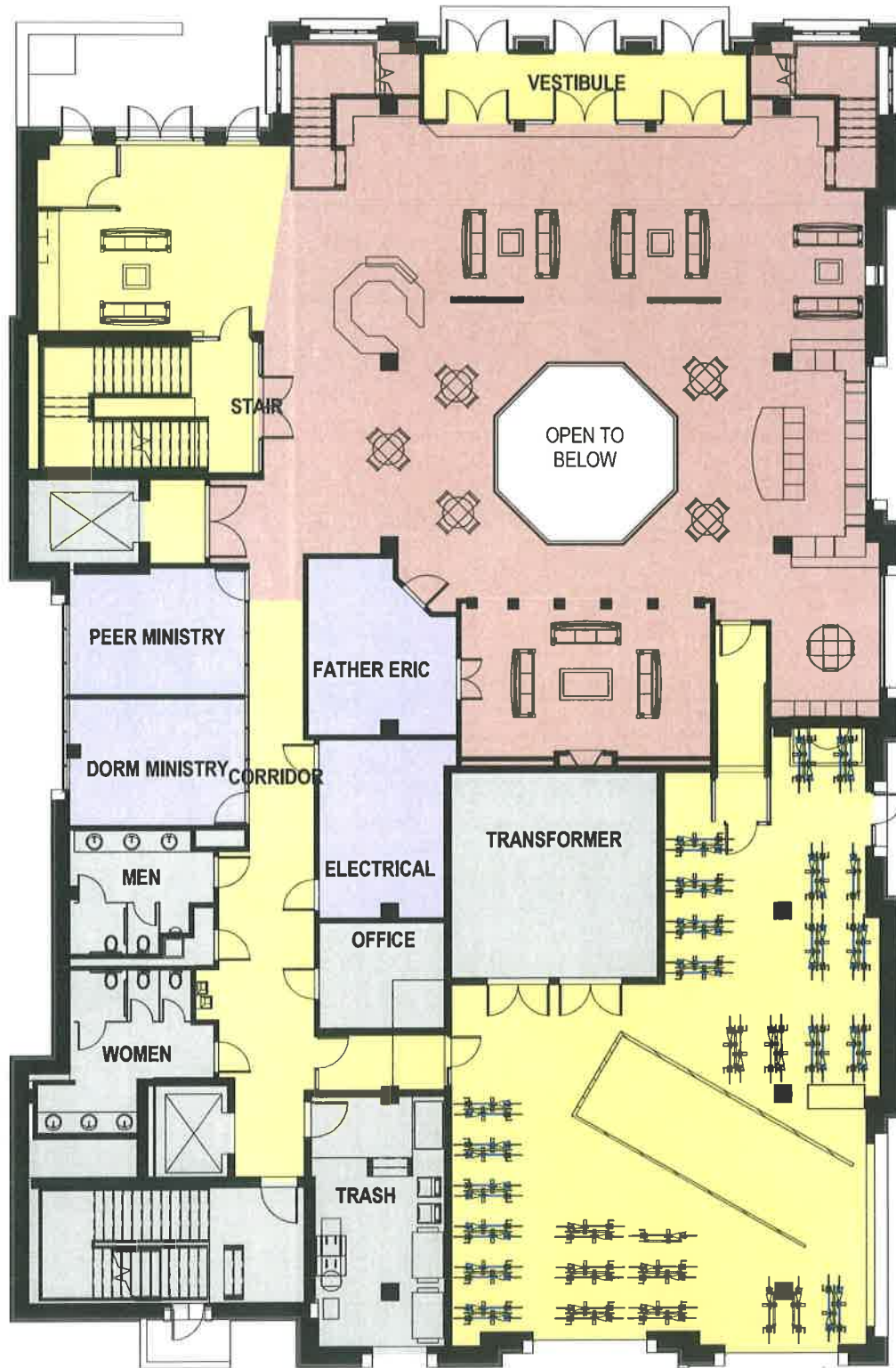
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LEVEL 1

1/16" = 1'-0"

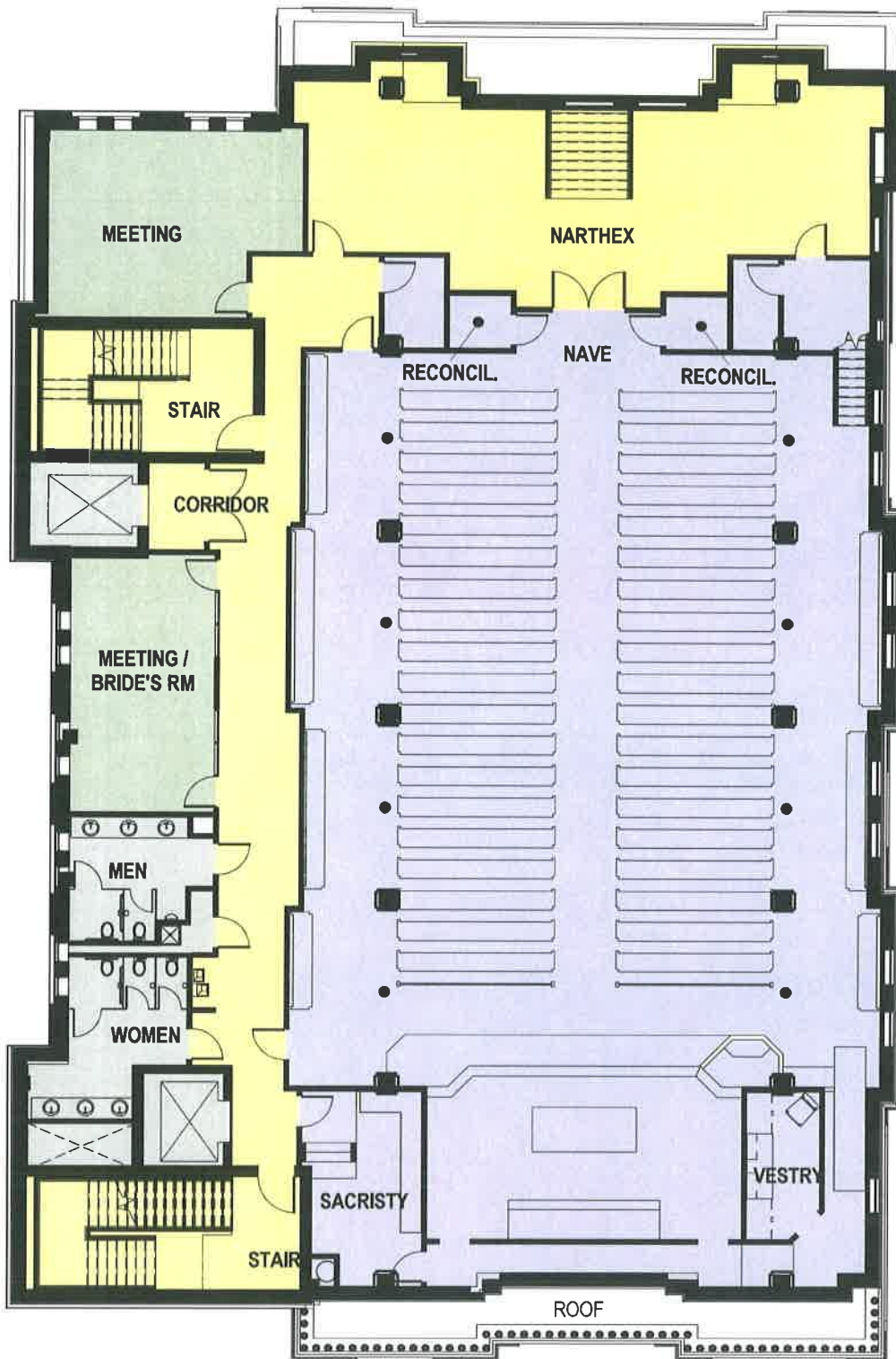
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LEVEL 2

1/16" = 1'-0"

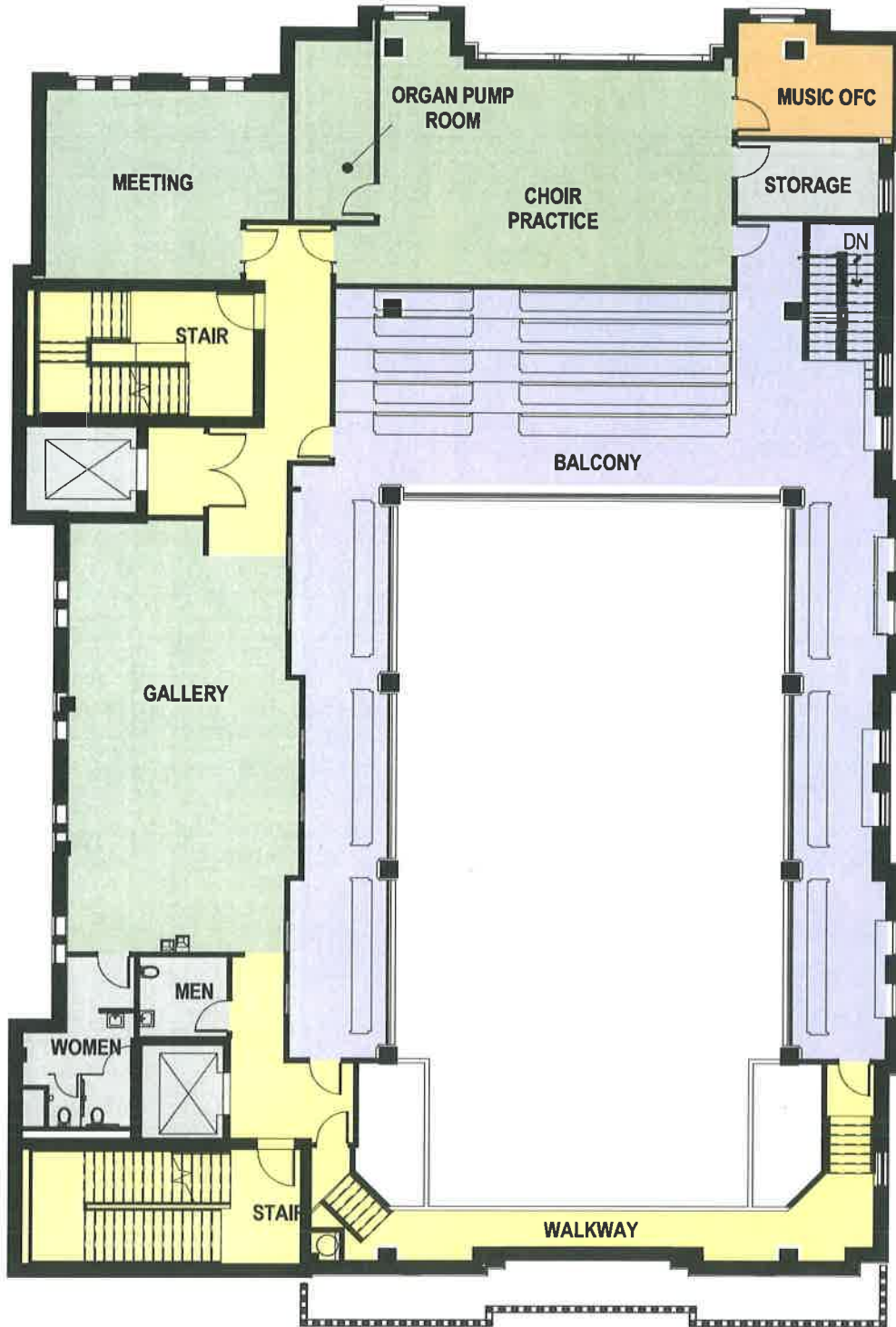
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LEVEL 3

1/16" = 1'-0"

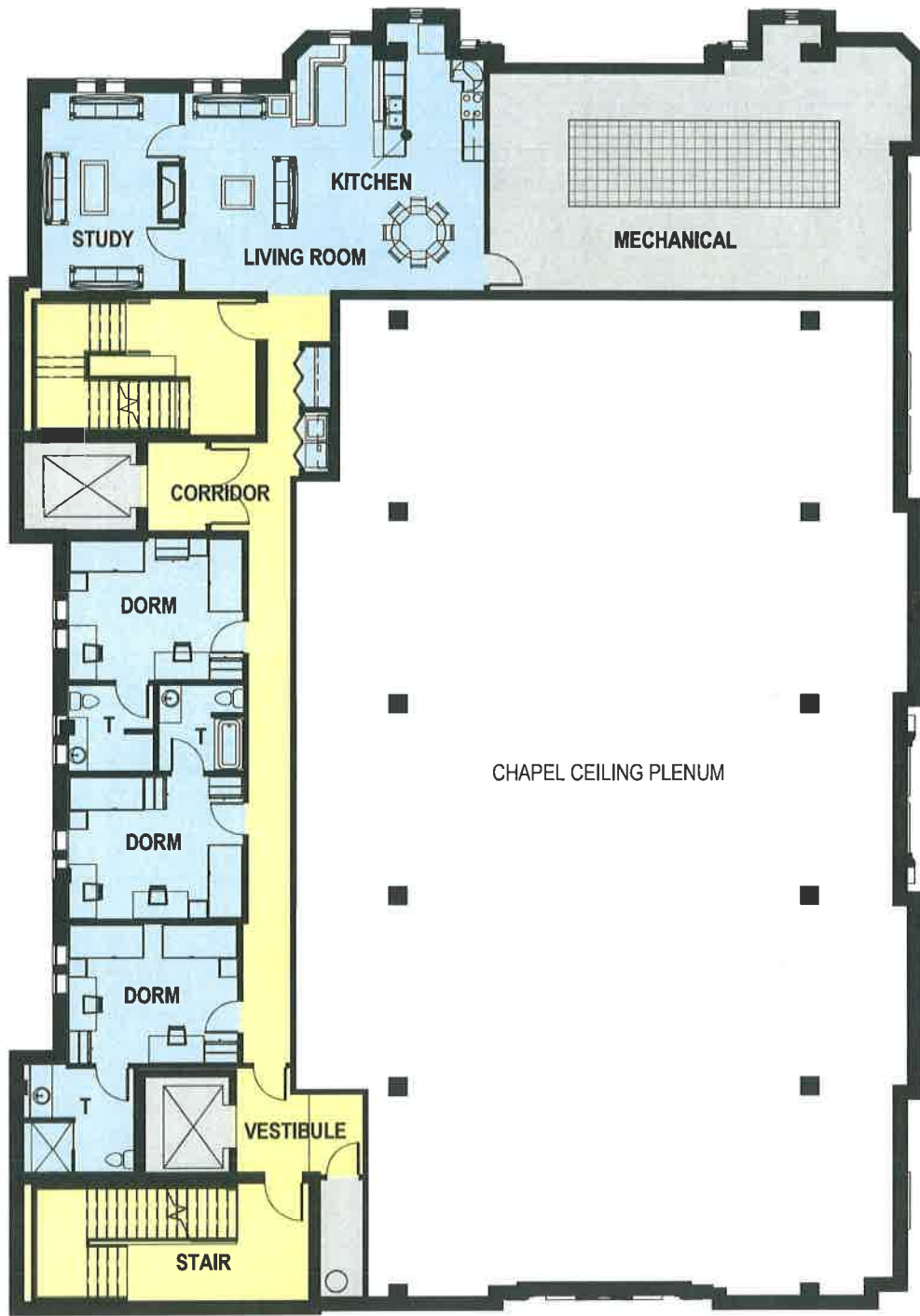
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LEVEL 4

1/16" = 1'-0"

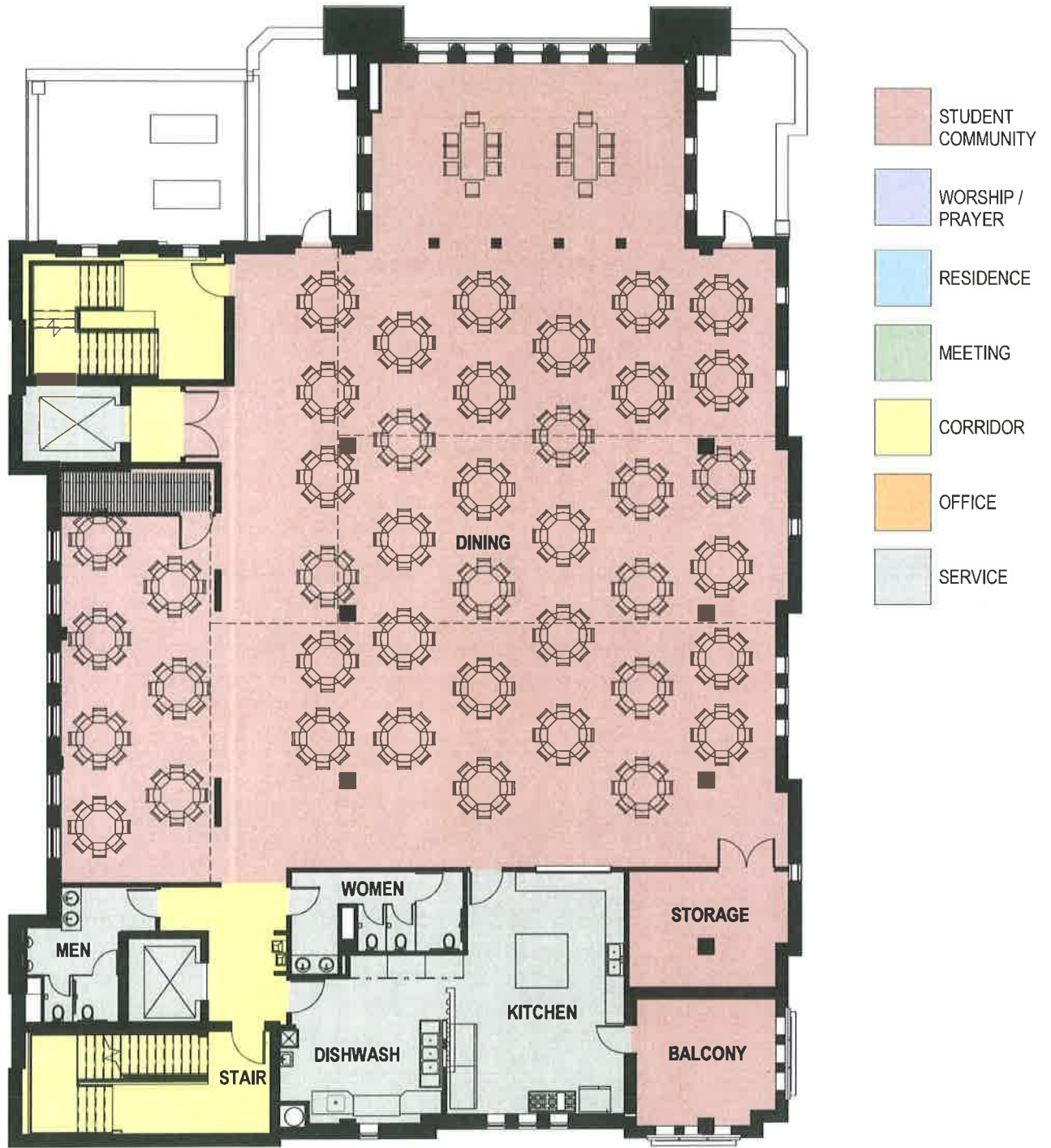
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LEVEL 5

1/16" = 1'-0"

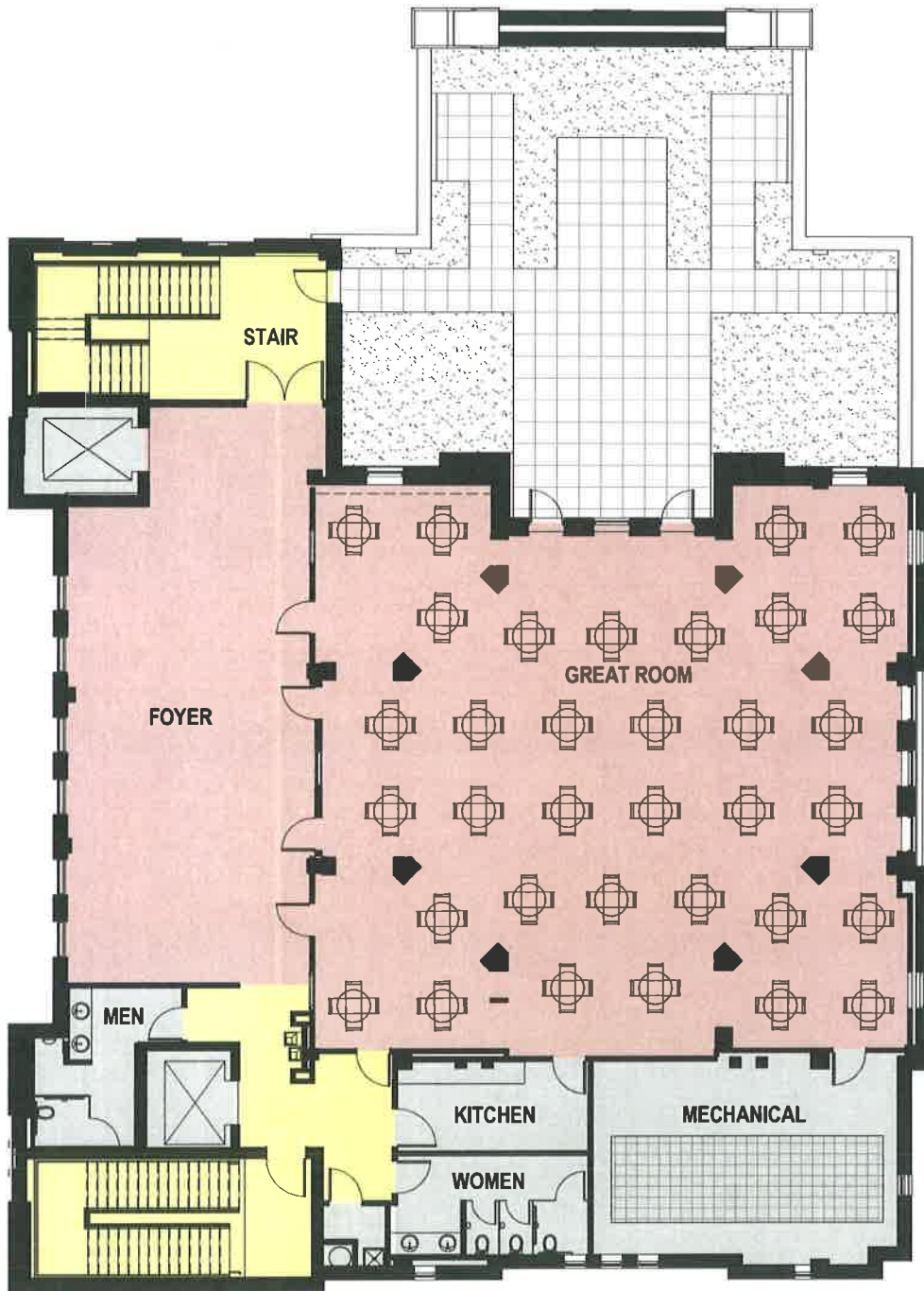
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LEVEL 6

1/16" = 1'-0"

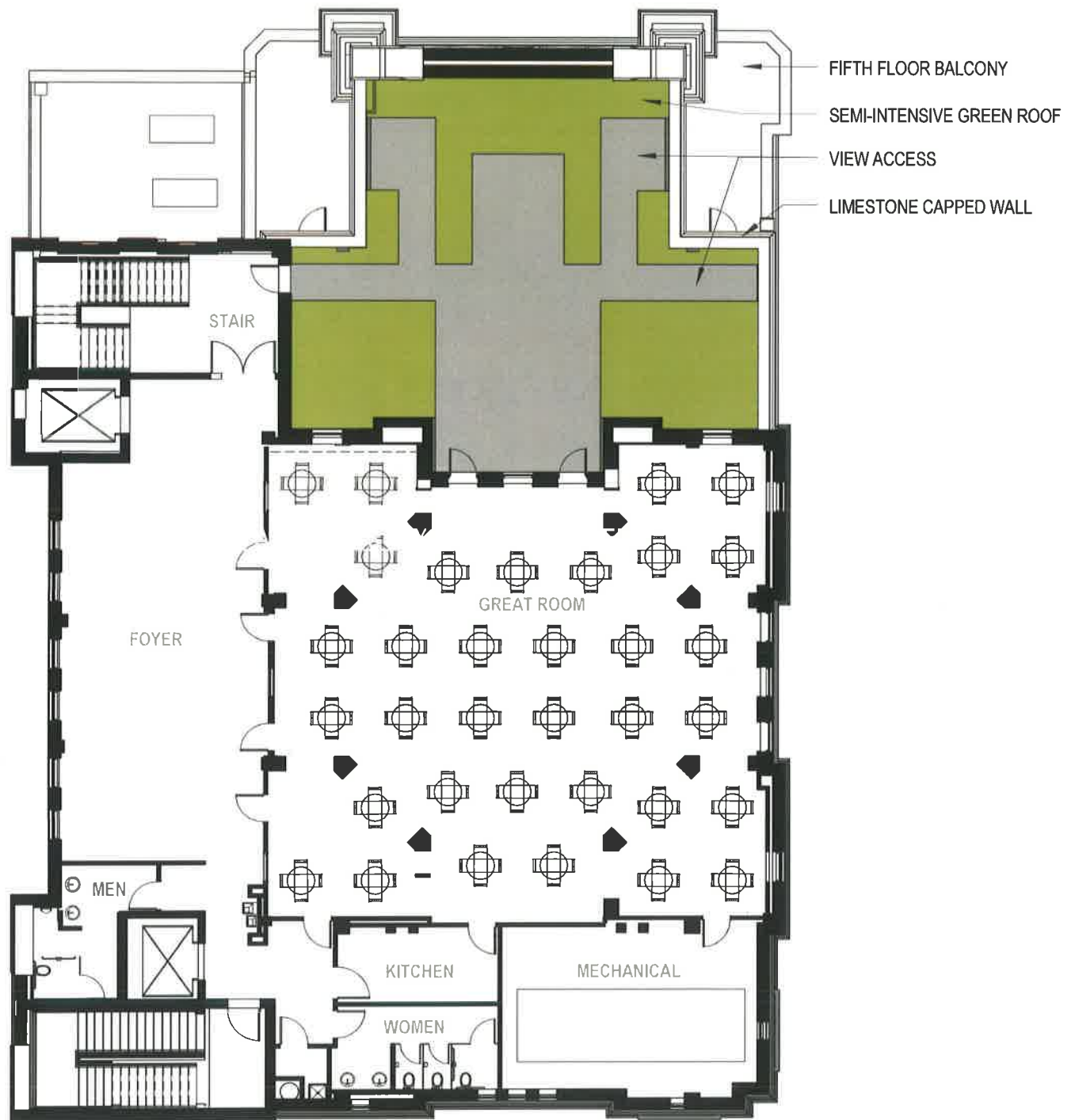
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LEVEL 6

1/16" = 1'-0"

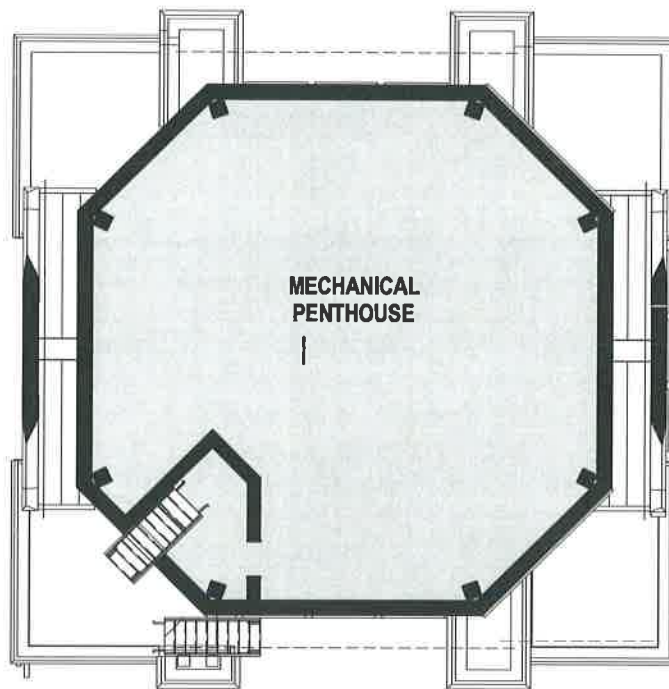
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LEVEL 7

1/16" = 1'-0"

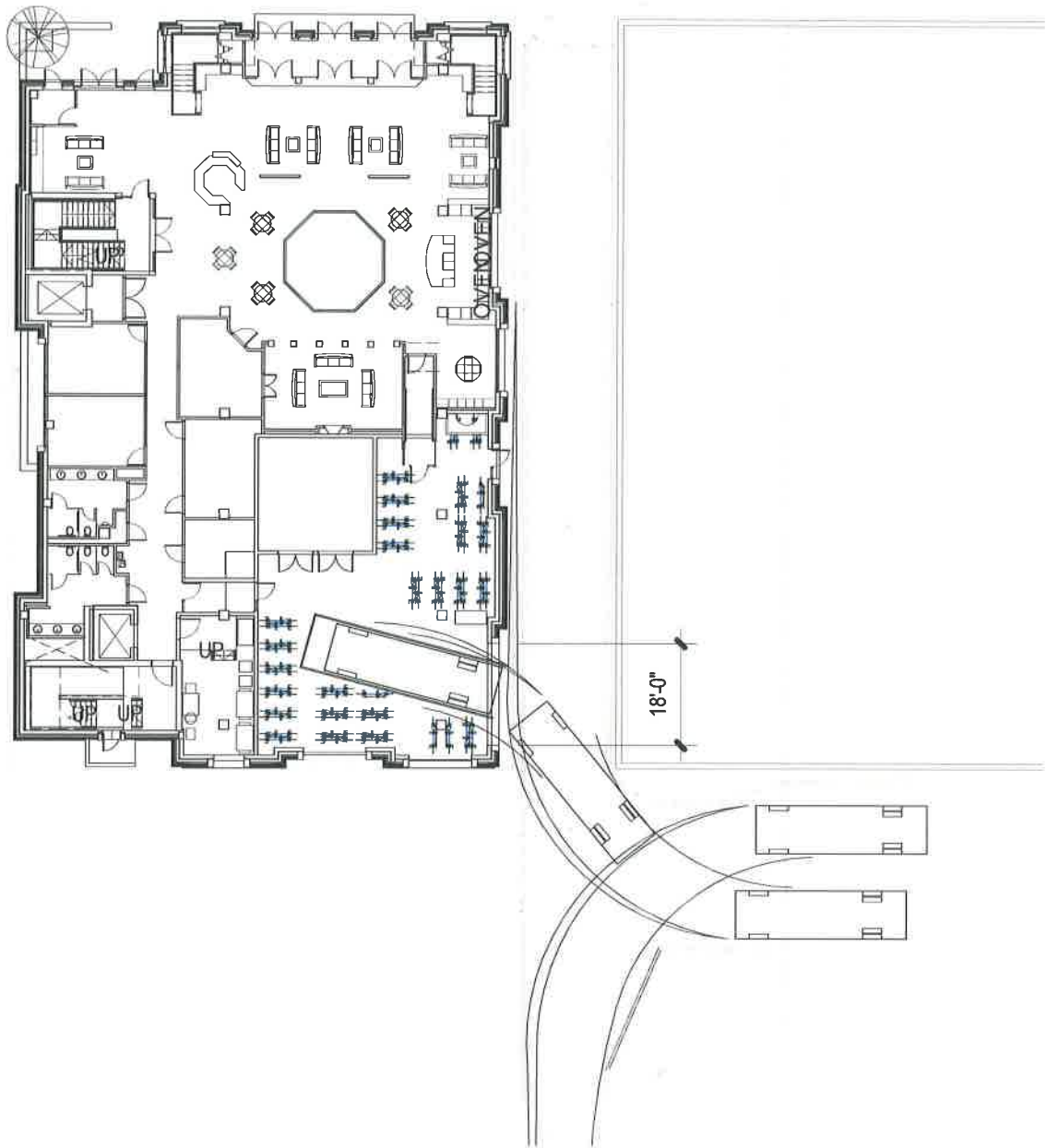
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DELIVERY ACCESS PLAN

1" = 30'-0"

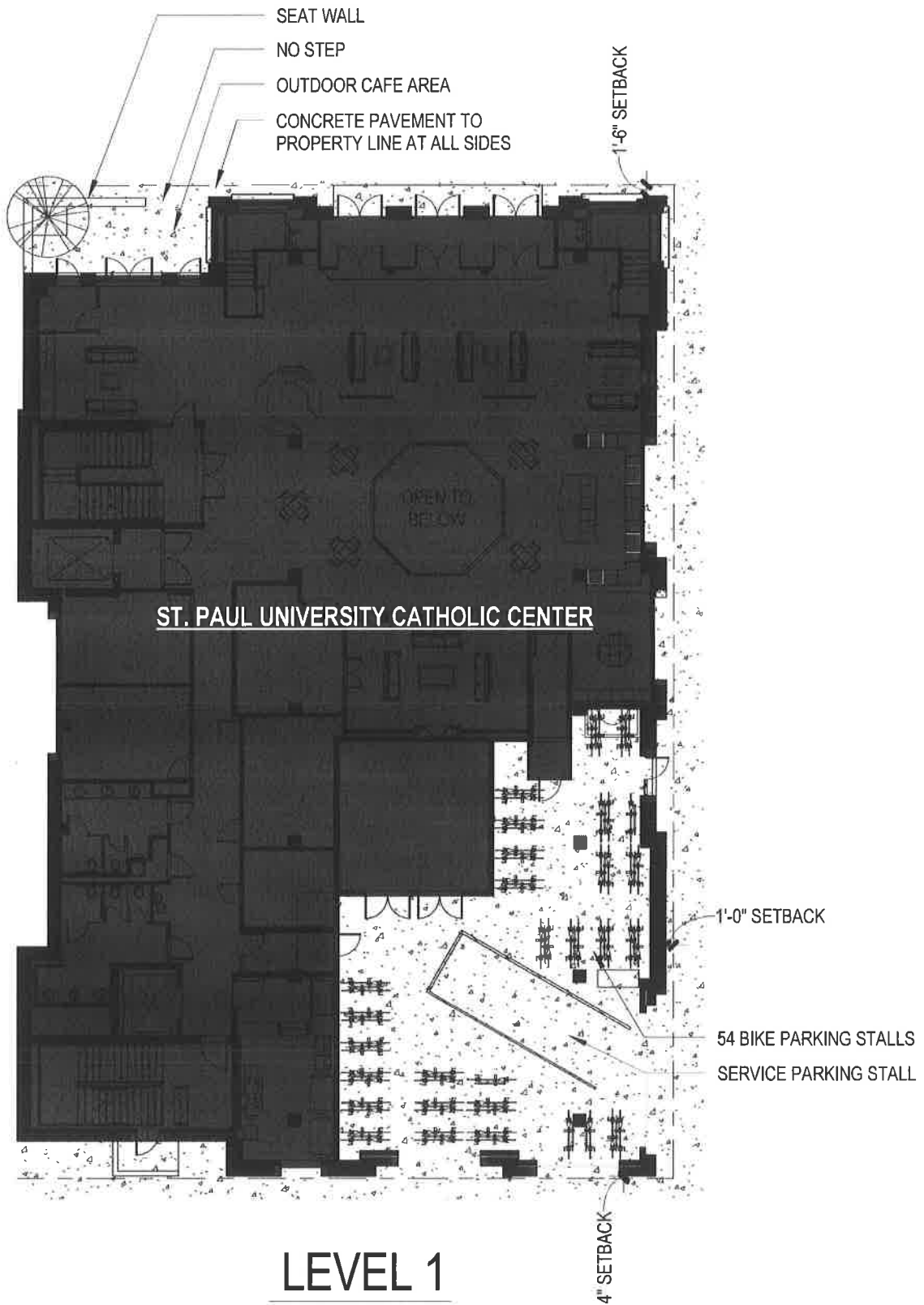
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