

**CITY OF MADISON
OFFICE OF THE CITY ATTORNEY
Room 401, CCB
266-4511**

Date: June 17, 2011

MEMORANDUM

TO: Plan Commission

FROM: Katherine C. Noonan, Asst. City Attorney, Planning Staff

RE: St. Francis Episcopal Student Center, 1001 University Avenue

Staff has been asked how the Plan Commission should address the Urban Design Commission's expressed concern about this project maintaining the religious corridor. There is no defined religious corridor in this area or anywhere in the City, so the religious nature of past or present uses on the site is not relevant except to the extent of allowable uses under the zoning code. As is the case for all proposals before the Plan Commission, it is the ordinance standards and the Comprehensive Plan that guide the analysis.

In this case, the Comprehensive Plan, which as the staff report notes, includes the subject site and block in the Campus designation. The Campus designation recommends a mix of land uses, including educational facilities; student, faculty and employee housing; and other institutional uses, which staff has broadly interpreted to include religious institutions. The Comprehensive Plan also suggests that outside of the core of the UW campus west of Park Street and north of University Avenue, the interlacing of University and compatible non-University uses is specifically recommended. The numerous religious institutions and student-housing developments should be considered compatible non-University uses.

Standard 1a. of the PUD standards requires compatibility with the physical nature of the site or area. Sec. 28.07(6)(f), MGO. This standard relates to the location of buildings on the site and may suggest, as is shown in the site plan, that locating the original 1929 building right next to the church rather than somewhere else on the lot is more compatible with the area than having the new structure located between the older buildings. This determination, however, is not based on the religious nature of the buildings but on the buildings themselves.

As stated above, the ordinance standards and Comprehensive Plan provide the basis for analysis. Because religious corridors are not identified in either of these sources or in other planning documents, the religious nature of the student center and the Church should not guide the Plan Commission's consideration.

This letter is written in
opposition to the proposed
building of apartments on the
property owned by Saint Francis
Home, 1001 University Avenue.

I have been a member of
Luther Memorial Church for
over 50 years. This block of
University Avenue has always
had buildings with a religious
use since I can remember.

This architecture would not
be pleasing.

I also have a concern

about the height of the
apartment. It will prohibit
the sun from shining on Luther
Memorial Church and in the
Winter would prevent sun from
melting snow. This would result
in road rutting and be cause
for extensive repair.

Please — DO NOT APPROVE
this project.

Sincerely,
Marilyn Wolf.

4205 Mandan Crescent
Madison, WI 53711
June 15, 2011

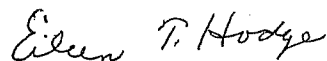
City Plan Commission
215 Martin Luther King, Jr. Blvd.
Madison, WI 53703

To Whom it May Concern:

I write to register my objection to the building of a twelve story apartment adjacent to Luther Memorial Church. I appreciate the fact that downtown property is very valuable and I can understand why the Episcopal owners would want to sell at this time. What I object to is the size of the proposed building. Twelve stories would effectively block the sun from touching Luther Memorial Church and create problems of a practical nature as well as aesthetic concerns. Snow would collect in corners and over time rot would lead to leaks. Our beautiful stained glass windows are a source of great pride for both the congregation and the neighborhood. They are never more beautiful than when the sun is shining on them. Luther Memorial is a little jewel and as such is appreciated by all and sundry.

Is it not possible to build a lower structure that would be less of an encroachment?
Thank you for your consideration.

Yours truly,



Eileen T. Hodge

Parks, Timothy

From: George or Judy Bush [glbush@charter.net]
Sent: Friday, June 17, 2011 1:24 PM
To: Parks, Timothy
Subject: Proposed apartment complex on University Avenue

I write as someone who has moved from Madison to Door County. But I was born in Madison at the former St. Mary's Hospital and lived there most of my life. I love my birth city - my home town - as I'm sure those of you do who work for the City of Madison. I have my undergraduate and graduate degrees from the University of Wisconsin-Madison.

Madison, and the University area in particular, has seen spectacular growth and change in the last few years. While this progress may be necessary and a good thing, it is important to keep in mind the beautiful and historical buildings of this area. Every city needs its green spaces with lovely trees and gardens to balance off the glass, concrete and steel.

I urge the City Plan Commission to vote "no" at the meeting on June 20 regarding the building of yet another apartment complex in a block that already has a complex similar to the one proposed. I believe you would badly diminish the images of the historic Luther Memorial Church and St.

Francis House with their trees and gardens. Please leave this green oasis in the midst of so much hard scape with large building complexes!

Judy Anderson Bush
Sister Bay, Wisconsin

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

Firchow, Kevin

From: Cnare, Rebecca
Sent: Monday, June 20, 2011 9:06 AM
To: Firchow, Kevin
Subject: FW: Opposition to St. Francis House Development proposal before Plan Commission on June 20th
Attachments: LMC Plan Commission letter.doc
Importance: High
Follow Up Flag: Follow up
Flag Status: Completed

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

From: Sandy Erickson [mailto:sandysplace@surfbest.net]
Sent: Sunday, June 19, 2011 5:15 PM
To: Maniaci, Bridget; Cnare, Lauren; Verveer, Mike; Rummel, Marsha; King, Steve; Skidmore, Paul; Solomon, Brian; Schmidt, Chris; Rhodes-Conway, Satya; Ellingson, Susan; Bruer, Tim; Palm, Larry; Johnson, Jill; Clausius, Joe; Weier, Anita; Clear, Mark; Phair, Matthew; Mayor; erics@cow.org; jolson@operationfreshstart.org; michael.heifetz@deancare.com; mabasford@charter.net; avandrzejews@wisc.edu
Cc: Subeck, Lisa; Bidar-Sielaff, Shiva; Resnick, Scott; Murphy, Brad; Cnare, Rebecca
Subject: Re: Opposition to St. Francis House Development proposal before Plan Commission on June 20th
Importance: High

Dear Mayor and Madison Common Council Members,

On Friday afternoon, June 17, I e-mailed the attached letter to the Madison Plan Commission, c/o Brad Murphy, to register my opposition to the proposed high-rise development on the St. Francis House property on the corner of Brooks St. and University Avenue. I also spoke with my alder, Lisa Subeck, re: my deep concern about this project that will be reviewed by the Plan Commission tomorrow evening, June 20th.

I am a long-time member of Luther Memorial Church and currently serve as the Chair of the Administration and Finance Committee and Treasurer of the church's foundation. I hope that my letter will be included in materials distributed at the Plan Commission meeting tomorrow night but just in case it isn't I am sending this to you directly, in advance of that meeting, so that you will be aware of our concern about the significant and troubling financial impact this project could pose if it is allowed to continue as planned.

Thank you in advance for hearing and addressing our concerns. I can be contacted at sandysplace@surfbest.net if you have questions.

Sandy Erickson
District 1

Firchow, Kevin

From: Murphy, Brad
Sent: Monday, June 20, 2011 9:26 AM
To: Firchow, Kevin
Subject: FW: Legislative File 2194

Follow Up Flag: Follow up
Flag Status: Completed

In case this was not forwarded to you.

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: John and Phyllis Pleuss [mailto:jpleuss@charter.net]
Sent: Friday, June 17, 2011 4:34 PM
To: Murphy, Brad
Subject: Legislative File 2194

Dear Madison Plan Commission members,

I am writing in opposition to the proposed plan for a high rise residential building on the corner of University Avenue and Brooks Street. As a member of Luther Memorial Church, I believe this development would harm our church in many ways. The building itself would be harmed architecturally and structurally. The proposed tall building would keep the church in shadow much of the time. This would prevent light from shining through our beautiful stained glass windows, and would also prevent ice and snow from melting, causing water damage on the roof and building. This has already been a problem in the few years since the Grand Central apartment building was built behind us. Last winter shadowing of our pre school playground prevented our children from playing outside half of the time. We also saw an increase in ice damming and water damage.

I believe it could also harm our ministry and service efforts which benefit all Madison residents. There is a very real fear that if our building were compromised, if parking became more difficult than it already is, if foot and moped and car traffic increases, it would make our building less accessible and less appealing to people. We fear losing membership and believe that the future of our congregation is in jeopardy.

Right now we offer services to residents of Madison no matter what their church affiliation that would be in jeopardy if our congregation suffered a decline in members.

1. We house homeless families within our building in connection with the Interfaith Hospitality Network/The Road Home program.
2. We offer a high quality pre school to children of all religious affiliations and because of the generosity of our members, we can offer scholarships to those families who may not otherwise be able to afford a pre school.

3. We give gifts and household items to families in poverty and transition at Christmas time. We also offer financial assistance to people in need coming in to the church in search of help.
4. We support food pantries in the area, work with Habitat for Humanity, Savory Sunday, Meals on Wheels and work with other social programs.
5. We host numerous concerts and musical events that are open to the public, some in connection with the University of Wisconsin. Our sanctuary is well known for its beauty and excellent acoustics.
6. We offer free organ recitals each Wednesday at noon and our doors are open to the public so that people can enter and use our sanctuary during the day for prayer and meditation.
7. We support students by supporting the Lutheran Campus Ministry and serving meals to students. Indeed, it was University of Wisconsin students who began our congregation many years ago.

I believe that these and other programs we offer, as well as our physical presence, benefit the City of Madison and that it would be a loss for the City if our congregation were to be put in jeopardy because of hardships due to having so many high rise residential buildings so close to us. Surely this building could be built on a different site that would not be so detrimental to its neighbors. I respectfully request that permission be denied for this development.

Thank you so much for your attention to this issue.

Sincerely,

Phyllis Pleuss LCSW

Member of Luther Memorial Church

Firchow, Kevin

From: Murphy, Brad
Sent: Monday, June 20, 2011 9:30 AM
To: Firchow, Kevin
Subject: FW: Proposed Development of St. Francis Property

Follow Up Flag: Follow up
Flag Status: Completed

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: Franklin Wilson [mailto:fawil2@gmail.com]
Sent: Saturday, June 18, 2011 11:00 AM
To: Murphy, Brad
Subject: Fwd: Proposed Development of St. Francis Property

----- Forwarded message -----

From: Franklin Wilson <fawil2@gmail.com>
Date: Fri, Jun 17, 2011 at 6:59 PM
Subject: Proposed Development of St. Francis Property
To: tpark@cityofmadison.com

Dear Members of the Planning Commission,

I am writing to let you know that I strongly oppose the proposed development of the St. Francis student ministry property. I believe that the St. Francis property should be preserved as an urban oasis for non-commercial purposes. The proposed development threatens the existence of Luther Memorial Church, a Madison landmark.

Sincerely,

Marcia Wilson

360 West Washington Ave. Unit 1115
Madison, Wisconsin 53703

Firchow, Kevin

From: Murphy, Brad
Sent: Monday, June 20, 2011 9:30 AM
To: Firchow, Kevin
Subject: FW: Opposition to Univ Ave apt 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

From: Margaret Miner [mailto:margaret.miner@gmail.com]
Sent: Saturday, June 18, 2011 2:01 PM
To: Murphy, Brad
Subject: Opposition to Univ Ave apt project

Members of the City Plan Commission:

I'm writing to express my emphatic opposition to the apartment complex proposed for the corner of University Ave and N Brooks St, where St Francis House currently stands.

Like my parents and my son, I am a member of of Luther Memorial Church. We live on the near west side of Madison and frequently bicycle to and from the church. My husband, whose UW office is located in the Humanities Building, makes frequent trips down University Ave to Luther Memorial, which has been central to our lives since we moved to Madison twenty years ago. Here are the principal reasons for our dismay:

- This hulking new complex would dwarf Luther Memorial, blocking out the natural light that makes our stained glass windows so extraordinarily beautiful, as well as the sunshine that illuminates our preschool and education wing.
- The proposed complex would also devour the quiet lawn now linking Luther Memorial to the architecturally picturesque and historically important St Francis House. Especially in conjunction with the Grand Central building already looming balefully over the church from behind, this new project would choke a lovely little green space with one more mass of steel and concrete.
- Worst of all, the new complex would ominously dim the future of Luther Memorial, both as a thriving community and as an active participant in the life of downtown Madison. Any structure housing 250+ short-term renters with all their various vehicles would necessarily engulf Luther Memorial with noise and commotion. Even supposing such congestion did not daunt long-time members of Luther Memorial, it would surely discourage visitors and potential new members, without which any church is doomed to wither.

Please do not rezone Luther Memorial's neighborhood or in any other way open its block to another massive complex! Please, *please* help us keep Luther Memorial alive and well!

Respectfully, although with great anxiety,
Margaret Miner

Firchow, Kevin

From: Murphy, Brad
Sent: Monday, June 20, 2011 9:33 AM
To: Firchow, Kevin
Subject: FW: Rezoning for St. Francis House

Follow Up Flag: Follow up
Flag Status: Completed

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: Mary Markwardt [mailto:pinwardt@sbcglobal.net]
Sent: Saturday, June 18, 2011 7:31 PM
To: Murphy, Brad
Subject: Rezoning for St. Francis House

June 18, 2011

Dear members of the commission,

My husband and I have been members of Luther Memorial Church for about 10 years.

We have appreciated the wonder and mystery of faith, hope and love that the building nurtures. When one steps from outside into this space, we are reminded and given a chance to meditate on whatever we bring inside, whether it be the beauty and joy of life or it's struggles and concerns.

We have always felt the majestic size creates a witness on this spot in University avenue, in the midst of this bustling city and center of learning, a quiet refuge.

We are fearful that this perspective will be lost being surrounded by massive building and the high number of residents brought with the current building plan on the lot next door.

We feel this design will compromise the worship and ministry of Luther Memorial Church.

Please vote to deny rezoning for the St. Francis House property.

Sincerely,
Mary Markwardt
Larry Pinnow

June 16, 2011

Dear Members of the City Planning Commission:

I am a member of Memorial Lutheran Church (LMC). I am writing because of my deep concern for the plan to build a high-rise apartment building adjacent to the church. I oppose the plan for a number of reasons.

As you know, LMC is located on University Avenue, the main corridor through campus. The adjacent property, St. Francis House, is a fine complement to LMC. The historic buildings and grounds flow together to create a unified whole. The scale of the buildings in relation to each other works well.

A high-rise apartment complex built next door will severely diminish the stature and beauty of the church, which is a community landmark. We have already been compromised on one side by a high-rise apartment building directly behind LMS, facing Johnson Avenue.

I invite you to visit LMC. The stained glass windows are stunning – rich with beauty and symbolism. As the sun shifts across the sky, the images and colors change. The proposed apartment building would cast a shadow that would be a huge detriment. I would be so sad to lose that to an apartment building.

The additional traffic generated by several hundred people poses serious problems. First, we have a preschool at LMC. Mopeds and cars buzzing around create a very real hazard to small children when parents drop them off and pick them up during the week. This applies to Sundays as well, when we have people entering and exiting the building – from small children to seniors. Secondly, the competition for parking space would also wreak havoc on our already tight parking situation. It has the potential to limit the addition of future members due to a lack of parking on Sundays. Third, people with mobility issues might be unable to attend without adequate parking such as we have it now.

I moved to Madison 14 years ago. The first time I drove through campus, I noticed St. Francis House and Luther Memorial Church and felt at that time and to this day that they are beautiful structures and landmarks to the University of Wisconsin, as well as to the community at large.

In conclusion, I respectfully request that you turn down the proposal to build an apartment building at that site.

Thank you for your attention.

Helen Hartman

5118 Flambeau Road

Madison, WI 53705

Firchow, Kevin

From: John and Phyllis Pleuss [jpleuss@charter.net]
Sent: Friday, June 17, 2011 4:57 PM
To: Parks, Timothy
Subject: University and Brooks development issue - Monday agenda

Members of the Madison Plan Commission,

I am writing in opposition to the proposed plan for a high rise residential building on the corner of University Avenue and Brooks Street. As a member of Luther Memorial Church, I believe this development would harm our church in many ways. The building itself would be harmed architecturally and structurally as shadowing would prevent light from shining through our beautiful stained glass windows. Shadowing would severely slow the melting of ice and snow which would cause damming and water damage to the roof and building. We have already seen this in the few years since the Grand Central apartment building was built behind us. Not only has water damage increased, but because of the shadowing of the pre school playground, unmelted ice and snow prevented the children from playing on the playground half of the time last winter.

I believe it could also harm our ministry and service efforts which benefit the residents of Madison regardless of their religious affiliation. There is a very real fear that if our building were compromised, if parking became more difficult than it already is, if foot and moped and car traffic increased, it would make our building less accessible and less appealing to people. We fear losing membership and believe that the future of our congregation is in jeopardy.

Right now we offer the following services to residents of Madison regardless of their religious affiliation that would be in jeopardy if our congregation suffered a decline in members:

1. We house homeless families within our building in connection with the Interfaith Hospitality Network/The Road Home program.
2. We offer a high quality pre-school to children of all religious affiliations and because of the generosity of our members, we can offer scholarships to those families who may not otherwise be able to afford a preschool.
3. We give gifts and household items to families in poverty and transition at Christmas time. We also offer financial assistance to people in need coming in to the church in search of help.
4. We support food pantries in the area, work with Habitat for Humanity, Savory Sunday, Meals on Wheels and work with other social programs.
5. We host numerous concerts and musical events that are open to the public, some in connection with the University of Wisconsin. Our sanctuary is well known for its beauty and excellent acoustics.
6. We offer free organ recitals each Wednesday at noon and our doors are open to the public so that people can enter and use our sanctuary during the day for prayer and meditation.

7. We support students by supporting the Lutheran Campus Center and supplying meals to students. Indeed, it was University of Wisconsin students who began our congregation many years ago.

I believe that these and other programs we offer, as well as our presence, benefit the residents of the City of Madison and that it would be a loss for the City if our congregation were to be put in jeopardy because of hardships due to having so many high rise residential buildings so close to us. Surely these buildings could be built on a different site that would not be so detrimental to its neighbors. I respectfully request that permission be denied for this development.

Thank you so much for your attention to this issue.

Phyllis Pleuss LCSW

Member of Luther Memorial Church

Firchow, Kevin

From: Joyce Bisbee [joycebisbee@charter.net]
Sent: Friday, June 17, 2011 6:06 PM
To: Parks, Timothy
Cc: 'Franklin Wilson'
Subject: Proposed Student Housing on University Avenue

(I am re-sending this message so that my address is included.)

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.

Sincerely,
Joyce E. Bisbee
5815 American Parkway #101
Madison, WI 53718
608-230-3256

joycebisbee@charter.net

Firchow, Kevin

From: Kristin Lamers [kahlamers@gmail.com]
Sent: Friday, June 17, 2011 8:14 PM
To: Parks, Timothy
Subject: Proposed massive apartment complex next to Luther Memorial Church

Dear City Plan Commission,

I am writing to ask you to please vote to deny the rezoning for the proposed massive apartment complex on the St. Francis House site next to Luther Memorial Church on University Ave. If allowed, this proposal threatens the future of our congregation. By adding to the block another 250 temporary renters in a massive apartment complex as well as their cars, mopeds, foot traffic and student activity our church will face a losing battle for future congregants who will see our church as too difficult to participate in, choosing other churches that are easier to access and park near.

It also threatens the aesthetics and history of a block along University Avenue currently devoted to spiritual and religious growth - and a block of buildings with historical and cultural significance. In short, the building is too massive for the lot on which it is proposed.

In addition, the new complex affects our church building. It is a permanent shadow over our preschool and places our cathedral and its stained glass windows in the dark for most early morning services. It poses parking, safety, noise and traffic issues.

Please vote no to stop this massive apartment complex and help protect our church.

Thank you for your time,

Kristin Lamers
kamlamers@charter.net

Firchow, Kevin

From: Franklin Wilson [fawil2@gmail.com]
Sent: Saturday, June 18, 2011 11:01 AM
To: Parks, Timothy
Subject: Fwd: Proposed Development of St. Francis Property

----- Forwarded message -----

From: **Franklin Wilson** <fawil2@gmail.com>
Date: Fri, Jun 17, 2011 at 6:59 PM
Subject: Proposed Development of St. Francis Property
To: tpark@cityofmadison.com

Dear Members of the Planning Commission,

I am writing to let you know that I strongly oppose the proposed development of the St. Francis student ministry property. I believe that the St. Francis property should be preserved as an urban oasis for non-commercial purposes. The proposed development threatens the existence of Luther Memorial Church, a Madison landmark.

Sincerely,

Marcia Wilson

360 West Washington Ave. Unit 1115
Madison, Wisconsin 53703

Firchow, Kevin

From: Margaret Miner [margaret.miner@gmail.com]
Sent: Saturday, June 18, 2011 2:04 PM
To: Parks, Timothy
Subject: Fwd: Out of Office: Opposition to Univ Ave apt project

Members of the City Plan Commission:

I'm writing to express my emphatic opposition to the apartment complex proposed for the corner of University Ave and N Brooks St, where St Francis House currently stands.

Like my parents and my son, I am a member of of Luther Memorial Church. We live on the near west side of Madison and frequently bicycle to and from the church. My husband, whose UW office is located in the Humanities Building, makes frequent trips down University Ave to Luther Memorial, which has been central to our lives since we moved to Madison twenty years ago. Here are the principal reasons for our dismay:

- This hulking new complex would dwarf Luther Memorial, blocking out the natural light that makes our stained glass windows so extraordinarily beautiful, as well as the sunshine that illuminates our preschool and education wing.
- The proposed complex would also devour the quiet lawn now linking Luther Memorial to the architecturally picturesque and historically important St Francis House. Especially in conjunction with the Grand Central building already looming balefully over the church from behind, this new project would choke a lovely little green space with one more mass of steel and concrete.
- Worst of all, the new complex would ominously dim the future of Luther Memorial, both as a thriving community and as an active participant in the life of downtown Madison. Any structure housing 250+ short-term renters with all their various vehicles would necessarily engulf Luther Memorial with noise and commotion. Even supposing such congestion did not daunt long-time members of Luther Memorial, it would surely discourage visitors and potential new members, without which any church is doomed to wither.

Please do not rezone Luther Memorial's neighborhood or in any other way open its block to another massive complex! Please, *please* help us keep Luther Memorial alive and well!

Respectfully, although with great anxiety,
Margaret Miner

On Sat, Jun 18, 2011 at 2:01 PM, Murphy, Brad <BMurphy@cityofmadison.com> wrote:

I will be out of the office on Friday June 17th. Michael Waidelich will be in charge of the Planning Division. If you have questions or correspondence concerning Monday's Plan Commission meeting of June 20 please forward that to Tim Parks at tparks@cityofmadison.com

Firchow, Kevin

From: Burt & Karen Scheele [bkscheele@att.net]
Sent: Saturday, June 18, 2011 2:17 PM
To: Parks, Timothy
Subject: Massive Apartment Building Will Ruin Luther Memorial Church

Dear City Plan Commission,

I am writing to ask you to please vote to deny the rezoning for the proposed massive apartment complex on the St. Francis House site next to Luther Memorial Church on University Ave. If allowed, this proposal threatens the future of our congregation. By adding to the block another 250 temporary renters in a massive apartment complex as well as their cars, mopeds, foot traffic and student activity our church will face a losing battle for future congregants who will see our church as too difficult to participate in, choosing other churches that are easier to access and park near.

It also threatens the aesthetics and history of a block along University Avenue currently devoted to spiritual and religious growth - and a block of buildings with historical and cultural significance. In short, the building is too massive for the lot on which it is proposed.

In addition, the new complex affects our church building. It is a permanent shadow over our preschool and places our cathedral and its stained glass windows in the dark for most early morning services. It poses parking, safety, noise and traffic issues.

Please vote no to stop this massive apartment complex and help protect our church.

Thank you for your time,

Burt and Karen Scheele

Firchow, Kevin

From: Adam Erickson [AErickson@stlukes-elca.org]
Sent: Saturday, June 18, 2011 3:48 PM
To: Parks, Timothy
Subject: June 20 Planning Commission Meeting

Hello,

My name is Adam Erickson and I sent an email to Brad Murphy regarding the Plan Commission meeting on June 20. The bounce-back email I received from him said to forward any emails on to you. Below is what I sent Mr. Murphy.

Thank you,

Adam Erickson
Director of Youth Ministries
St. Luke's Lutheran Church
7337 Hubbard Avenue
Middleton WI 53562
(608) 831-6084, ext. 18
aerickson@stlukes-elca.org
www.stlukes-elca.org

I GoodSearch & GoodShop for St. Luke's Lutheran Church!

You, too, can raise money for St. Luke's Youth just by searching the Internet with GoodSearch.com (powered by Yahoo), or shopping online with GoodShop.com!

Dear Members of the City of Madison Plan Commission,

My name is Adam Erickson and I am writing in opposition to the planned development of the St. Francis House property at 1001 University Avenue. My opposition to this project comes primarily from my involvement at Lutheran Campus Ministry (325 N. Mills Street) both as a former student and current staff member and as the youth director at St. Luke's Lutheran Church in Middleton.

Luther Memorial Church is a vital partner to Lutheran Campus Ministry in Madison, Wisconsin, Inc. (Lutheran Campus Ministry). Although legally two separate entities, Luther Memorial Church owns the property and building which houses Lutheran Campus Ministry. Since the construction of Grand Central, Luther Memorial and Lutheran Campus Ministry have been impacted with property damage and illegal parking. I fear that the proposed development next to Luther Memorial would worsen these problems.

With the current recession affecting non-profit organizations, including churches, in drastic ways, these are serious problems for a church located downtown like Luther Memorial. If the members and visitors who would have chosen to attend Luther Memorial decide it is easier to attend another church because there is no parking available due to illegal parking on Luther Memorial's property and/or the property looks to be run-down due to vandalism, this could likely cause the church to shut its doors. If this happens, it would also mean the likely closing by Lutheran Campus Ministry, as Luther Memorial Church not only houses Lutheran Campus Ministry, but it is a significant donor, too. If Luther Memorial is forced to significantly decrease its funding to Lutheran Campus Ministry and/or close its doors, Lutheran Campus Ministry is not only in danger of having to decrease its programming to, for, and with university students, but also in real danger of closing its doors.

Each year I have several students who choose to continue their education at either UW-Madison, MATC, or Edgewood. If Lutheran Campus Ministry is forced to shut its doors due to Luther Memorial Church closing its doors (due to the

significant negative impact the development at 1001 University Avenue would have), I would be quite troubled as their youth director to know that the campus my students are attending does not have a Lutheran Campus Ministry presence. Lutheran Campus Ministry and Luther Memorial Church provide vital campus ministry services and are viewed as partners in ministry by area congregations like mine. I would hate for that partnership to end due to an apartment building being built in such close proximity to Luther Memorial that it would have force the congregation to close its doors.

I urge you to reject the proposal that would allow for a high-rise development on the existing St. Francis House property.

Sincerely,

Adam Erickson
Director of Youth Ministries
St. Luke's Lutheran Church
7337 Hubbard Avenue
Middleton WI 53562
(608) 831-6084, ext. 18
aerickson@stlukes-elca.org
www.stlukes-elca.org

Firchow, Kevin

From: Mary Markwardt [pinwardt@sbcglobal.net]
Sent: Saturday, June 18, 2011 7:37 PM
To: Parks, Timothy
Subject: Fwd: Rezoning for St. Francis House

Begin forwarded message:

From: Mary Markwardt <pinwardt@sbcglobal.net>
Date: June 18, 2011 7:31:14 PM CDT
To: bmurphy@cityofmadison.com
Subject: Rezoning for St. Francis House

June 18, 2011

Dear members of the commission,

My husband and I have been members of Luther Memorial Church for about 10 years.

We have appreciated the wonder and mystery of faith, hope and love that the building nurtures. When one steps from outside into this space, we are reminded and given a chance to meditate on whatever we bring inside, whether it be the beauty and joy of life or it's struggles and concerns.

We have always felt the majestic size creates a witness on this spot in University avenue, in the midst of this bustling city and center of learning, a quiet refuge.

We are fearful that this perspective will be lost being surrounded by massive building and the high number of residents brought with the current building plan on the lot next door.

We feel this design will compromise the worship and ministry of Luther Memorial Church.

Please vote to deny rezoning for the St. Francis House property.

Sincerely,
Mary Markwardt
Larry Pinnow

June 16, 2011

Dear Members of the City Planning Commission:

I am a member of Memorial Lutheran Church (LMC). I am writing because of my deep concern for the plan to build a high-rise apartment building adjacent to the church. I oppose the plan for a number of reasons.

As you know, LMC is located on University Avenue, the main corridor through campus. The adjacent property, St. Francis House, is a fine complement to LMC. The historic buildings and grounds flow together to create a unified whole. The scale of the buildings in relation to each other works well.

A high-rise apartment complex built next door will severely diminish the stature and beauty of the church, which is a community landmark. We have already been compromised on one side by a high-rise apartment building directly behind LMS, facing Johnson Avenue.

I invite you to visit LMC. The stained glass windows are stunning – rich with beauty and symbolism. As the sun shifts across the sky, the images and colors change. The proposed apartment building would cast a shadow that would be a huge detriment. I would be so sad to lose that to an apartment building.

The additional traffic generated by several hundred people poses serious problems. First, we have a preschool at LMC. Mopeds and cars buzzing around create a very real hazard to small children when parents drop them off and pick them up during the week. This applies to Sundays as well, when we have people entering and exiting the building – from small children to seniors. Secondly, the competition for parking space would also wreak havoc on our already tight parking situation. It has the potential to limit the addition of future members due to a lack of parking on Sundays. Third, people with mobility issues might be unable to attend without adequate parking such as we have it now.

I moved to Madison 14 years ago. The first time I drove through campus, I noticed St. Francis House and Luther Memorial Church and felt at that time and to this day that they are beautiful structures and landmarks to the University of Wisconsin, as well as to the community at large.

In conclusion, I respectfully request that you turn down the proposal to build an apartment building at that site.

Thank you for your attention.

Helen Hartman

5118 Flambeau Road

Madison, WI 53705

Firchow, Kevin

From: Doris Green [green@merr.com]
Sent: Sunday, June 19, 2011 7:56 PM
To: Parks, Timothy
Subject: 1001 University Ave. development proposal

To: City Plan Commission

I'm writing in opposition to the proposed development at 1001 University Ave. As a UW-Madison academic staff member and a longtime member of Luther Memorial Church, I'm concerned that the welcoming University Avenue facade of the church will be overtaken and marred by such a large apartment complex. As it is now, the 1000 block is a respite with green space and flowers and in summer the open door of the church. The size of the proposed development would change forever the nature of this beneficial environment for all who pass by.

It would be wonderful if the developers would reconsider and find another site for this building. Or, if it absolutely must go here, it would be less detrimental to the quality of this special environment if they would consider a more modest building, with fewer towering floors and added green space as a buffer between it and the rest of the block.

Thank you for accepting comments and listening.

Doris Green
green@merr.com
dmgreen2@wisc.edu

Firchow, Kevin

From: Larry Thies [ldthies@charter.net]
Sent: Sunday, June 19, 2011 9:52 PM
To: Parks, Timothy
Subject: FW: University Avenue building project

From: Larry Thies [mailto:ldthies@charter.net]
Sent: Sunday, June 19, 2011 9:29 PM
To: 'district7@cityofmadison.com'
Cc: 'bmurphy@cityofmadison.com'
Subject: University Avenue building project

Dear Alder King,

We write to you this evening about a matter which will be before the city's Plan Commission and which is of deep concern to us and other congregants of Luther Memorial Church on University Avenue. It involves a massive multi-story building being proposed for the property immediately next to our landmark cathedral. I see the proposal as a severe threat to our congregation and its neighborhood currently devoted to spiritual and religious growth with buildings of historical and cultural significance.

Luther Memorial is a congregation with exceptionally beautiful liturgy and music and a profound commitment to community service. I fear that by adding to the block another 250 temporary renters in a massive apartment complex -- as well as their cars, mopeds, foot traffic and student activity -- our church will face a losing battle for future congregants who will see our church as too difficult to participate in, choosing other churches that are easier to access and park near.

The proposed building is simply too massive for the lot on which it is proposed. It would cast a permanent shadow over our preschool and place our cathedral and its stained glass windows in the dark for most early morning services. It poses parking, safety, noise and traffic issues. It would be the death of our vibrant and active congregation.

We will appreciate any help you can give to us in preserving our neighborhood, and our congregation, by opposing this massive building complex.

Sincerely,

Larry and Deborah Thies, 7120 East Pass, Madison, WI 53719

Firchow, Kevin

From: Robert Maynard [robert@maynard.net]
Sent: Sunday, June 19, 2011 10:01 PM
To: Parks, Timothy
Subject: Fwd: Item #8, St. Francis Student Ministry Property - Planning Commission

To Members of the Planning Commission:

I am writing to express my concern about the proposed development of the St. Francis student ministry property next to Luther Memorial Church. I have been attending Luther Memorial Church since before Christmas, and greatly value my experience there. I see Luther Memorial as the cathedral church of Madison, parallel to Grace Cathedral in San Francisco, Fourth Presbyterian in Chicago, and St. John the Divine in New York City. Luther Memorial is an essential part of the history and culture of Madison. The proposed construction eliminates much of the last open space around Luther memorial, and towers over the church so that serious architectural and aesthetic degradation occur. The church becomes absorbed in a sea of student housing.

Please preserve this important aspect of life in Madison, and reject the proposal presented in agenda Item #8.

Sincerely,

Robert Maynard
4805 Jade lane
Madison, WI 53714

Firchow, Kevin

From: Phil Schoech [phil.schoech@gmail.com]
Sent: Monday, June 20, 2011 8:41 AM
To: Parks, Timothy
Subject: Fwd: Saint Francis House development

----- Forwarded message -----

From: Phil Schoech <phil.schoech@gmail.com>
Date: Sun, Jun 19, 2011 at 7:53 PM
Subject: Saint Francis House development
To: bmurphy@cityofmadison.com, district5@cityofmadison.com, district8@cityofmadison.com

I am writing to express my strong opposition to the proposed development of the St. Francis student ministry property. I am a member of Luther Memorial Church, former member of the Church Council, and former President of the Luther Memorial Foundation. I am also a resident of the Regent neighborhood. I am opposed to this project for two reasons. First, I believe that if this student housing complex is constructed, it will add to a "canyon effect" for pedestrians along the south side of University Avenue, as well as diminish the beauty of Luther Memorial Church. I also believe that it will be extremely difficult, if not impossible, for hundreds of students on this block to coexist with the religious and educational functions of our church.

Since the construction of Grand Central, Luther Memorial has suffered a number of incidents of petty vandalism, which take a substantial amount of our staff time to deal with. Parking near the church has become more difficult, even on Sundays. On Sundays, a number of parishioners must park a couple of blocks from the church, and the tangle of bikes and mopeds along Mills Street has made that walk difficult for many of us. (Since our members come from all parts of Dane County and beyond, mass transit is not a feasible option for many.) Fortunately, Grand Central is located at the back of our church, which has helped mitigate some of these problems. The Saint Francis property is just across a small courtyard from a series of beautiful stained glass windows, and I am concerned about the potential for great damage to those windows. While I know that the vast majority of the students would never harm our property, it is also realistic to think that something serious may well occur.

I believe that surrounding the church with high-rise student housing would be as unwise as siting the church in the middle of fraternity row.

Many urban congregations have faced difficulties similar to ours in maintaining a strong membership. Many of them have either moved to the suburbs or closed. But losing these congregations also means losing a strong voice for the urban community. Over the years, Luther Memorial has been greatly involved in Porchlight, The Road Home, Savory Sunday, and other programs that try to help fill in the holes of the safety net. We count many in the LGBT community as active members in our congregation, including positions of lay leadership. Over the years that I have been a member, our pastors have had a strong voice for the oppressed and voiceless.

Because I was on the Church Council at the time that we sold our parking lot to the developers of Grand Central, I also thought I would share with you my thinking on the church's decision. When the Wayland Foundation told us that they were prepared to sell their lots for student housing (Grand Central), we attempted to find a way to purchase their lots for religious and social uses. In the end, we were unable to get the financing we needed to make that happen. The developers told us that they were interested in buying our lot as well, but that the project would go ahead with or without our lot. At that point, we were faced with the option of keeping our lot, which would have provided us with some parking but offered very few future alternative uses, or sell the property to the developers. In either case, there would be a large student housing project immediately behind our church. Under

the circumstances, I felt it was in the best interest of the congregation to sell the lot. Had I known that the ultimate outcome would be to convert most of the block to high-rise student housing, I would have been strongly opposed to the sale and the project.

Philip Schoech
2130 Chadbourne Avenue
Madison, Wisconsin 53726

phil.schoech@gmail.com

Firchow, Kevin

From: Brenda Ryther [bryther@wisc.edu]
Sent: Sunday, June 19, 2011 8:44 PM
To: Murphy, Brad
Subject: Oppose development of 1001 University Avenue

Hello Mr. Murphy,

I strongly oppose the proposed development of the St. Francis student ministry property at 1001 University Avenue. As a member of Luther Memorial church, this development would impact the entire block and our church in so many negative ways. I am opposed to losing this beautiful green space, the mature trees, the sense of a spiritual oasis. The loss of natural light through the historic stained glass windows, the noise, the potential for safety concerns, the loss of a peaceful place for University students, faculty, and members of the Madison community...all these are reasons for preserving this space for non-commercial purposes. Thank-you.

Sincerely,

Brenda Ryther
5312 Frosty Lane
Madison, WI 53705

Firchow, Kevin

From: Murphy, Brad
Sent: Monday, June 20, 2011 1:11 PM
To: Firchow, Kevin
Subject: FW: Proposed development of St. Francis House site, 1001 University Avenue, Madison

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: Laura Rose [mailto:ldykstal@yahoo.com]
Sent: Sunday, June 19, 2011 7:58 AM
To: King, Steve; Rummel, Marsha; Schmidt, Chris; erics@cows.org; jolson@operationfreshstart.org; michael.heifetz@deancare.com; mbasford@charter.net; avandrzejews@wisc.edu; Murphy, Brad
Cc: 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; Mayor; Brad Pohlman; Gary BROWN; Larson, Alan; Franklin Wilson
Subject: Proposed development of St. Francis House site, 1001 University Avenue, Madison

Dear members of the Plan Commission:

I am writing to express my opposition to the proposed development of the site of St. Francis House, 1001 University Avenue, which is on the agenda for your consideration on Monday, June 20th. I am an 18 year member of Luther Memorial church and a lifelong resident of Madison. I currently reside in District 5, about one mile from the site. I would like to echo the points made in the detailed testimony submitted by my fellow congregation members with regard to the impact this will have on our building and our worship experience. I would particularly like to emphasize the conclusions submitted by SRI Consultants regarding the potential impacts of the increased shadowing cast by the proposed development on the building structure. Over the decades, our congregation has invested considerable funds in preserving this building. Expert opinion seems to indicate that the maintenance needs of the church will become even more pronounced due to increased shadowing, if this development is allowed to proceed as proposed. As stewards of an historical building, this is of great concern. While we love the church building and have done our best to maintain it, our congregation does not have unlimited resources to take on the additional financial burdens that are almost sure to result if this project proceeds as proposed.

I understand the need to pursue housing density as a city policy, and the effect this development will have on the tax base. However, the city should consider more than these monetary factors. If density rises, but the diversity of land uses diminishes, the landscape becomes more sterile, more uniform, and less livable. Ultimately, what looks to be a profitable enterprise will become costly down the road as the quality of life in this urban setting declines due to the loss of an historical building and congregation.

I respect the right of the developers to make money, but please take into consideration Luther Memorial's place in the city's history and what our congregation has contributed to making the city a better place to live. Weekly organ concerts open to the public, beautiful worship services, social justice activities (The Road Home was founded in our congregation), a spiritual refuge for students and others, and a wonderful preschool are only some of the ways that we have contributed to the community. This proposal, if it moves forward in its current form, will present a huge threat to our existence and our ability to continue those contributions.

Thank you for considering my comments.

Respectfully submitted,

Laura D. Rose
1908 Arlington Place
Madison, 53726

CC: Members, City Council
Mayor Paul Soglin
Pastor Brad Pohlman
Pastor Franklin Wilson
Gary Brown
Al Larson

Firchow, Kevin

From: Murphy, Brad
Sent: Monday, June 20, 2011 1:15 PM
To: Firchow, Kevin
Subject: FW: St. Francis House Project -in opposition

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: revrupp tds.net [mailto:revrupp@tds.net]
Sent: Sunday, June 19, 2011 2:09 PM
To: Murphy, Brad
Subject: Re: St. Francis House Project -in opposition

Dear Members of the Planning Commission,

I am writing to express my strong opposition to the proposed development of the St. Francis student ministry property, located at the corner of N. Brooks Street and University Avenue.

My wife and I recently joined Luther Memorial Church, adjacent to the proposed development site, and I believe the proposed construction of a high rise student housing project on the St. Francis site poses a serious threat to the future of Luther Memorial as a congregation.

Luther Memorial has long been a landmark in the campus area, and has provided a worship space for students and faculty of the University, as well as the greater Madison community. In addition the church building has been used for community events, musical and otherwise, and has provided significant social services to the university area and beyond.

I recently retired as pastor of Trinity Lutheran Church, on Madison's east side, so I am aware of the importance of church communities to provide civilizing influences in their neighborhoods. As examples, Trinity hosted the Road Home project for homeless Madisonians (as does Luther Memorial), and provided a meeting space for a weekly AA meeting, boy scout and cub scout troops, and numerous other community activities.

Luther Memorial has provided ministry services to students for generations, (including me, in the mid-1960s). The building has been the site of many University cultural events through the decades. A pre-school located in the church building services the university and Madison communities. In addition, individual Luther Memorial members are active throughout the community in a variety of service projects.

The importance of vital congregations to the community at large should be obvious. But congregations are also fragile. Major changes in the immediate neighborhood can have serious unforeseen consequences for the viability of a congregation. Increased traffic congestion,

architectural crowding, and loss of available parking are but a few of the more obvious results of construction of a project such as that proposed for the St. Francis site. Any one of these factors could seriously compromise Luther Memorial's future. Taken together, they could be deadly.

In addition, there is very little green space left in the central campus area, and I believe it would be well to preserve something of a breathing space in the midst of the urban growth in the central campus area.

Sincerely,

Pastor John E. Ruppenthal

Firchow, Kevin

From: Murphy, Brad
Sent: Monday, June 20, 2011 1:16 PM
To: Firchow, Kevin
Subject: FW: opposition to St. Francis property 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: annette mahler [mailto:akmahler@gmail.com]
Sent: Sunday, June 19, 2011 4:52 PM
To: Murphy, Brad
Subject: opposition to St. Francis property development

Please distribute my letter to the members of the Plan Commission. Thank you.

Dear Plan Commission members:

I am writing in opposition to the proposed high-rise student housing development on the St. Francis Student Ministry property.

As a member of the Luther Memorial church I fear that such a development will have only negative consequence for the 100 year old congregation. The stretch of University Avenue on which these properties stand is the last remaining non-commercial or University owned all along that urban corridor. It has more open space/green space than any others on that side of the street and frames the historic St. Francis house, as well as the approach to Luther Memorial when heading west. The buildings are also of a more modest height, allowing for the "cathedral" to occupy its footprint in proper proportion.

Removing the current green space will alter the streetscape permanently and such open proportions will never again be replaced.

In addition, it seems foolish to move the historic St. Francis house some feet down the block as a measure of preservation, when the reality is that the "feel" of the block will be totally changed. The only things saved will be the bricks and mortar themselves, while the sense of the building in its current environment of location and surrounding garden, is destroyed.

When Grand Central, the student high-rise apartment behind Luther Memorial, facing Johnson Street, was built, it was startling to see how it crowded the church, forever taking some of the architectural integrity away from the bell tower and main nave itself. The height also caused more problems beyond aesthetic. Vandalism from the higher floors has caused the church to be ever vigilant to monitor debris on the roof, gutters, downspouts and within the bell tower itself. While major monetary damage has been paid for by the management of Grand Central, the extra time spent by staff and volunteer lay people in dealing with such vandalism is never recouped, nor compensated. Noise and traffic have also been added to the immediate neighborhood, making access more challenging.

Luther Memorial has also had more problems with ice dams since the new building has been built. Changes in the amount of sun on the building have caused changes in the amount of melt of winter snows and we worry about the same loss of sun and light that the new proposed building would cause. The large stain glass windows that line the nave make the interior and exterior of the church especially noteworthy. The beauty of these windows is enhanced by the natural light that is cast inside the building. A tall building to the east will again cut off more of the natural light/sunlight to the nave and would harm the inherent beauty of the church. Since the church is actively used as a place of worship, such a loss is not just unfortunate. It causes the congregation to lose some of what makes a sanctuary a special place to gather for worship. There will be measurable loss due to the change in natural light.

Another worry is the potential for more vandalism to the church building and property. If tossing objects from higher floors is seen as a sport, then Luther Memorial will be a target for those living to the east, and this time the stain glass windows are a better target. Grand Central has had thick masonry walls and roof tiles as their target, glass is more fragile and much more vulnerable to flying bottles, etc.

Luther Memorial was built as a student oriented congregation. It grew out of a small Lutheran student center and has had a prominent place on the edge of the University campus and within the urban city. It draws members from all over the city of Madison and neighboring towns. It draws students enrolled at the University, professors, staff, as well as a full range of non-University affiliated individuals. Its programs support a pre-school that serves the families of the University and town, houses families in transition during the weeks that these families are assigned to the church by the Road Home program, and music programs that are run by the University. The building therefore is both a truly religious and civic institution, serving the community as best as it can. It would be a shame to allow for the proposed high-rise student housing project to negatively impact the mission of Luther Memorial.

Sincerely,

Annette Maher

3220 Tally Ho Lane

Shorewood Hills, WI 53705

Firchow, Kevin

From: Murphy, Brad
Sent: Monday, June 20, 2011 1:16 PM
To: Firchow, Kevin
Subject: FW: Opposition to 1001 University Ave. 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: The Zentners [mailto:zentners@att.net]
Sent: Sunday, June 19, 2011 5:14 PM
To: Murphy, Brad; Resnick, Scott; Solomon, Brian
Subject: Opposition to 1001 University Ave. proposed development

June 19, 2011

Dear Members of the Madison Planning Commission, Alders Resnick and Solomon,

I, a member of Luther Memorial Church for over 25 years, am writing to let you know that I oppose the proposed development of the St. Francis student ministry property at 1001 University Avenue. I think it would be delightful if that corner of land could continue as a quiet, peaceful, green oasis amidst the ever growing and developing university campus.

I also have concerns of how the proposed development will affect our congregation. The student housing of Grand Central has proven to be a good learning experience. As a Luther Memorial member who attends church regularly (as well as weekday and weeknight meetings and events), I often struggle with the increased foot, auto and moped--especially moped-- traffic in and around this block. I honestly can't imagine adding around 200 more renters and their transportation devices to the mix.

Certainly increased traffic and crowded pathways will impede Luther Memorial's ability to attract and retain members. In addition, I'm not happy about the way a tall building to the East will block light into our stained glass worship space. The shadows will most likely create further maintenance issues in a historic facility we are already taking great care and expense to preserve.

A smaller building might be just right for this space. I'm sure there are financial issues that make a smaller rental apartment building less appealing or unreasonable. I suppose there is no financial advantage to preserve a quiet, green, religious area in the heart of the campus. However, I think it would be wonderful to use this parcel of land in some other way rather than constructing another massive steel and glass residence structure.

Sincerely,

Janet Zentner
Luther Memorial Council Member
Luther Memorial Outreach Committee Chair

849 Terry Place
Madison, WI 53711
608-233-7226

Firchow, Kevin

From: Murphy, Brad
Sent: Monday, June 20, 2011 1:17 PM
To: Firchow, Kevin
Subject: FW: 6-20-11 Planning Commission

Follow Up Flag: Follow up
Flag Status: Completed

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: Beth Rahko [mailto:bethrahko@hotmail.com]
Sent: Sunday, June 19, 2011 10:57 PM
To: Murphy, Brad
Subject: 6-20-11 Planning Commission

Dear Mr Murphy and Members of the Planning Commission,

I am writing in opposition to the proposed development of the St. Francis student ministry property on University Avenue. I have been an active member of Luther Memorial since moving here in 1985.

I was opposed to the Grand Central development also and that has turned out to be a huge ongoing problem for Luther Memorial. The occupants have thrown all sorts of bottles, cans, eggs, fruit and some of the alcohol bottles have damaged the tile roof that has been there for over 100 years. Our roof now has shade which has caused ice damming and leaks where there never has been issues in the past.

This new development will be facing our stained glass windows which could be damaged if the same behavior occurs. The natural light that comes through these windows is incredibly beautiful and will be gone if this proposed development occurs. What a loss to the tranquility of our morning worship services!

I have seen Grand Central students climb down balconies to the street, drive their cars the wrong way on the one way street and I have been harassed with comments as I entered our building. (I did not provoke this in any way) I fear that more student housing will cause increased noise, vandalism and perhaps safety issues with the increased traffic on this small one way street. We have a wonderful Christian Preschool that serves the University families and they use this one way street to drop off and pick up their children.

I pray that you will have wisdom in this deliberation and compassion for our congregation who have not caused any problems in this location for over 100 years.

Beth Rahko
3410 Noll Valley Circle
Verona, Wisconsin 53593

Firchow, Kevin

From: Murphy, Brad
Sent: Monday, June 20, 2011 1:16 PM
To: Firchow, Kevin
Subject: FW: Proposed development next to Luther Memorial Church

Follow Up Flag: Follow up
Flag Status: Completed

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: Michelle Olson [mailto:mro312@gmail.com]
Sent: Sunday, June 19, 2011 8:08 PM
To: Murphy, Brad
Subject: Proposed development next to Luther Memorial Church

I'm writing in regard to the proposed building next to Luther Memorial Church. I'm not a church member but attend concerts at Luther several times a year. The acoustics and the lovely light through the stained glass windows are unique. The church and St. Francis House make their block a welcome oasis among bland, uninviting campus area buildings.

The proposed building is incompatible with the scale and character of existing historic buildings on the block. Vehicle and foot traffic past the church would increase, creating noise issues. The west side of the church, including the stained glass windows, would be blocked by the new building. The inside of the church would be permanently darkened, altering its character. From the outside, it would no longer be possible to properly appreciate the beautiful scale and architecture of the church.

There are countless locations to build yet another large steel and glass building. The proliferation of these buildings makes the UW campus area feel ever more like a suburban office park. Luther Church and St. Francis House are unique and their character should be preserved for future generations of students, faculty, members and the public to appreciate and enjoy.

Firchow, Kevin

From: Murphy, Brad
Sent: Monday, June 20, 2011 1:28 PM
To: Firchow, Kevin
Subject: FW: Against Proposed Development at 1001 University Ave.

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: Laura Meierhoff McGuire [mailto:lmeierhoff@hotmail.com]
Sent: Monday, June 20, 2011 12:44 PM
To: Murphy, Brad; Parks, Timothy; Cnare, Lauren; Mautz, Susan; Resnick, Scott
Subject: Against Proposed Development at 1001 University Ave.

Dear Aldermen and City of Madison staff,

As a resident of the city and an active voter, I would like to voice my concerns about the proposed development at 1001 University Ave. The addition of a large apartment building at this location would have a great impact on the aesthetics and the logistics of this block of University Avenue. The existing structure at this location is a beautiful and historic building that fits with the architecture of neighboring buildings. By replacing it with a large apartment building, the architectural integrity of this area will be diminished.

The proposed structure would also have significant impact on its neighbor, Luther Memorial Church. As a member of this congregation, I am concerned about the physical effects on our building. By blocking sunlight from the east, the interior beauty of the church would be depleted by blocking the stained glass windows. When my husband and I moved to Madison for graduate school in 2007, we were awestruck at the beauty of the Luther Memorial Church nave, in its European cathedral style. The light streaming in through the windows made the church feel like a warm, open place. I worry that the loss of this beauty will have a lasting impact on our congregation.

The concerns for the church are not merely aesthetic concerns, though. The decrease in sunlight would also mean significant effects on the upkeep of our building by affecting snow melting patterns, etc. The addition of hundred of residents next door would also affect the traffic patterns, both via automobile and by foot. In a neighborhood where parking is already an issue, these additional tenants would create increased accessibility issues for our church, particularly for elderly and disabled members.

As a congregation, we strongly feel that the proposed development is not in the best interest of the neighborhood. We would like to see student ministry continue next door through the Episcopal Church, and we don't want to see the loss of another ministry on campus for the sake of a massive apartment building. Thank you for your time and consideration of this issue. I will be in attendance at the Plan Commission meeting tonight to see how this topic progresses.

Sincerely,

Laura McGuire
4714 Goldfinch Dr.
Madison, WI 53714
608-698-6904

Firchow, Kevin

From: Murphy, Brad
Sent: Monday, June 20, 2011 2:22 PM
To: Firchow, Kevin
Subject: FW: St. Francis House development, please vote NO

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: Angela Read [mailto:readmarinette@gmail.com]
Sent: Monday, June 20, 2011 2:12 PM
To: Murphy, Brad
Subject: St. Francis House development, please vote NO

To summarize, my husband and I strongly oppose the proposed development of the St. Francis student ministry property.

Rationale:

I am sad that a developer can create such havoc in the well being of an important contributor to the University community, Luther Memorial Church.

Luther Memorial contributes to the city's well being by:

- *offering an outstanding preschool in a location convenient to University employees and students.
- *providing a unique venue for UW choral concerts in a campus location
- *offering shelter and meals to homeless families in participation with the Road Home, Interfaith Hospitality Network program
- *organ concerts weekly
- *quiet respite for all people seeking a peaceful setting

The likelihood of losing a building that contributes to Madison in a variety of ways needs to be recognized by the planning committee. A church cannot survive on fumes alone, and maintaining this building is costly. The congregation needs to be vibrant to attract new members. A congregation housed in a building with noise, confusion, and the perception of no parking cannot easily do this. And without contributing members, there aren't funds to cover the costs of the old building.

We think it is in the best interest of the city to foster a church that is a contributing and historical component of Madison by preventing a high rise development to be built in the St. Francis site.

Most sincerely,
Steven and Angela Read
306 Marinette Trl.
Madison, 53705

Firchow, Kevin

From: Murphy, Brad
Sent: Monday, June 20, 2011 2:29 PM
To: Firchow, Kevin
Subject: FW: Plan Commission Legislative File #22443 - Rezoning of 1001 University Avenue

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: Al and Donna Larson [mailto:sideeki1981@gmail.com]
Sent: Thursday, June 16, 2011 9:14 PM
To: Rummel, Marsha
Cc: Mautz, Susan; Murphy, Brad
Subject: Plan Commission Legislative File #22443 - Rezoning of 1001 University Avenue

Alder Rummel,

You probably know why I am writing regarding the proposed development at 1001 University Avenue; the St. Francis Property. I would like to officially register my opposition to the proposal to rezone the property and I would ask that you vote against it at the Plan Commission meeting on Monday evening. If this is not possible, I would request that the matter be referred to the August 29th Plan Commission Meeting to allow the Landmark process for Luther Memorial Church to run its course.

As the current president of the congregation of Luther Memorial Church and I am concerned about the impact that the proposed development will have on the church. I am planning to speak against the project at the Plan Commission on Monday evening.

Alder Rummel, one point I would like to make is that of long term preservation, preservation of the character of the block, the oasis along University Avenue, the long term viability of the student ministry at St. Francis, and the preservation of the Luther Memorial Church Building. Taking away a green space in the middle of a sea of concrete and asphalt, a place of quiet contemplation would be a loss to the City and to the University student population. It is common for students and others to take a break on the lawns of St. Francis. Moving the current St. Francis structure to a place where it would be in constant shadow would make it unattractive, uninviting and would probably put an end to the Episcopal student ministry at that location. You are probably aware that we are willing to purchase the property and to work with the St. Francis student community to sustain it's current use and possibly even expand it to an ecumenical center that would benefit a wide range of students. Lastly, preservation of the Luther Memorial Church Building. Additional shadowing will impact the cost of long term maintenance of the building. This has already happened with the construction of Grand Central to the south. There will be many unintended consequences from this proposed building.

In summary, I hope that you will seriously consider the points raised in opposition to rezoning 1001 University

Avenue. Allowing the proposed building to proceed will be a loss to the University, it's student body, and to the City as a whole.

Thank you
Al Larson
5310 Dorsett Dr
Madison, WI 53711

Firchow, Kevin

From: Murphy, Brad
Sent: Monday, June 20, 2011 2:29 PM
To: Firchow, Kevin
Subject: FW: Legislative File ID 22443 Rezone 1001 University Avenue

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: Al and Donna Larson [mailto:sideeki1981@gmail.com]
Sent: Thursday, June 16, 2011 9:38 PM
To: King, Steve; Rummel, Marsha; Schmidt, Chris; erics@cow.org; jolson@operationfreshstart.org; michael.heifetz@deancare.com; mabasford@charter.net; avandrzejewski@wisc.edu
Cc: Murphy, Brad
Subject: Legislative File ID 22443 Rezone 1001 University Avenue

Alder Steve King; Alder Marsha A. Rummel; Alder Chris Schmidt;
Commissioners Eric Sundquis; Judy Olson; Michael Basford; Anna V. Andrzejewski

I am writing in opposition to the proposed rezoning of 1001 University Avenue. I am the current president of the congregation council for Luther Memorial Church and I am concerned about the impact of this proposed 12 story structure on the church. This development will negatively impact the whole block. It will remove a quiet contemplative oasis on the block. It will most likely bring an untimely end to the Episcopal student ministry. And it will negatively impact Luther Memorial Church by casting a damaging shadow, increasing congestion, increasing nuisance conditions like noise, both mechanical and student based, and it will directly impact the ability of Luther Memorial to effectively carry out it's mission.

We have made offers to buy the property from the Episcopal Church in an effort to preserve and protect the character of the block. We have applied for Landmark status for our church building and we are more than willing to work with the Episcopal student ministry to build on and continue it's function at this location.

I ask that you vote against this proposal. If that is not possible, I would ask that you refer the issue to the Plan Commission meeting on August 29th. This will give the Landmark process sufficient time to be completed and be adequately evaluated. Please do not rush to judgement. It would be a significant loss to the City, to the University and to this small part of University Avenue.

Thank you for your time
Al Larson
5310 Dorsett Dr
Madison, WI 53711

Firchow, Kevin

From: Murphy, Brad
Sent: Monday, June 20, 2011 2:29 PM
To: Firchow, Kevin
Subject: FW: Legislative File #22443 - Rezoning of 1001 University Avenue

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: Al and Donna Larson [mailto:sideeki1981@gmail.com]
Sent: Thursday, June 16, 2011 9:05 PM
To: Resnick, Scott
Cc: Mautz, Susan; Murphy, Brad
Subject: Legislative File #22443 - Rezoning of 1001 University Avenue

Alder Resnick,

I am writing to register my opposition to the proposed development at 1001 University Avenue; the St. Francis Property. I am the current president of the congregation of Luther Memorial Church and I am concerned about the impact that the proposed development will have on the church. I am planning to speak against the project at the Plan Commission on Monday evening.

One point I would like to make is that of long term preservation, preservation of the character of the block, the oasis along University Avenue, the long term viability of the student ministry at St. Francis, and the preservation of the Luther Memorial Church Building. Taking away a green space in the middle of a sea of concrete and asphalt, a place of quiet contemplation would be a loss to the City and to the University student population. It is common for students and others to take a break on the lawns of St. Francis. Moving the current St. Francis structure to a place where it would be in constant shadow would make it unattractive, uninviting and would probably put an end to the Episcopal student ministry at that location. You are probably aware that we are willing to purchase the property and to work with the St. Francis student community to sustain it's current use and possibly even expand it to an ecumenical center that would benefit a wide range of students. Lastly, preservation of the Luther Memorial Church Building. Additional shadowing will impact the cost of long term maintenance of the building. This has already happened with the construction of Grand Central to the south. There will be many unintended consequences from this proposed building.

In summary, I hope that you will seriously consider the points raised in opposition to rezoning 1001 University Avenue. Allowing the proposed building to proceed will be a loss to the University, it's student body, and to the City as a whole.

Thank you
Al Larson

5310 Dorsett Dr
Madison, WI 53711

Firchow, Kevin

From: Murphy, Brad
Sent: Monday, June 20, 2011 4:38 PM
To: Firchow, Kevin
Subject: FW: Proposed Development of the St. Francis student ministry property

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: Jerry Norenberg [mailto:jnorenberg@sbcglobal.net]
Sent: Monday, June 20, 2011 3:25 PM
To: Murphy, Brad
Cc: jnorenberg@sbcglobal.net
Subject: Proposed Development of the St. Francis student ministry property

Dear Members of the Planning Commission,

I am writing to let you know that I strongly oppose the proposed development of the St. Francis student ministry property. I believe that the St. Francis property should be preserved as an urban oasis for non-commercial uses. The proposed development threatens the existence of Luther Memorial Church, a Madison landmark having a strong architectural prominence in the heart of the University of Wisconsin-Madison campus.

I am a long-standing member of Luther Memorial Church (~24 years) and I think that this proposal of placing another housing property on this block would diminish the vitality of the entire block. The recent development of Grand Central on the south-west corner of the block already has caused problems for Luther Memorial due to its size and proximity to the building. Adding yet another similar structure to the opposite corner of the block would make matters even worse for the maintainability and functionality of Luther Memorial Church. There must be other properties in the university area that are more suitable for this project while preserving the cathedral stature of Luther Memorial and not having it dwarfed and hidden by modern high rises that have no architectural significance in the community.

Sincerely,

Jerry Norenberg
422 Castle Place
Madison, WI 53703

Firchow, Kevin

From: Murphy, Brad
Sent: Monday, June 20, 2011 4:38 PM
To: Firchow, Kevin
Subject: FW: Opposing the Saint Francis House 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

From: fwilson.lmc@gmail.com [mailto:fwilson.lmc@gmail.com] **On Behalf Of** Franklin Wilson
Sent: Monday, June 20, 2011 2:37 PM
To: Murphy, Brad; Rummel, Marsha; Verveer, Mike; Resnick, Scott
Subject: Fwd: Opposing the Saint Francis House Plan

Alders and Members of the Planning Commission:
I wanted you to receive this in regard to the St. Francis proposal.
The Rev. Franklin Wilson, Senior Pastor
Luther Memorial Church

----- Forwarded message -----
From: William C. & Susan R. Mueller <mueller@chorus.net>
Date: Mon, Jun 20, 2011 at 1:19 PM
Subject: Opposing the Saint Francis House Plan
To: wilson@luthermem.org

Pastor Wilson:

Speaking to your office secretary today, she indicated that writing to you would be another way for us to voice our opposition to planned development at Saint Francis House.

We cannot be at the meeting tonight but would like to be counted as opposing this move by the Milwaukee Diocese.

Both my wife and I have a 45 year history with Saint Francis House and are saddened by the current plans.

I provided their music for 25 years, we were married there, and my wife entered the ordained ministry through that parish. My wife is now one of the Archdeacons of the Milwaukee Diocese.

Please add our two names to the list of those opposing the Saint Francis House plans.

We are sure that there may be many more who would join the opposition if they were aware of this move.

Please contact us if you would like any further information.

Thank you for your time,

Mr. William C. Mueller
The Venerable Susan R. Mueller

7018 Colony Drive
Madison, WI 53717
(608) 833-6566
mueller@chorus.net

Cameron O. Scarlett
8406 Castle Pines Drive
Madison, WI 53717
19 June 2011

Madison Plan Commission
215 MLKJ Blvd., Suite LL100
Madison WI, 53703

Dear Commission Members,

I am writing to express my opposition to the proposed construction of a high-rise, student housing facility on the St. Francis property located at the corner of University Avenue and Brooks Street. There are several very serious arguments against proceeding with this project.

First and foremost St. Francis and their developer, in designing their building, have made no effort to match the predominant architectural motifs found in the area. The renderings submitted for review that I have seen show very standard, modern glass and steel types of structures. This is clearly not in character with the other buildings in the area. Luther Memorial Church is a gothic style cathedral, St. Francis while not in the same gothic style as Luther Memorial is easily identifiable as a church. Even the University of Wisconsin was careful to build Grainger Hall in a similar style and with materials reflecting the predominant character of the local block. Allowing St. Francis to proceed with their proposed design will be a dramatic break with the previous efforts of many entities to maintain the character of the region.

A second and equally important consideration for blocking this development is the incredible negative impact it will have on the congregation of Luther Memorial. The most serious negative impact is the height and placement of proposed development. The proposed building will be located very near the northeast corner of the block and the height and depth of the proposed structure would nearly obscure the view of Luther Memorial for auto traffic coming down University. One of the most striking memories I have of Luther Memorial is from my first visit to Madison on an interview with the School of Pharmacy. As I was driven down University from the Airport past Grainger and I was struck by the graceful majestic cathedral in the midst of UW. The placement of LM between the School of Business and the Chemistry Department was extraordinarily impressive and spoke volumes about the character and tolerant attitude found in Madison Wisconsin. Building a 14 story glass and steel structure pushed to the corner of University and Brooks would dominate the visual space to the detriment of Luther Memorial.

Not only would construction of this building have a dramatic negative impact on the visual tone of this part of University Avenue, but it will also have a serious negative impact on the congregation of Luther Memorial and the ministries and missions that Luther Memorial support. Many members of Luther Memorial specifically mention deep love of the beauty and grandeur of LM as one of the predominant factors in their joining our congregation. One of the most notable features of Luther Memorial is the beautiful stained glass which during morning hours in particular, during worship, are back-lit by the sun rising in the east. Lighting studies by both St. Francis' developers and Luther Memorial's architect have shown that constructing a high-rise housing project on the east side of Luther Memorial will have serious impact on the lighting of Luther Memorial's stained glass windows. This is especially true at key times of the church year in the spring, at Easter and in the fall at Reformation. Destroying the beauty of Luther Memorial most assuredly lead to a serious decline in LM membership, and perhaps even its eventual

demise. A decline in the congregation of Luther Memorial will lead directly to adverse consequences for many of the local ministries LM supports including the Lutheran Campus Center which supports UW students. The Luther Memorial Preschool, which provide high-quality, low cost child care to students, post-docs as well as the Madison community at large will also suffer loss of support should the congregation of Luther Memorial decline. Additionally casting Luther Memorial in shadow will also dramatically affect its upkeep and maintenance costs.

A third very serious argument against allowing this project to proceed is the negative impact it will have on quiet solitude one can find on this stretch of University Avenue. One does not typically associate University Avenue with peace or serenity, but many would be surprised by a visit the Botany Garden adjacent to Lathrop Hall in mid-morning or afternoon, especially on a weekend. Students, faculty and staff at UW seeking a peaceful space to think or reflect can visit the garden for a few minutes of quiet time to rest or recharge. Building a high-rise student housing project at 1001 University will certainly increase the amount of scooter, motor vehicle and foot traffic in the area. Luther Memorial has already experienced this type of traffic increase with the construction of the Grand Central student housing development on Johnson Street. The increase in traffic will also have a deleterious affect the Luther Memorial Preschool. Increased traffic in Conklin alley will make it more difficult and dangerous for parents to pick-up and drop-off their children. Again, we have already experienced this with the construction of Grand Central.

Based on the incredibly negative impact that this massive apartment complex will have on the character of this region of Madison, the congregation of Luther Memorial, its preschool, the faculty, staff and students of UW and the Madison community in general, I strongly urge the Madison Plan Commission block further consideration of or progress on this ill-conceived project.

Sincerely,

Cameron O. Scarlett

Concerned Madison Resident,
Former Luther Memorial Congregation President,
and Director of Mass Spectrometry, UW School of Pharmacy

Firchow, Kevin

From: Murphy, Brad
Sent: Monday, June 20, 2011 4:39 PM
To: Firchow, Kevin
Subject: FW: Proposed development of St Francis property, University Ave.

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: Angela Vitcenda [mailto:vitcenda@facstaff.wisc.edu]
Sent: Monday, June 20, 2011 4:06 PM
To: Murphy, Brad
Subject: Proposed development of St Francis property, University Ave.

Dear Members of the Planning Commission,

Please accept this letter regarding the proposed development of the St. Francis student ministry property at University Ave and Brooks St. I am writing to let you know that I strongly oppose the proposed project.

I am a long-time member of Luther Memorial Church. I believe that the proposed project threatens the existence of Luther Memorial Church (LMC). Not only is LMC a Madison landmark, it is also an important presence within the UW community and within central Madison.

The proposed development will threaten several aspects of the congregational life and community ties that currently exist. Specifically, the proposed development will result in tangible increases in noise, garbage, traffic, vandalism and safety concerns. We have recent experience with all of these issues since the construction of Grand Central apartments at Johnson St and Mills St. As a member of LMC facilities committee, I have been involved with the increased level of building maintenance, surveillance, clean-up, and repair that have resulted directly from the student occupants of Grand Central. To be clear, the management of Grand Central has been helpful in terms of assisting with the direct costs of damage repairs. However, there remain significantly increased costs in terms of manpower, staff time, and building infrastructure changes that now must be born by the congregation. These are significant expenses that add additional economic burden to a budget that is already stressed.

The increased noise and decreased availability of accessible parking of the proposed project will threaten not only worship activities, but also UW and community activities. The parish life extends far beyond Sunday mornings and LMC serves a community far beyond the lives of congregation members. There will be a negative impact for worship, weddings and funerals. There is also a history of strong connections with music programs at UW and around the world, with LMC hosting world-class concerts for the broader community. The wonderful acoustics of the LMC space will be marred by noise, and attendance at events will be deterred by loss of

parking. As a host for Interfaith Hospitality Network/The Road Home, the space will be less appealing as a temporary home for our guests.

The loss of natural lighting will threaten the passive solar snow and ice melting. We have experienced this already with the Grand Central structure. This was an unanticipated complication related to the change in natural light and decreased exposure. The LMC Facilities committee continues to address these changes and work to make costly infrastructure changes that would not have been needed had the Grand Central structure been of a lower, less obstructing profile. The loss of natural lighting from the proposed structure will also have a negative impact on the stained glass windows during morning worship. I have seen the truly magical glow of the Resurrection window in the east transept on Easter morning. It saddens me greatly to think that future generations may not have the opportunity to see the gentle transformation of that window as the dawn of a new morning brings ever greater light to the stained glass and the nave.

The proposed development will result in the loss of a rare green space, an integral feature of the historic St. Francis property and respite for students. The mature trees and refreshing green space are important for their own sake. As increasingly dense development of the downtown and campus area proceeds, we should consider preserving such a unique oasis. Our city and campus should provide a positive example of balancing development and stewardship of nature to the students who are forming their values just as they are pursuing their education. It may be wiser to preserve this unique green space now, rather than regret it later; as we can see with the expensive and contentious struggle to reclaim a small bit of green space near James Madison Park, where the Collins House residences are located.

The proposed development will threaten the LMC Preschool. The mission of the preschool is to serve the families and staff of the UW and broader community, including the under-served and economically disadvantaged. The noise, parking, and safety concerns generated by the proposed project will threaten the existence of the preschool.

I believe that the St. Francis property should be preserved as an urban oasis for non-commercial purposes.

Sincerely,

Angela Vitcenda
422 Castle Place
Madison, WI 53703



CHARLES QUAGLIANA

Architect, AIA, NCARB

5018 Holiday Drive
Madison, WI 53711
(608) 444-9589
quagliana@charter.net

June 20, 2011

Mr. J. Randy Bruce
Knothe & Bruce Architects
7601 University Avenue, Suite 201
Middleton, WI 53562

Dear Randy,

The following is a brief status report on our work related to architectural preservation efforts for St. Francis House.

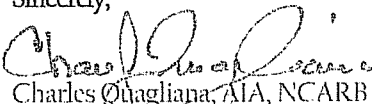
Research efforts have been successful in obtaining copies of the original drawings of the St. Francis House from the Wisconsin Architectural Archives in Milwaukee. These include floor plans, elevations, details and a front façade rendering. Basic floor plans of the 1964 addition were located in the collections of St Francis House but no detail drawings were located.

We have been fortunate to find several images of the building exterior taken in 1930 just after completion of construction. A few relevant interior images from the 1950s have also been obtained. These images will be very useful in articulating original conditions and what has changed or been modified since original construction.

Our on-site observations and field investigations have focused on the interface of the 1964 addition and the original building. We have also assessed the potential for the reuse of masonry components from the exterior basement walls. We have a good basic understanding of the original buildings key character defining elements and features.

With the above noted information we will be able to design appropriate exterior repairs and west façade rehabilitation work that will be sympathetic to, and in keeping with, the original design. We believe we can maintain the character defining elements and features of the building while adapting it for compatible contemporary use.

Sincerely,


Charles Quagliana, AIA, NCARB
Preservation Architect

8

June 20, 2011

To Members of the Plan Commission regarding the development proposed on University Avenue next to the historic Luther Memorial Cathedral and the St. Francis House:

The height and mass to the proposed development will destroy the beauty of the 1000 block of University Avenue. It is not compatible with the standard of the "visually related area" that surrounds it. This building needs to be sited on a street that can absorb its size as currently proposed.

This plan destroys the ethereal beauty of the nave as the stained glass windows will forever be cast in the shadow of this massive apartment building. This building would destroy the beautiful tree-lined, pedestrian friendly walkway that is appreciated by all who walk or drive by this block of University Avenue.

Please reject this proposed development in its current state.

Thank you,

A handwritten signature in cursive script that reads "Franny Ingebritson".

Franny Ingebritson
Member of Luther Memorial
516 Wisconsin Ave.
Madison

8

Dear Members of the Planning Commission,

Date

I am writing to let you know that I strongly oppose the proposed development of the St. Francis student ministry property. I believe that the St. Francis property should be preserved as an urban oasis for non-commercial purposes. The proposed development threatens the existence of Luther Memorial Church, a Madison landmark.

Sincerely,

Name

Nancy P. Widmer

Street Address 4302 TOKAY BLVD.

Madison, Wisconsin Zip 53711-1516

bmurphy @ cityofmadison

8

8
Dear Members of the Planning Commission,

Date JUNE 20, 2011

I am writing to let you know that I strongly oppose the proposed development of the St. Francis student ministry property. I believe that the St. Francis property should be preserved as an urban oasis for non-commercial purposes. The proposed development threatens the existence of Luther Memorial Church, a Madison landmark.

Sincerely,

Name Robert J. Widmet, Jr.

Street Address 4302 TOKAY BLVD.

Madison, Wisconsin Zip 53711-1516

2943 McKinley St.
Madison, WI 53705

Via Hand Delivery

June 20, 2011

City of Madison Plan Commission
PO Box 2985
Madison, WI 53701-2985

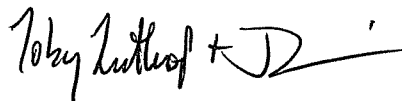
To the Members of the Madison Plan Commission:

This letter addresses the planned development at 1001 University Avenue at the St. Francis House location. We write as concerned Madison citizens, and as longtime churchgoers at Luther Memorial Church (LMC).

The proposed development will negatively and irreversibly impact the LMC congregation, and the aesthetics of a beautiful stretch of University Avenue. The towering, too-tall structure would put LMC in shadows, even affecting the light entering LMC through its characteristic stained-glass windows during its services. The proposed structure will look awkward, out-of-place, and non-descript on a block currently featuring a gorgeous, historic cathedral and the inviting St. Francis House. In fact, even with a proposed "step down" in height toward University Avenue, the church stands to be negatively affected by the project, in terms of natural light, as well as noise and privacy issues. (Please see also the comments of the Landmarks Commission.)

The building would loom over adjacent buildings, destroying the area's campus character and charm. The structure, yet another high-rise apartment complex, would also destroy the unified spiritual character and purposes of that whole University block. The development further would sadly remove the last remaining green space in that area of the street. In addition, the residents and guests of such student housing would present a real risk of disturbance and property damage to the church. These concerns, as well as the congestive effects of the development, will each negatively impact the membership retention and growth of the LMC congregation. The fact that initial approval of this project was by a very close vote (4-3 split) should also be a sign of caution for the Plan Commission. For all these reasons, we ask that the Commission not approve this proposed development.

Sincerely,



Toby Lathrop and Julianne Dwyer

→ ONE COPY PROVIDED -
PLEASE REVIEW + RETURN
TO KEVIN FIRCHOW

8



**KNOTHE
& BRUCE
ARCHITECTS**
7401 University Avenue Suite 201
Madison, Wisconsin 53742
608-816-3690 Fax 608-4971

Consultant

do

Notes



Revised
City Plan Review - April 22, 2011

Project Title
1001 University Avenue
Madison, WI

Drawing Title
Elevation Along
University Ave.

Project No.

Drawing No.

1037

A-2.2

ELEVATION ALONG UNIVERSITY
1/2" = 1'-0"

City of Madison Comprehensive Plan (2006)

A partial compilation of goals, policies and objectives that do not support the St. Francis redevelopment project

Page

[Summary of Land Use Issues]

2-9 ~~DOWNTOWN/CAMPUS AREA PLANNING~~

Downtown Madison and the adjacent University of Wisconsin-Madison campus are very unique parts of the community and have experienced dramatic growth and change in the last decade. The following choices, decisions and factors will need to be considered regarding this issue:

... Should housing suitable only for students or other groups of non-family singles be the only type of housing provided in near campus areas?

[The Need for More Detailed Specific Area Plans]

2-22 *Objectives and Policies for Infill Development and Redevelopment*

Objective 22: Seek to reduce the demand for vacant development land on the periphery of the City by encouraging urban infill, redevelopment, and higher development densities at locations recommended in City plans as appropriate locations for more intense development.

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....*

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.)

2-31 *Objectives and Policies for Established Neighborhoods*

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.

Policy 3: Changes in established neighborhoods should be carefully planned in collaboration with neighborhood residents, businesses, owners and institutions.

2-73 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.*

2-75 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 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.

2-102 SPECIAL DISTRICTS

Five different land use classifications are grouped together as Special Districts for convenience in presentation. The Special Institutional district identifies small areas recommended for certain institutional land uses that do not fit the definitions of the other land use districts, but are useful to identify and map as a distinct use. The Airport, Campus and Downtown districts are large areas characterized by unique uses, an intensity of development, or other attributes which make them different enough from other parts of the community that separate land use classifications are needed to define them. *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.* The Neighborhood Planning Areas are potential future urban growth locations at the urban edge where the detailed planning needed to map specific recommended land uses has not yet occurred. More detailed planning is recommended before urban development begins in these areas.

2-103 Campus (C)

This designation is applied only to the campuses of the University of Wisconsin-Madison, Edgewood College, and the Madison Area Technical College. These are defined areas that comprise more than a single urban block and represent specialized sub-areas within the community which may include a wide diversity of uses associated with the primary education mission.

University and College Master Plans

Campus master plans should include the proposed location and mix of land uses; recommended development density and intensity; and building size, height and design parameters. The campus plans should identify locations for future infill opportunities and address recommended land uses in transitional areas at the edges of the campus area, both within and outside the defined campus. The City will continue to work with the University and the Colleges as these educational facilities develop and implement their campus master plans, with a particular goal of creating attractive and engaging interfaces between the campus and adjacent land uses.

2-104 Location and Design Characteristics

The University and the Colleges are important activity centers and significant traffic generators. Campus planning should include an emphasis on developing and enhancing multi-modal transportation service to and within the campuses. Vehicle access and the location and amount of parking should be designed to minimize congestion and potential negative impacts both within the campus and in the surrounding neighborhoods. Frequent transit service to and/or within the campus should be provided. Streets, walkways, and multi-use paths and trails should provide strong pedestrian and bicycle linkages throughout the Campus areas, and be interconnected with similar facilities beyond the campuses.

Campus development should be compatible with surrounding uses and their design characteristics, and mitigate potential negative impacts on adjacent areas. Campus areas should not expand into adjacent neighborhoods unless such expansions are also consistent with a City-adopted neighborhood or special area plan. Both the City and Campus plans should specifically address the goal of creating a productive and engaging relationship between

University and College related activities and other compatible activities within the campus transition area.

Recommended Land Uses

- Educational facilities.
- Research and employment centers.
- Cultural and performance facilities.
- Student, faculty and employee housing.
- Student-oriented retail, service, dining and entertainment.
- Other institutional uses.

Outside of the University of Wisconsin-Madison core campus area generally located west of Park Street and north of University Avenue, interlacing of University-related facilities with appropriate types of compatible non-University uses is specifically recommended.

- 2-158 Note 8:** *The University of Wisconsin-Madison Campus Master Plan provides detailed land use and development recommendations for the UW Campus area.* As part of preparing the detailed City plan for the Downtown-Campus area recommended in the Comprehensive Plan, the City will review the Master Plan, particularly the interface between University and other land uses in, and adjacent to, the part of the defined campus located south of University Avenue and east of Park Street, and may make additional recommendations for enhancing the physical relationships and social synergies between the campus and surrounding districts and neighborhoods.

[Historic Resources]

- 2-34 Objective 40:** Protect Madison's historic structures, districts and neighborhoods and encourage the preservation, rehabilitation, maintenance and adaptive reuse of high-quality older buildings.
- 2-66 Objectives and Policies for General Urban Design in the Downtown**
Objective 82: Create a high-quality physical and design environment downtown that is inspiring, creative, diverse and complementary of historic and natural resources.
- 2-67 Policy 3:** Preserve and protect historically and architecturally significant older buildings in the downtown area.
- 8-5 Objective 5:** Continue to identify methods to encourage better stewardship of older downtown buildings.
- Policy 2:** Continue to assist downtown neighborhoods with historic building maintenance and encourage historically compatible alterations.

[Cultural Resources]

- 2-33 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.*

2-63 DOWNTOWN/CAMPUS AREA PLANNING

Goal: Maintain and enhance downtown Madison as the predominant activity center and community gathering place for the City of Madison and the surrounding region, and a diverse, attractive, and unique place to live, work, learn, shop, dine and enjoy entertainment and cultural activities.

Objectives and Policies for General Land Use in the Downtown/Campus Area

Objective 75: Promote land use diversification and increases in development densities at selected locations in Madison's downtown area.

Policy 1: Promote and preserve the downtown's unique social and cultural character by:

- Enhancing daytime and nighttime activities;
- Providing and maintaining public spaces for community entertainment, exhibits and public gatherings;
- Supporting and enhancing the vitality of the arts and entertainment for diverse ethnic, age, and social groups in the downtown;
- Involving a diversity of people in decision-making and planning for downtown arts, cultural and entertainment activities.

2-64 Objective 78: Concentrate most major civic, institutional, cultural, and entertainment uses in the downtown/campus area.

2-67 Policy 4: Outside the "core" University of Wisconsin-Madison campus area defined by University Avenue and Park Street, encourage interlacing of university and non-university uses and structures so that many of the noneducational needs of university students, faculty and staff, and visitors can be provided at locations convenient to the campus, and community access to university resources and activities is encouraged.