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June 17, 2011

Nan E. Fey, Chair
City of Madison Plan Commission
c/o City of Madison Department of Planning & Development
Room G-100
215 Martin Luther King, Jr. Blvd.
Madison, WI 53709

Re: Proposed Development of 1001 University Avenue
Legistar #22443

Dear Chair Fey:

This letter is sent on behalf of LZ Ventures, the developer of 90 units of student housing proposed for the site of the St. Francis House located at 1001 University Avenue. The proposed housing will allow the Episcopal Student Ministry to remain vital and functional while, at the same time, providing secure and energy efficient housing for students on campus. This matter will come before the Plan Commission on June 20, 2011 for approval of a PUD/GDP/SIP and we urge approval that evening. The staff report supports approval of this project.

The proposed housing consists of 90 units and 255 beds and will be fully taxable. The Site Plan and the University Avenue Street Scape are attached to this letter. The same developers who created Grand Central will be the creators of the housing at 1001 University Avenue. Grand Central has been an enormous success on Campus and voted the #1 New Housing Option by students themselves in the Badger Herald. Located on the same block as Porchlight, Luther Memorial and St. Francis House, the proposed new student housing will be 62% of Grand Central's size. The project should neatly and eloquently situate itself as a vital part of campus life. The existing St. Francis House will be relocated on-site to complement the architecture of its neighbor, Luther Memorial Chapel.

The proposed student housing is not within the City of Madison's Comprehensive Plan, nor in an approved neighborhood plan, nor is it within the University of Wisconsin-Madison's campus Master Plan. This project is, however, supported by Porchlight and by the Associated Students of Madison, Legislative Affairs Committee. The University of Wisconsin-Madison has no objection to the project. Concerns have been raised by Luther Memorial about the project. However, we believe that these concerns are both unusual and ill-founded.

AGENDA ITEM # 8

Nan E. Fey, Chair
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First, while sometimes Luther Memorial articulates concerns about the structure itself, the fundamental objection is the use of the Episcopalians' property for student housing. It should be remembered that this property is zoned R-6 which is the most dense zoning allowed under the City of Madison Zoning Ordinance. While proposed to be developed as a PUD and not under the R-6 District, nonetheless, the official vision of the City of Madison for the property is high density residential.

Second, this proposed development is only 62% the size of Grand Central and is much further away from Luther Memorial's stained glass than is Grand Central, i.e., 120 feet away. Admittedly, Luther Memorial financially benefited from the construction of Grand Central as it sold property to Grand Central and also received 25 permanent underground parking places. Nonetheless, Grand Central is more immediate to Luther Memorial than will this proposed development.

Luther Memorial also raises questions of potential negative impacts from the student residents on site. Once Luther Memorial reported apparent infractions to the owners of Grand Central, they were immediately taken care of. In fact, the on-site management program at Grand Central has been cited by the Madison Police Department as a model of how private student housing should be managed to control student behavior. See attached e-mail from MPM, the management company for Grand Central. To that end, security cameras will be placed throughout the new building and enforcement of rules will be made mandatory for all students. This benefits the owners of the housing as well as the neighbors, but also benefits the students themselves who will be able to live securely.

Luther Memorial also points to minimal shadows in the early morning hours on certain days of the year. While some intrusion will occur, it is minimal and we believe that this is not a sufficient reason to deny the St. Francis House the opportunity to continue its campus ministry or for the developers of the housing to provide safe, secure and energy-efficient housing for students. Ambient light will still illuminate the stained glass windows.

Finally, the relocation of the 1929 St. Francis House on-site next to Luther Memorial provides synergies with Luther Memorial and has been endorsed by the Madison Trust for Historic Preservation in its June 14, 2011 letter to the Plan Commission supporting the St. Francis proposal. In addition, initial approval has been given to the project by the Urban Design Commission.

UDC also wanted the Plan Commission's view on whether the new project would adversely affect the "religious corridor." To our observation, placing St. Francis House and Luther Memorial adjacent to each other enhances and promotes the historic relationship of the few remaining religious structures on University Avenue. Also, campus housing enhances, not diminishes, campus ministry.

MICHAEL BEST

& FRIEDRICH LLP

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We will be present on Monday evening June 20th and look forward to meeting with the Plan Commission at that time. If there any questions prior to Monday evening, please do not hesitate to contact me at 695-4946 and we will provide all information requested. Again, thank you for your time and your service and we look forward to seeing you Monday evening.

Sincerely,

MICHAEL BEST & FRIEDRICH LLP

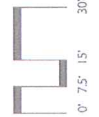


William F. White

cc: Members, City of Madison, Plan Commission
Bradley J. Murphy, Planning Director
Kevin Firchow, Principal Planner
Jason Tish, Madison Trust for Historic Preservation
Alder Scott Resnick
Sam Polstein, ASM
Hannah Somers, ASM
Steve Schooler, Porchlight
Attorney Harvey Temkin, Counsel to Luther Memorial
LZ Ventures
J. Randy Bruce, AIA
Steve Silverberg

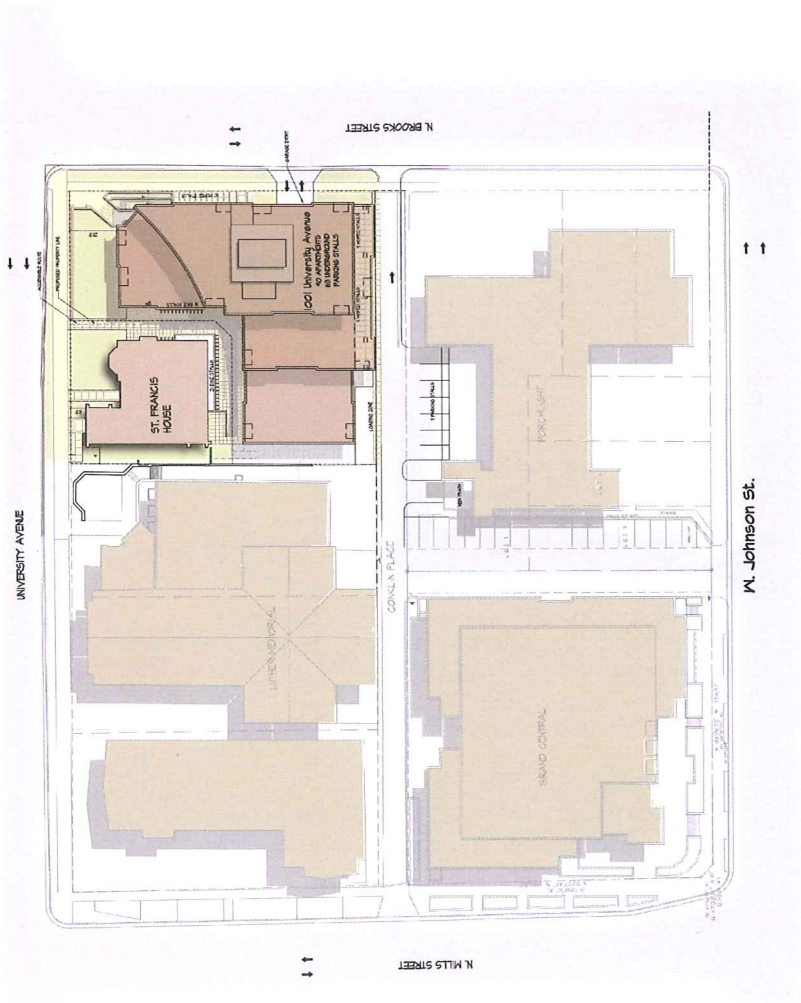
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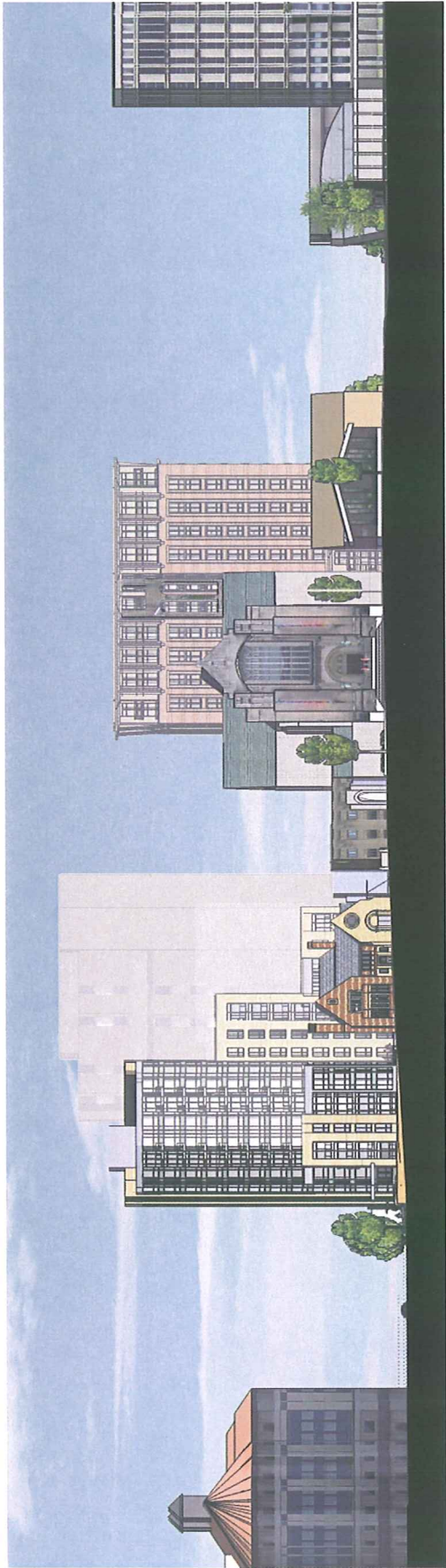
ITEM DESCRIPTION	NO.
Design & Mfg.	3
Construction	12
Transportation	1
Public Space	3
1001 Building Area	10
1002 Green Floor Area	10730-137
1003	2340
1004	2340
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1100	2340



1001 University
Site Plan
 June 20, 2011

KNOTHE
 & BRUCE
ARCHITECTS
 Project # 1037





1001 University

KNOTHE
& BRUCE
architects
Project # 1037

Meyer, Cathy M (27503)

From: White, William F (22246)
Sent: Friday, June 17, 2011 9:11 AM
To: Meyer, Cathy M (27503)
Subject: Calls For Service Analysis for Grand Central and Equinox Apts

From: Fiore, Anthony [<mailto:AFiore@cityofmadison.com>]

Sent: Tuesday, October 19, 2010 3:53 PM

To: Jim Stoppie

Cc: Gloede, Carl; Mccaw, David; Roman, Kristen; Schauf, Mary; Strassman, Tim; Austin, Derek; Chaney, Brian; Dyhr, Angie; Hill, Christina; Lored, Javier; Trevarthen, Linda

Subject: Calls For Service Analysis for Grand Central and Equinox Apts

Jim –

I wanted to let you know that we have completed our analysis of the Calls for Service (CFS) for Grand Central and Equinox Apartments. We looked at data from both 2009 & 2010 for the periods of Aug 15 – Oct 1. I am pleased advise that we have seen a significant reduction in CFS at both address. Below are the raw numbers examined:

	2009	2010	% Change
Grand Central	14	4	-71%
Equinox	30	13	-57%

Although these numbers look at a fairly narrow time frame I feel they can be used to attribute significant improvement compared to one year ago. I would like to congratulate you, your staff and the owner(s) commitment to addressing our concerns related to the nuisance activity at both properties. I think this effort shows how management companies such as yours can make dramatic and immediate improvements in the living conditions within your properties. I will be examining similar data for your properties at the end of the Fall Semester and will share the results of that in early January 2011.

I would appreciate an opportunity meet with you and your team to discuss the steps you took proactively address the chronic nuisance behavior we brought to your attention in April 2009. I think this could be a great opportunity to capture some 'best practices' that we could offer to other apartment building that may be experiencing similar nuisance CFS.

Sincerely,

Sgt Tony Fiore
Madison Police Department
Central Community Policing Team
211 S Carroll St
Madison, WI 53703
608.576.2300 (Cell)
608.266.4248 (Office)

June 16, 2011

Plan Commission
City of Madison
Madison, Wisconsin

RE: 1001 University Avenue
Proposed PUD-SIP

Dear Commissioners:

There has been discussion that the proposed development of 1001 University Avenue will adversely impact the sunlight on Luther Memorial Church, particularly to LMC's east sanctuary windows. This letter and attachments are presented to address this issue.

To study the effects of the proposed development on sunlight we prepared a computer model of the entire block using actual survey information relative to building locations, heights and window placements. We were able to view the impacts at various times of day throughout the year. Attached are a couple of graphics that represent the results of that study.

The first illustration shows the shadow impacts on Luther Memorial on May 1 as a typical day of the year. Of course the sun angles change throughout the year so the shadowing effects are more or less than illustrated as a consequence. But May 1 is a reasonable average.

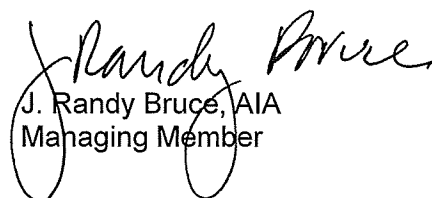
It should be noted that without any new construction shadows are cast by LMC on their sanctuary windows. The second illustration demonstrates the shadows cast by LMC on February 1. This is without the construction of the 1001 University Avenue project.

The third illustration is a set of graphs that summarize the impacts of the proposed development on the sanctuary windows. As can be seen, the shadow impacts on LMC are reserved to the early morning hours. By 9:00 AM, we estimate that on average our building will shadow a minimal amount of the available window area into the nave and sanctuary of LMC.

It should also be noted that ambient sunlight, as occurs on cloudy days, will always reach the sanctuary windows even if direct sunlight does not.

Thank you for your time reviewing this material and I look forward to presenting this exciting new project to you Monday evening.

Sincerely,


J. Randy Bruce, AIA
Managing Member

AGENDA ITEM 8

7601 University Ave, Ste 201
Middleton, Wisconsin 53562
p (608) 836-3690
f (608) 836-6934
www.knothebruce.com



May 1st - 8 AM



May 1st - 8:30 AM



May 1st - 9 AM



May 1st - 9:30 AM

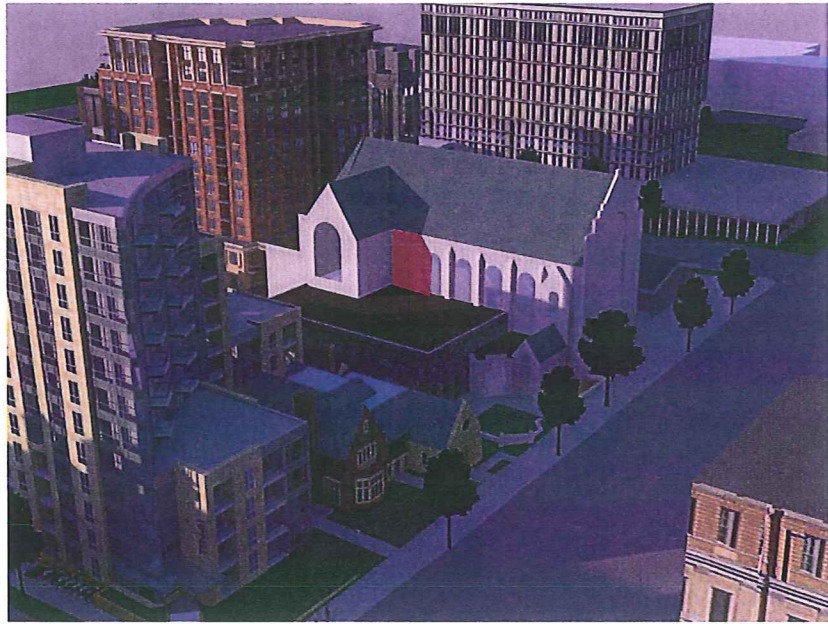
Proposed Development Sun Impact On Luther Memorial Church

1001 University
Sun Study

June 20, 2011

**KNOTHE
& BRUCE**
architects

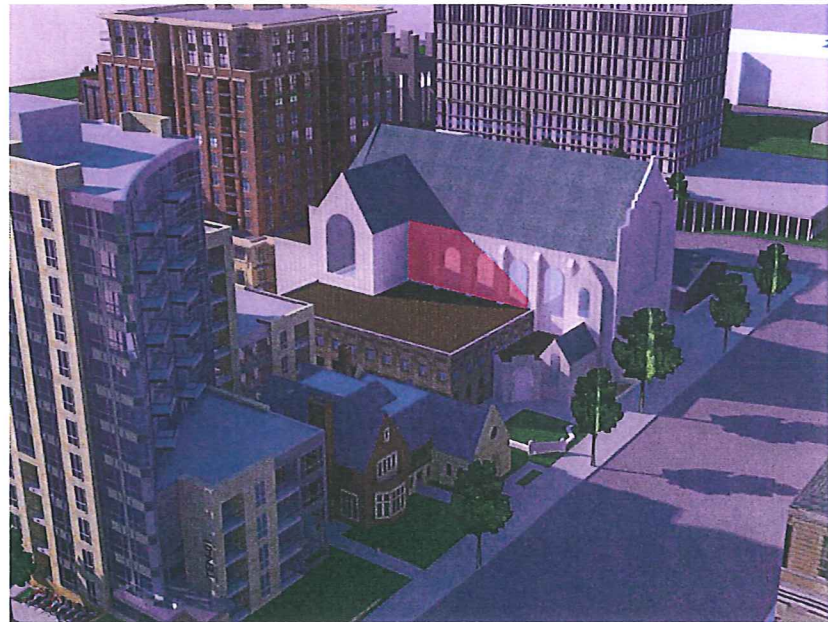
Project # 1037



Feb 1st - 9 AM



Feb 1st - 10 AM



Feb 1st - 11 AM



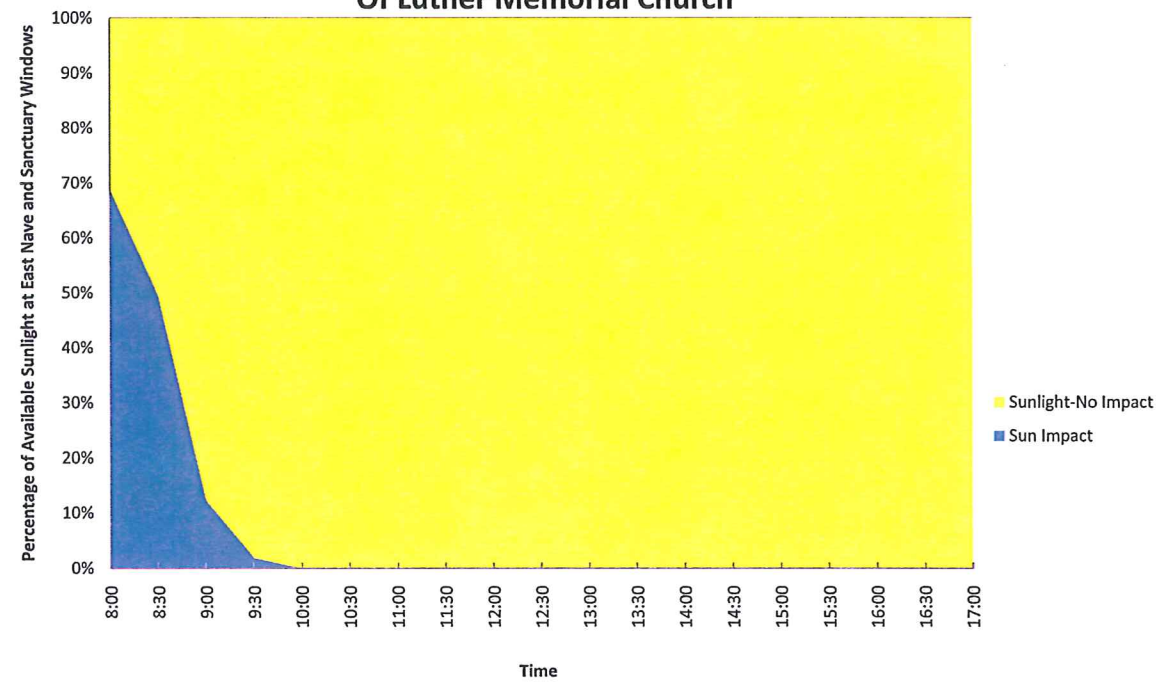
Feb 1st - 12 PM

Impact of Luther Memorial on Luther Memorial

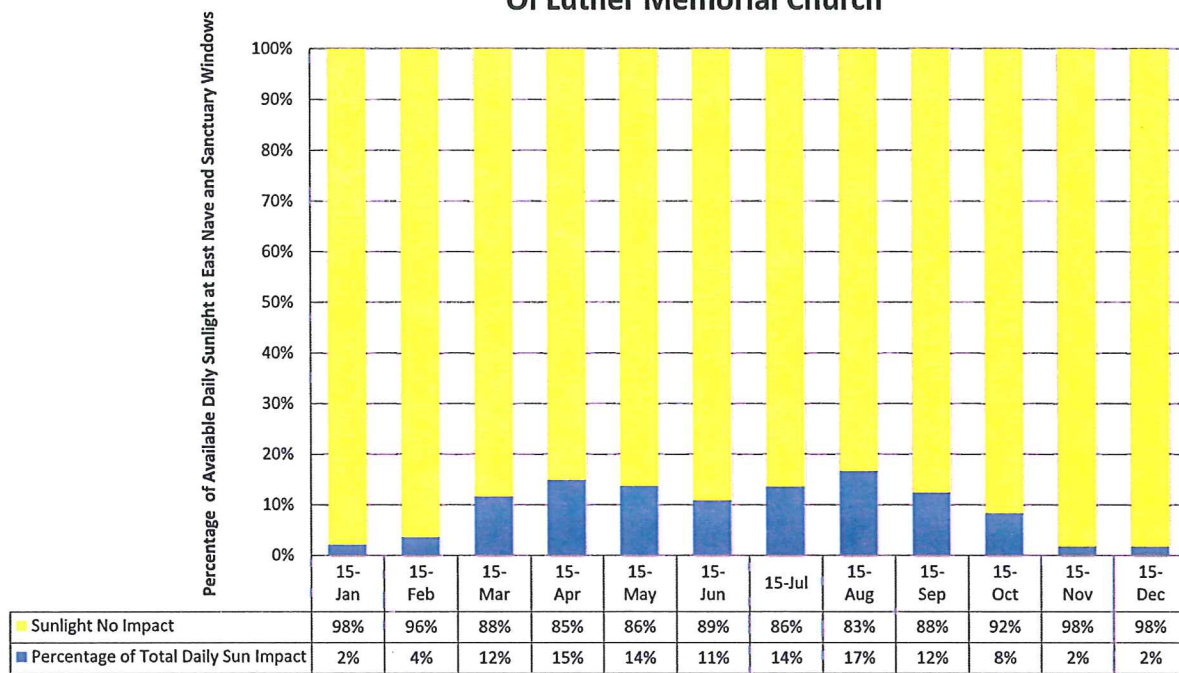
1001 University
Sun Study

June 20, 2011
**KNOTHE
& BRUCE**
architects
Project # 1037

**Annual Average of Possible Sun Impact
on East Sanctuary and Nave Windows
Of Luther Memorial Church**



**Daily Average Percentage of Possible Sun Impact
On East Sanctuary & Nave Windows
Of Luther Memorial Church**



1001 University
Sun Study-Graphs
June 20, 2011

BUILDING TO BE RELOCATED ONSITE

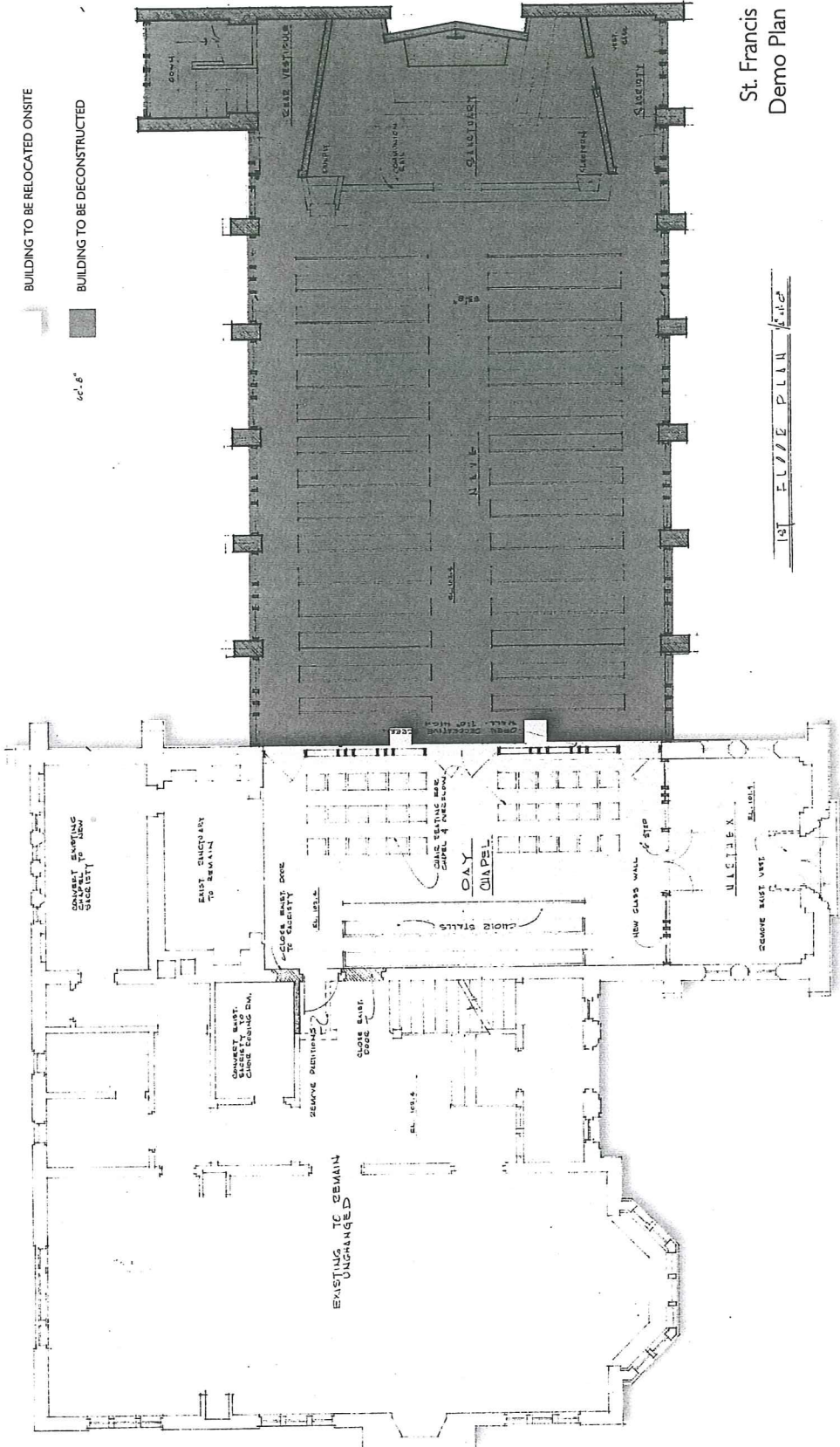
BUILDING TO BE DECONSTRUCTED

4'-6"



6'-0"

PC



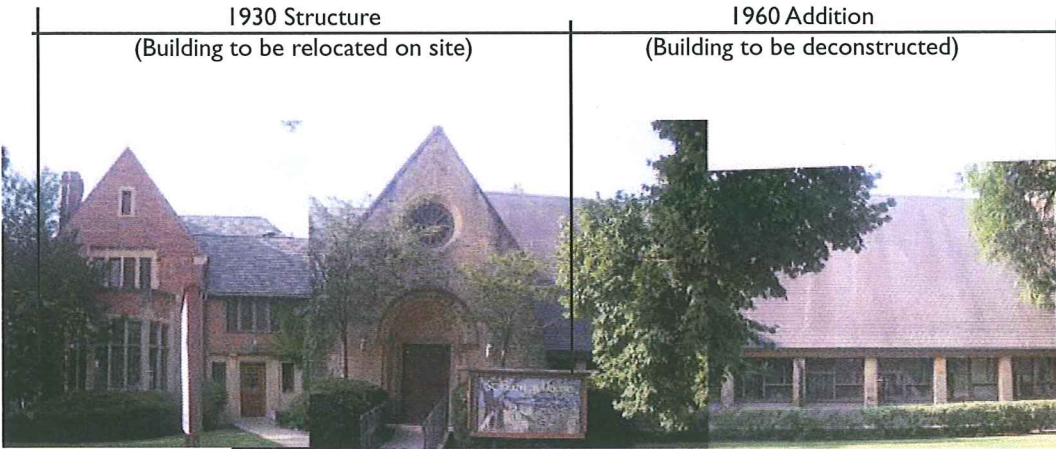
St. Francis
Demo Plan

1st FLOOR PLAN

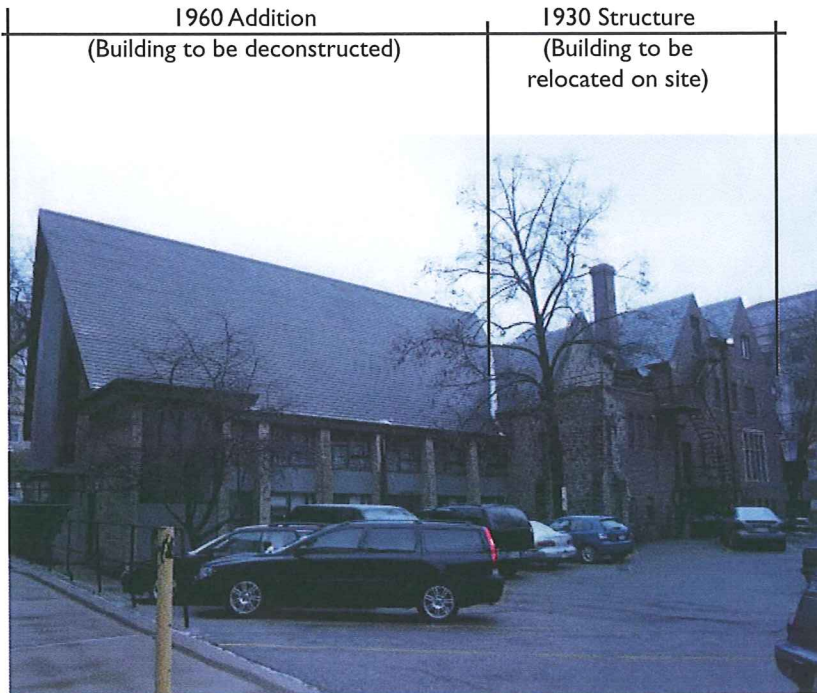
DEMOLITION INFORMATION
PROVIDED BY APPLICANT

Exhibit F
Deconstruction Photos

Existing St. Francis House-view from University Avenue



Existing St. Francis House-view from Conklin Place



1960's Addition to be deconstructed-Exterior



North Elevation-From University

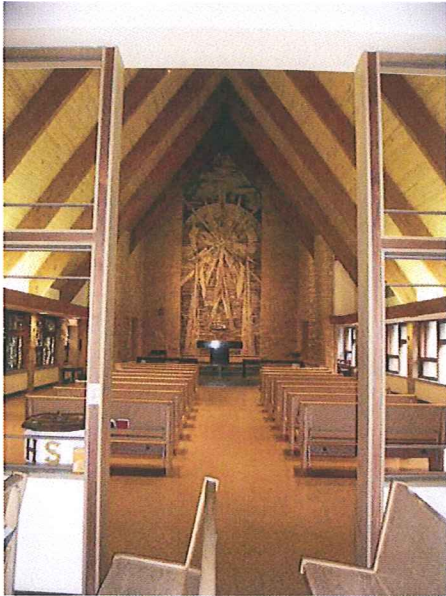


West Elevation



South Elevation-From Conklin Place

1960's Addition to be deconstructed-First Floor Interior



First Floor - Chapel



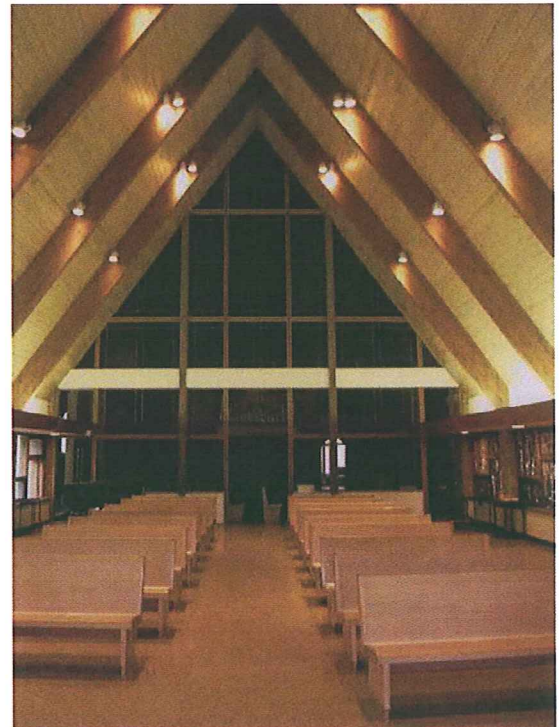
First Floor - Chapel

Stained glass may be incorporated into the original St. Francis House.



First Floor - Chapel

Mosaic may be incorporated into the original St. Francis House.



Wall adjoining the original St. Francis House. To be infilled.

1960's Addition to be deconstructed-Lower Level Interior



Storage closet at lower level



Storage closet at lower level



Storage closet at lower level



Hallway at lower level