

July 17, 2015

City of Madison Plan Commission, Urban Design  
Commission and Landmarks Commission  
c/o Department of Planning and Economic  
and Community Development  
City of Madison  
215 Martin Luther King Jr. Boulevard  
Madison, WI 53703

Re: Letter of Intent  
St. Paul University Catholic Center  
723 State Street, Madison, Wisconsin

Dear Commissioners:

I am the attorney for the St. Paul University Catholic Foundation, Inc. ("St. Paul's) with regards to the land use approvals for the demolition of the existing St. Paul University Catholic Center church and student and the construction of a new St. Paul University Catholic Center church and student at 723 State Street, Madison, Wisconsin.

On March 2, 2012, St. Paul received Common Council approval of its proposed PUD-GDP-SIP. That PUD-GDP-SIP was for a six story structure. Since that time, St. Paul has been diligently pursuing fund raising for construction, but because of financial limitations in the ability to raise funds, the quickly increasing cost of construction, and the desire and need to get the new facility under construction and open, St. Paul has been forced to scale back its proposed project from six to five stories, consolidating and compacting the various component uses.

St. Paul is herewith applying for An Alteration to Planned Development (Plan Commission). The application includes the side by side plans showing the building revisions. I am attaching to this letter of intent to the memo of the project architect, Randall L. Milbrath, AIA, of RDG Planning & Design of July 16, 2015, outlining the changes in the building. In preparing the plans to be submitted with the application, St. Paul's design team has worked with Tim Parks, Jay Wendt, Amy Scanlon and Al Martin.

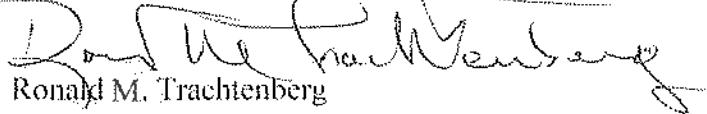
City of Madison Plan Commission, Urban Design  
July 17, 2015  
Page 2 of 2

The St. Paul's design team looks forward to meeting with the three commissions.

For your information, von Briesen & Roper, S.C. has moved our Madison office to a new location. Our new address is 10 East Doty Street, Suite 900, Madison, Wisconsin 53703. The telephone numbers and e-mail addresses have remained unchanged.

Very truly yours,

von BRIESEN & ROPER, s.c.

  
Ronald M. Trachtenberg

RMT:mm

cc: St. Paul University Catholic Center

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25581090\_1.DOC

## memorandum

Department of Planning and Community  
and Economic Development  
City of Madison  
215 Martin Luther King, Jr. Blvd.  
Madison, WI 53701-2985

|                     |   |                     |      |
|---------------------|---|---------------------|------|
| <b>From:</b>        | St. Paul's University Catholic Center<br>Madison, Wisconsin |                     |      |
| <b>Project No.:</b> | 27043.00  | <b>File No.(s):</b> | 21.3 |
| <b>Date:</b>        | July 20, 2015   |                     |      |

**Project Name:** Randall L. Milbrath, AIA

**Subject:** Summary of proposed Alterations to Planned Development

**Copies to:** Fr. Eric Nielsen, Ron Trachtenberg, Ted Lingard – St Paul UCC  
File

### Remarks:

Following are significant design progressions made to the proposed building since the recording of the PUD-SIP in February 2015:

1. Site Plans: Small reduction in the length of the low seat wall located at the NW corner entrance. Building footprint, grading, utilities and delivery access plan remain unchanged.
2. Landscape Plan: Roof garden area at Level 5 has been redefined to match the new floor plan but shall remain of similar design.
3. Floor Plans:
  - a. The reduced Basement Level will have basic finishes but no occupied rooms in lieu of previous design which finished this level with student center and administrative offices for the center.
  - b. The Student Center – Level 1 will have minor layout alterations but major functions remain unchanged.
  - c. The Chapel – Level 2 will have minor layout alterations but major functions remain unchanged.
  - d. The Chapel Balcony – Level 3 will add some office space in previously open floor area but major functions remain unchanged.
  - e. The Residence – Level 4 will add two additional bedroom areas and rearrange the bathrooms.
  - f. The Dining and Great Room floors – Levels 5 & 6 will be conflated into one single floor combining the functions of both in reduced areas. The height of the building will be 14'-7" shorter than the previously approved height.
  - g. The Mechanical – Level 6 has been reduced in size.
  - h. The restroom cores have been stacked at the south end of the west wing for efficiency.
  - i. The South service elevator has been eliminated.
4. The garage has been reduced without changing the required delivery stall or access plan. Some of the bicycle parking will be installed on the exterior to maintain previous parking count.
5. Elevations: Revisions have been made to the exterior elevations as follows:
  - a. North Elevations: St. Paul representatives and the architect have met with Alan Martin of the City Urban Design Commission and Amy Scanlon, City Preservation Planner, to review exterior detail development. Suggestions from that dialogue have been incorporated into the re-submitted north elevation with an attempt to keep the front façade close to the original height and proportions. The pitched roof and lantern are slightly smaller but of more elongated proportions. An inscription referencing the intended mosaic mural has been added above the main entrance doors at the entrance level. Building identification "St. Paul Catholic Student Center" and a digital mass sign has been added on the West third of the North elevation. Stone belt courses, parapet caps and water tables have had minor revisions to work with the shorter building.



- b. East Elevation: Punched window locations have been added to accommodate interior programmatic changes at the Student Center Level and the windows associated with the eliminated Dining Level have been removed. Balance of the East elevation remains unchanged.
- c. South Elevation: Windows have been added into the South stair tower and have been eliminated from small rooms behind the chapel. The small balcony has been relocated to accommodate interior programmatic changes from combining the Dining and Great Hall Levels, but in general maintain the previous configuration. Bicycle parking has been relocated to the South side of the building.
- d. West Elevation: Window locations have adjusted to accommodate interior programmatic changes from combining the Dining and Great Hall Levels, but in general maintain the previous configuration.
- 6. Sections: A revised building section is provided with the re-submittal drawings showing reductions to the building.
- 7. Perspectives: Pedestrian and Birdseye views provided with the re-submitted drawings show the reduced impact of the proposed building.

RLM/aj





# 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](http://www.cityofmadison.com/developmentcenter/landdevelopment)

|  |  |
|--|--|
| <b>FOR OFFICE USE ONLY:</b>                      |  |
| 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 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: \_\_\_\_\_

3. Applicant, Agent & Property Owner Information:

Applicant Name: Fr. Eric Nielsen      Company: St. Paul 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: Attorney Ronald M. Trachtenberg      Company: von Briesen & Roper s.c.

Street Address: 10 East Doty Street Suite 900      City/State: Madison WI      Zip: 53703

Telephone: (608) 661-3975      Fax: (\_\_\_\_) \_\_\_\_\_      Email: rtrachtenberg@vonbriesen.com

Property Owner (if not applicant): Legal Name: St. Paul University Catholic Foundation, Inc.

Street Address: \_\_\_\_\_      City/State: \_\_\_\_\_      Zip: \_\_\_\_\_

4. Project Information:

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

Development Schedule: Commencement December 2015      Completion June 2017

## S. 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 1/2 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 <sup>2</sup> of each) | • Lot Coverage & Usable Open Space Calculations | • Public Subsidy Requested                                   |
| • Hours of Operation                          |   |  |

**Filing Fee:** Refer to the Land Use Application Instructions & 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:  
Waived by Alderman Zach Wood. See attached.

→ 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.

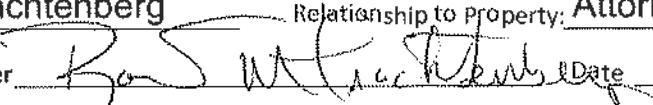
Planning Staff: Tim Parks , Al Martin, Date: July 2, 2015 Zoning Staff: Amy Scanlon & Jay Wendt Date: July 2, 2015

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

Name of Applicant Ronald M. Trachtenberg

Relationship to Property: Attorney

Authorizing Signature of Property Owner

 Date 7/17/15

## Ronald M. Trachtenberg

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**From:** Wood, Zach <district8@cityofmadison.com>  
**Sent:** Thursday, July 16, 2015 3:58 PM  
**To:** Parks, Timothy  
**Cc:** Randy Milbrath; Fr. Eric Nielsen; Ted Lingard; Ronald M. Trachtenberg  
**Subject:** Re: St. Paul's University Catholic Center

Good afternoon Tim,

I'd like to request a waiver of the 30 day requirement for the St. Paul's project.

Thank you and have a terrific afternoon!

Zach Wood

Alder Zach Wood  
Madison Common Council, District 8  
[www.cityofmadison.com/council/district8](http://www.cityofmadison.com/council/district8)  
(c) 608-469-5523

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**From:** Ronald M. Trachtenberg <rtrachte@vonbriesen.com>  
**Sent:** Thursday, July 16, 2015 3:09 PM  
**To:** Wood, Zach  
**Cc:** Parks, Timothy; Randy Milbrath; Fr. Eric Nielsen; Ted Lingard  
**Subject:** St. Paul's University Catholic Center

Hope all is well, Alder Wood.

As you are aware from our prior discussions and my voice mail to you, I am representing St. Paul's University Catholic Center on its demolition of its existing facility and construction of a new church/student center at 723 State Street.

The approved and recorded PUD-GDP-SIP for St. Paul's is a six story building. Because of financial constraints and the need to get under construction (we plan to break ground this December), we are proposing to downsize the building from six to five stories. We have met with City staff (Tim Parks, Jay Wendt, Amy Scanlon and Al Martin) to review the proposed downsized building which maintains but compresses the component uses. The basic architecture has been maintained and staff likes the architecture of the revised building better in all regards except one element (the relation of the front facades of the upper floors) which we are working on with staff.

The submission for the downsized building will be handed as an application for an Alteration to a Planned Development by Plan Commission. It will be reviewed by Landmarks for impact on the Pres House (the six story approved project was approved; so we don't see any problem with the five story version), UDC (the shorter version still meets all of their prior comments), and finally Plan Commission (there has not been any changes in the State Street area since the extension for recording was granted). In the old days, we used to call this a major minor alteration.

In order to file the application on Monday, we need your waiver, as Alderman, of the thirty day Alder/Neighborhood/Business Association notification. As I said, the only material change is the reduction from six to five stories. Wish we had the money for the extra story.

Would you please notify Tim Parks that you waive the 30 day period with a copy to me. If you have any questions, please advise.

I will get you of the final application material as soon as its prepared. After seeing it, you want any neighborhood meetings, we can arrange for same. But I have never heard of anyone objecting to a reduction in the height of building.

Thank you,

**Ronald M. Trachtenberg**  
von Briesen & Roper, s.c.  
10 East Doty Street, Suite 900  
Madison, WI 53703

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Direct: 608-661-3975  
Fax: 608-316-3198  
Mobile: 608-444-5699  
[rtrachte@vonbriesen.com](mailto:rtrachte@vonbriesen.com) | [vcard](#) | [bio](#)  
[vonbriesen.com](http://vonbriesen.com)

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# URBAN DESIGN COMMISSION APPLICATION CITY OF MADISON

This form may also be completed online at:

<http://www.cityofmadison.com/planning/documents/UDCapplication.pdf>

215 Martin Luther King Jr. Blvd; Room LL-100

PO Box 2985; Madison, Wisconsin 53701-2985

Phone: 608.266.4635 | Facsimile: 608.267.8739

Please complete all sections of the application, including the desired meeting date and the type of action requested.

|   |   |
|---|---|
| Date Submitted: _____   | <input type="checkbox"/> Informational Presentation |
| UDC Meeting Date: _____                                       | <input type="checkbox"/> Initial Approval           |
| Combined Schedule Plan Commission Date (if applicable): _____ | <input checked="" type="checkbox"/> Final Approval  |

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

2. This is an application for (Check all that apply to this UDC application):

New Development  Alteration to an Existing or Previously-Approved Development

**A. Project Type:**

Project in an Urban Design District\* (public hearing-\$300 fee)  
 Project in the Downtown Core District (DC) or Urban Mixed-Use District (UMX) (\$150 fee, Minor Exterior Alterations)  
 Suburban Employment Center (SEC) or Campus Institutional District (CI) or Employment Campus District (EC)  
 Planned Development (PD)  
 General Development Plan (GDP)  
 Specific Implementation Plan (SIP)  
 Planned Multi-Use Site or Planned Residential Complex

**B. Signage:**

Comprehensive Design Review\* (public hearing-\$300 fee)  Street Graphics Variance\* (public hearing-\$300 fee)  
 Signage Exception(s) in an Urban Design District (public hearing-\$300 fee)

**C. Other:**

Please specify: \_\_\_\_\_

3. Applicant, Agent & Property Owner Information:

Applicant Name: Fr. Eric Nielsen  
Street Address: 723 State Street  
Telephone: (608) 258-3140 Fax: (\_\_\_\_)

Company: St. Paul University Catholic Center  
City/State: Madison WI Zip: 53703  
Email: enielsen@uwcatholic.org

Project Contact Person: Attorney Ronald M. Trachtenberg  
Street Address: 10 East Doty Street Suite 900  
Telephone: (608) 661-3975 Fax: (\_\_\_\_)

Company: von Briesen & Roper s.c.  
City/State: Madison WI Zip: 53703  
Email: rtrachtenberg@vonbriensen.com

Project Owner (If not applicant): Legal Name:  
Street Address: St. Paul University Catholic Foundation, Inc.  
Telephone: (\_\_\_\_) Fax: (\_\_\_\_)

City/State: Zip: Email:

4. Applicant Declarations:

A. Prior to submitting this application, the applicant is required to discuss the proposed project with Urban Design Commission staff. This application was discussed with Al Martin on July 2, 2015.

(name of staff person)

(date of meeting)

B. The applicant attests that all required materials are included in this submittal and understands that if any required information is not provided by the application deadline, the application will not be placed on an Urban Design Commission agenda for consideration.

Name of Applicant: Ronald M. Trachtenberg Relationship to Property: Attorney  
Authorized Signature:   
Date: 7/7/15

## 5. Submission Requirements

Application: Each submittal must include **14 collated paper copies** (11" x 17" max.) and an **electronic copy** of all application materials. The electronic copy must include individual Adobe Acrobat PDF files compiled either on a non-returnable CD-ROM submitted with the paper copies, or in an e-mail sent to: [UDCApplications@cityofmadison.com](mailto:UDCApplications@cityofmadison.com). The transmittal shall include the name of the project, address, and applicant. Applicants unable to provide the materials electronically should contact the Secretary of the Urban Design Commission at 267-8740 for assistance. For an application to be considered complete and scheduled for a UDC meeting, both the paper copies and electronic copy need to be submitted prior to the application deadline. Late materials will not be accepted. An application is required for each UDC appearance. For projects also requiring Plan Commission approval, applicants must have submitted an accepted application for Plan Commission consideration prior to obtaining any formal action (initial or final approval) from the UDC. All plans must be easily read when reduced.

Fees: Fees are required to be paid with the first application for either initial or final approval of a project, unless the project is part of the combined application process involving the Urban Design Commission in conjunction with Plan Commission and/or Common Council consideration. Make checks payable to City Treasurer, Madison, Wisconsin.

Project Plans: The items listed below are minimal application requirements for the type of approval indicated. Please note that the UDC and/or staff may require additional information in order to have a complete understanding of the project.

### 1. Informational Presentation

- Locator Map
- Brief Narrative Description of the Project, Site Plan, and 2-dimensional images of proposed buildings or structures. Additional information may provide for a greater level of feedback from the Commission.
- Contextual site information, including photographs and layout of adjacent buildings/structures
- Any and all relevant plans and information on which feedback from the UDC is requested.

### 2. Initial Approval

- Locator Map
- Contextual site information, including photographs and layout of adjacent buildings/structures
- Site Plan showing location of existing and proposed buildings; walks, drives, bike lanes, bike parking, and existing trees over 18" diameter
- Landscape Plan and Plant List
- Building Elevations for all building sides
- PD text and letter of intent (if applicable)

### 3. Final Approval

- Locator Map
- Site Plan showing location of existing and proposed buildings
- Grading Plan
- Landscape Plan
- Plant List; including scientific name, size at planting, quantity and root condition for each species.
- Building Elevations for all building sides, colored with shadow lines, including exterior building materials and colors.
- Proposed Signage
- Lighting Plan, including fixture cut sheets and photometrics plan
- Utility/HVAC equipment location and screening details
- PD text and letter of intent (if applicable)
- Samples of the exterior building materials (presented at the UDC meeting)

Signage: The items listed below are minimal application requirements for the type of approval indicated. Please note that the UDC and/or staff may require additional information in order to have a complete understanding of the project.

1. Initial Approval

- Locator Map
- Signage as it relates to the Sign Control Ordinance provisions for Variances or Comprehensive Design Review of Signage
- Site Plan (show location of all existing and proposed buildings, and all existing and proposed signage, specifying which existing signs, if any, are to be removed)
- Scale drawing of each proposed sign, including awning graphics
- Photographs of site

2. Final Approval

- Locator Map
- Signage as it relates to the Sign Control Ordinance provisions for Variances or Comprehensive Design Review of Signage
- Site Plan (show location of all existing and proposed buildings, and all existing and proposed signage, specifying which existing signs, if any, are to be removed)
- Scale drawing of each proposed sign, including awning graphics
- Description and/or samples of materials and colors for each proposed sign
- Photographs of site
- Context of signs in surrounding parcels, in addition to the site being discussed

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**\*NOTE:** If supplemental perspective renderings are provided, an emphasis should be placed on providing pedestrian/automobile scale viewsheds, in addition to the other required graphics.

**\*NOTE:** If applying for final approval without having received initial approval, all materials required for initial approval will be required.

|   |
|---|
| <p>NOTICE REGARDING LOBBYING ORDINANCE: If you are seeking approval of a development that has over 40,000 square feet of non-residential space, or a residential development of over 10 dwelling units, or if you are seeking assistance from the City with a value of \$10,000 (including grants, loans, TIF, or similar assistance), then you likely are subject to Madison's lobbying ordinance (Sec. 2.40, MGO). You are required to register and report your lobbying. Please consult the City's Clerk's Office for more information. Failure to comply with the lobbying ordinance may result in fines.</p> |
|---|

## **Urban Design Commission Approval Process**

### **INTRODUCTION**

The City of Madison's Urban Design Commission (UDC) has been created to:

- Encourage and promote high quality in the design of new buildings, developments, remodeling, and additions so as to maintain and improve the established standards of property values within the City.
- Foster civic pride in the beauty and nobler assets of the City, and in all other ways possible assure a functionally efficient and visually attractive City in the future.

### **TYPES OF APPROVALS**

Informational Presentation. Applicants may, at their discretion, request to make an Informational Presentation to the UDC prior to seeking any approvals to obtain early feedback and direction before undertaking detailed design. Applicants should provide details on the context of the site, design concept, site and building plans, and other relevant information to help the UDC understand the proposal and provide feedback.

Initial Approval. Applicants may, at their discretion, request initial approval of a proposal by presenting preliminary design information.

Final Approval. Applicants may request final approval of a proposal by presenting all final project details. Recommendations or concerns expressed by the UDC in the initial approval must be addressed at this time.

### **PRESENTATIONS TO THE COMMISSION**

When presenting projects to the UDC, applicants must fill out a registration slip provided in the meeting room and present it to the Secretary. The applicant is encouraged to consider the use of various graphic presentation material including a locator map, photographs, renderings/model, scale drawings of the proposal in context with adjacent buildings/uses/signs, etc., as may be deemed appropriate to describe the project and its surroundings. Graphics should be mounted on rigid boards so that they may be easily displayed.

Primarily, the UDC is interested in the appearance and design quality of projects. Emphasis should be given to the site plan, landscape plan, lighting plan, building elevations, exterior building materials, color scheme, and graphics.

Presentations should generally be limited to 5 minutes or as extended by motion by consent of the Commission. The Commission will withhold questions until the end of the presentation.



# Madison Landmarks Commission APPLICATION

City of Madison Planning Division  
215 Martin Luther King Jr. Blvd. | Room LL100 | P.O. Box 2985 | Madison, WI 53701-2985

## 1. LOCATION

Project Address: 723 State Street Aldermanic District: 8-

## 2. PROJECT

Date Submitted: July 20, 2015

Project Title / Description: St. Paul University Catholic Center

This is an application for: (check all that apply)

- Alteration / Addition to a Designated Madison Landmark
- Alteration / Addition to a building adjacent to a Designated Madison Landmark
- Alteration / Addition to a building in a Local Historic District (specify):
  - Mansion Hill
  - University Heights
  - Third Lake Ridge
  - Marquette Bungalows
  - First Settlement
- New Construction in a Local Historic District (specify):
  - Mansion Hill
  - University Heights
  - Third Lake Ridge
  - Marquette Bungalows
  - First Settlement
- Demolition
- Variance from the Landmarks Ordinance
- Referral from Common Council, Plan Commission, or other referral
- Other (specify): \_\_\_\_\_

## 3. APPLICANT

Applicant's Name: Fr. Eric Nielsen Company: St. Paul University Catholic Center  
Address: 723 State Street City/State: Madison WI Zip: 53703  
Telephone: 608-258-3140 E-mail: enielsen@uwcatholic.org  
Property Owner (if not applicant): Legal Name: St. Paul University Catholic Foundation, Inc.  
Address: \_\_\_\_\_ City/State: \_\_\_\_\_ Zip: \_\_\_\_\_

Property Owner's Signature:  Date: 7/17/15  
By: Ronald M. Trachtenberg, Attorney

### GENERAL SUBMITTAL REQUIREMENTS

Twelve (12) collated paper copies and electronic (.pdf) files of the following: (Note the filing deadline is 4:30 PM on the filing day)

- Application
- Brief narrative description of the project
- Scaled plan set reduced to 11" x 17" or smaller pages. Please include:
  - Site plan showing all property lines and structures
  - Building elevations, plans and other drawings as needed to illustrate the project
  - Photos of existing house/building
  - Contextual information (such as photos) of surrounding properties
- Any other information that may be helpful in communicating the details of the project and how it complies with the Landmarks Ordinance, including the impacts on existing structures on the site or on nearby properties.

**Questions?** Please contact the  
Historic Preservation Planner:  
Amy Scanlon  
Phone: 608.266.6552  
Email: [ascanlon@cityofmadison.com](mailto:ascanlon@cityofmadison.com)

NOTICE REGARDING LOBBYING ORDINANCE: If you are seeking approval of a development that has over 40,000 square feet of non-residential space, or a residential development of over 10 dwelling units, or if you are seeking assistance from the City with a value of \$10,000 (including grants, loans, TIF or similar assistance), then you likely are subject to Madison's lobbying ordinance (Sec. 2.40, MGO). You are required to register and report your lobbying. Please consult the City Clerk's Office for more information. Failure to comply with the lobbying ordinance may result in fines.

**Design Development**

PROJECT NUMBER: **27043.13**

DATE: **UPDATED 20 JULY 2015**

DRAWING INDEX:

G0.01 COVER  
GENERAL

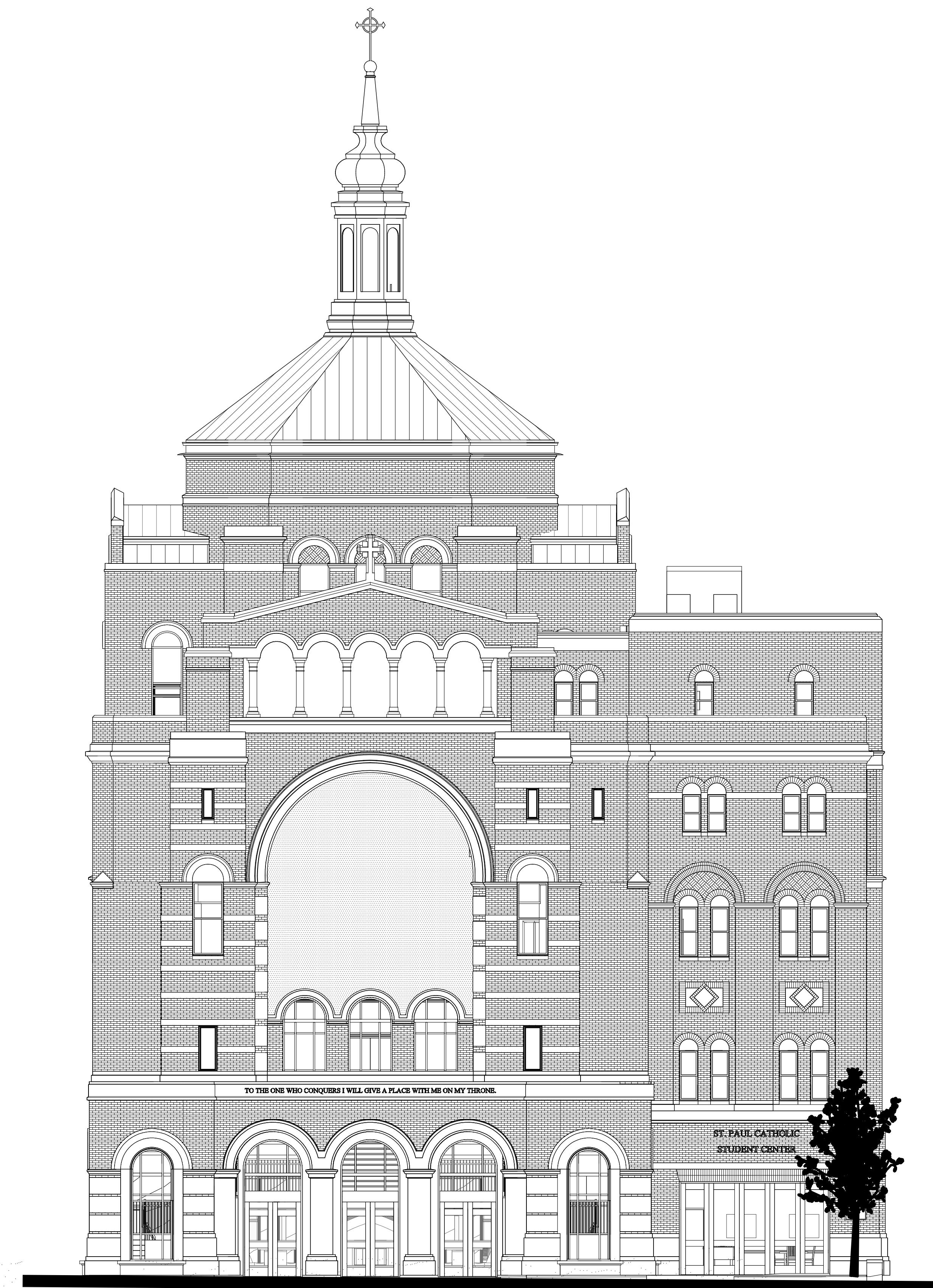
CIVIL

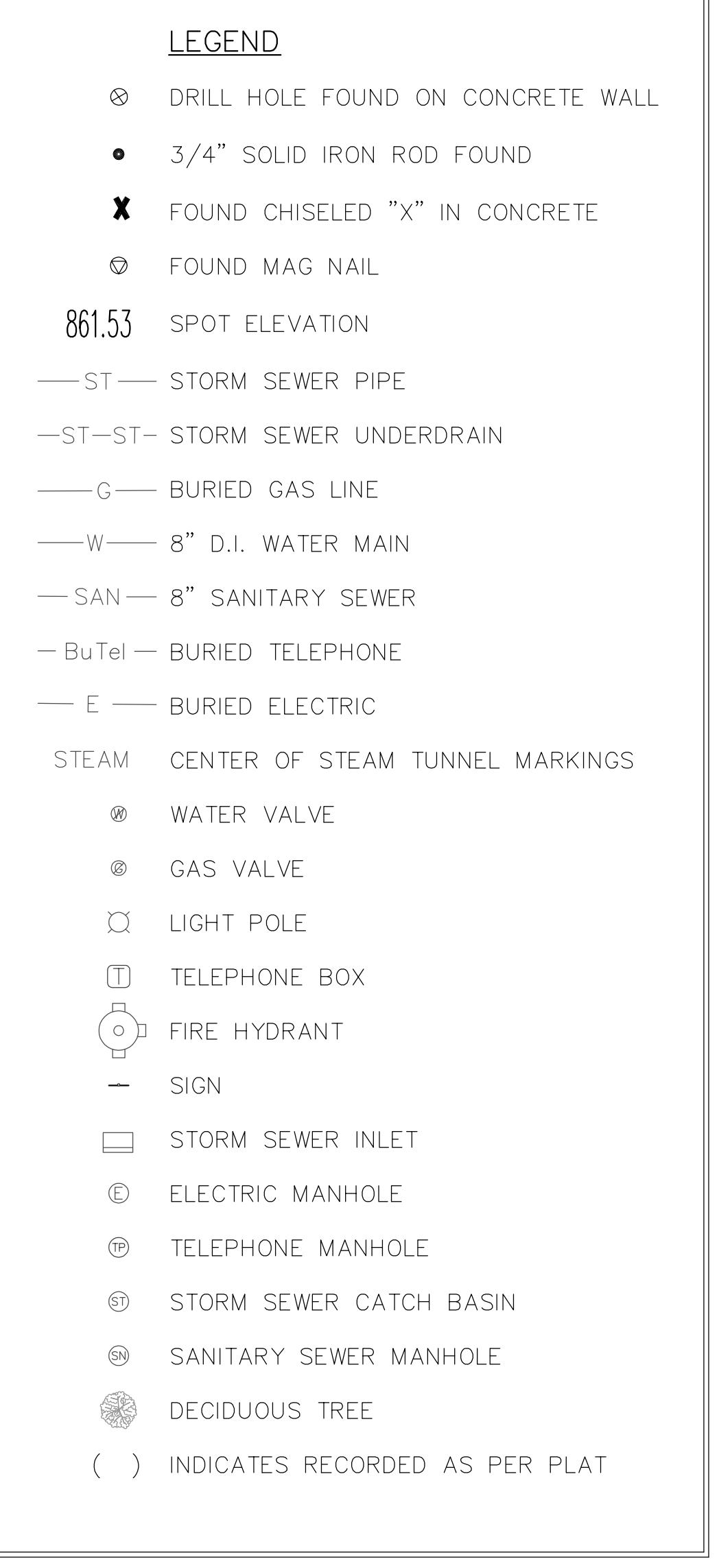
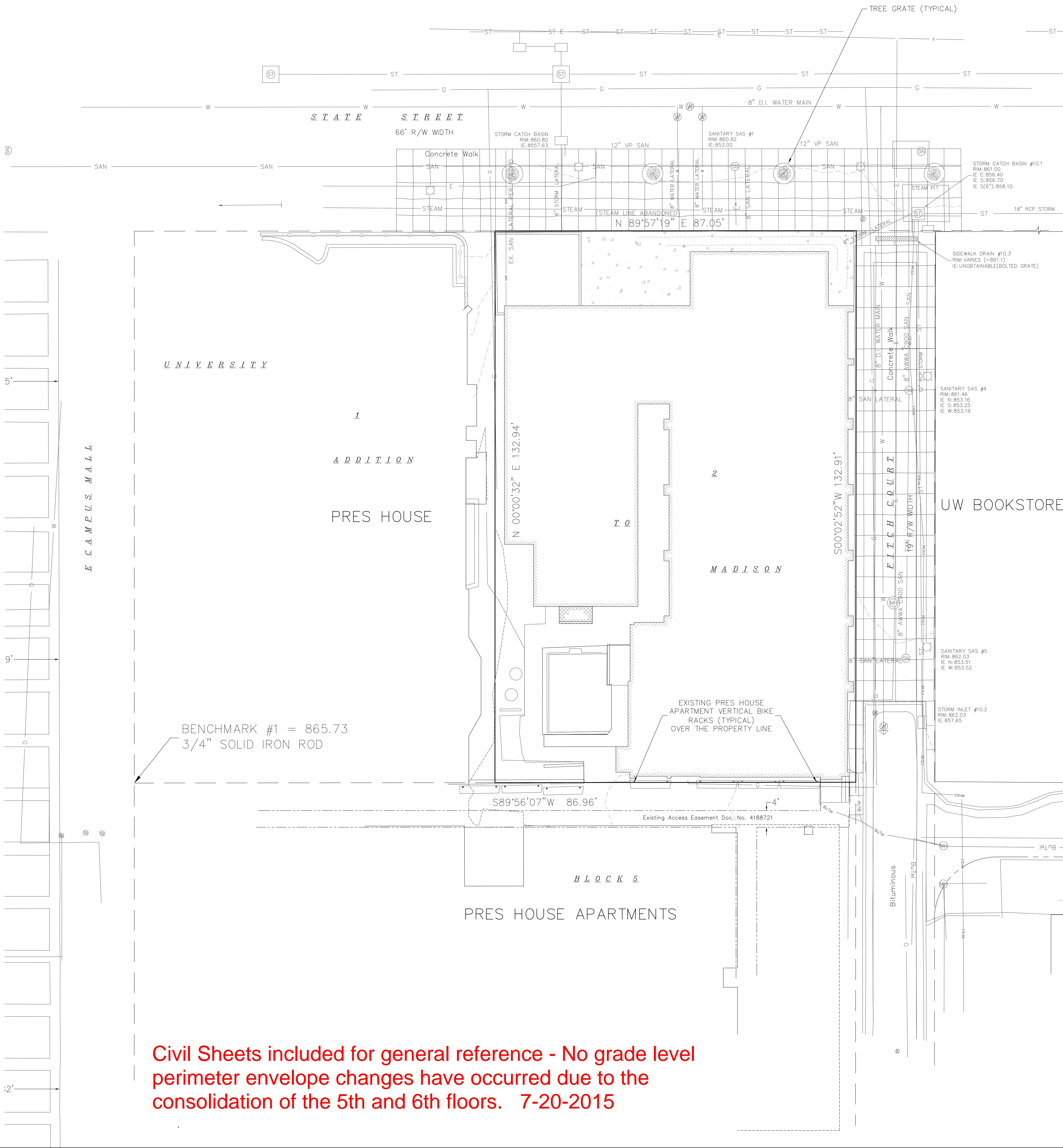
C-100 EXISTING CONDITION PLAN  
C-200 DEMOLITION PLAN  
C-300 SITE PLAN

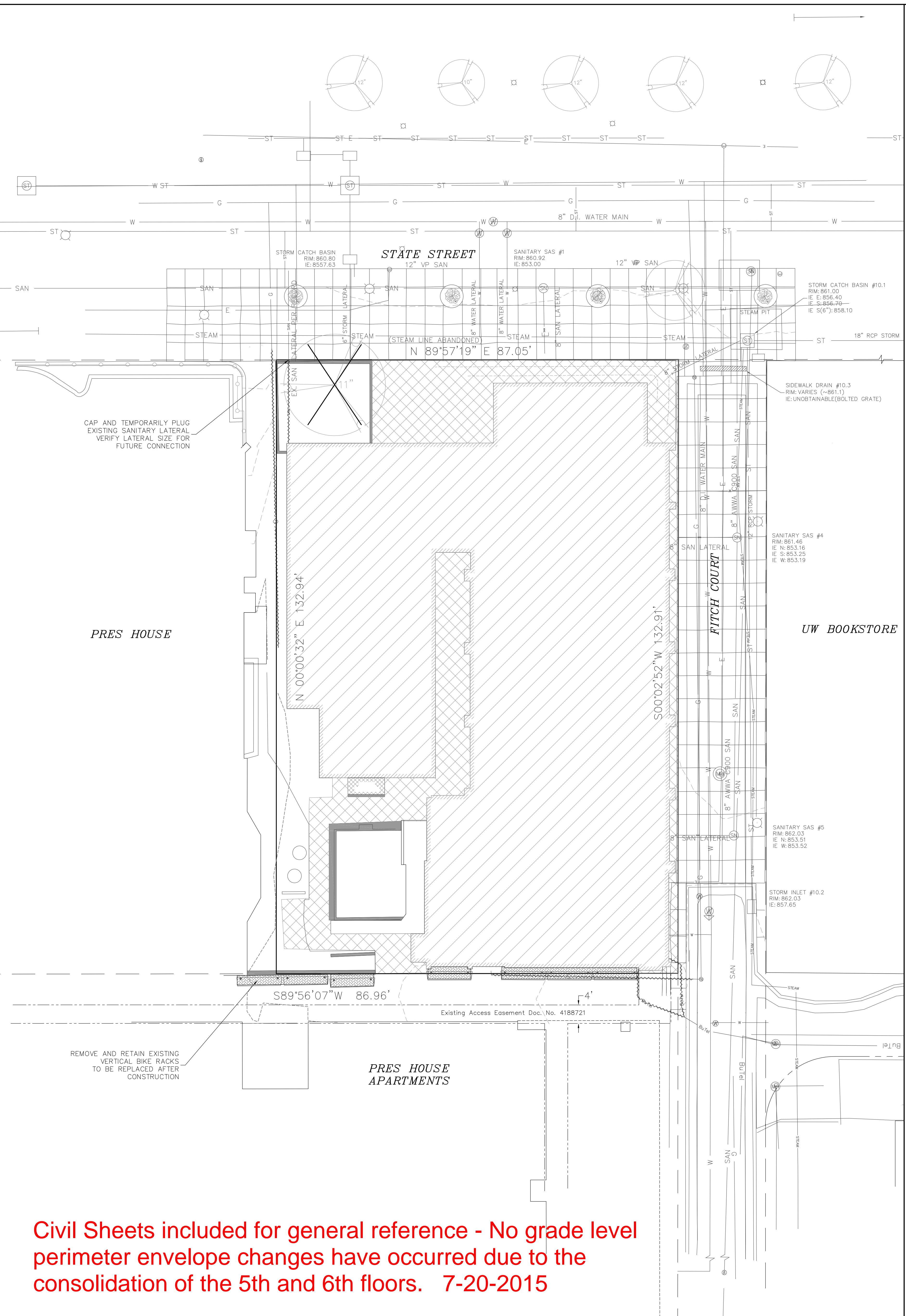
ARCHITECTURE

A01.00 LOWER LEVEL PLAN  
A01.01 FLOOR PLAN LEVEL 1  
A01.02 FLOOR PLAN LEVEL 2  
A01.03 FLOOR PLAN LEVEL 3  
A01.04 FLOOR PLAN LEVEL 4  
A01.05 FLOOR PLAN LEVEL 5  
A01.06 FLOOR PLAN LEVEL 6  
A01.07 FLOOR PLAN LEVEL 7  
A06.01 EXTERIOR ELEVATIONS  
A06.02 EXTERIOR ELEVATIONS

**Alteration to the Previously-Approved Development**







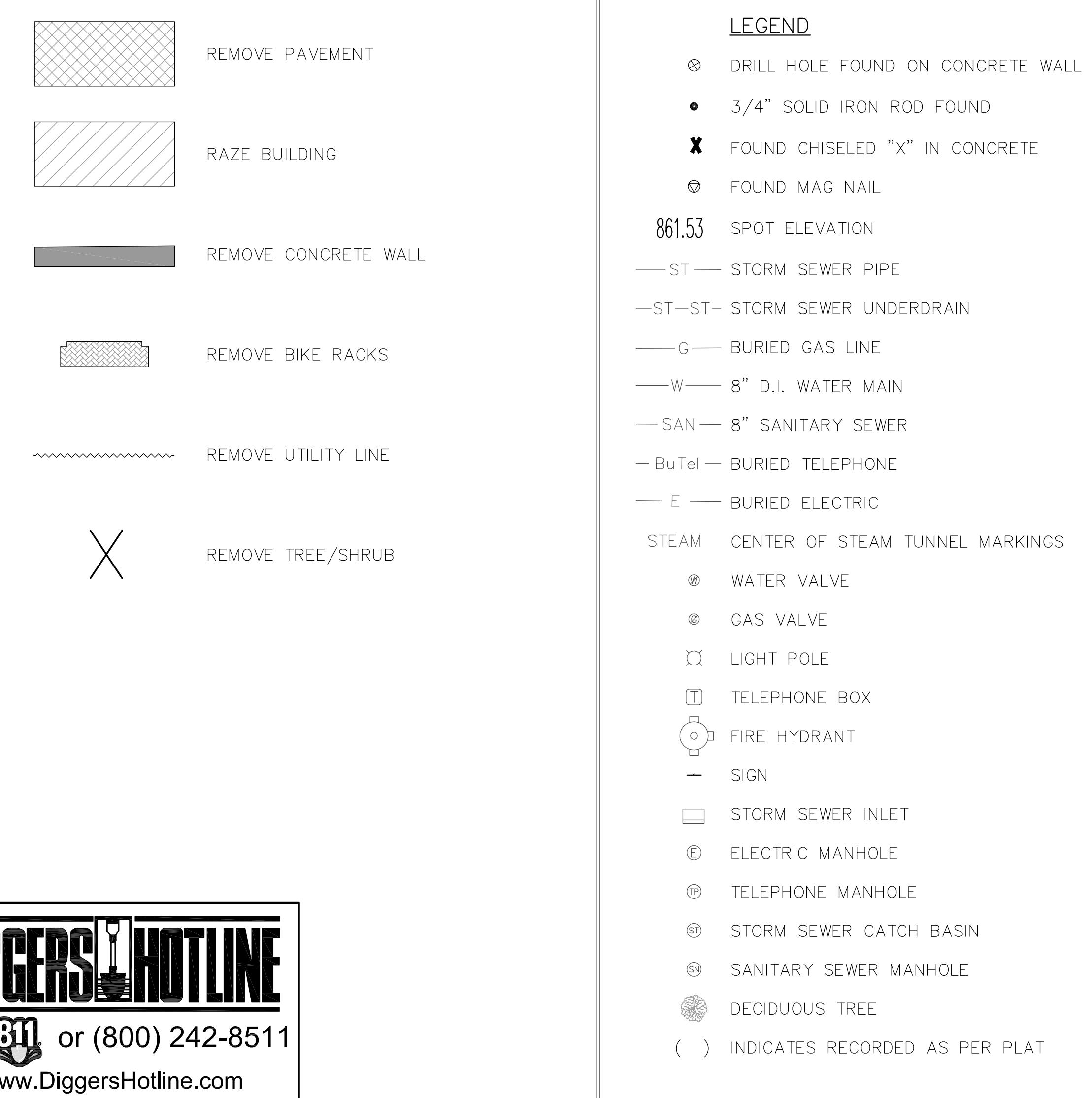
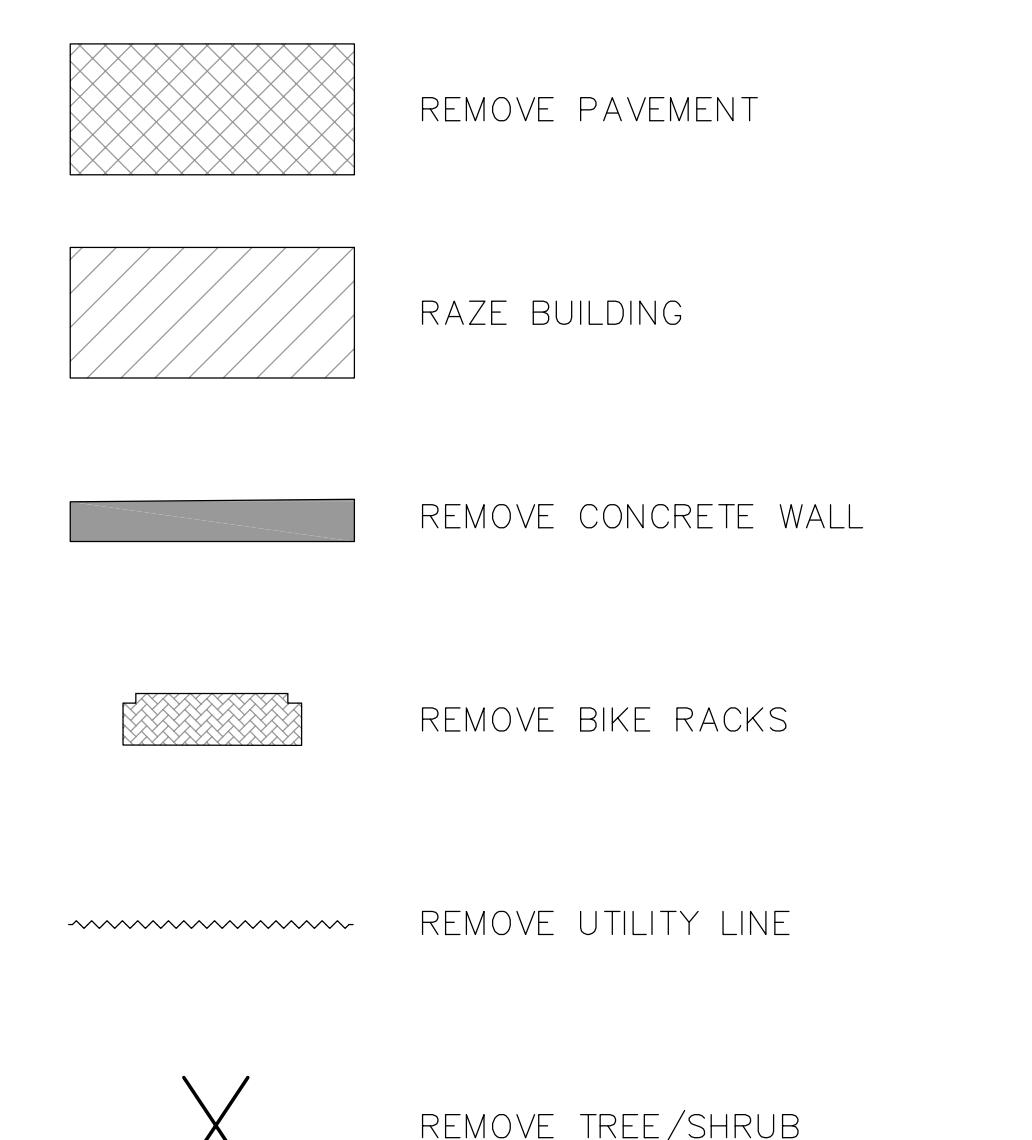
DEMOLITION NOTES:

- COORDINATE EXISTING UTILITY REMOVAL WITH LOCAL AUTHORITIES AND UTILITY COMPANIES HAVING JURISDICTION. ALL PRIVATE UTILITIES (GAS, ELECTRIC, AND TELECOMMUNICATIONS) SERVING EXISTING BUILDINGS SCHEDULED FOR DEMOLITION TO BE ABANDONED OR REMOVED BY CORRESPONDING UTILITY COMPANY.
- ALL SAWCUTTING SHALL BE FULL DEPTH TO PROVIDE A CLEAN EDGE TO MATCH NEW CONSTRUCTION. MATCH EXISTING ELEVATIONS AT POINTS OF CONNECTION FOR NEW AND EXISTING PAVEMENT, CURB, SIDEWALKS, ETC. ALL SAWCUT LOCATIONS SHOWN ARE APPROXIMATE AND MAY BE FIELD ADJUSTED TO ACCOMMODATE CONDITIONS, JOINTS, MATERIAL TYPE, ETC. REMOVE MINIMUM AMOUNT NECESSARY FOR INSTALLATION OF PROPOSED IMPROVEMENTS.
- CONTRACTOR SHALL PROVIDE AND SHALL BE RESPONSIBLE FOR ANY NECESSARY TRAFFIC CONTROL AND SAFETY MEASURES DURING DEMOLITION AND CONSTRUCTION OPERATIONS WITHIN OR NEAR THE PUBLIC ROADWAY.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATION OF UNDERGROUND UTILITIES. UTILITIES WERE LOCATED BY OBSERVED EVIDENCE, MARKINGS PROVIDED BY DIGGER'S HOTLINE, AND RECORD DRAWINGS FROM THE CITY OF MADISON.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN ALL PLUGGING PERMITS FROM THE CITY AND PLUG ALL SANITARY LATERALS THAT SERVE THE PROPERTY.
- CONTRACTOR SHALL INSTALL TREE PROTECTION FENCING IN THE AREA BETWEEN THE CURB AND SIDEWALK AND EXTEND IT AT LEAST 5 FEET FROM BOTH SIDES OF THE TREE ALONG THE LENGTH OF THE TERRACE.
- NO EXCAVATION IS PERMITTED WITHIN 5 FEET OF THE OUTSIDE EDGE OF A TREE TRUNK. IF EXCAVATION WITHIN 5 FEET OF ANY TREE IS NECESSARY, CONTRACTOR SHALL CONTACT CITY FORESTRY (266-4816) PRIOR TO EXCAVATION TO ASSESS THE IMPACT TO THE TREE AND ROOT SYSTEM.
- TREE PRUNING SHALL BE COORDINATED WITH CITY FORESTRY.
- TREE PROTECTION SPECIFICATIONS CAN BE FOUND IN SECTION 107.13 OF THE CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.

GENERAL NOTES:

- THE LOCATION OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THE PLANS HAS BEEN DETERMINED FROM THE BEST AVAILABLE INFORMATION AND IS GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. THE OWNER AND THE ENGINEER DO NOT ASSUME RESPONSIBILITY IN THE EVENT THAT DURING CONSTRUCTION, UTILITIES OTHER THAN THOSE SHOWN MAY BE ENCOUNTERED, AND THAT THE ACTUAL LOCATION OF THOSE WHICH ARE SHOWN MAY BE DIFFERENT FROM THE LOCATIONS AS SHOWN ON THE PLANS.
- ANY PAVEMENT ABUTTING THE PROPERTY SHALL BE REPLACED IF IT IS DAMAGED DURING CONSTRUCTION.
- PRIOR TO THE USE OF THESE DRAWINGS FOR CONSTRUCTION PURPOSES, THE USER SHALL VERIFY ALL DIMENSIONS AND LOCATIONS OF BUILDINGS WITH THE ARCHITECTURAL SITE PLAN. IF CONFLICTS EXIST THE USER OF THESE DRAWINGS SHALL CONTACT THE ENGINEER IMMEDIATELY.

DEMO LEGEND



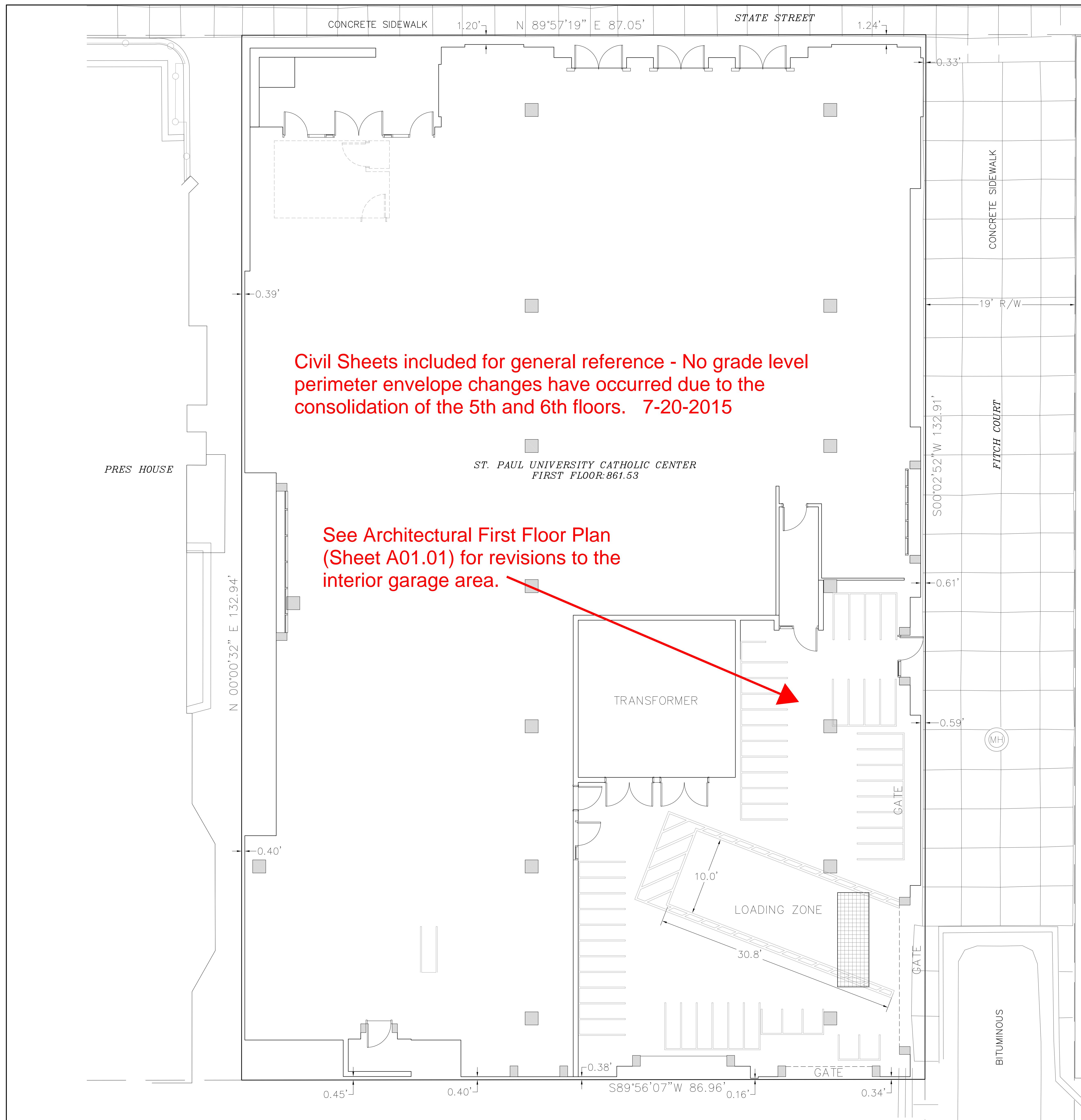
Civil Sheets included for general reference - No grade level perimeter envelope changes have occurred due to the consolidation of the 5th and 6th floors. 7-20-2015



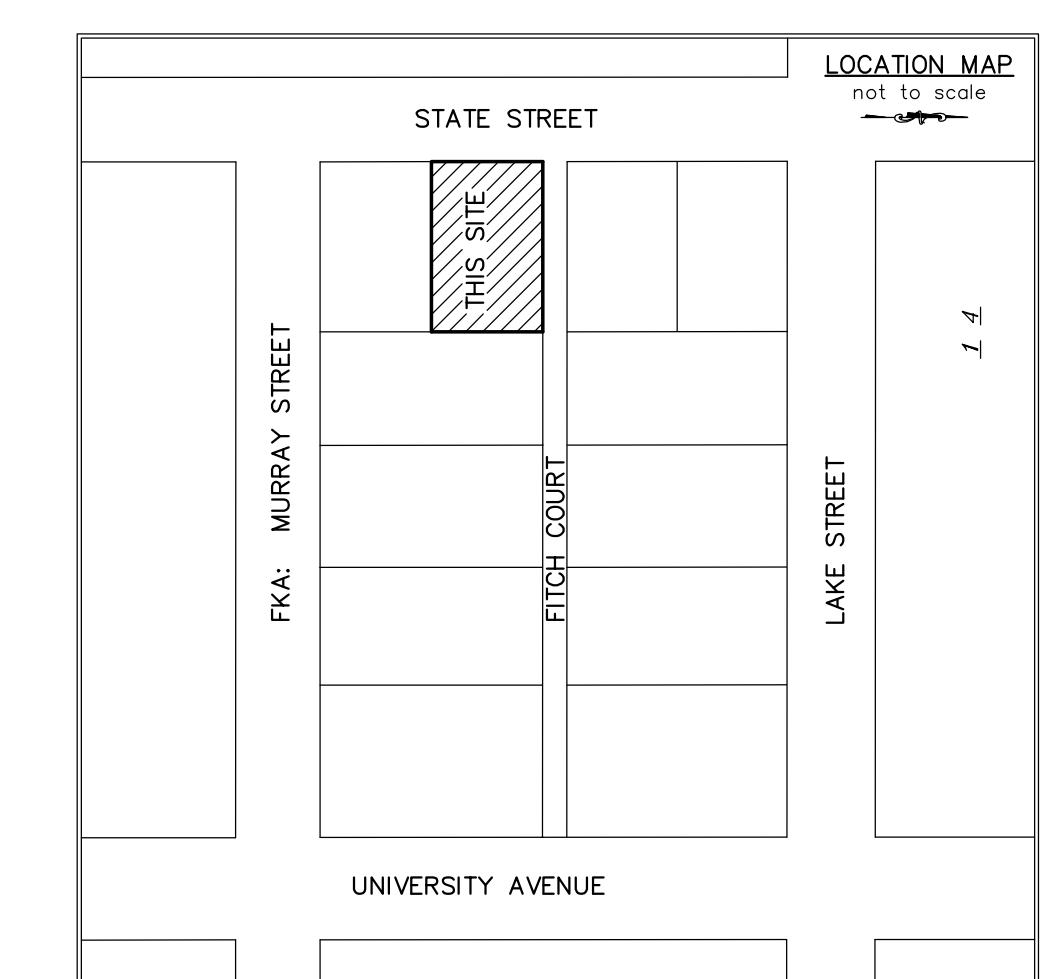
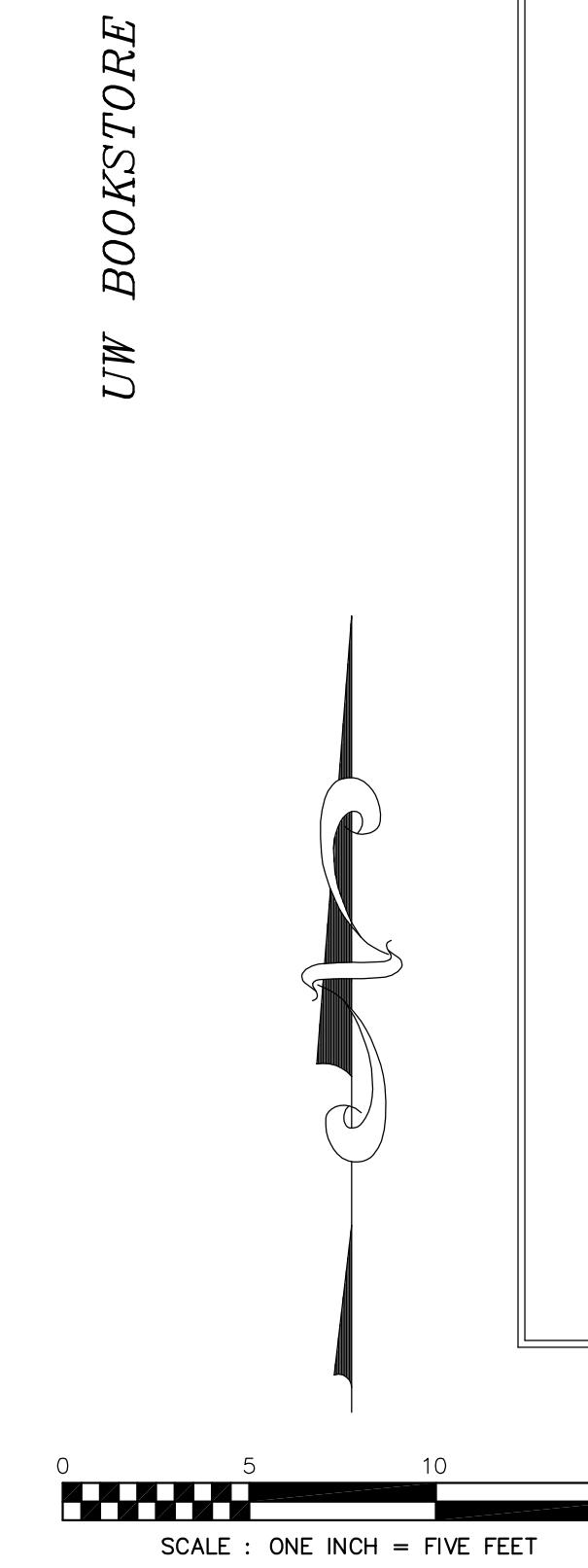
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| PDF          |
| DRAWN BY:    |
| PDF          |
| CHECKED BY:  |
| PDF          |
| APPROVED:    |
| MLB          |
| MLB          |

|                       |
|-----------------------|
| PROJECT #: BSE702     |
| PLOT DATE: 11/10/2014 |
| REVISION DATES:       |
| 10/06/2014            |
| 11/10/2014            |
| ISSUE DATES:          |
| 08/18/2014            |
| 09/11/2014            |
| 10/06/2014            |
| SD 11/10/2014         |

|  |
|--|
| DEMOLITION PLAN  |
| Burse  |
| Surveying and Engineering, Inc.  |
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| DRAWING NUMBER   |
| C-200  |



| LEGEND  |                                   |
|---------|-----------------------------------|
| ◎       | DRILL HOLE FOUND ON CONCRETE WALL |
| ●       | 3/4" SOLID IRON ROD FOUND         |
| ✗       | FOUND CHISELED "X" IN CONCRETE    |
| ◎       | FOUND MAG NAIL                    |
| 861.53  | SPOT ELEVATION                    |
| —ST     | STORM SEWER PIPE                  |
| —ST-ST- | STORM SEWER UNDERDRAIN            |
| —G      | BURIED GAS LINE                   |
| —W      | 8" D.I. WATER MAIN                |
| —SAN    | 8" SANITARY SEWER                 |
| —BuTel  | BURIED TELEPHONE                  |
| —E      | BURIED ELECTRIC                   |
| STEAM   | CENTER OF STEAM TUNNEL MARKINGS   |
| ◎       | WATER VALVE                       |
| ◎       | GAS VALVE                         |
| □       | LIGHT POLE                        |
| □       | TELEPHONE BOX                     |
| ○       | FIRE HYDRANT                      |
| —       | SIGN                              |
| □       | STORM SEWER INLET                 |
| ○       | ELECTRIC MANHOLE                  |
| ○       | TELEPHONE MANHOLE                 |
| ○       | STORM SEWER CATCH BASIN           |
| ○       | SANITARY SEWER MANHOLE            |
| ○       | DECIDUOUS TREE                    |
| ( )     | INDICATES RECORDED AS PER PLAT    |



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## St. Paul University Catholic Center

723 STATE STREET  
MADISON, WI 53704

**RDG PLANNING & DESIGN**  
900 FARNAM ON THE MALL, SUITE 100  
OMAHA, NEBRASKA 68102

|                 |            |
|-----------------|------------|
| PROJECT #:      | BSE702     |
| PLOT DATE:      | 01/09/2015 |
| REVISION DATES: |            |
| 09/11/2014      |            |
| 10/06/2014      |            |
| 11/10/2014      |            |
| 01/09/2015      |            |

|              |   |
|--------------|---|
| ISSUE DATES: | 08/18/2014<br>09/11/2014<br>10/06/2014<br>SD 11/10/2014<br>01/09/2015 |
|--------------|---|

|           |
|-----------|
| SITE PLAN |
|           |

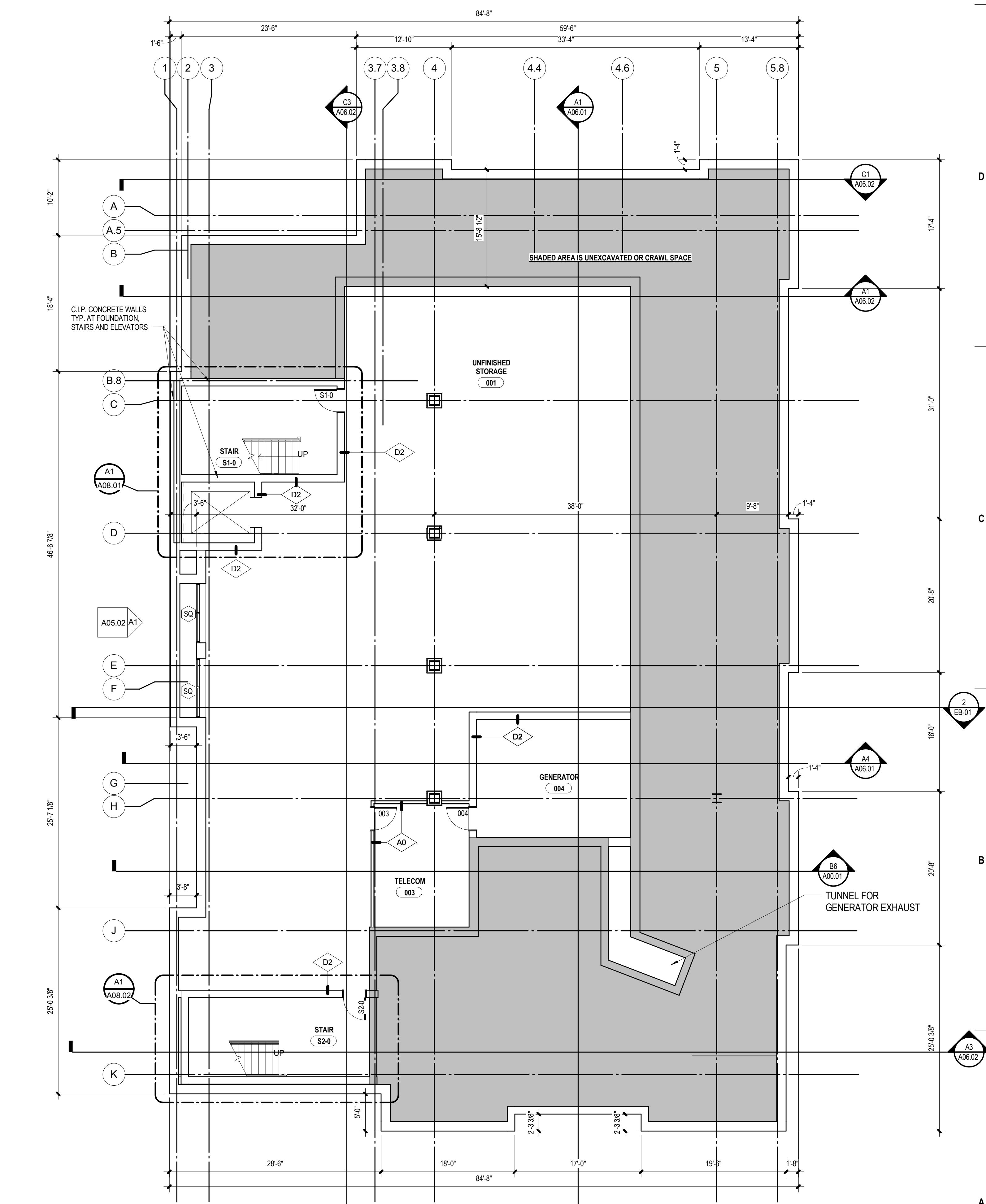
|   |
|---|
| <b>Burse</b><br>Surveying and Engineering, Inc.   |
| 1400 E. Washington Ave, Suite 150<br>Madison, WI 53703<br>Phone: 608-250-9263<br>Fax: 608-250-9266<br>e-mail: Mburse@BSE-INC.net<br>www.burseSurveyengr.com |

E

## Design Development

RDG...

PLANNING DESIGN



A4 LOWER LEVEL PLAN  
1/8" = 1'-0"

## St. Paul University Catholic Center PRELIMINARY - NOT FOR CONSTRUCTION

723 State Street, Madison, Wisconsin 53706

REV. DATE. DESCRIPTION  
07/20/2015 20 July 2015

02/2014

PROJECT NO.

27043.13

ISSUED

RDG Planning &amp; Design

PROJECT

St. Paul University Catholic Center

NOTES

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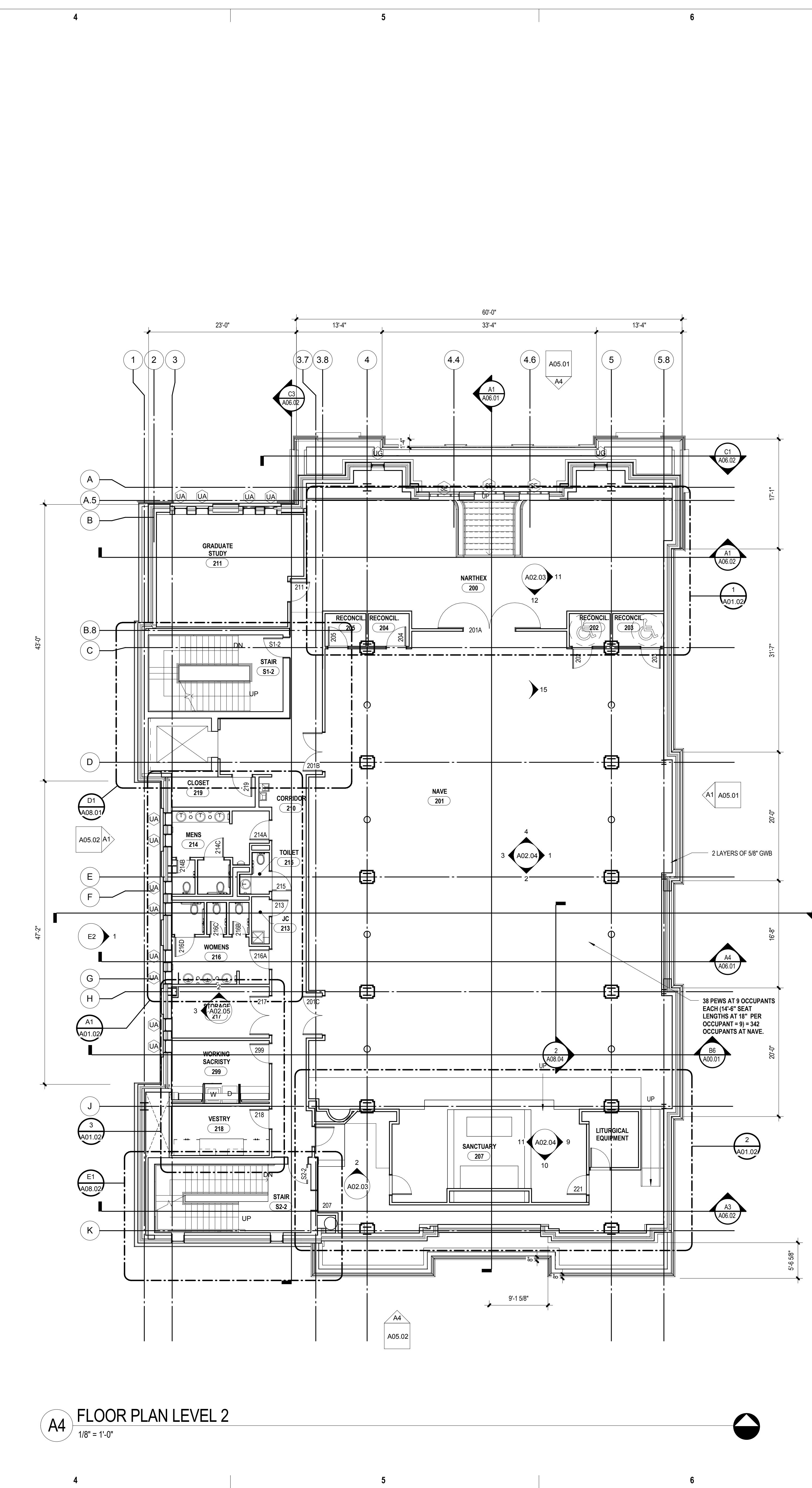
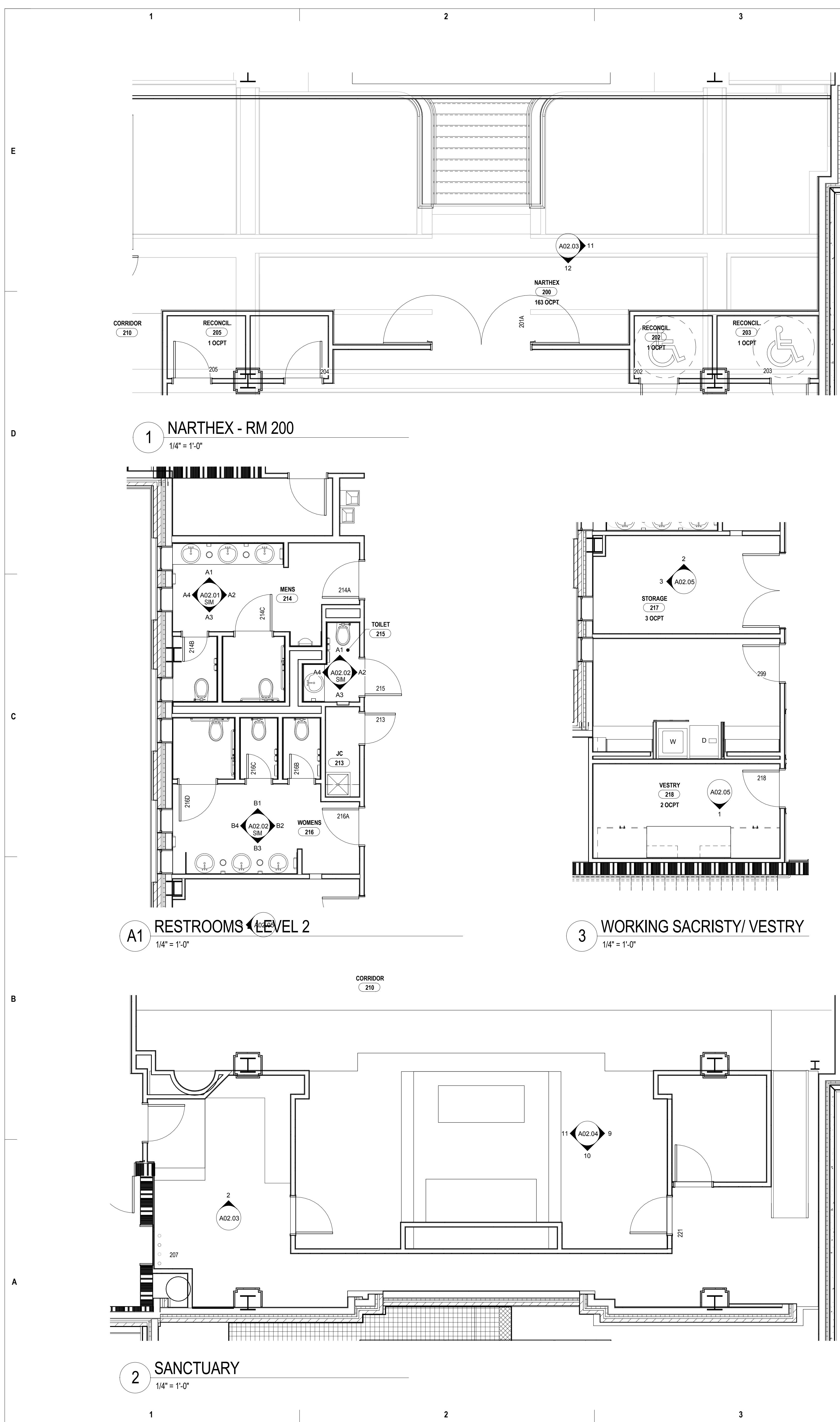
OF RDG PLANNING &amp; DESIGN, INC. THESE DOCUMENTS ARE

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A01.00

LOWER LEVEL PLAN





# St. Paul University Catholic Center

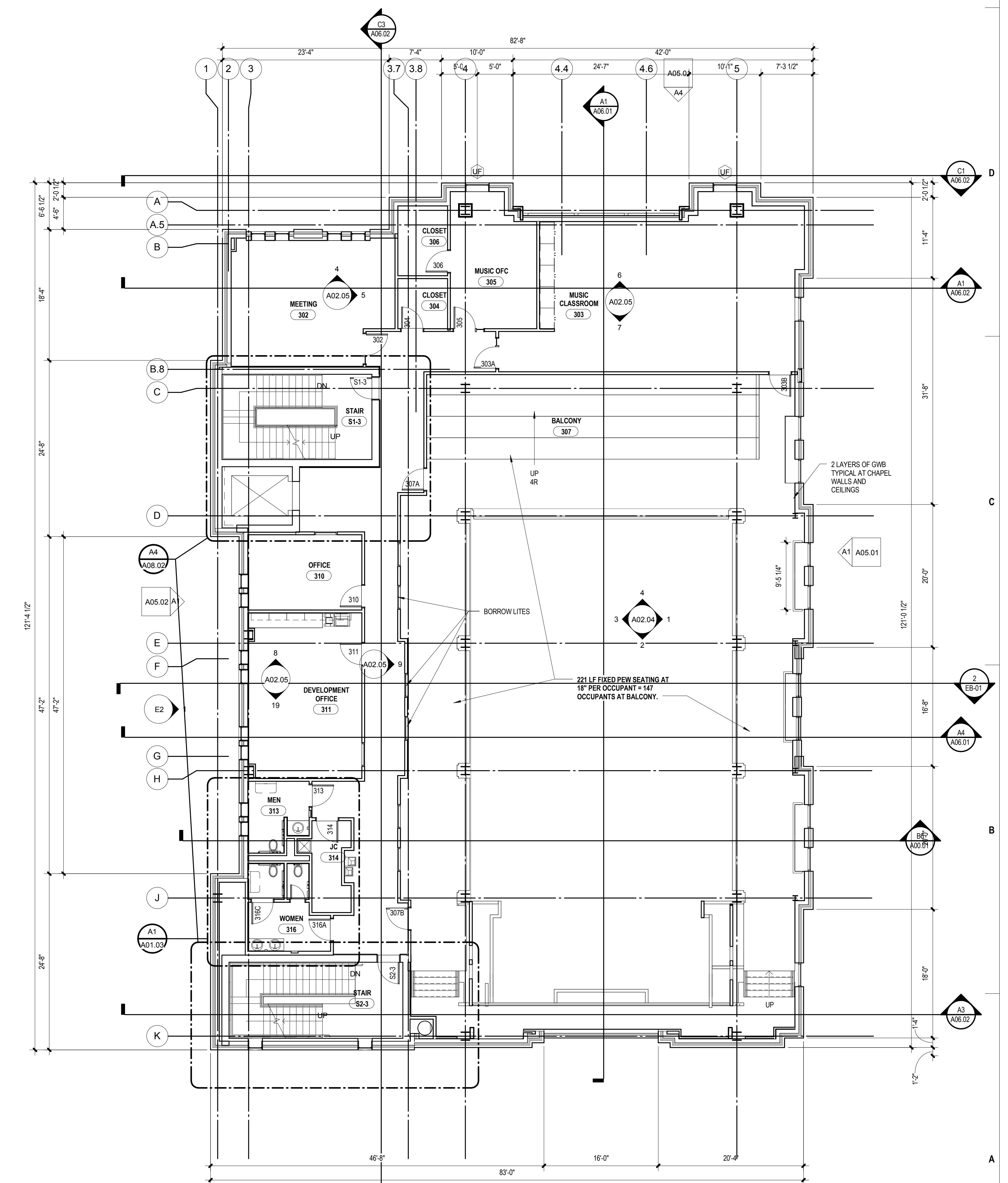
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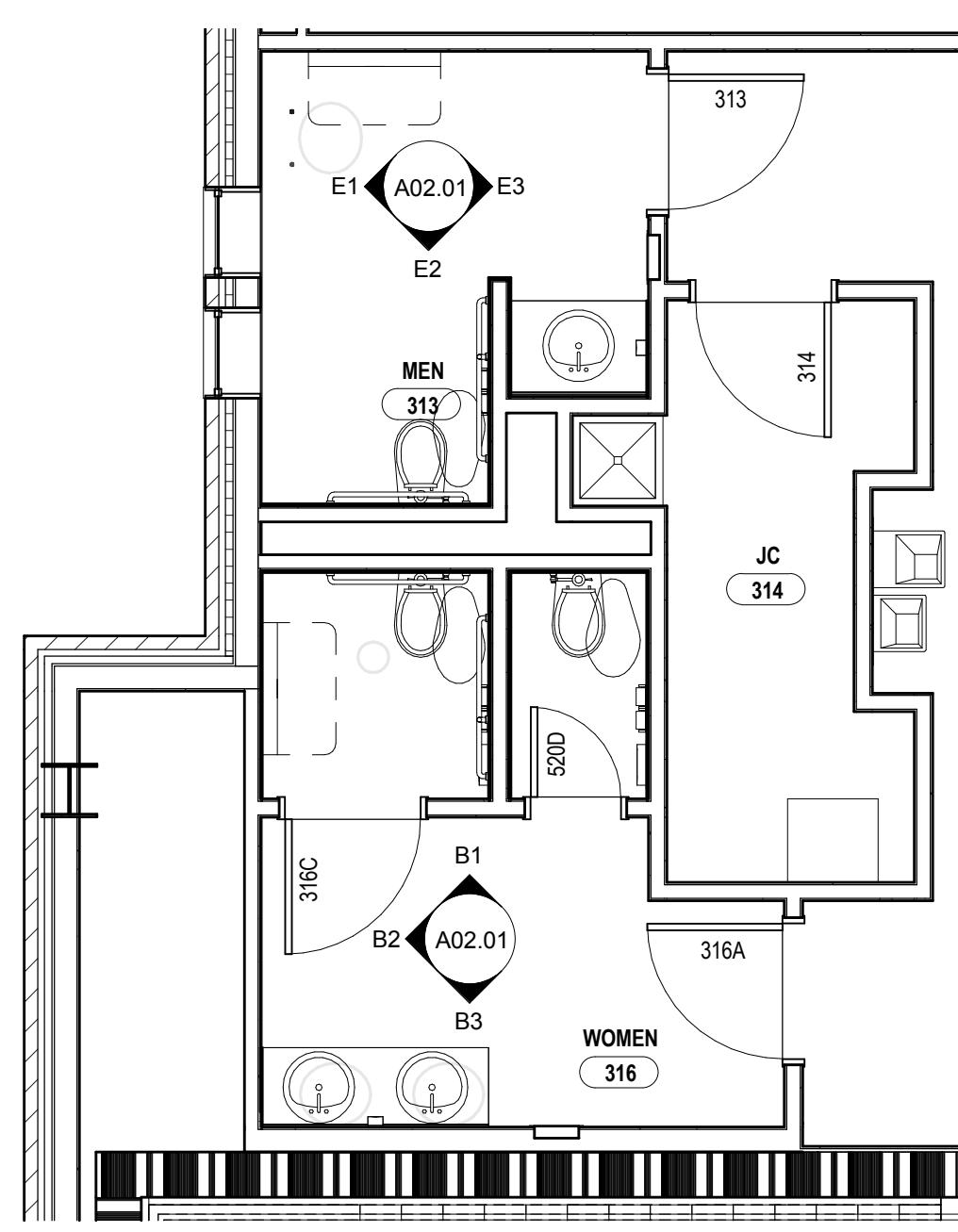
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| PROJECT NO:  |      | <b>27043.13</b>     |
| <b>© 2014</b><br><b>RDG Planning &amp; Design</b><br>THESE DOCUMENTS HAVE BEEN PREPARED BY RDG Inc. SPECIFICALLY<br>FOR THE<br><b>St. Paul University Catholic Center</b>                            |      |                     |
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| <hr/> <b>FLOOR PLAN</b><br><b>LEVEL 2</b> <hr/>  |      |                     |
| <b>A01.02</b>  |      |                     |

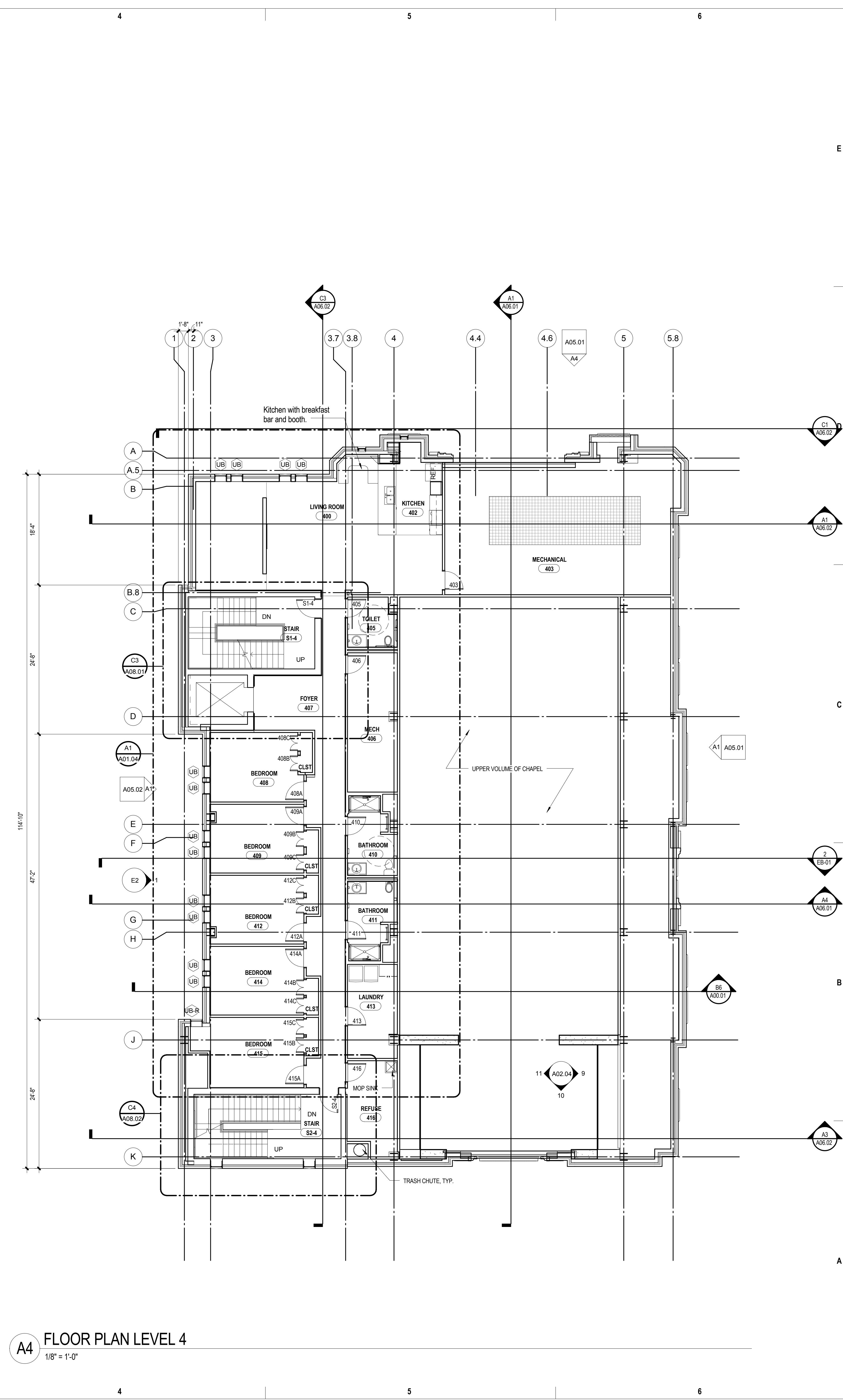
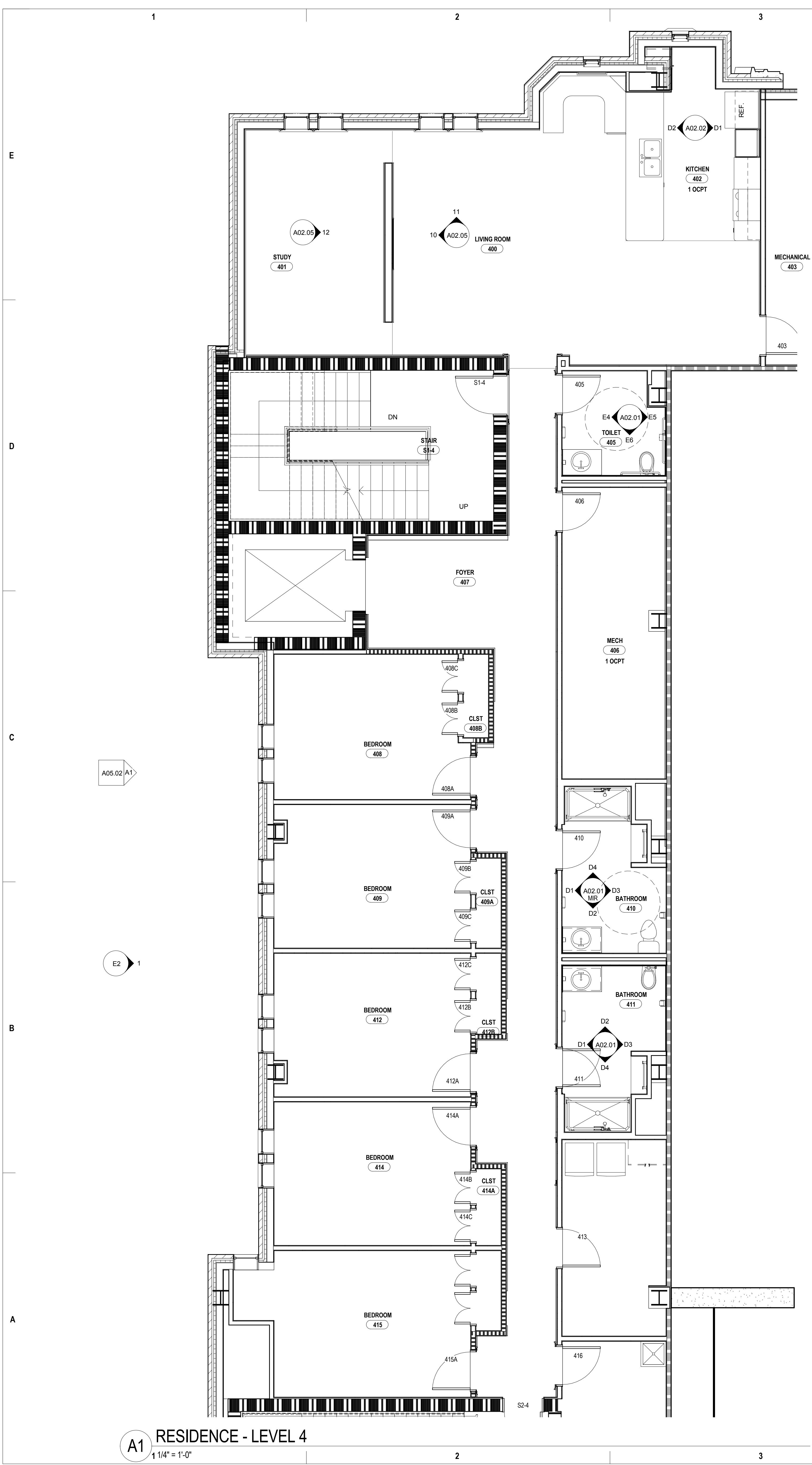
The logo for Rdg's features the letters 'Rdg's' in a large, bold, black, sans-serif font. The 's' is stylized with a vertical line extending upwards from its top. To the right of the letters, the words 'PLANNING • DESIGN' are written in a smaller, black, sans-serif font, with a small black circle separating 'PLANNING' and 'DESIGN'.

111



A4 FLOOR PLAN LEVEL 3  
1/8" = 1'-0"





# St. Paul University Catholic Center

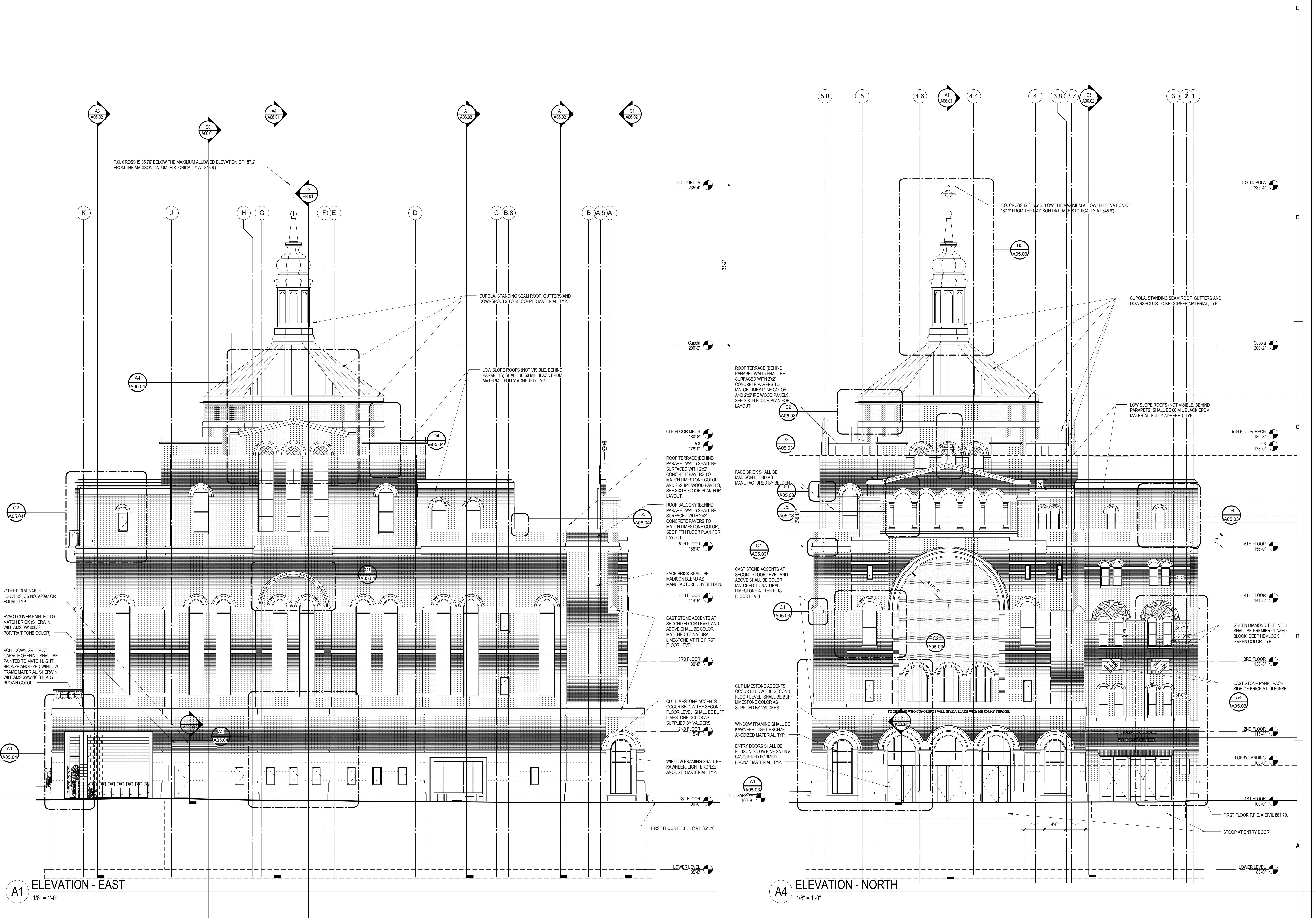
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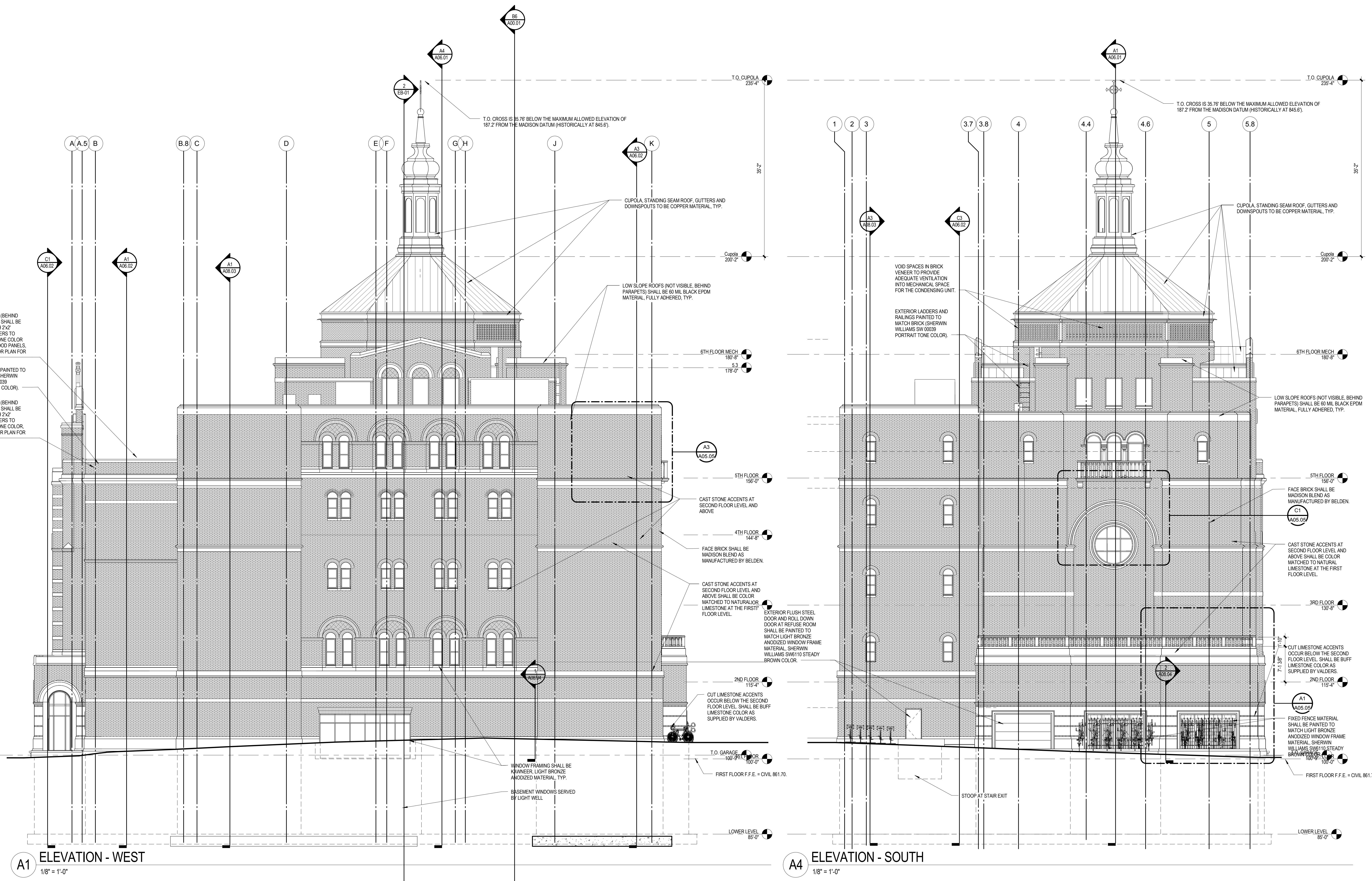
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| <b>FLOOR PLAN</b><br><b>LEVEL 4</b>   |              |             |
| <b>A01.04</b>   |              |             |

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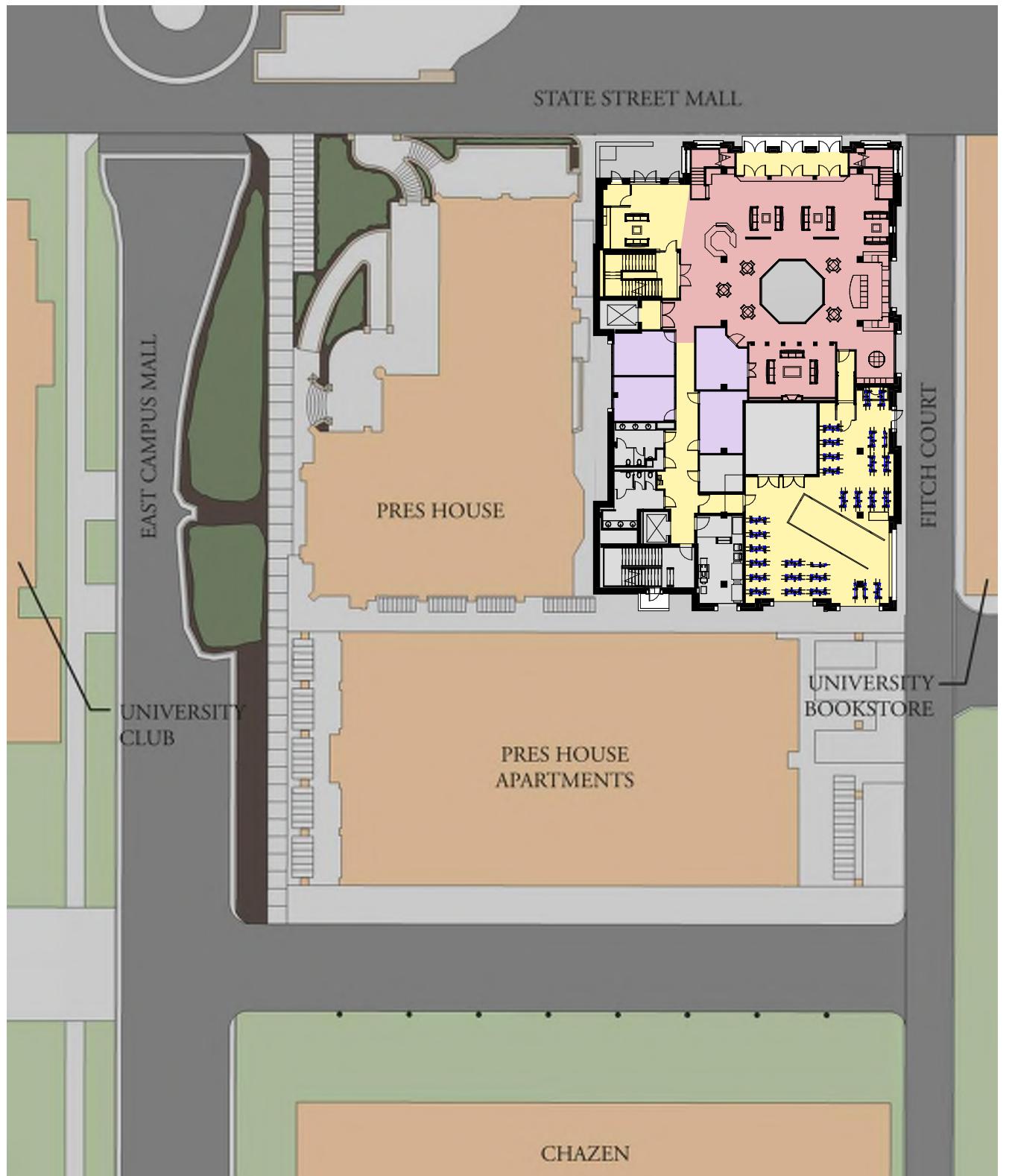




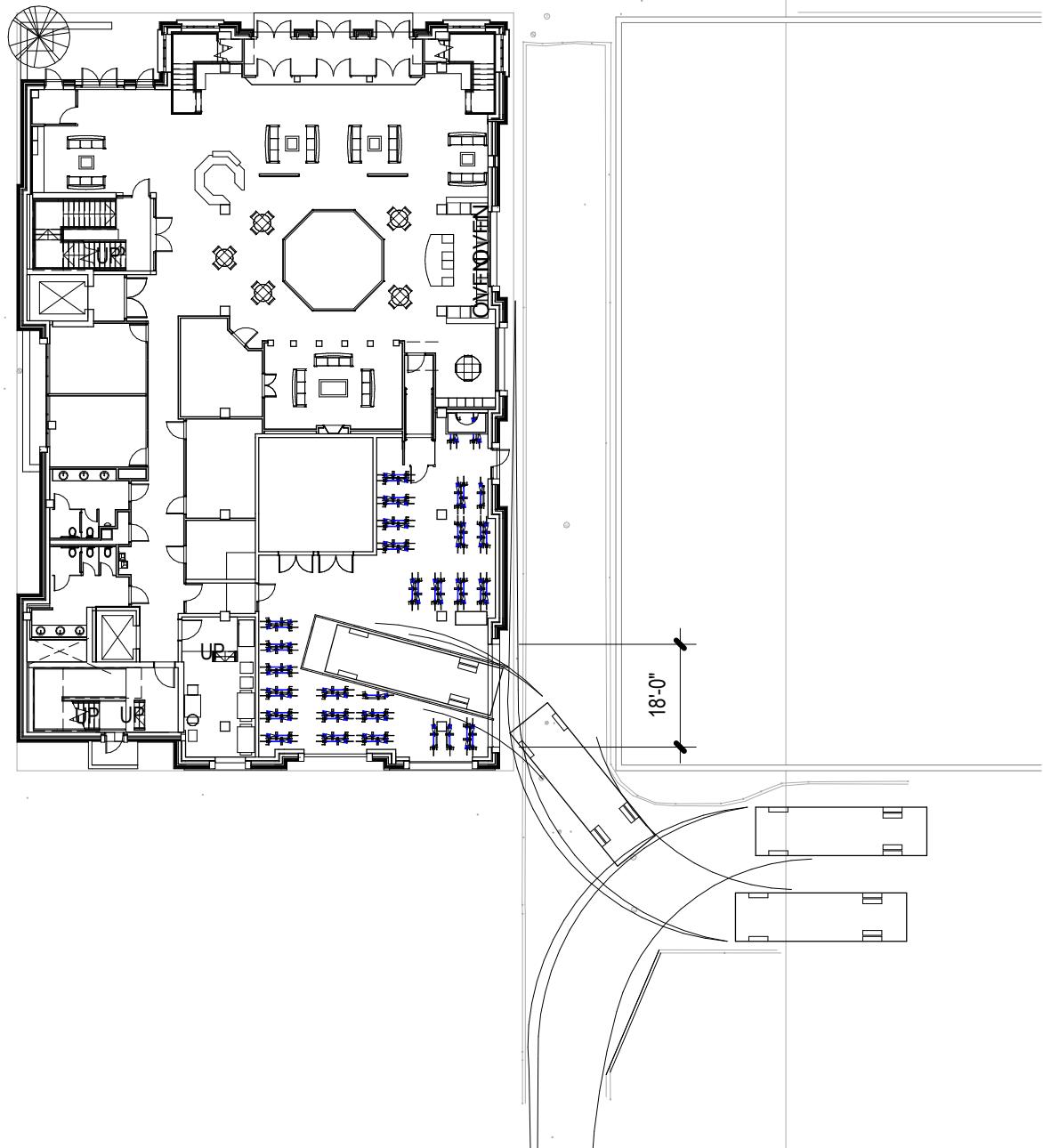




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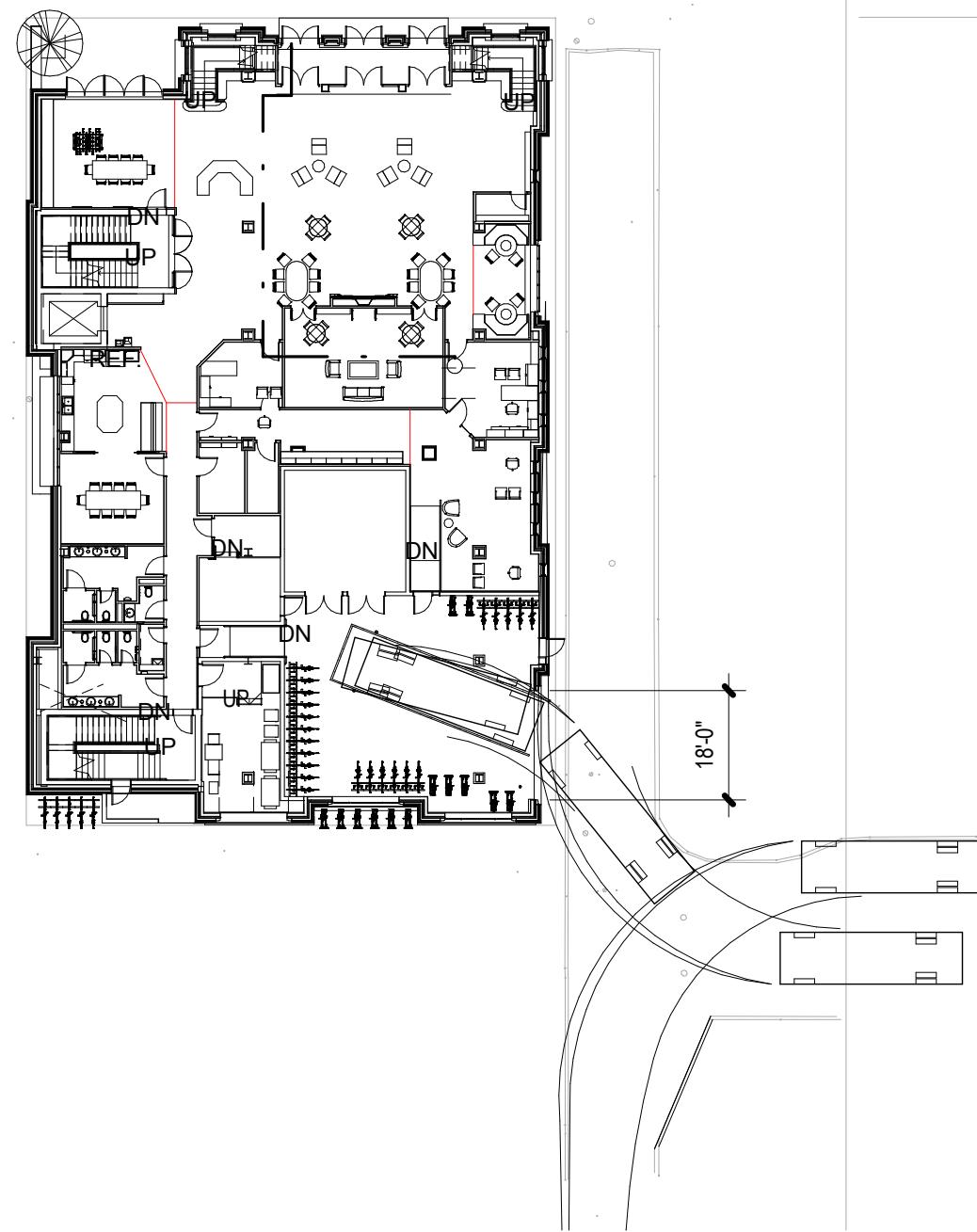


2014 First Floor Plan - Approved February 2015

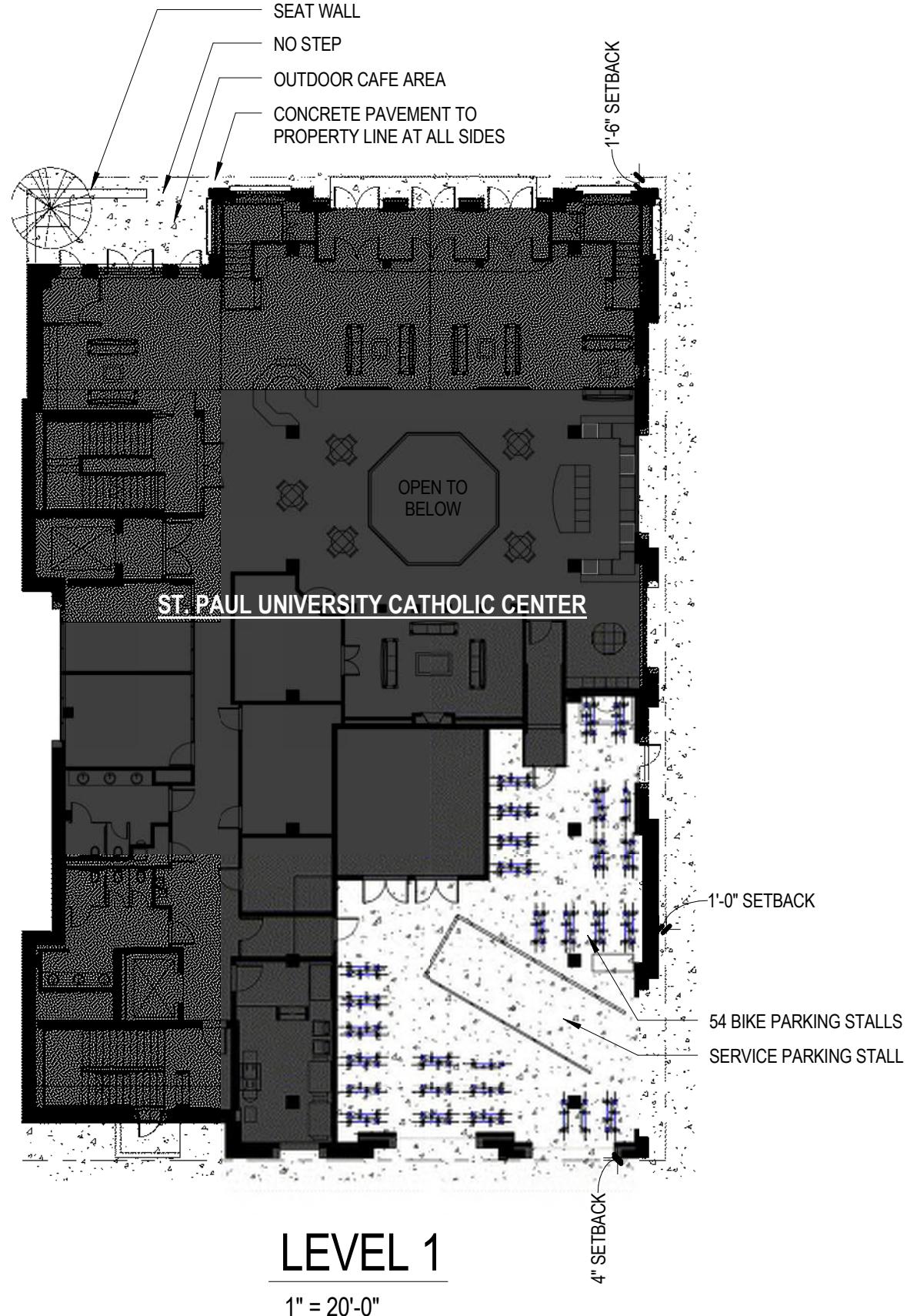


Tab 01, Page 3

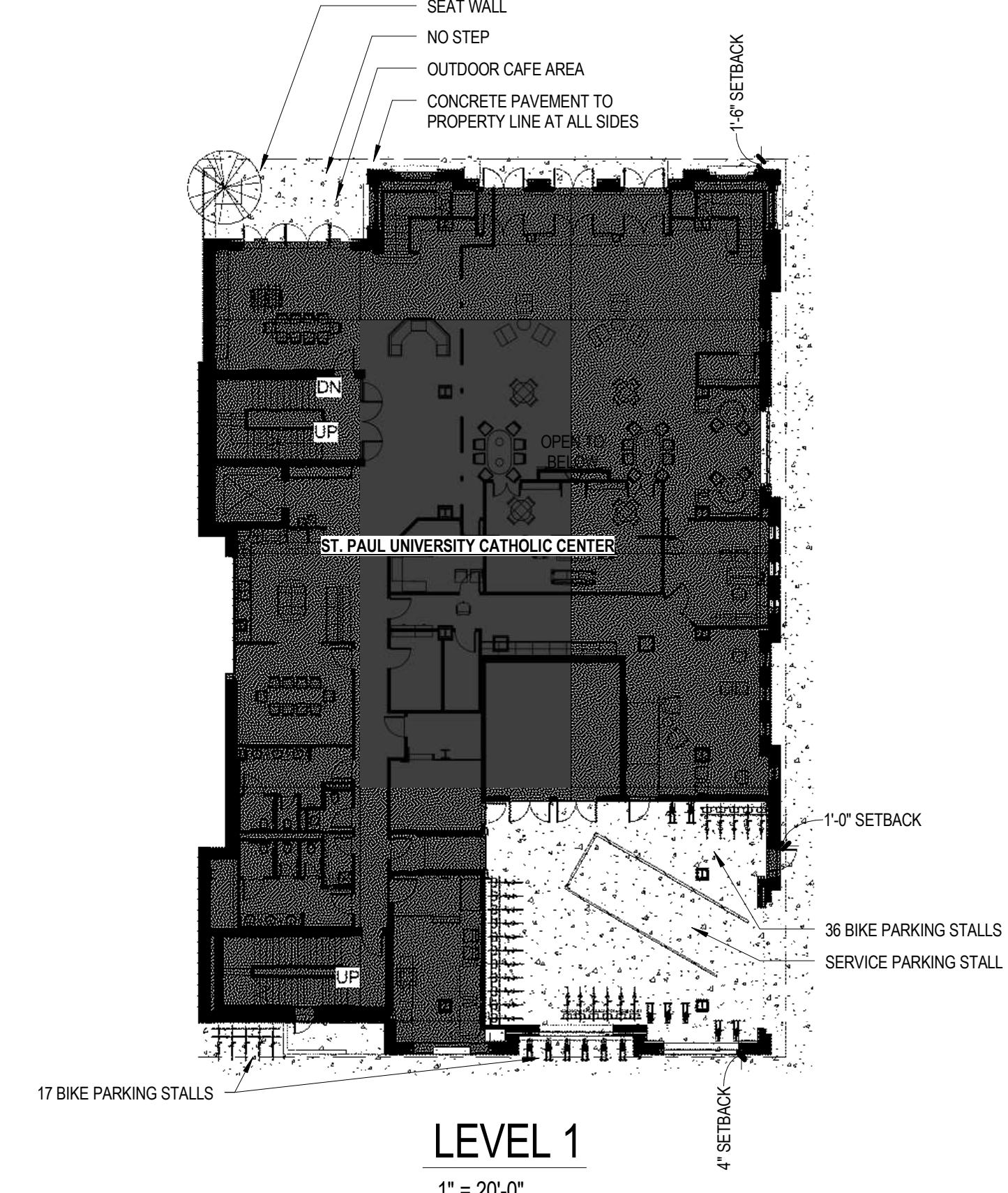
2015 Delivery Plan



## 2014 First Floor Plan with Garage and Plaza - Approved February 2015



## 2015 First Floor Plan with Garage and Plaza



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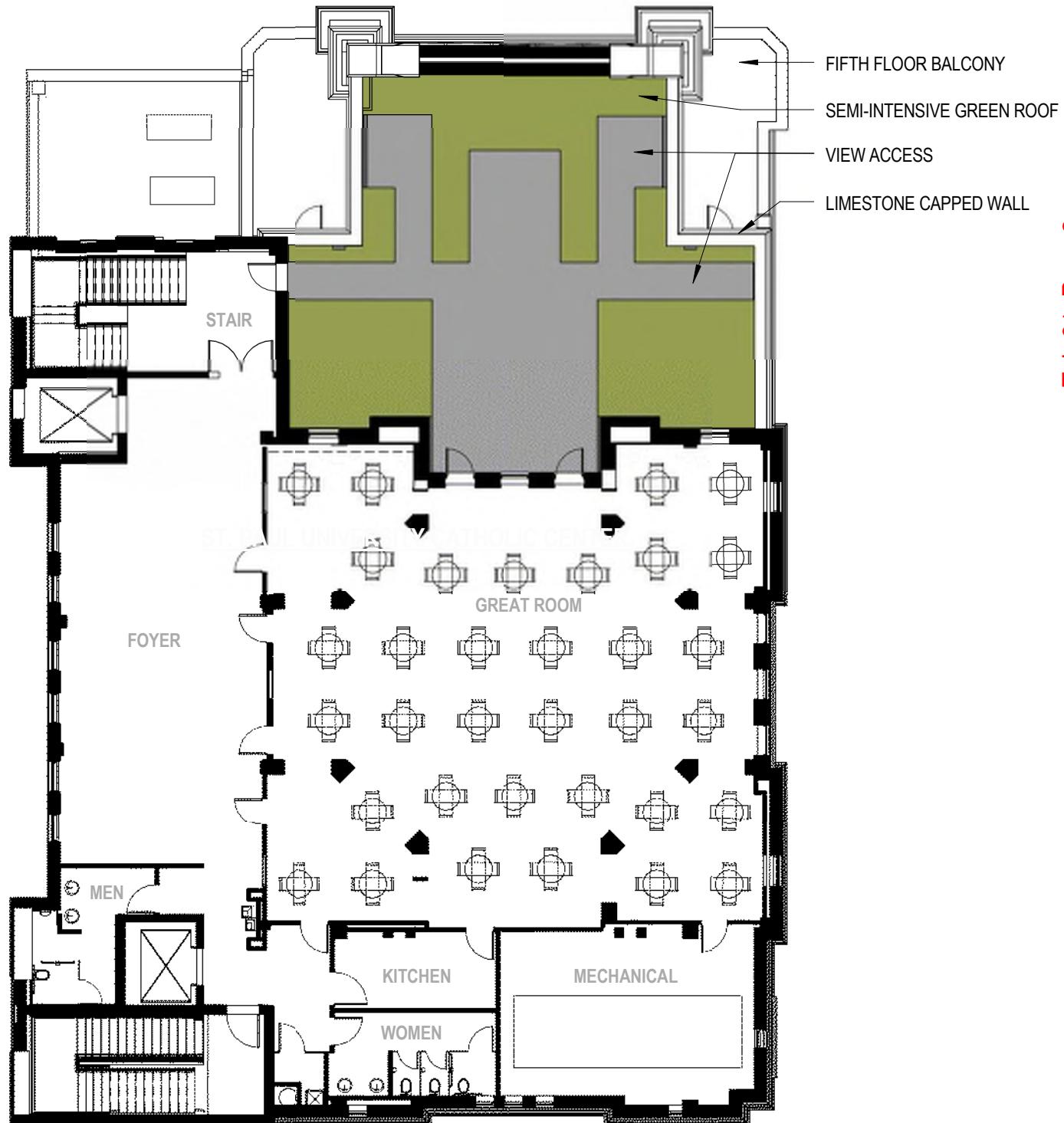
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2014 Sixth Floor Plan with Roof Terrace - Approved February 2015



Tab 01, Page 8

**LEVEL 6**

1/16" = 1'-0"

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2015 Fifth Floor Plan with Roof Terrace



**LEVEL 5**

1/16" = 1'-0"

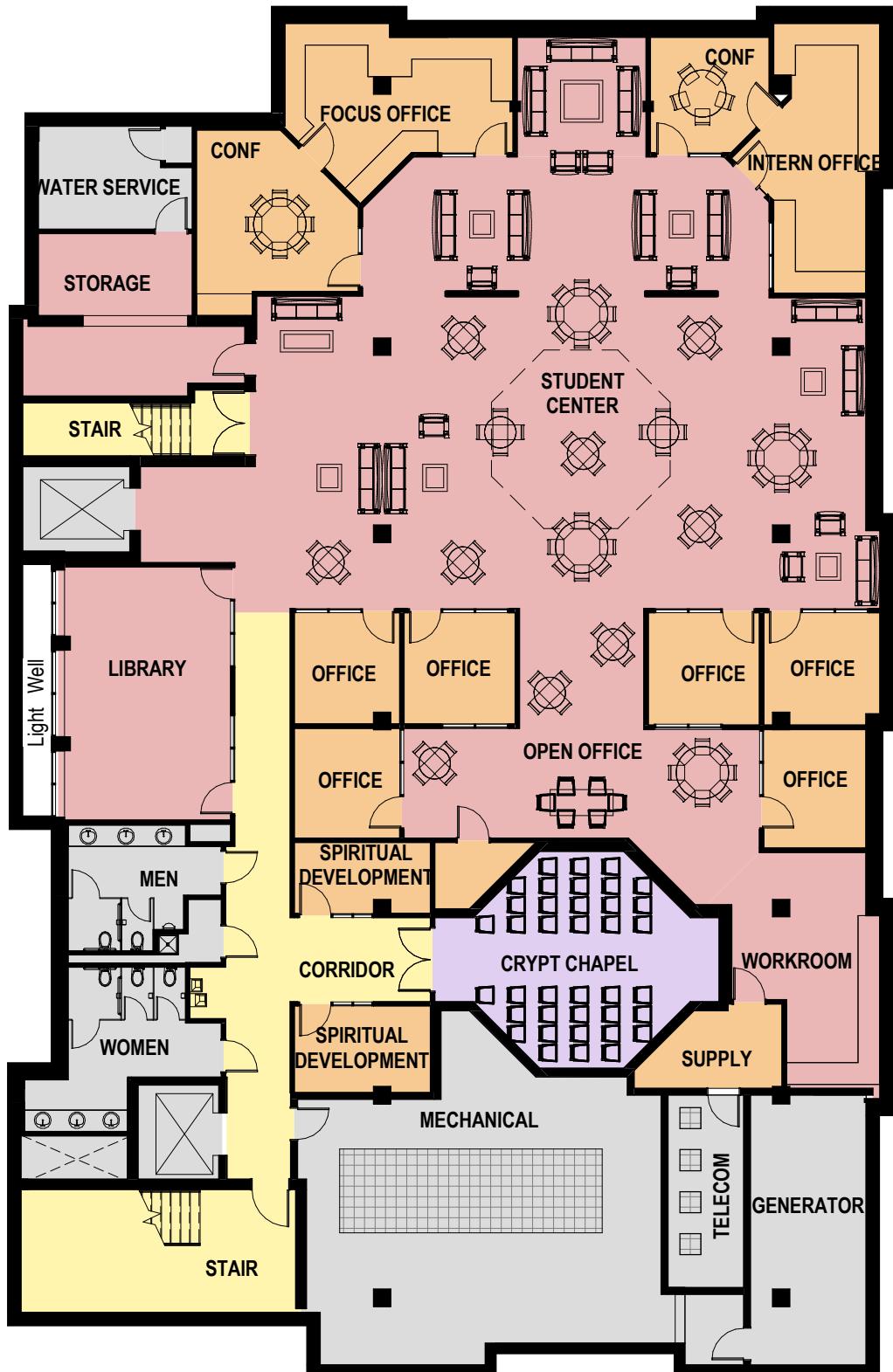
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## 2014 Basement Plan - Approved February 2015



**LOWER LEVEL**

1/16" = 1'-0"

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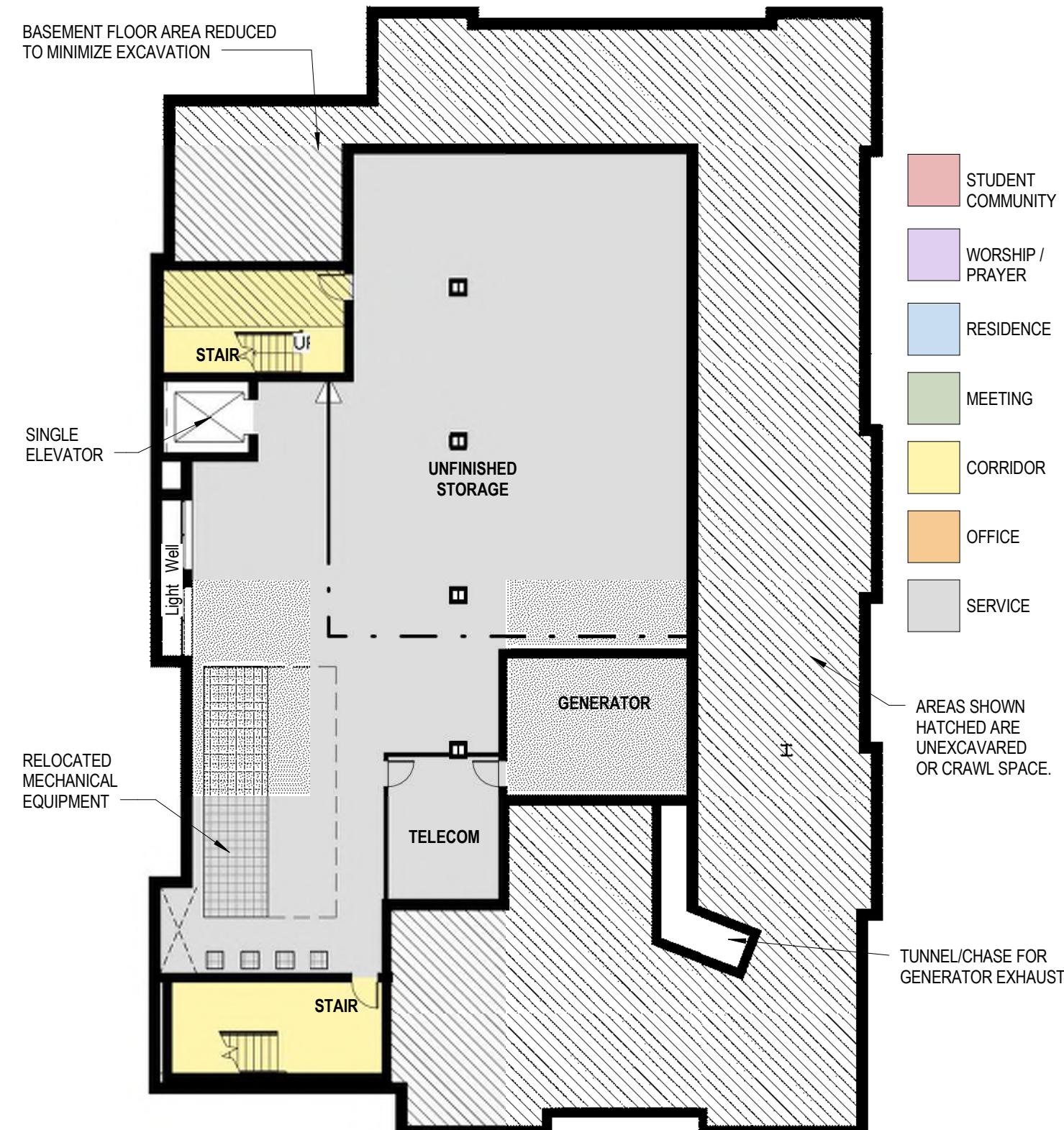
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October 7, 2014

Tab 02, Page 1

## 2015 Basement Plan



**LOWER LEVEL**

1/16" = 1'-0"

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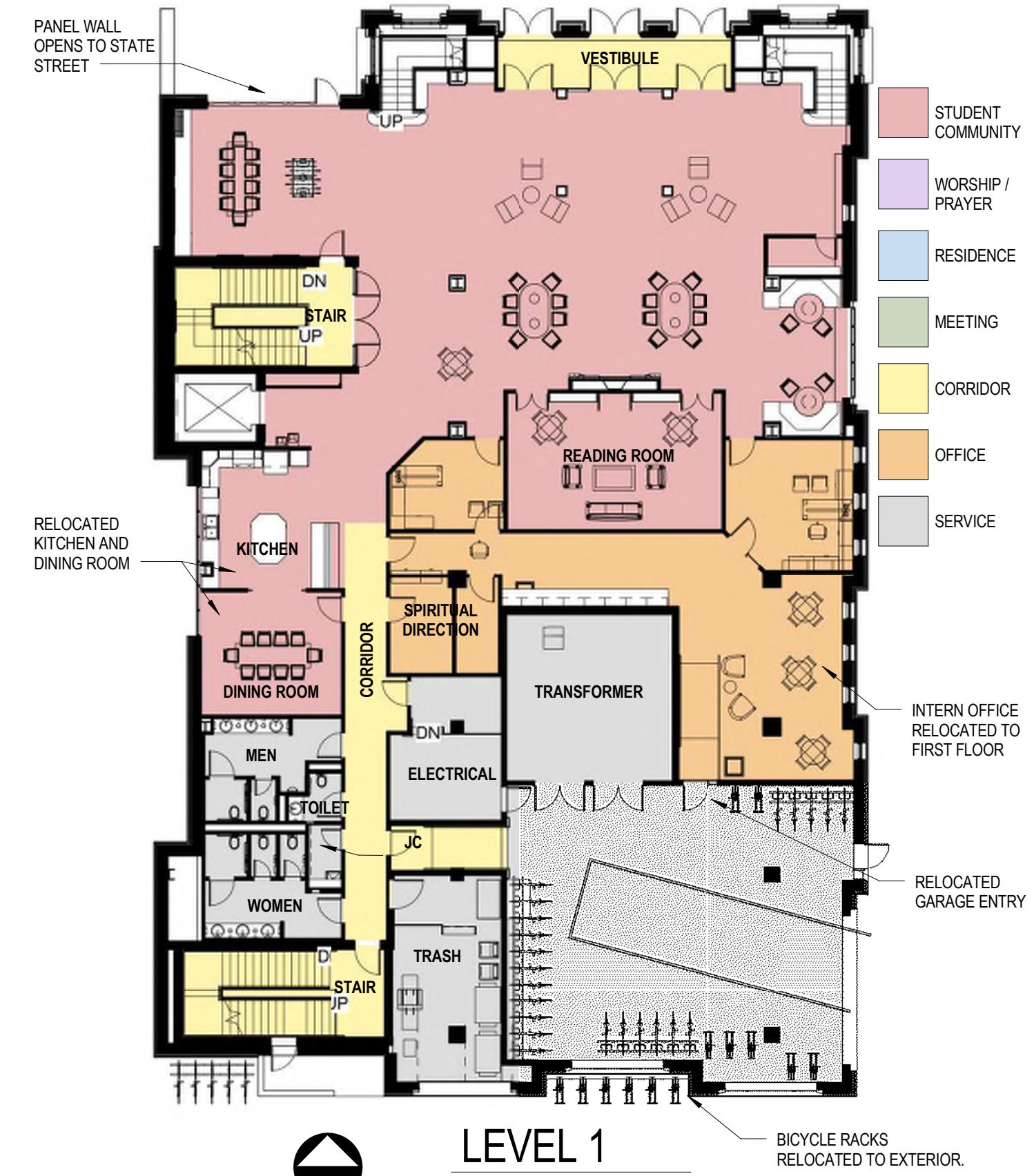
July 20, 2015

## 2014 First Floor Plan - Approved February 2015

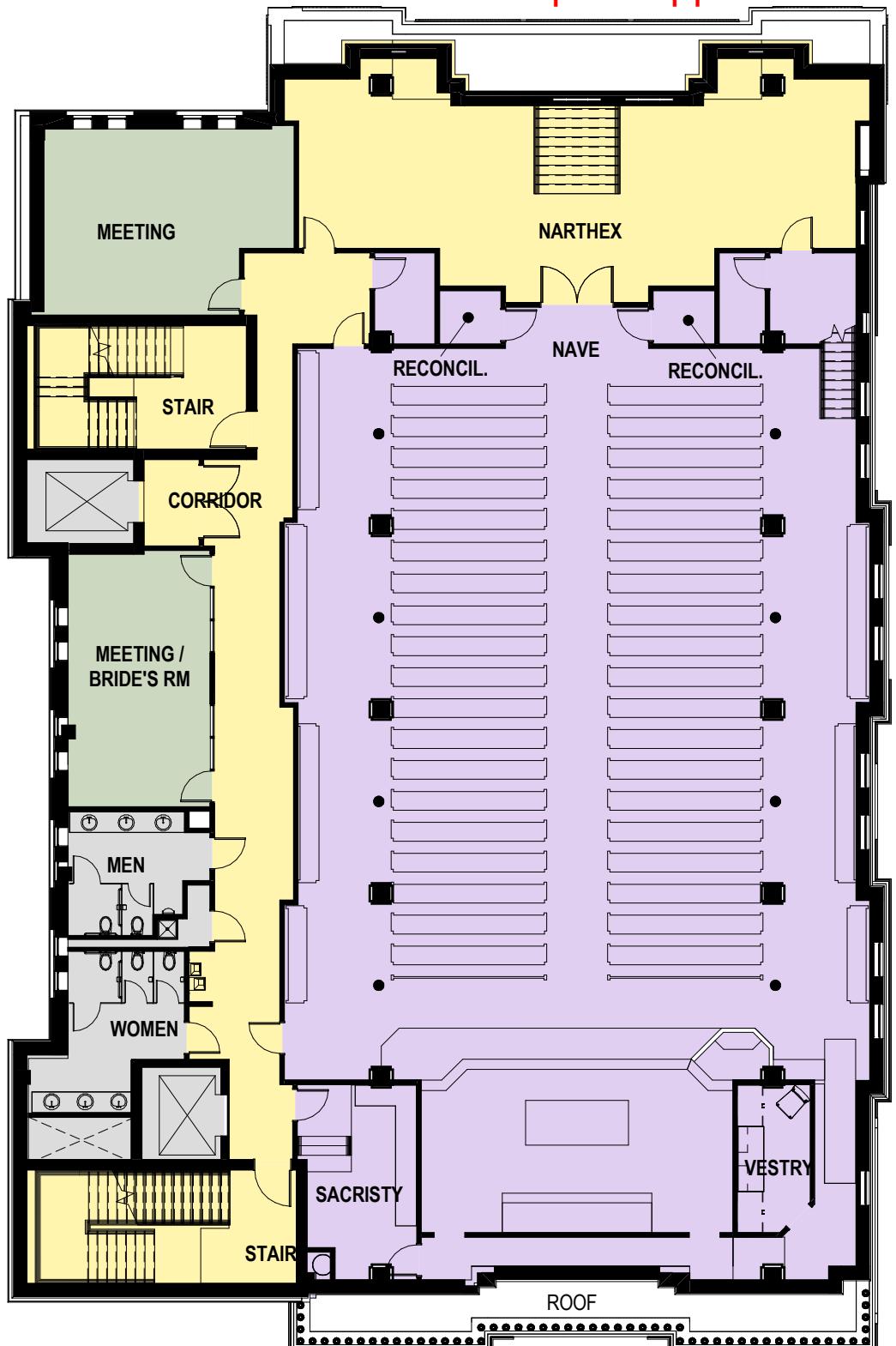


Tab 02, Page 2

## 2015 First Floor Plan



## 2014 Second Floor Plan with Chapel - Approved February 2015



**LEVEL 2**

1/16" = 1'-0"

St. Paul University Catholic Center

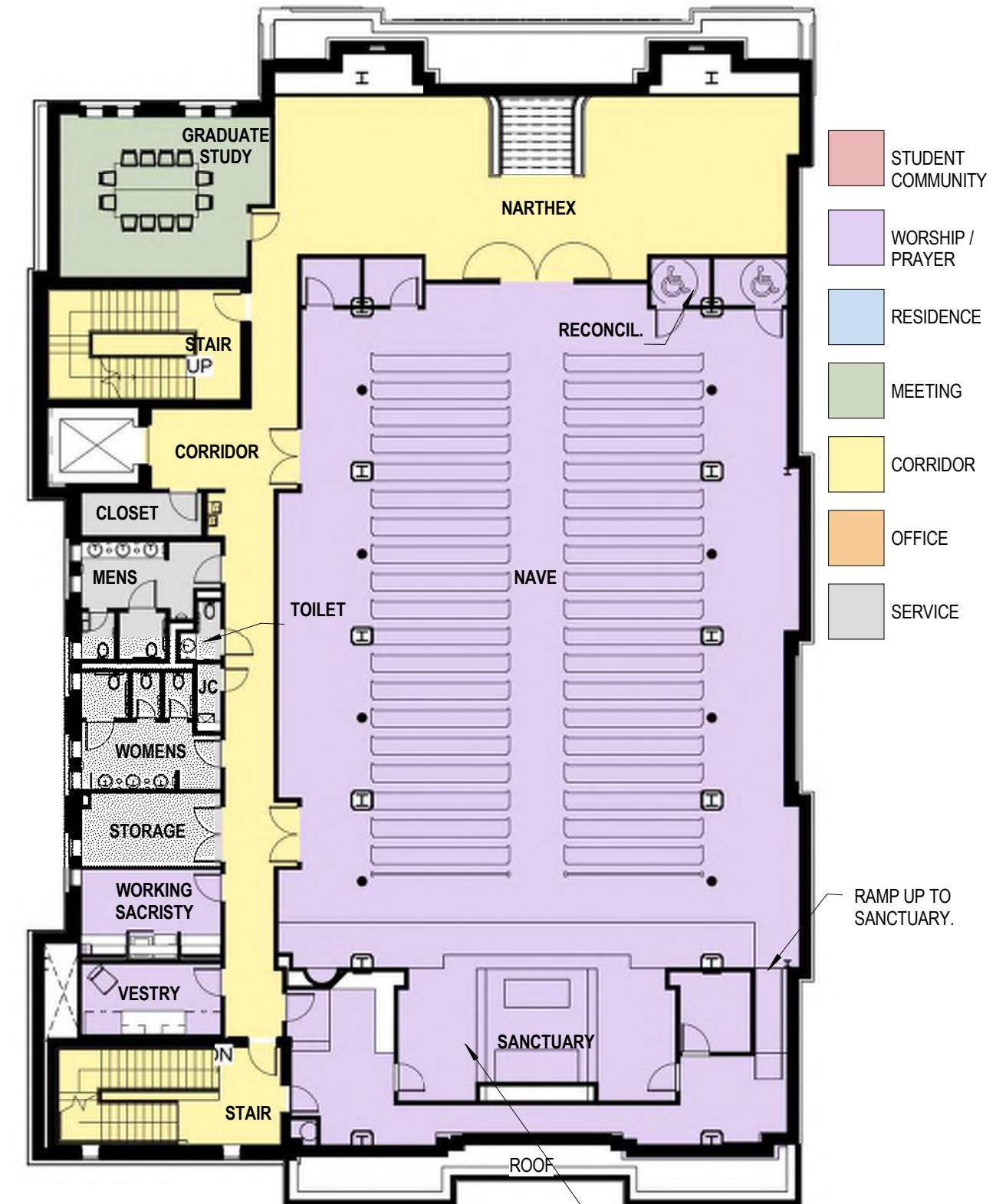
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Tab 02, Page 3

## 2015 Second Floor Plan



**LEVEL 2**

1/16" = 1'-0"

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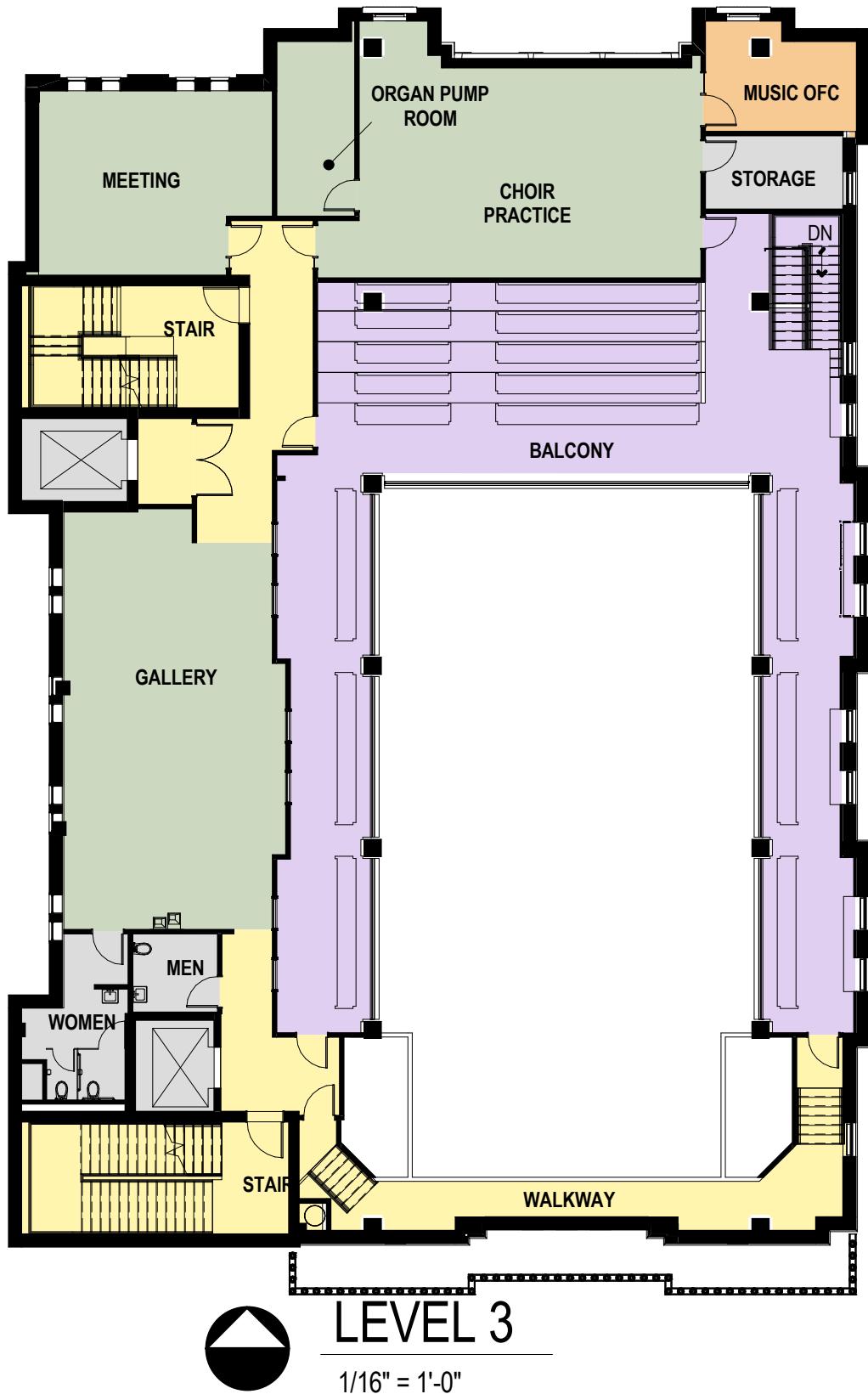
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NO CHANGES TO PLAN AT  
SECOND FLOOR LEVEL.

2014 Third Floor Plan with Chapel - Approved February 2015



St. Paul University Catholic Center

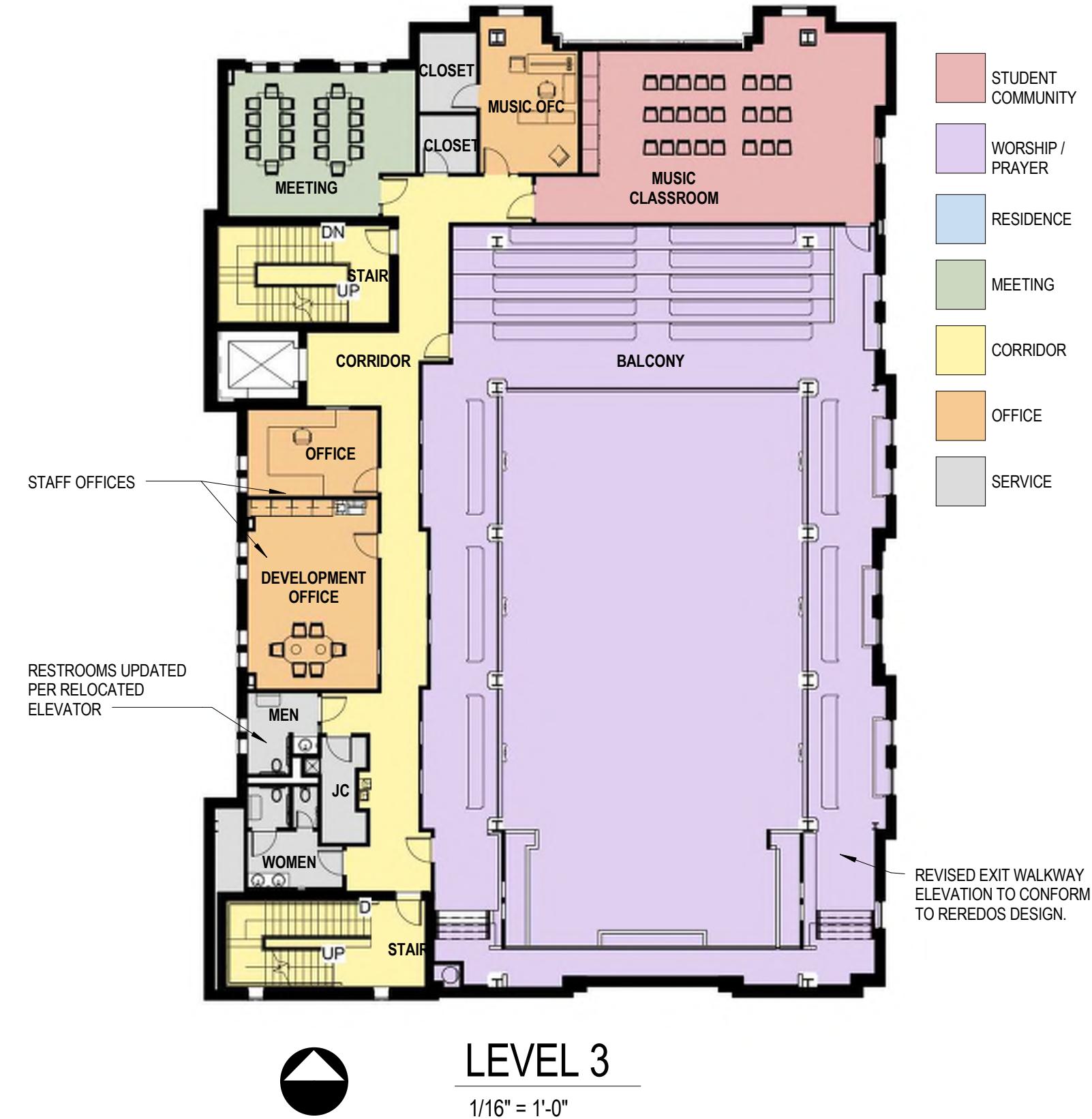
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Tab 02, Page 4

2015 Third Floor Plan



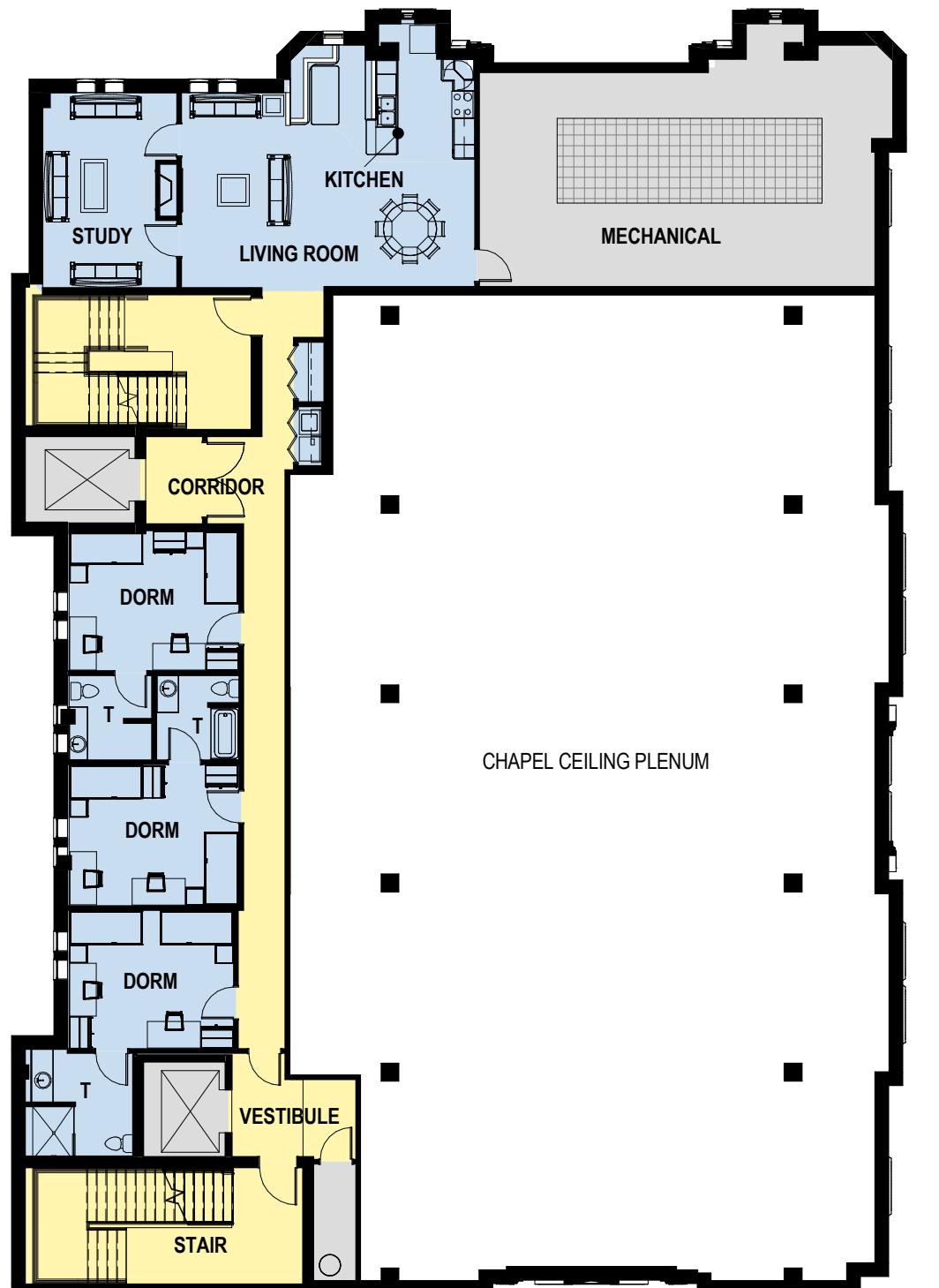
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2014 Fourth Floor Plan - Approved February 2015



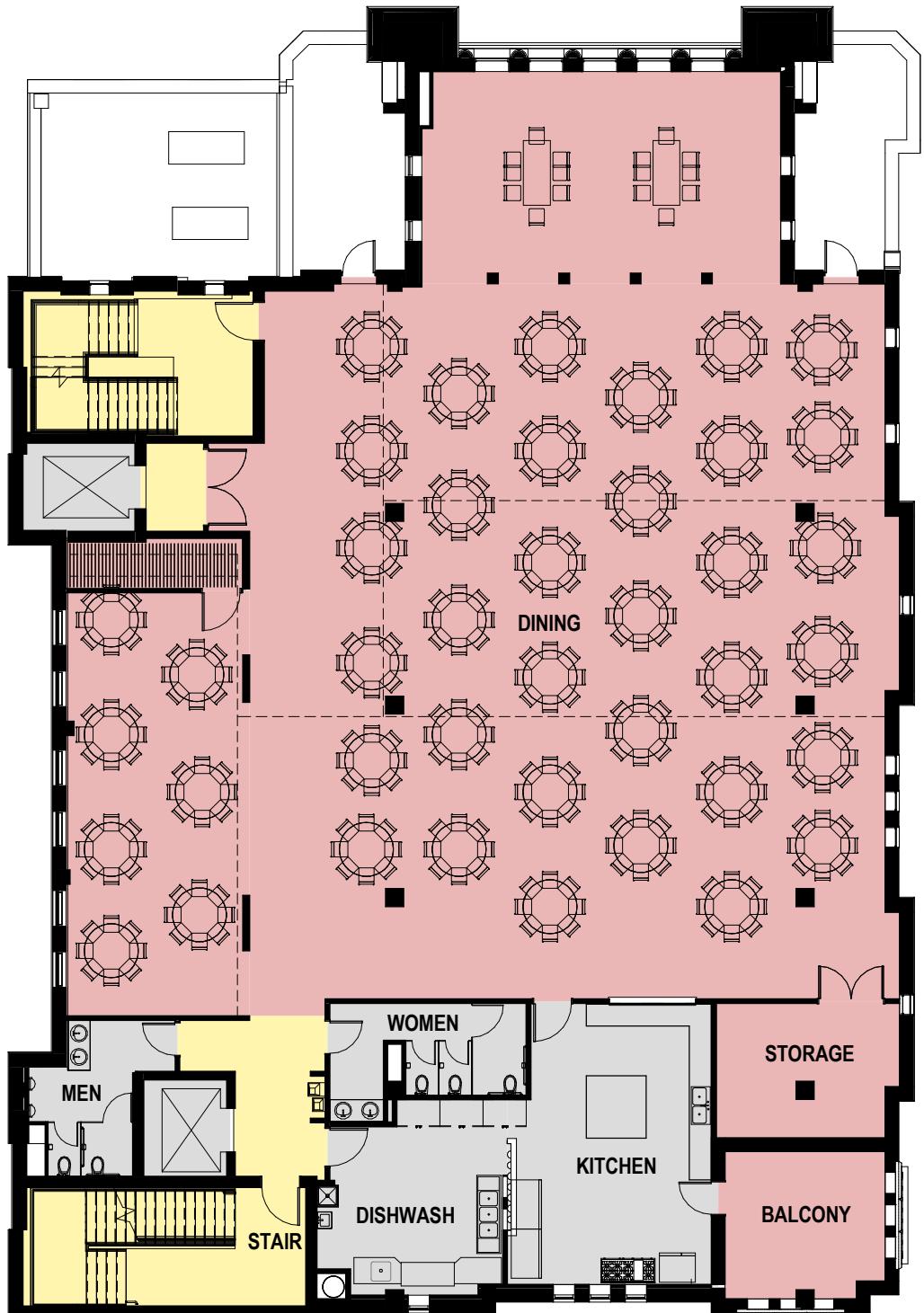
Tab 02, Page 5

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

2015 Fourth Floor Plan



2014 Fifth Floor Plan - Approved February 2015



**LEVEL 5**

1/16" = 1'-0"

St. Paul University Catholic Center

723 State Street, Madison, Wisconsin 53706

**RDg...**  
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Tab 02, Page 6

2015 Fifth Floor Plan



**LEVEL 5**

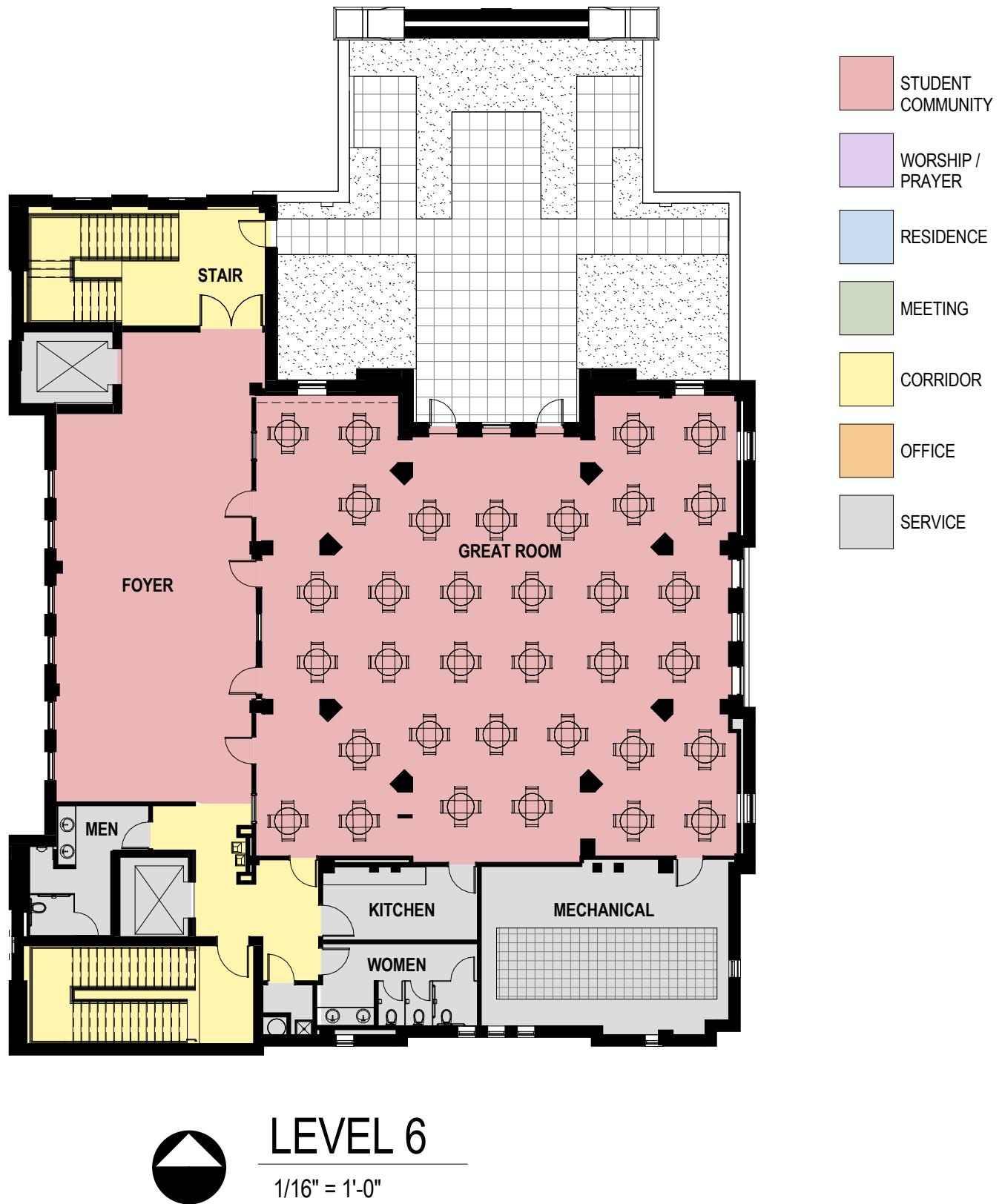
1/16" = 1'-0"

St. Paul University Catholic Center

723 State Street, Madison, Wisconsin 53706

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27043.13      July 20, 2015

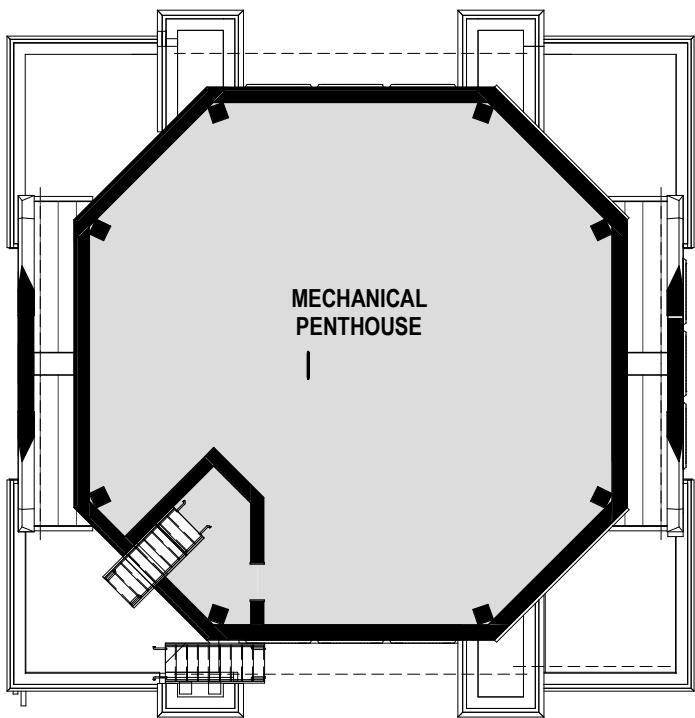


The prior Sixth Floor was eliminated from the project when it was consolidated with the prior Fifth Floor .

2014 Seventh Floor Mech Room - Approved February 2015  
(Same layout/use, but this plan was not included in the 2011plans)

2015 Sixth Floor Plan  
Previously the 7th floor.

Tab 02, New Page



**LEVEL 7**

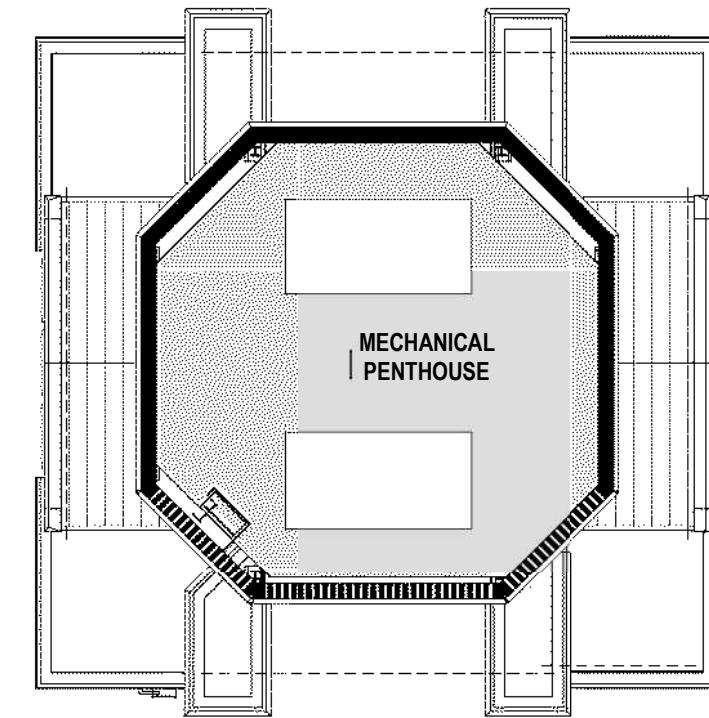
1/16" = 1'-0"

St. Paul University Catholic Center

723 State Street, Madison, Wisconsin 53706

**RDg...**  
PLANNING • DESIGN

27043.13      October 7, 2014



**LEVEL 6**

1/16" = 1'-0"

St. Paul University Catholic Center

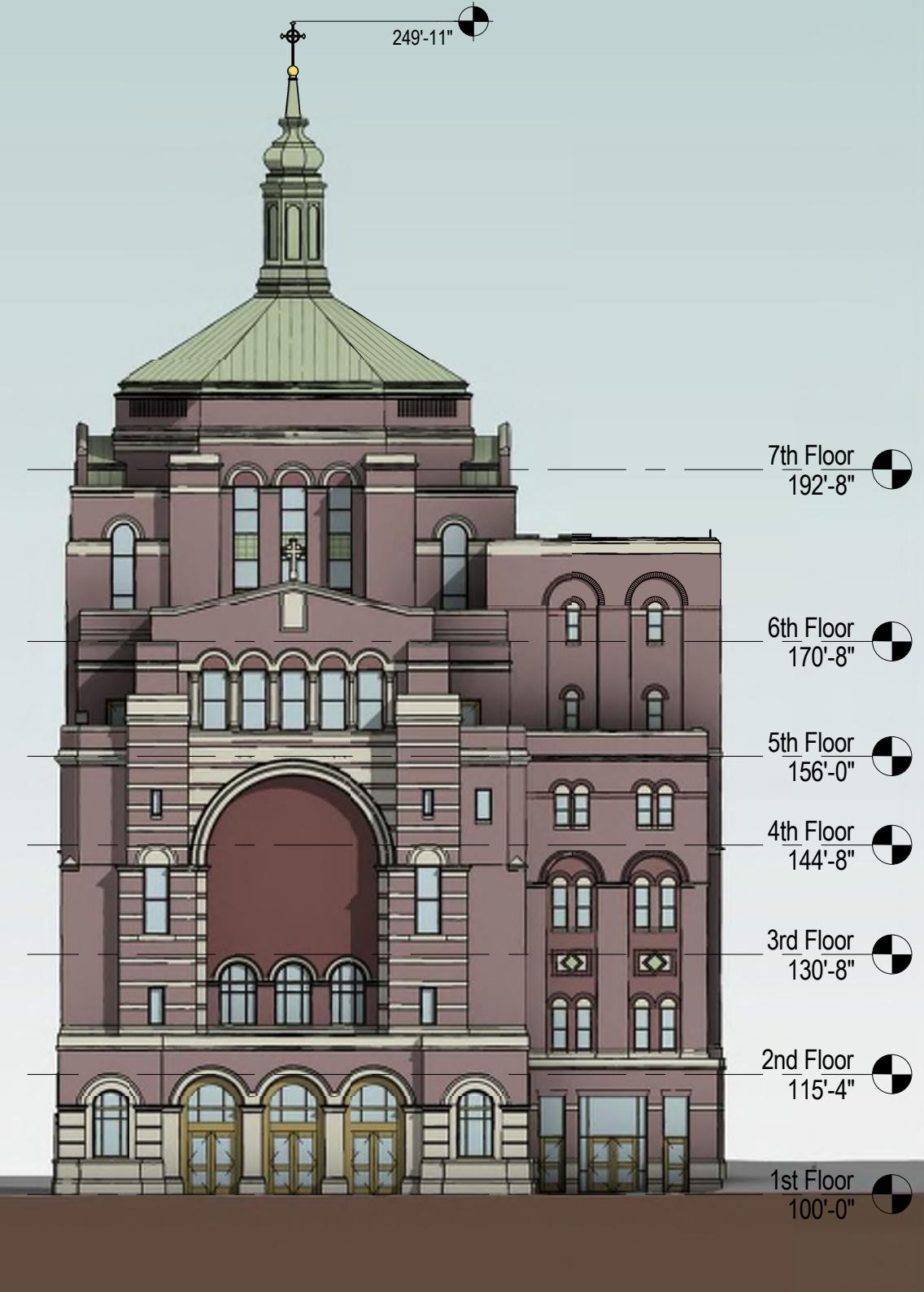
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2014 North Elevation - Approved February 2015

249'-11"



North Elevation

1" = 20'-0"

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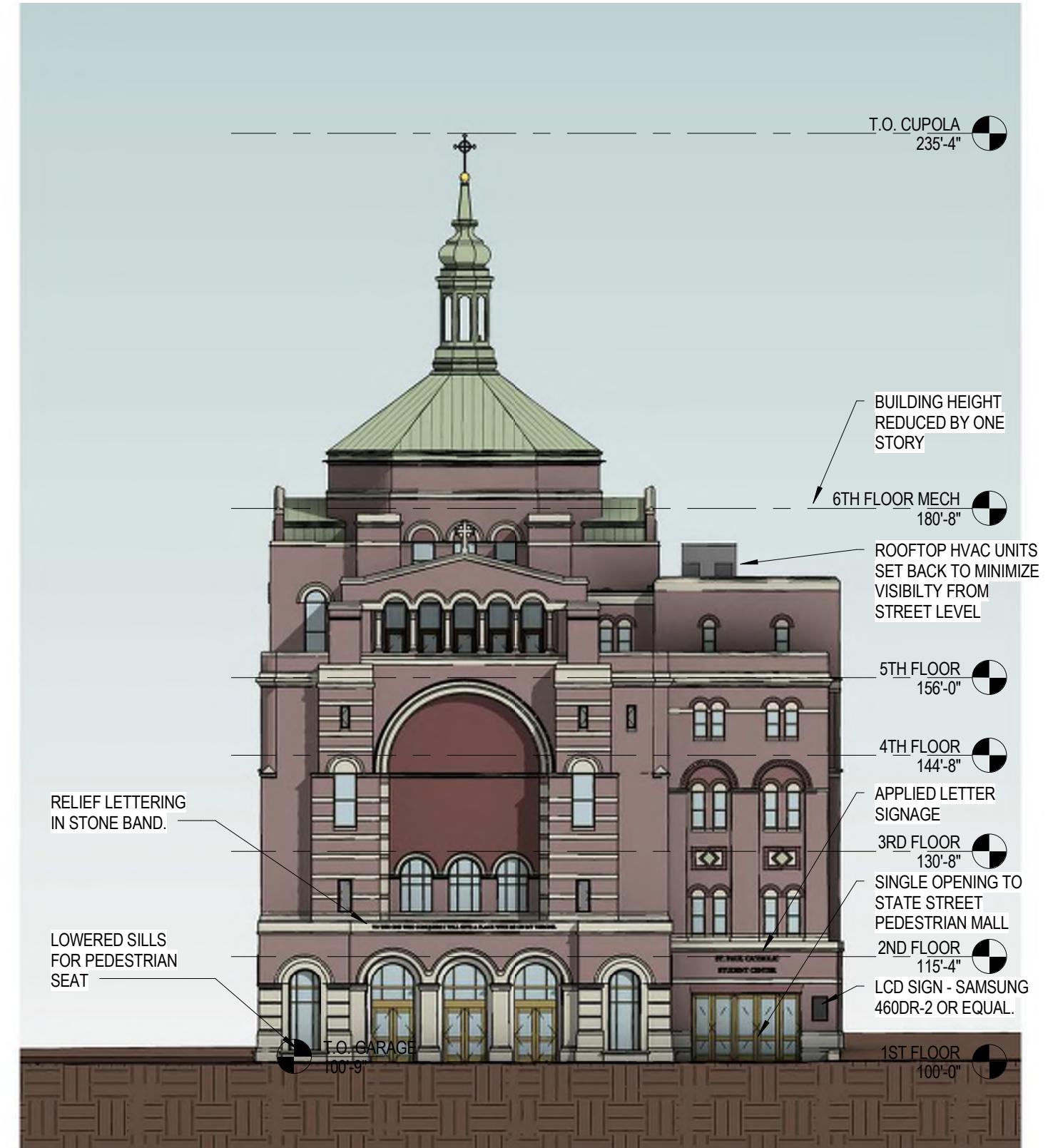
**RDg...**  
PLANNING • DESIGN

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Tab 03, Page 21

2015 North Elevation  
Building height reduced by one story.

T.O. CUPOLA  
235'-4"



North Elevation

1" = 20'-0"

St. Paul University Catholic Center

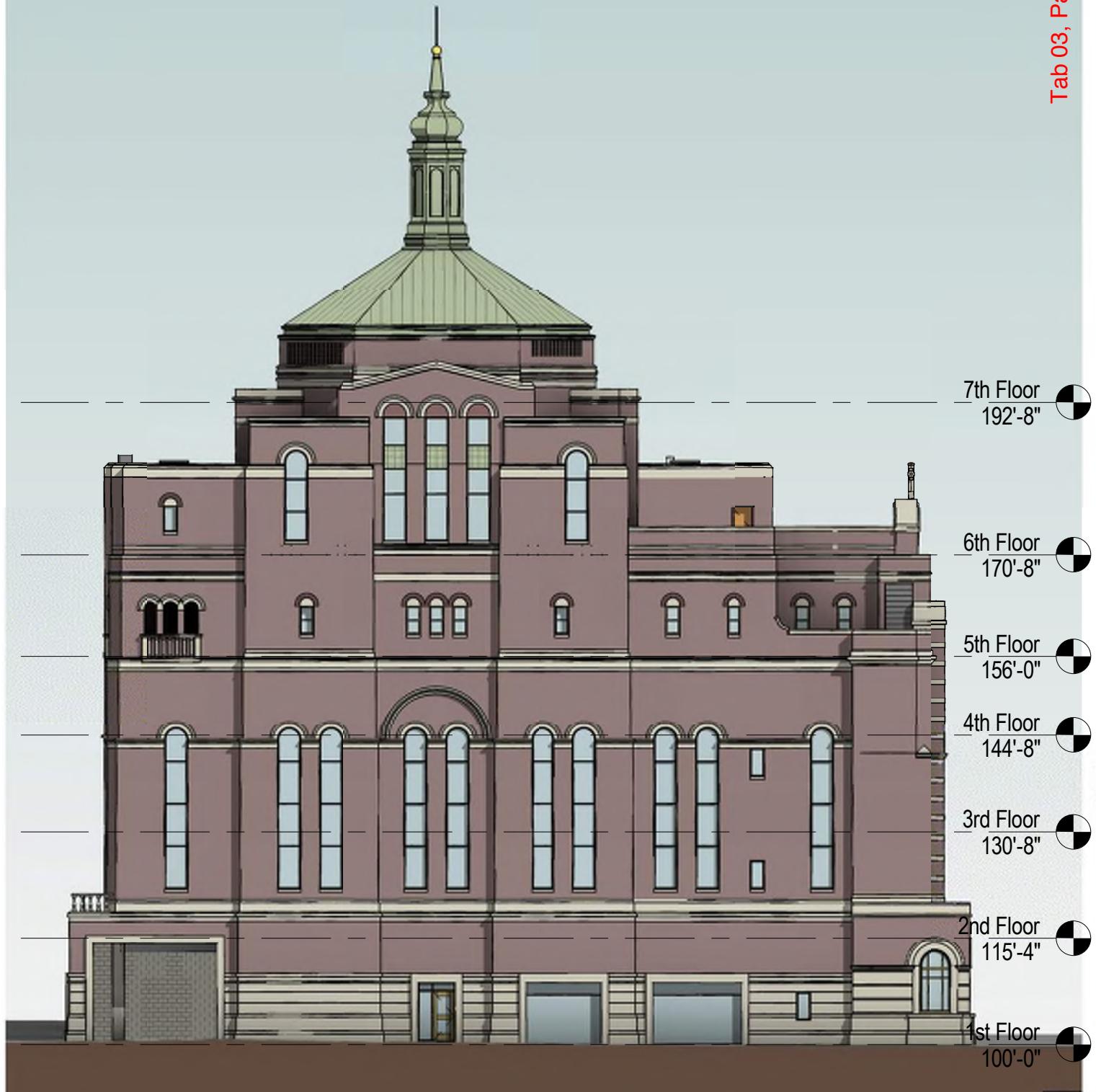
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2014 East Elevation - Approved February 2015

Tab 03, Page 22



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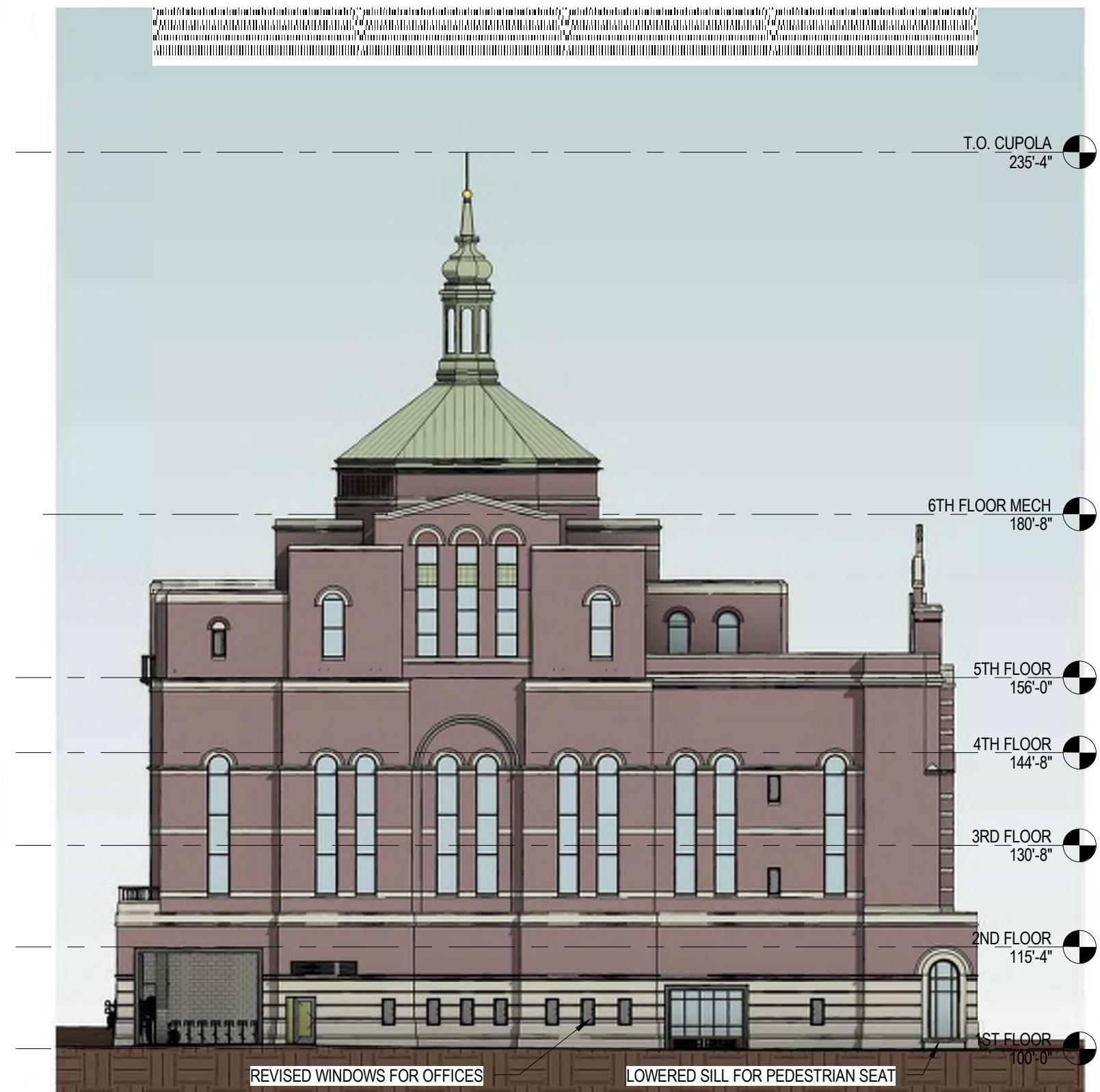
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**RDg...**  
PLANNING • DESIGN

27043.13 October 7, 2014

2015 East Elevation  
Building height reduced by one story.

T.O. CUPOLA  
235'-4"



St. Paul University Catholic Center

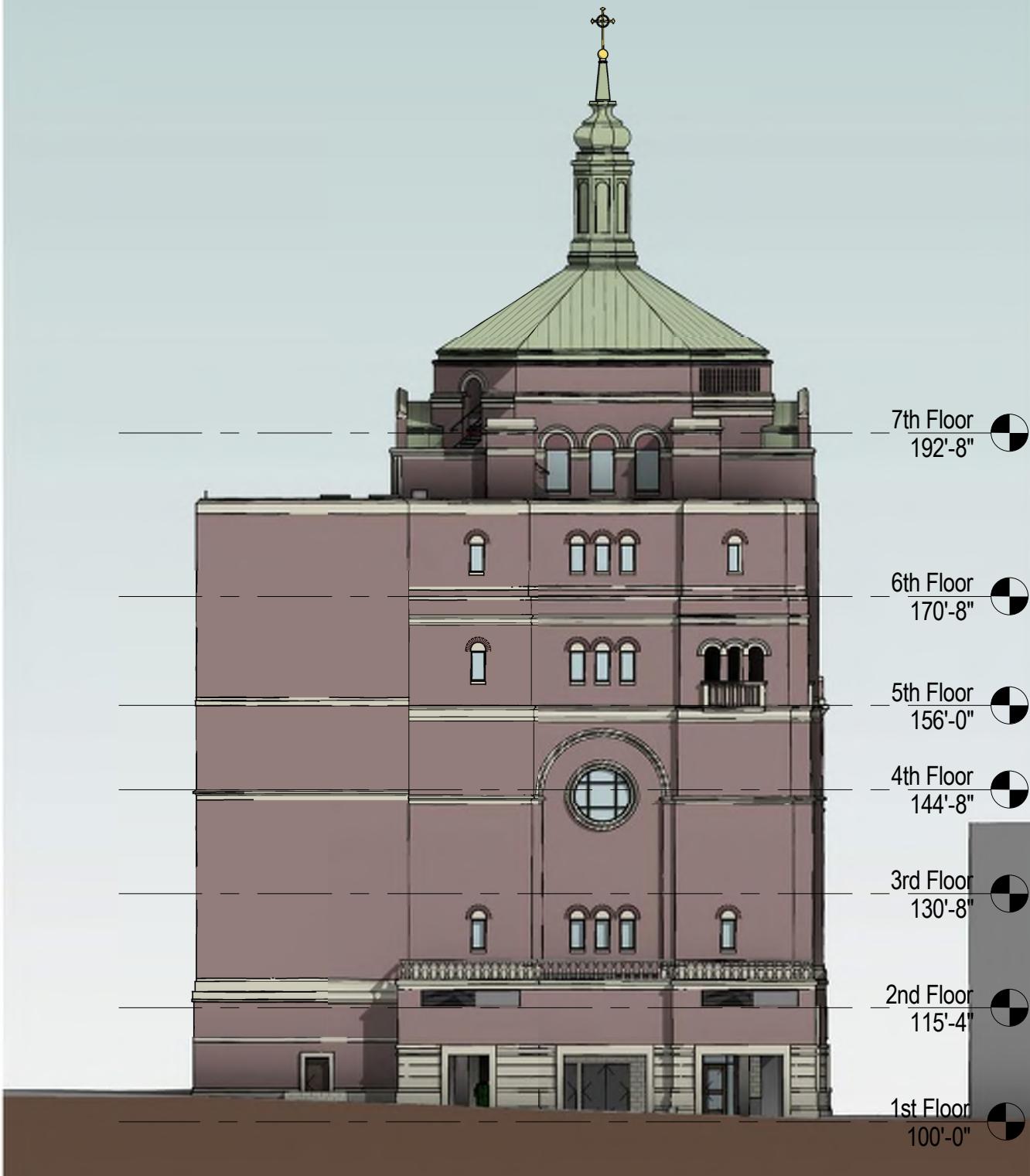
723 State Street, Madison, Wisconsin 53706

**RDg...**  
PLANNING • DESIGN

27043.13 July 20, 2015

2014 South Elevation - Approved February 2015

Tab 03, Page 23



South Elevation  
1" = 20'-0"

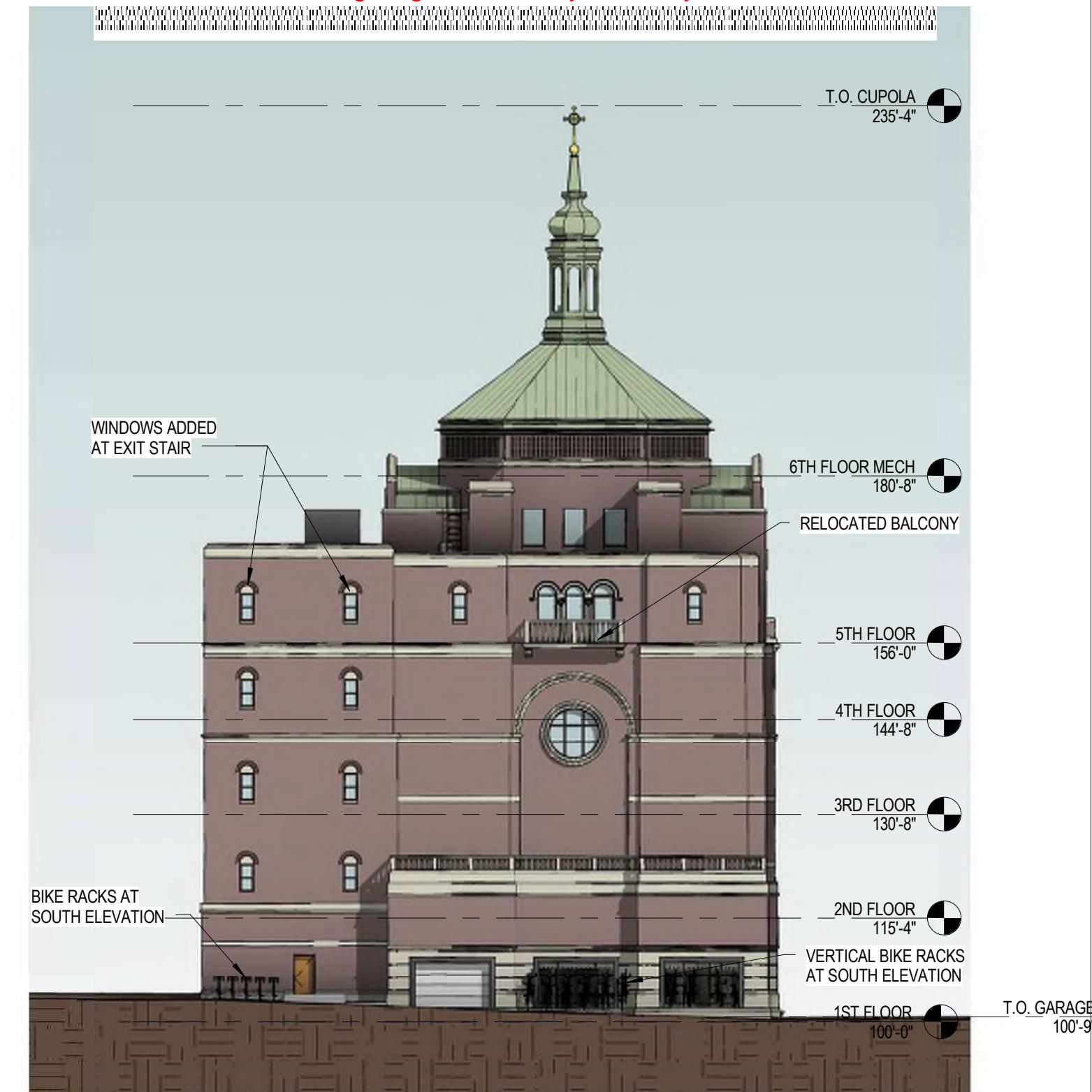
St. Paul University Catholic Center

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27043.13      October 7, 2014

2015 South Elevation  
Building height reduced by one story.



South Elevation  
1" = 20'-0"

St. Paul University Catholic Center

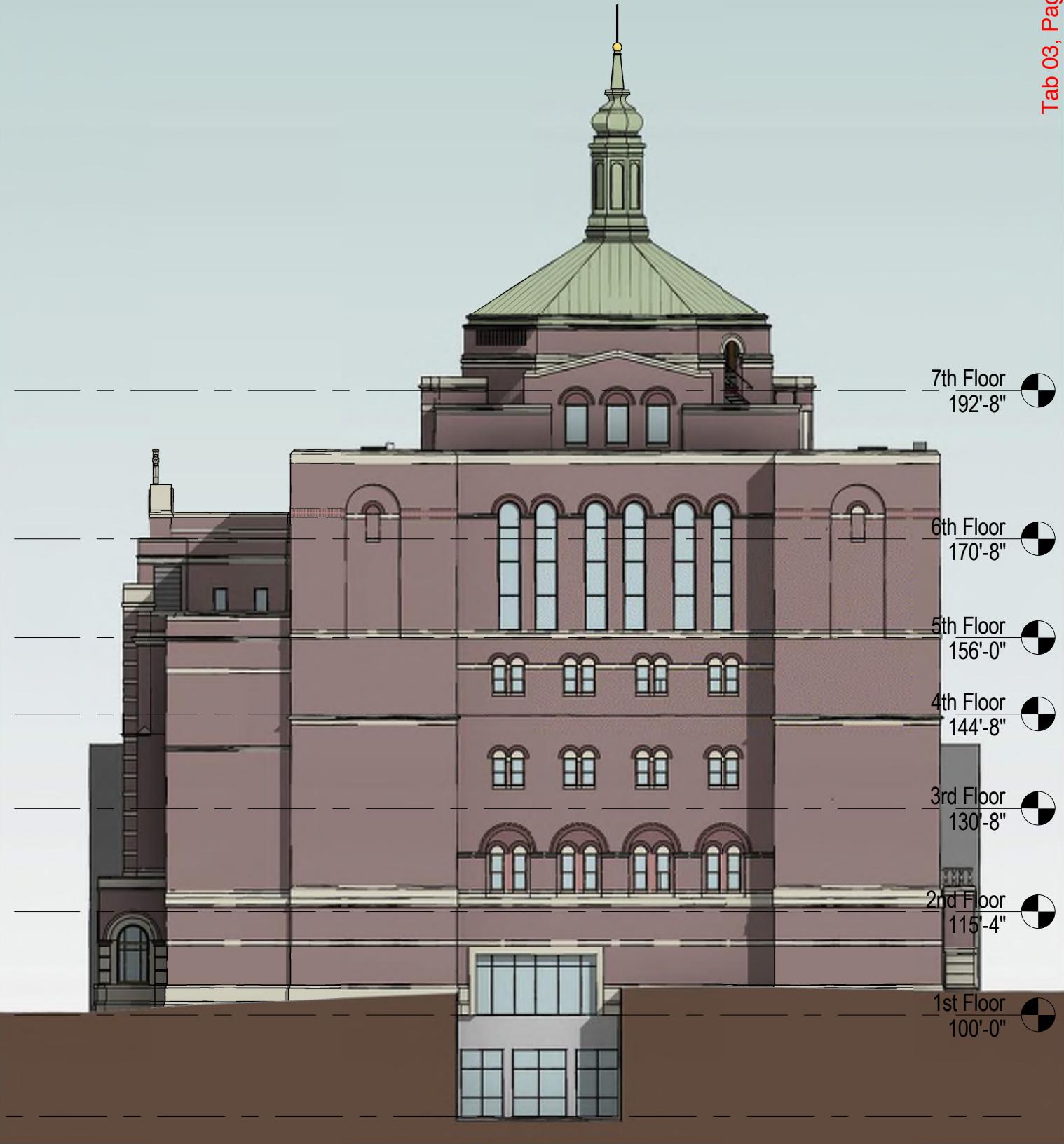
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27043.13      July 20, 2015

2014 West Elevation - Approved February 2015

Tab 03, Page 24



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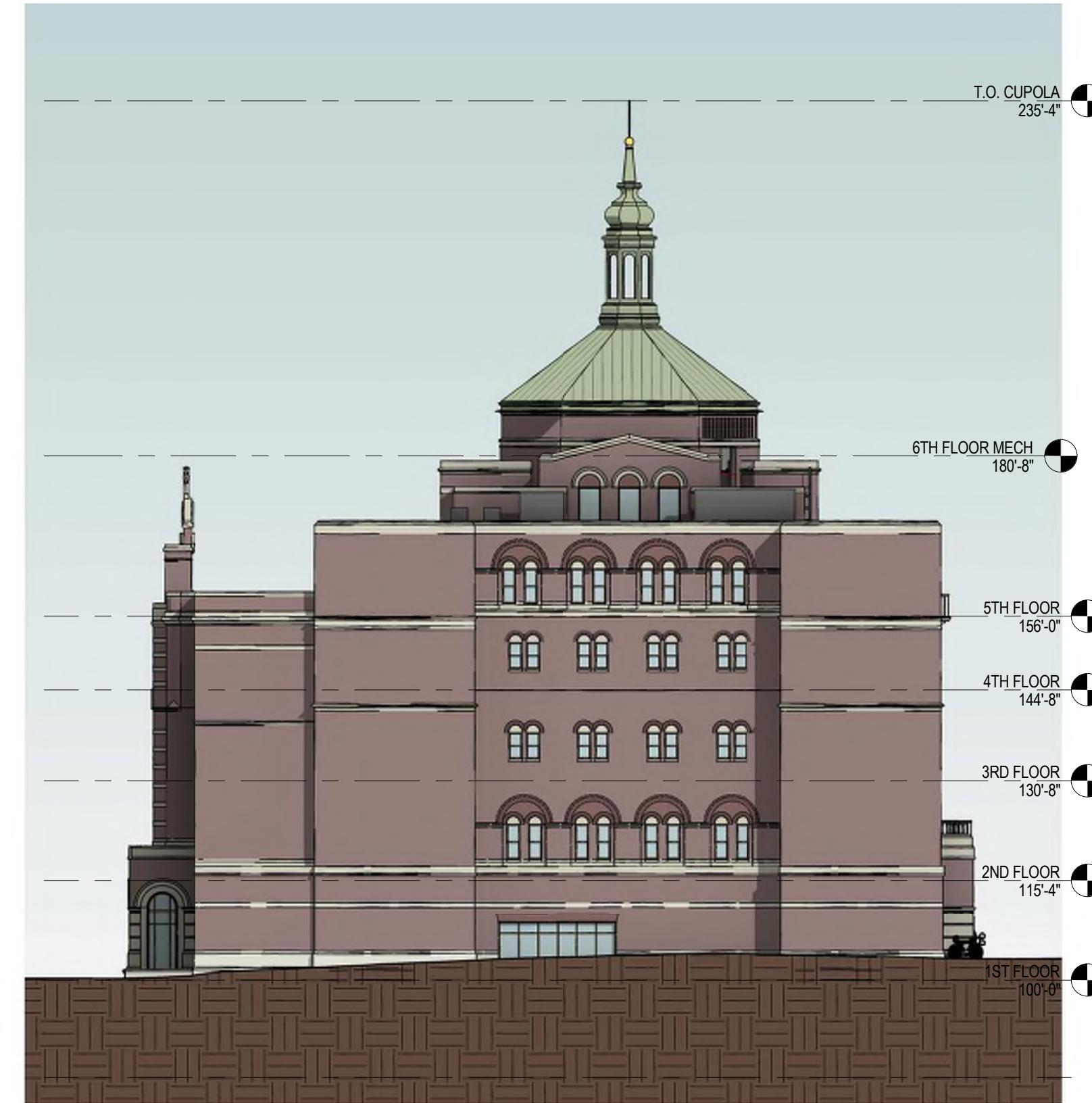
723 State Street, Madison, Wisconsin 53706

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27043.13      October 7, 2014

2015 West Elevation  
Building height reduced by one story.

T.O. CUPOLA  
235'-4"



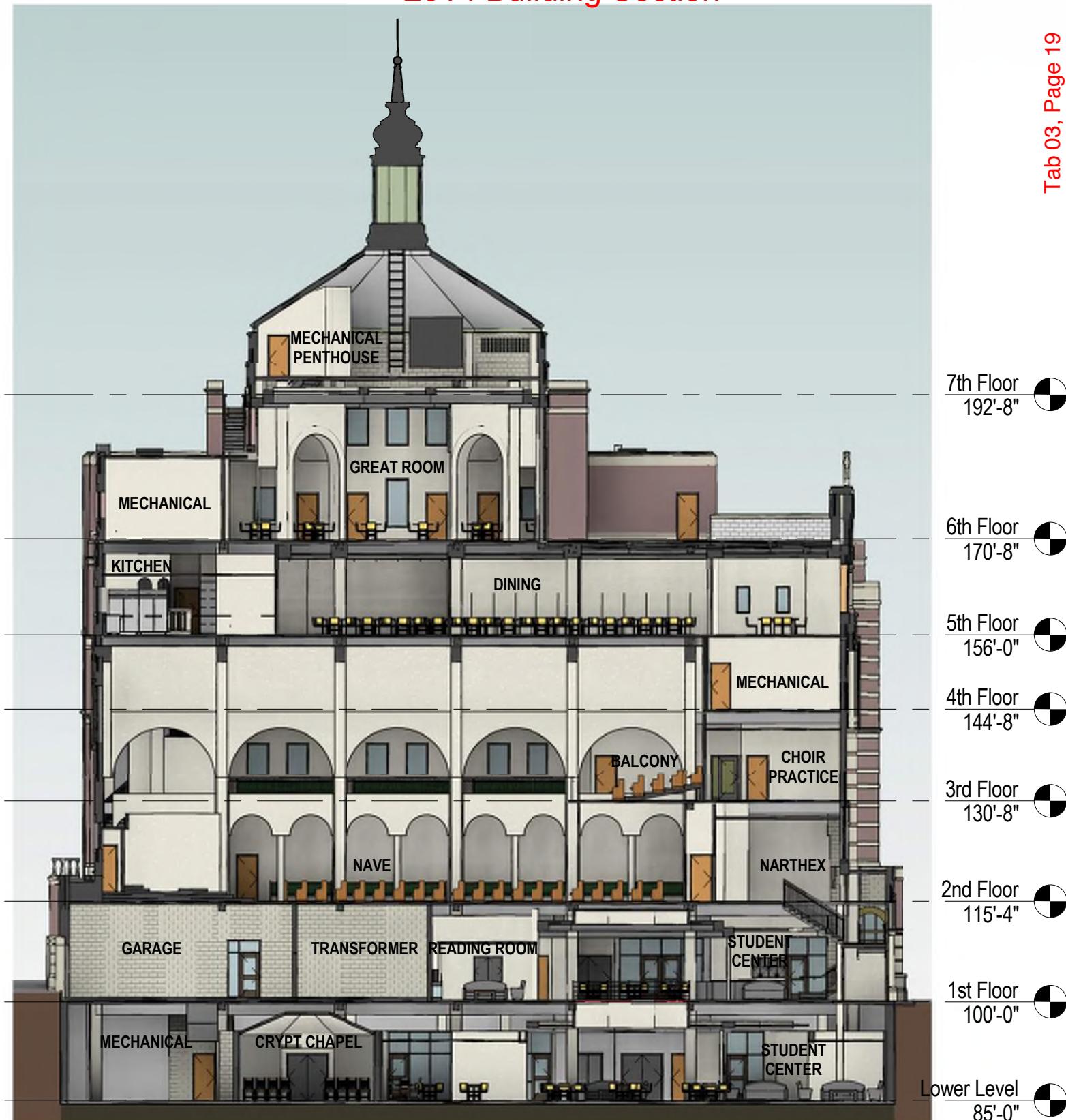
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27043.13      July 20, 2015

## 2014 Building Section



CHAPEL SECTION - VIEW WEST

1" = 20'-0"

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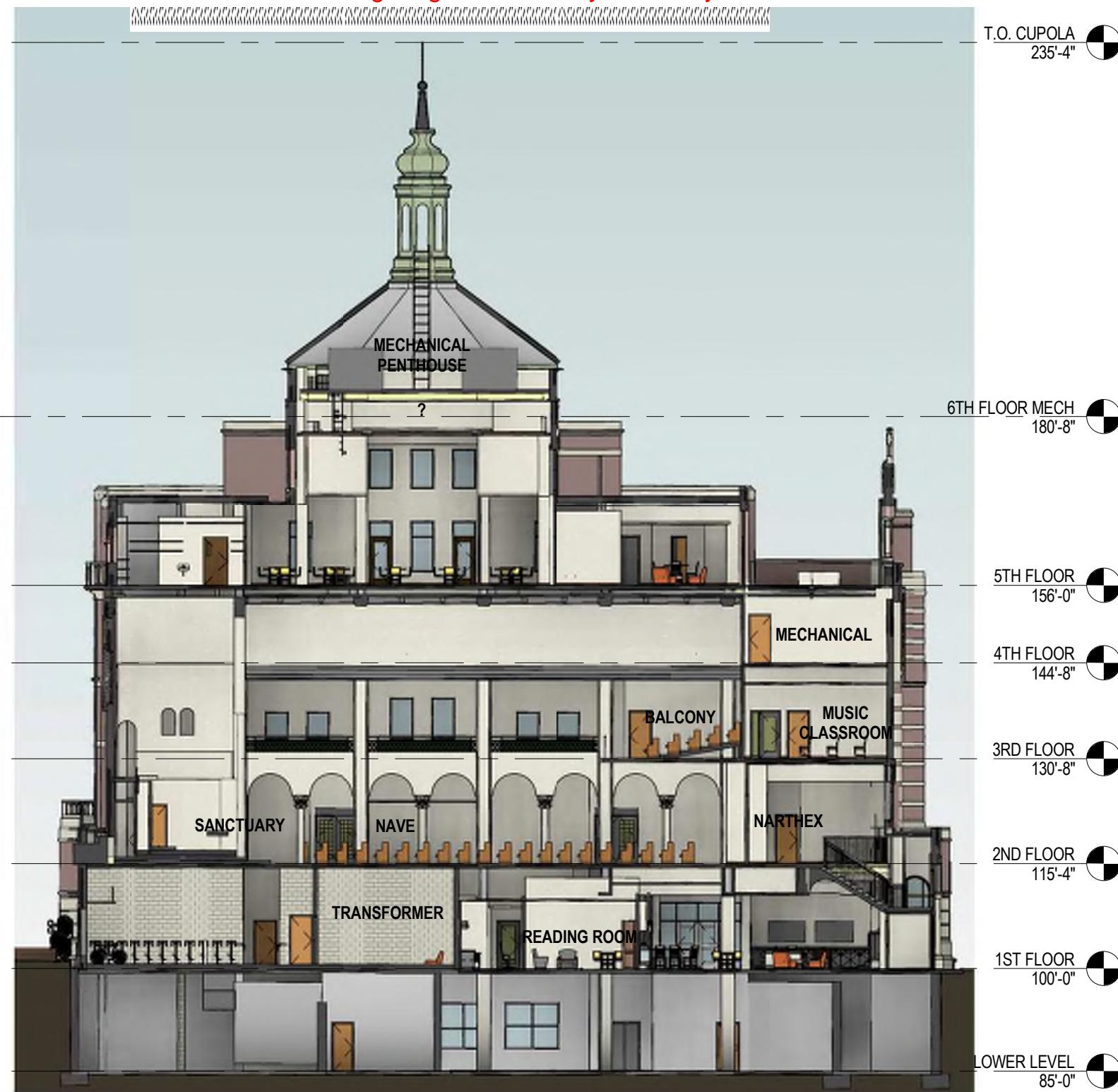
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27043.13      October 7, 2014

Tab 03, Page 19

## 2015 Building Section Building height reduced by one story.



CHAPEL SECTION - VIEW WEST

1" = 20'-0"

St. Paul University Catholic Center

723 State Street, Madison, Wisconsin 53706

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27043.13      July 20, 2015

T.O. CUPOLA  
235'-4"

2014 Ground Level View

Tab 02, New Page



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723 State Street, Madison, Wisconsin 53706

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27043.13      October 7, 2014

2015 Ground Level View



St. Paul University Catholic Center

723 State Street, Madison, Wisconsin 53706

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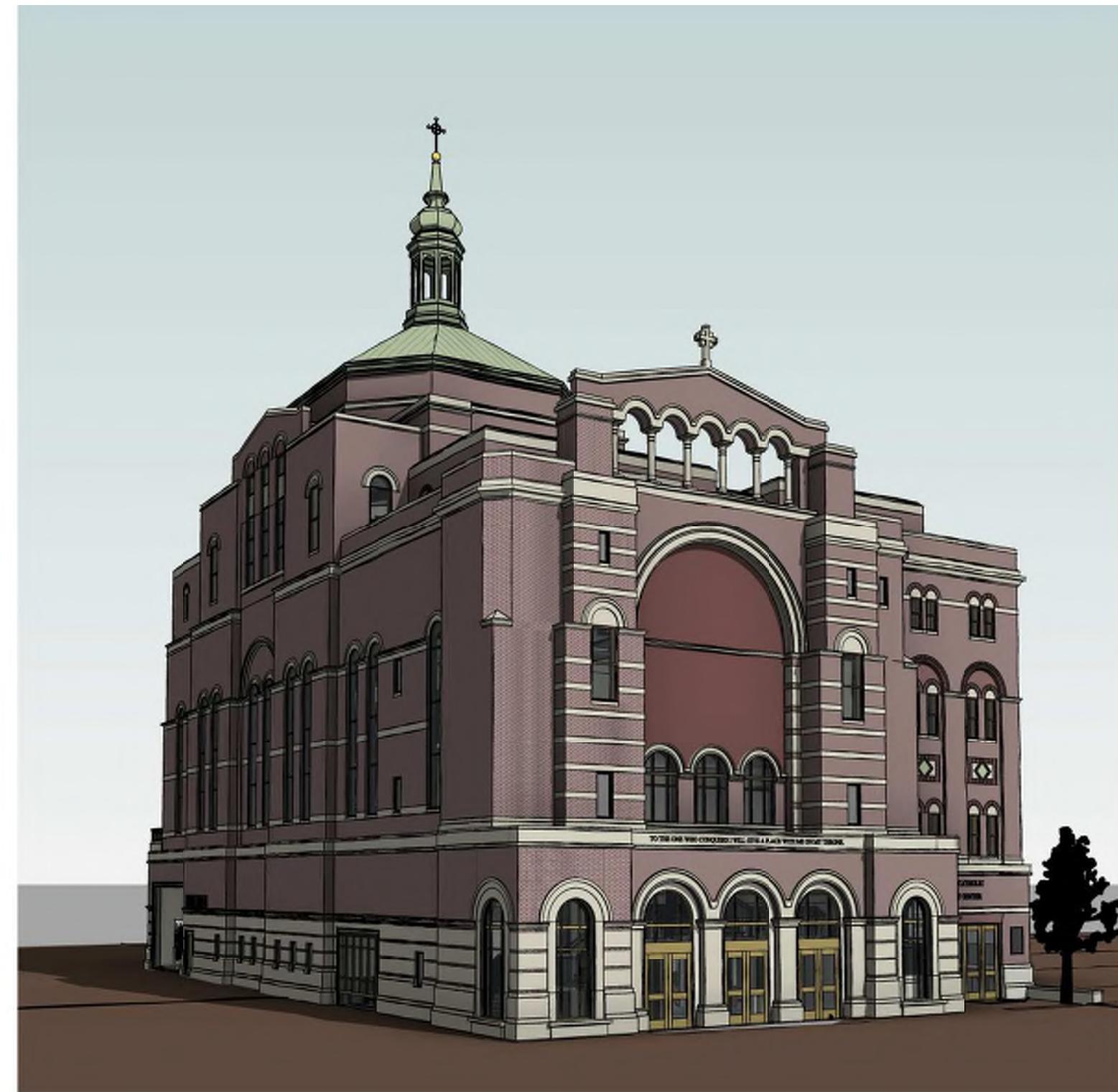
27043.13      July 20, 2015

2014 Facade View



Tab 02, New Page

2015 Facade View



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723 State Street, Madison, Wisconsin 53706

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27043.13   October 7, 2014

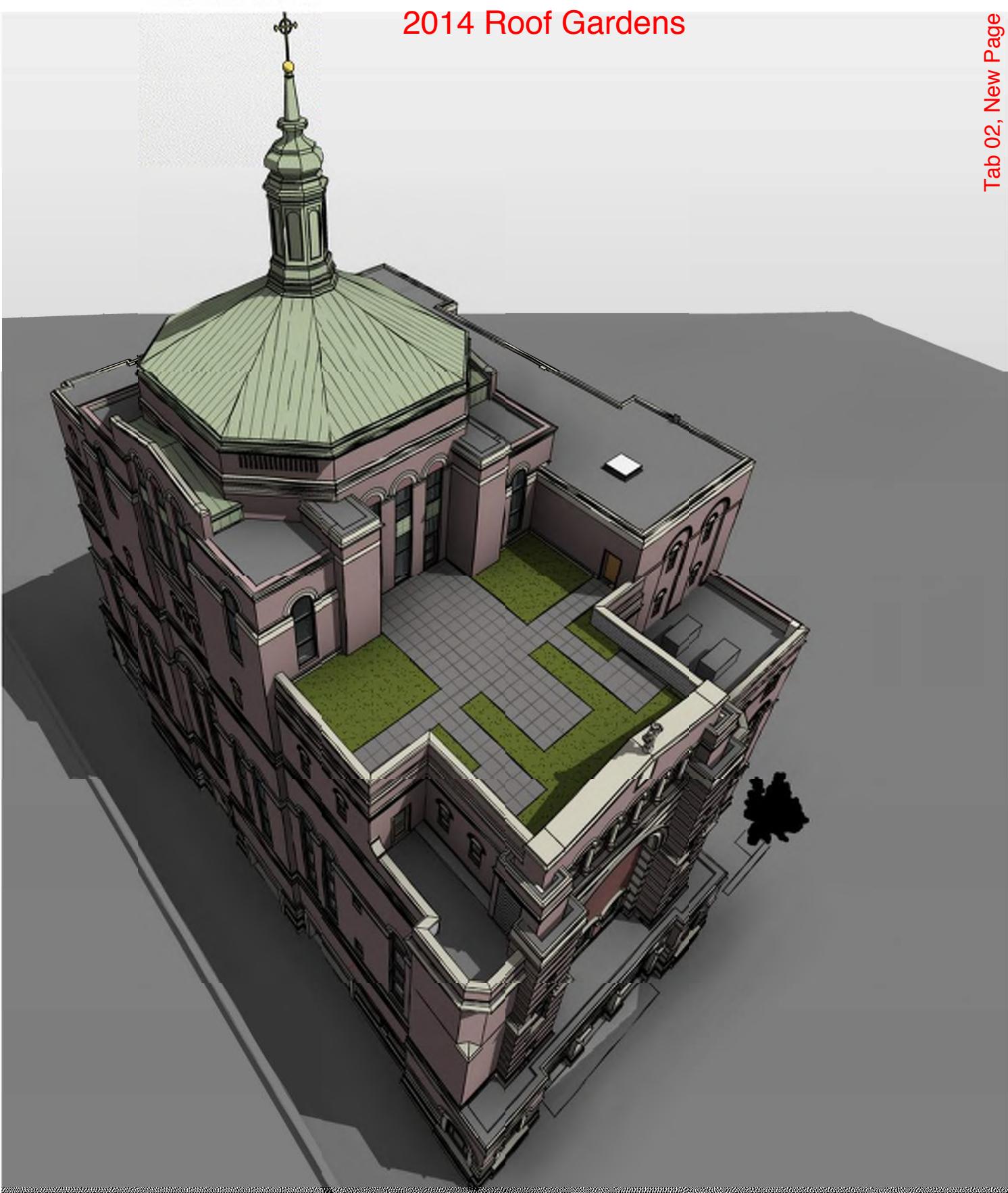
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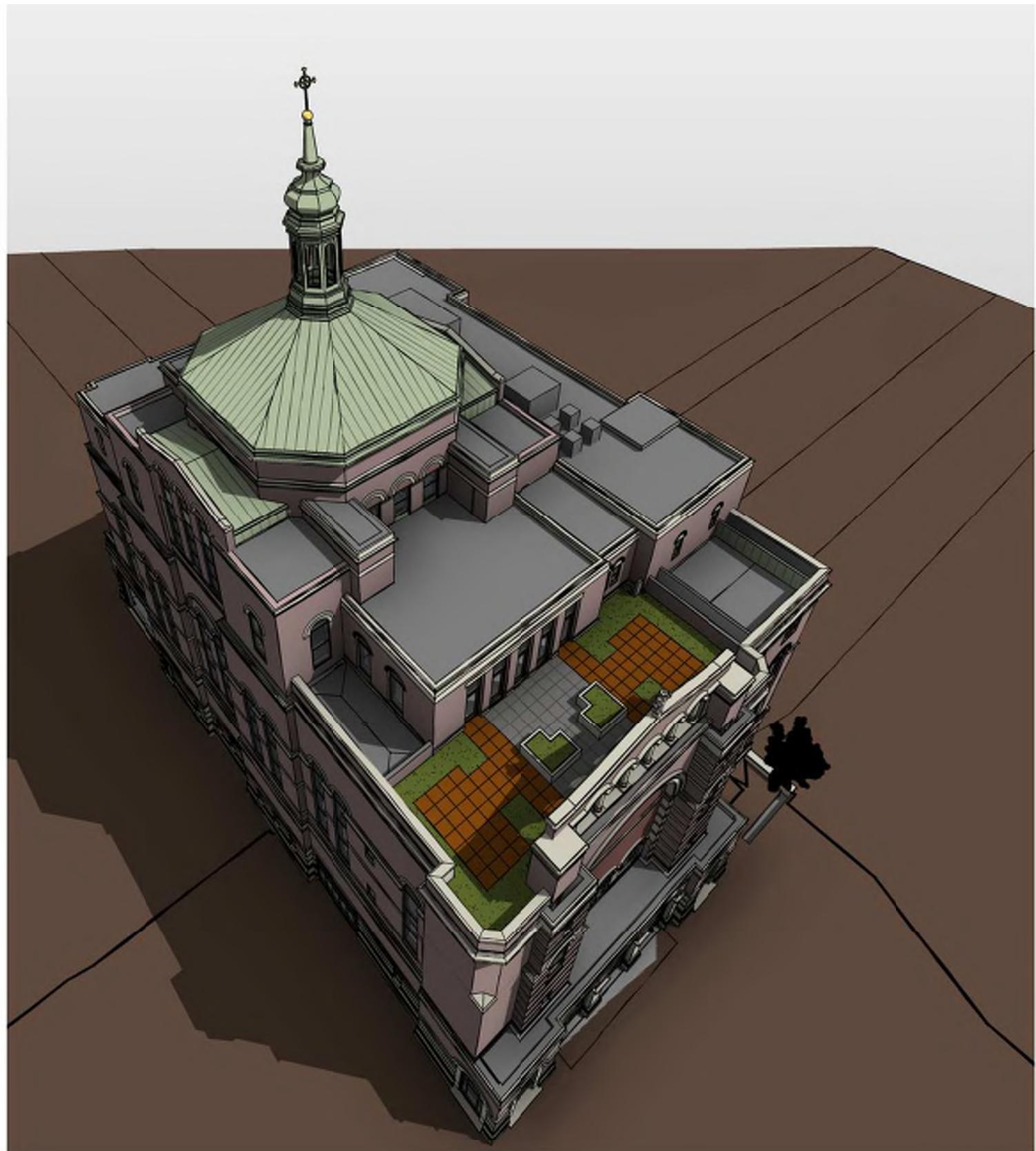
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2014 Roof Gardens



Tab 02, New Page

2015 Roof Garden



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27043.13      October 7, 2014

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723 State Street, Madison, Wisconsin 53706

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2014 South Ground Level View

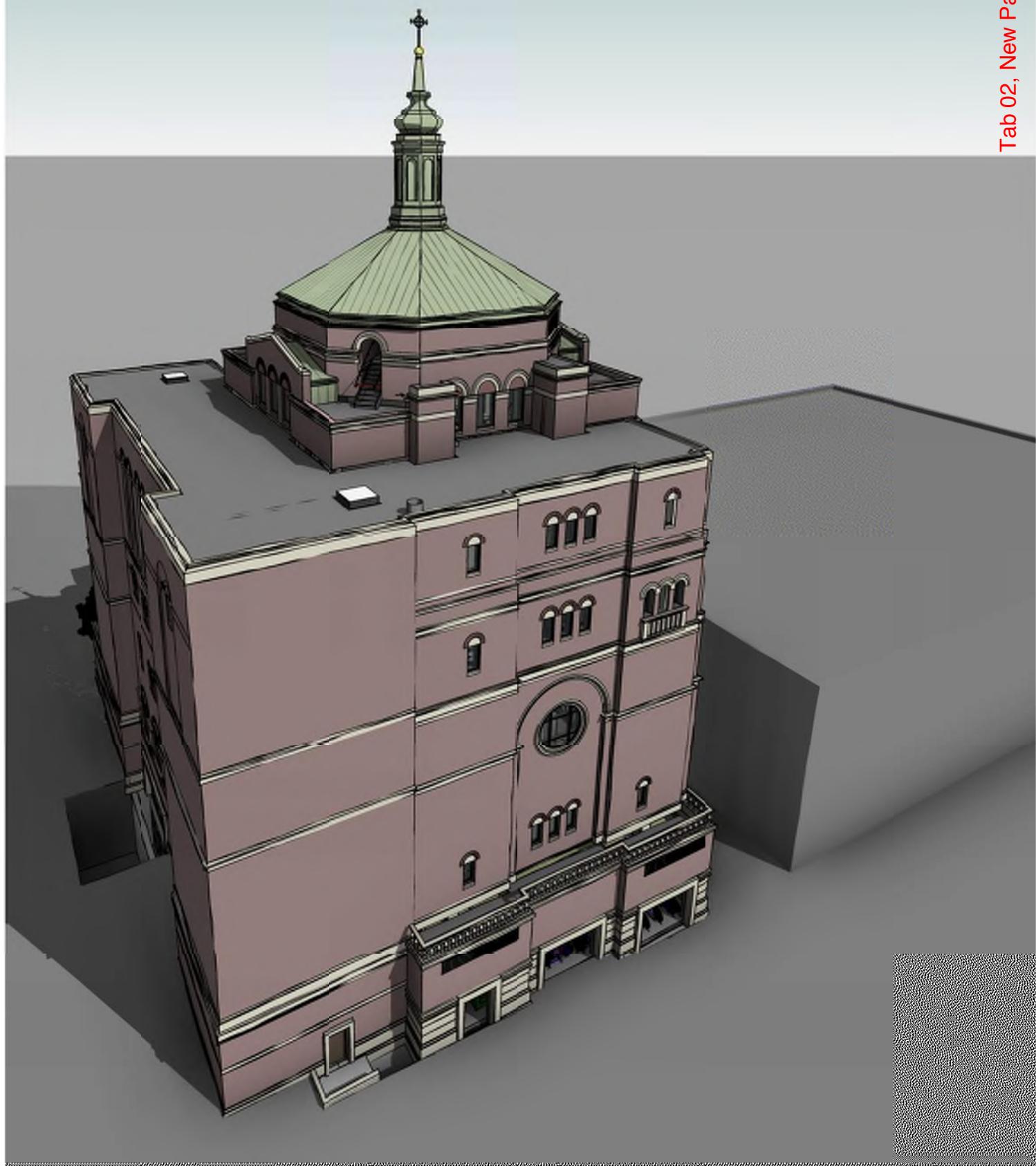


Tab 02, New Page

2015 South Ground Level View

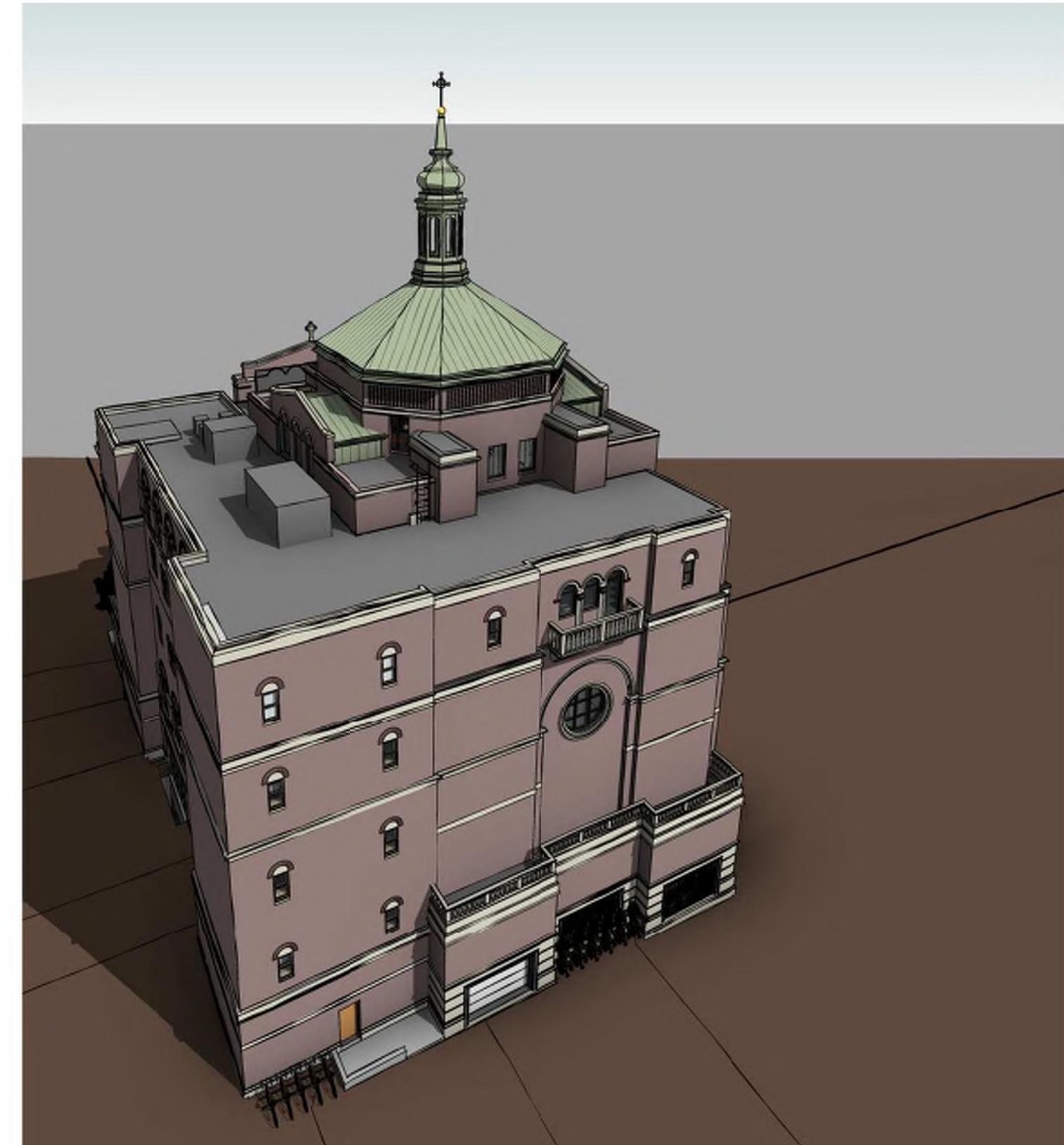


2014 South Aerial Level View



Tab 02, New Page

2015 South Aerial View



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