



City of Madison

Proposed Demolition & Conditional Use

Location
1406 Mound Street &
116-120 South Randall Avenue

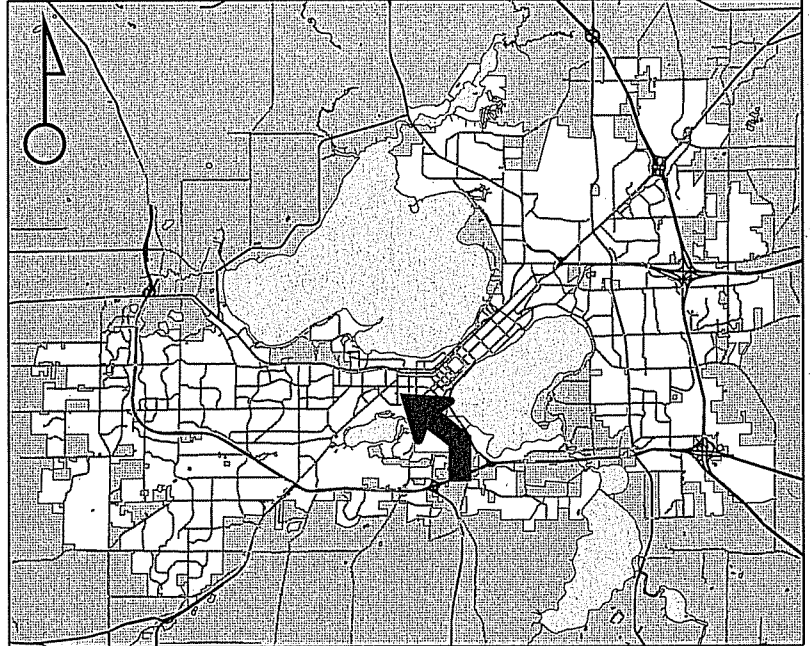
Project Name
Beth Israel Center - Addition and Renovations

Applicant
Jordan Loeb - Beth Israel Center/
Paul Cuta - CaS4 Architecture

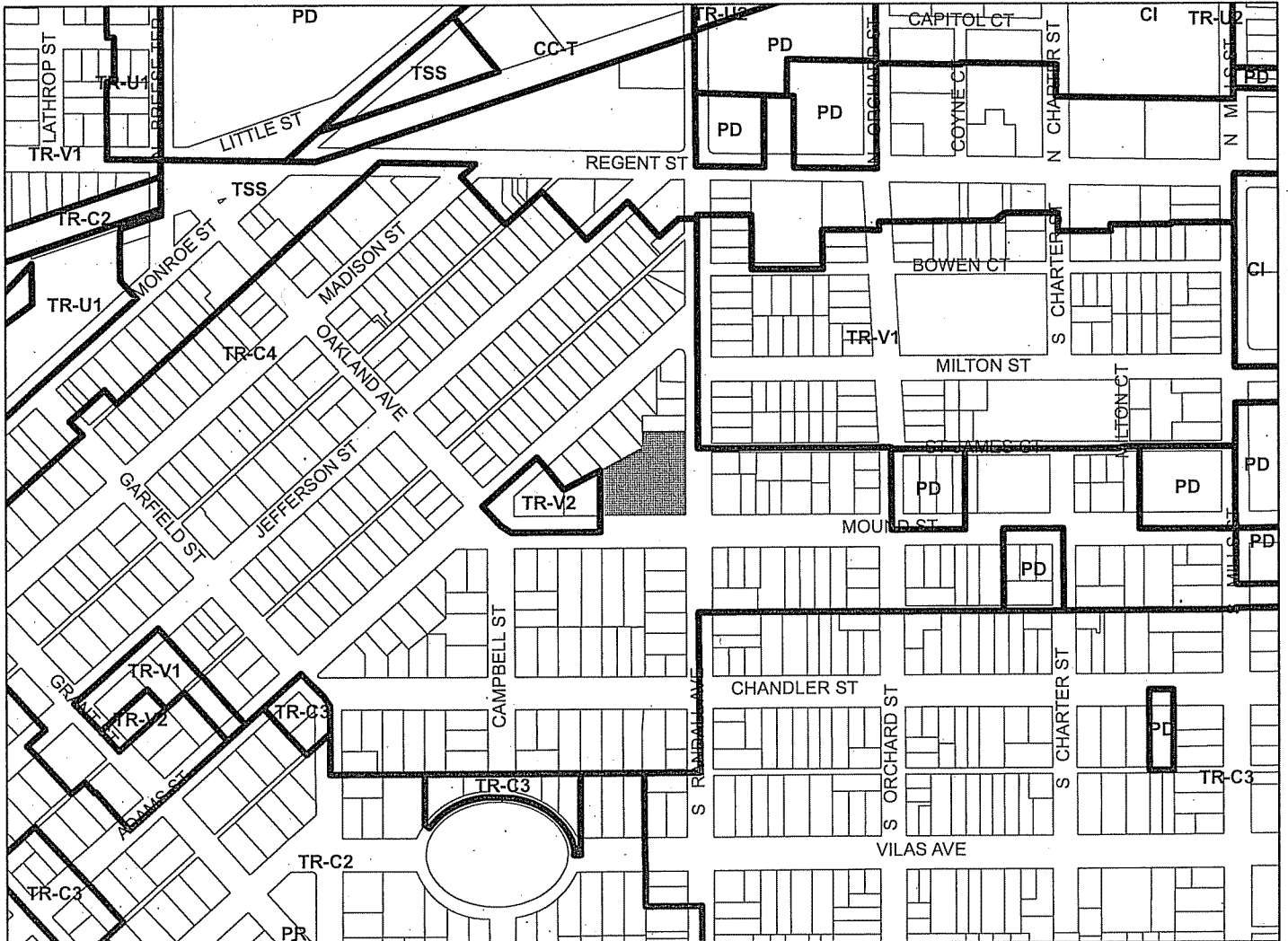
Existing Use
Synagogue, school and 2 residences

Proposed Use
Demolish two residences to allow construction
of an addition to an existing building that will
exceed 10,000 square feet in floor area in a
Residential District

Public Hearing Date
Plan Commission
24 March 2014



For Questions Contact: Heather Stouder at: 266-5974 or hstouder@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 14 March 2014





LAND USE APPLICATION

CITY OF MADISON

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

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

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

Form Effective: February 21, 2013

1. Project Address: 1406 MOUND ST., 116 S. RANDALL AVE & 120 S. RANDALL
Project Title (if any): BETH ISRAEL CENTER - ADDITION & RENOVATIONS

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

- Zoning Map Amendment from _____ to _____
- Major Amendment to Approved PD-GDP Zoning Major Amendment to Approved PD-SIP Zoning
- Review of Alteration to Planned Development (By Plan Commission)
- Conditional Use, or Major Alteration to an Approved Conditional Use
- Demolition Permit
- Other Requests: _____

3. Applicant, Agent & Property Owner Information:

Applicant Name: JORDAN LOEB Company: BETH ISRAEL CENTER
 Street Address: 1406 MOUND ST. City/State: MADISON, WI Zip: 53711
 Telephone: 608 256-7713 Fax: () Email: jordy.loeb@gmail.com

Project Contact Person: PAUL CUTA Company: CASA ARCHITECTURE
 Street Address: 3414 MONROE ST City/State: MADISON, WI Zip: 53711
 Telephone: 608 709-1250 Fax: () Email: paul@casaarch.com

Property Owner (if not applicant): SAME CONTACT AS ABOVE
 Street Address: _____ City/State: _____ Zip: _____

4. Project Information:

Provide a brief description of the project and all proposed uses of the site: SEE ATTACHED
NARRATIVE / LETTER OF INTENT

Development Schedule: Commencement APRIL 2014 Completion JANUARY 2015

5. Required Submittal Information

All Land Use applications are required to include the following:

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

Provide collated project plan sets as follows:

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

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

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

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

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

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

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

6. Applicant Declarations

Pre-application Notification: The Zoning Code requires that the applicant notify the district alder and any nearby neighborhood and business associations in writing no later than **30 days prior to FILING this request**. List the alderperson, neighborhood association(s), and business association(s) AND the dates you sent the notices:

SEE ATTACHED ALDER ELLINGSON E-MAIL

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

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

Planning Staff: HEATHER STOUER Date: 11/25/13 & 1/11/14 Zoning Staff: MATT TUCKER Date: 11/25/13

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

Name of Applicant CYNTHIA HIRSCH Relationship to Property PRESIDENT
JORDAN LOEB OFFICIAL B.C. CHAIR
Authorizing Signature of Property Owner Cynthia Hirsch Date Feb 4, 2014

13005.00 – BIC Addition & Renovations – Plan Comm. Letter of Intent

Heather Stouder
City of Madison– Department of Planning
Department of Planning and Economic Development
215 Martin Luther King Jr. Blvd., Suite LL100
Madison, WI 53703

Re. Planning Commission Submittal – Letter of Intent
Beth Israel Center Addition & Renovations

Dear Heather and Committee Members,

Beth Israel Center Addition and Renovations

Action Requested

Approval for conditional use and demolition.

Introduction

The Beth Israel Center (BIC), a synagogue and school, located at 1406 Mound Street, is planning a major renovation and addition to its existing facility. The existing facility was first established by the congregation in 1949, on Madison's near West side at the corner of Mound and Randall Street. As the congregation grew over the years, subsequent additions were made in the early 1970's and mid 1990's resulting in the 25,000 square foot facility as it exists today. In addition, the Congregation has acquired the two adjoining residential properties that are located to the immediate north of the facility on Randall Street. These two houses are currently student rentals. The existing facility is a place of worship and school for over 260 families and serves as a programming location for a significant portion of Madison's Jewish Community. The facility also is home to Madison's Jewish Community Day School in addition to its own school. In 2008 the Congregation began to look at relocation options due to the challenges and constraints of the existing facility. After careful consideration, the Congregation made the decision to remain in its current location, reinvest in the neighborhood it has called home for so many years and significantly transform the existing facility to one that will better serve the need of today and future generations. This resulted in the need to advance a Master Plan to best understand how we could best use the limited site and achieve their needs and goals. Master Planning and schematic design efforts began in early 2010 and have been followed with a rigorous and successful fundraising effort. As part of this initial planning and design effort, the congregation and design team met with the neighborhoods and Alder Sue Ellingson on two occasions and each time received encouragement and support for the design and plans to reinvest in the neighborhood.

Major challenges the Congregation has tried to address with the new design and renovation include:

- Improved circulation and safety for congregants and children in particular
- Improved parking, access and accessibility consideration
- Improved exterior usable space
- Improve inter-level connectivity and intuitive flow
- A new and efficient building infrastructure

February 5, 2014
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- Improved presence, sense of arrival and connectivity
- Enlarged and flexible sanctuary and social spaces

Design

The resulting design includes significant remodeling and adjustment to interior spaces and improved connectivity within and to exterior spaces. The new work adds approximate 5,900 square feet and is anchored by a new Sanctuary space that is located along the East edge of the site, pushing closer to the street edge and reinforcing the corner of Randall and Mound Streets. The form of this space bows to the East to soften its presence along the street edge. A significant through-building connector is created by extending a linear pre-function space from the existing building entrance on Mound Street to a new overlook, vertical circulation core and entry on the opposite side of the building. This social spine of the building organizes the sacred and social spaces while creating both visual and physical connectivity and understanding of the building organization and circulation. Moving down the vertical circulation core located at the north end of this spine leaves you at the new north entrance and gateway to the lower level program spaces. These spaces include many of the most highly used program areas including the administrative offices, small sanctuary, library/lounge and school. The lower level entry directly serves a new auto-court that includes improved landscaping, parking, cueing space for improved drop-off and pickup of students and congregants.

Materials

Building materials are intended to be respectful and complementary to the original modern building while transforming it to a new presence for the congregation. Existing light/warm buff brick is maintained along with portions of the light grey limestone elements. These stone bands are extended to engage the bowing form of the new copper clad Sanctuary. This copper clad form rests on top of and engages a significant stone base formed of panels of warm buff Jerusalem stone intended to anchor and ground the building as grade drops to the North. Limestone bands continue around the NE corner of the sanctuary form and extend to the West articulating the new North entry and connective pre-function space above. Just beyond this entry, a glass and copper clad form emerges to reveal the grand stair and vertical core that connects the two levels.

Site / Landscape

Development of exterior space includes reinforcement of the existing building entry on Mound Street. This area will include additional hardscape for gathering space along the South face of the building together with planting walls to define terraces and introduction of seating elements. The West side of the site is transformed from its existing "backyard" feel to a series of exterior spaces. These spaces include a contemplative urban garden, a more active social terrace and a playlot. While each are individual zones of activity, they are designed to work collectively providing adaptability with a variety of textures and elements to serve a variety of uses. New retaining walls are added along the South and West edges of this space and softened with significant planting beds and a seating wall. The social terrace includes space for tables and seating along with an airy arbor like structure that also functions as the Sukkah. This terrace space engages a playlot located at the NW corner of the site which is situated to

provide visibility from many points of the building for safety and security. Edges of the parking/auto-court are lined with plantings intended to soften the impact of the hardscape for both the facility and its neighbors. Accessible parking is provided immediately adjacent to the new North entry along with significant area of bicycle parking.

Zoning/Approvals

Current zoning is TR-C4 (Traditional Residential Consistent District). The current building is non-conforming relative to its setback. A zoning variance for a front yard and reverse side yard setback was granted by the City of Madison Zoning Board of Appeals on December 12, 2013. Both the existing and new facility provide educational and worship space. High Holiday seating in the main Sanctuary is calculated at 650 seats based on the building code requirements. The private School use and Sanctuary seating in excess of 600 seats are both permitted conditional uses for the current site zoning. We also anticipate the need to combine the three lots into a single CSM.

Project Team

Owner	Beth Israel Center	Jordy Loeb, BC Chair
Owner's Representative	Huffman Facilities Development	Mike Huffman
Architect	CAS ₄ Architecture, LLC	Paul Cuta
Contractor	CG Schmidt	Eric Schmidt

Existing Conditions

See attached Photos

Proposed Uses

Office	1,380 Net Square Feet
Education	3,926 Net Square Feet
Assembly	11,888 Net Square Feet

Hours of Operation

Typical hours of operation are:

8:00 am – 6:00 pm Tuesday – Friday

8:00 am – 2:00 pm Saturday

Hours may vary based on special events, meetings, classes and High Holidays.

Building Square Footage

32,559 Gross Square Feet

Number of Dwelling Units

None.

Auto & Bike Parking Stalls

Bicycle Parking	12
Auto Parking (15 Total)	
Accessible	2
Van Accessible	1
Non-Accessible	12

Value of Land

\$750,000 - \$790,00

(The site is an exempt property so there is no assessed land value published by the City of Madison. The value identified is based on a combination of published City of Madison Assessor values for six adjoining properties that equal approximately the same site area as the Beth Israel Center site.)

Estimated Project Cost

\$6,262,000 (\$4,460,000 construction cost)

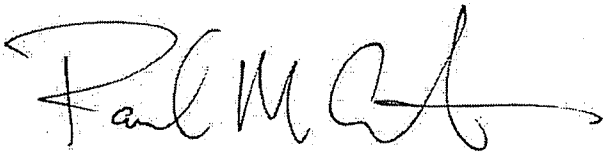
Number of Construction & Full-Time Equivalent Jobs Created

Beth Israel Center

Existing	6 FTE's
After addition/renovation	6 FTE's
Construction Jobs	25-40 FTE's

Public Subsidy Requested

None.



Paul M. Cuta, AIA
Partner

PMC/mds

Attachments: Alder Ellingson e-mail
Existing condition & context images

Copied File

January 24, 2014 4:49 PM

"Ellingson, Susan" <district13@cityofmadison.com>
To: "Stouder, Heather" <HStouder@cityofmadison.com>
Cc: "paul@cas4arch.com" <paul@cas4arch.com>
Beth Israel demo notices

Hi Heather--

I will waive the 30 waiting period before filing for demolition permits for Beth Israel.

Thanks.

Sue

.....
Sue Ellingson, Alder • Madison District 13
district13@cityofmadison.com • 259-1824
Subscribe to email updates: www.cityofmadison.com/council/district13/updates/

Stouder, Heather

From: Marc at CaS4 [marc@cas4arch.com]
Sent: Wednesday, March 19, 2014 11:12 AM
To: Stouder, Heather
Cc: Paul Cuta
Subject: Beth Israel Center - Compiled comments on parking and demolition

Heather as you requested yesterday the below is in response for your request for clarification on the existing homes to be demolished and Beth Israel Center's current and future parking and building use and operation. Item #1 below is the text from the e-mail I sent you yesterday regarding the demolition. Item #2 is an e-mail from Elissa Pollack describing the parking and building use and operation.

Item #1

Hello Heather,

This email is in response to your request for information on the current condition of the existing homes that will be demolished as part of the Beth Israel Center Renovation and Addition at 1406 Mound Street. Our assessment of these structures is that they have been occupied as the typical student rental apartment for decades. In our neighborhood meetings with the Vilas Neighborhood Association they noted that this type of housing stock would not be a loss to the neighborhood if it is making way for an improvement project; and as you are aware they have been very supportive of this project from day one. Over the years the houses have deteriorated from both an aesthetic but more importantly a structural quality; the shifting and settling of the homes has stressed the integrity of the houses framing. The concept of moving/relocating the houses was quickly eliminated due to the structural factors as well as the logistics and costly reality of moving houses of this scale to a new location over a considerable distance. In addition to the above mentioned factors we know that one of the homes has asbestos siding that will be remediated prior to any demolition; a final survey of the homes is being done this week to identify any other environmental factors that may be associated with the homes prior to any demolition of the two homes. If these homes could be moved these matters would have to be addressed prior to moving and would make the viability of moving these homes even more cost prohibitive. I hope this helps to clarify why we will be demolishing the homes to allow for the addition and revitalization of the synagogue within the neighborhood it has been a part of for many years.

If you have any further questions please feel free to give me a call.

Thanks,

Marc

Item #2

The number of vehicles parking on the site and on the surrounding streets is not expected to increase as a result of the remodeling project.

The congregation and school is not expected to grow at a rate that will significantly increase demand for parking.

Currently, congregants, staff, and visitors park in the synagogue's lot, on Mound Street, or on Randall Ave. (when and where allowed).

On high demand days in the neighborhood, such as when the UW football team plays at Camp Randall, Beth Israel Center purchases some spots in a private lot at the corner of Mound and Campbell. Some congregants use the ramp at St. Mary's Hospital. Many find street parking within walking distance of Beth Israel Center. None of this is expected to change as a result of the remodeling project.

On the synagogue's highest demand days (the major Jewish holidays, Rosh Hashana and Yom Kippur), they have been using a valet parking service for the past few years, to the delight of congregants. Thanks to a friendly arrangement with their neighbors at St. James Church, the valet service uses the church's surface lot (2 blocks east of Beth Israel Center), as well as available street parking. This service is not expected to change as a result of the remodeling project.

Elissa S. Pollack
Executive Director

Beth Israel Center
1406 Mound St.
Madison, WI 53711
(608) 256-7763, ext. 12
www.bethisraelcenter.org

Find us on Facebook!

I hope this helps to clarify.

If there is anything else you need please feel free to give me a call.

Marc

Marc Schellpfeffer, AIA
Partner
CāS₄ Architecture, LLC
phone 608-709-1250
cell 608-215-2607

March 20, 2014

Re: **Beth Israel Center – Images of 116 S. and 120 Randall homes to be demolished**

Dear Heather,

The attached images are of the two homes as 116 and 120 S. Randall Street that will be demolished as part of the Beth Israel Center Renovation and Addition.

116 S. Randall Street



120 S. Randall Street



Back of two houses near existing Beth Israel Center parking lot



Two houses from the north on S. Randall Street



Two houses from the sidewalk on S. Randall



Sincerely,

Marc Schellpfeffer, AIA
Partner

Copied
File