Department of Planning and Community and Economic Development
Planning Division

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July 31, 2007

Mr. Randall L. Milbrath
RDG Planning & Design
900 Farnam on the Mall Suite 100
Omaha, NE 68102

Dear Mr. Milbrath:

The purpose of my letter is to follow-up on our meeting of July 12, 2007 concerning the possible redevelopment of the St. Paul's University Catholic Center on the 700 Block of State Street. At the meeting, you presented development concept plans for the redevelopment of the center, which call for the demolition of the current building and the construction of a 15-story mixed-use building. The redevelopment would include housing for 150-200 students, in addition to administrative offices for St. Paul's and a chapel.

At the meeting, staff discussed several issues with your development team, including the need for the project to fit in well from a scale and massing perspective with other nearby buildings. Staff expressed general concerns with the height of the proposed building and its relationship to its surroundings. In particular, staff expressed concerns about the relationship of the proposed building to the Pres House development immediately to the west. Given that the University Presbyterian Church is a designated City of Madison historic landmark building (and is listed on the National Register of Historic Places), this adjacency is particularly important. From the massing diagrams presented, it appears that the building will be substantially out of scale with the adjoining buildings on the south side of State Street and will loom over the Pres House and State Street, placing this section of State Street in shadow, for much of the day.

In addition to the scale and mass of the structure, access issues will need to be carefully considered and addressed. You indicated a preference to vacate a portion of Fitch Court. Staff expressed concerns about this possible vacation and urged the development team to seek alternatives to the street vacation, your development team should work closely with City Traffic Engineering, City Engineering and the University of Wisconsin to address access, loading, utility and construction staging issues.

I would encourage you to consider making significant changes to reduce the scale and massing of the building, taking your cues from the adjoining recent Pres House development. You indicated that the building will include stepbacks and be significantly articulated. We would be happy to discuss the project as the design evolves.

If you have any questions or would like to discuss the project further, please let me know.

Sincerely,

Bradley J. Murphy, Planning Division Director

C: Mark A. Olinger, Director, Department of Planning and Community & Economic Development
Bill Fruhling, Principal Planner
Joel Plant, Assistant to the Mayor
Michael Waidelich, Principal Planner
Eli Judge, Ald. District 8

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MurphyDesmond S.C.
LAWYERS

16 February 2010

HAND-DELIVERED

Mr. Brad Murphy
Planning Unit Director
Department of Planning and Community and Economic Development
Madison Municipal Building Room LL100
215 Martin Luther King Jr. Blvd.
Madison WI 53703

Re: St. Paul's University Catholic Center
723 State Street, City of Madison
Our File No.: 071656

Dear Mr. Murphy:

As you are aware, I represent St. Paul's University Catholic Center in its endeavor to redevelop its property at 723 State Street from a chapel-student center to a chapel-student center-residential college. We are fully aware of Planning's opposition to this project based upon its height and mass. The only specific basis that we are aware of for Planning's opposition is one of aesthetics. We respectfully disagree with Planning's aesthetic position. (We are aware of the fire lane issue, but that can be easily resolved if the City wants the project to go forward.) As such, and as you are aware, we are seeking a meeting with the Mayor to seek his support.

Larry Studesville, who is filling in for Mario Mendoza as the Mayor's assistant for development and redevelopment matters, has asked me to send you the latest concept plan in order that you can advise the Mayor of Planning's position in order that when Fr. Eric and I meet with the Mayor, the meeting is more productive. Same is enclosed herewith.

The proposed building has one below grade level for mechanicals, storage, and a crypt chapel, and fourteen above ground stories. Floors one through four are for the chapel and student center. Floor five is for a refectory and meeting rooms. (The refectory is very important, given the nature of operating the Center as a residential college – we want to require/encourage the residents to inter-relate as scholars.) Floors six through thirteen will

be residential floors. Please note that the interior layout and operations of these floors are in flux and should not be taken as gospel. They are for priests in training as well as students who will reside there. The fourteenth floor is for mechanicals, meeting rooms, and apartments for resident priests and/or resident lecturers.

We need to stress the institutional use of this building, not only as a church chapel and student center, but as a religious residential college. The proposed residential program would be for U.W. and perhaps Edgewood students who as part of their college academics contractually agree to take courses/seminars in religious studies as part of their college work, either at U.W. and perhaps Edgewood, and/or at St. Paul's. The guiding concept is *Fides et Ratio*, Faith and Reason.

In closing, we would note that this project is a top priority of the Bishop.

If the Mayor would permit, we would request a copy of any comments Planning provides him.

Thank you.

Very truly yours,

Ronald M. Trachtenberg

RMT:mem
071656
Murphy 021610
Enclosure
cc: Fr. Eric Nielsen (w/o enc.)
Mr. Larry Studesville, c/o Mayor's Office (w/enc.)(hand-delivered)

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TO: Mayor Dave J. Cieslewicz
Larry Studesville, Assistant to the Mayor

FROM: Bradley J. Murphy, Planning Division Director

DATE: March 9, 2010

SUBJECT: St. Paul's University Catholic Center, 723 State Street

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Attached is a letter from Ron Trachtenberg concerning the proposed St. Paul's University Catholic Center that was sent to Larry Studesville and me on February 16, 2010. Also attached is a letter that I sent to the project architect in July of 2007 commenting on the concept plans that were being developed at that time.

Planning staff have reviewed the most recent concept plans for the project (attached). While none of the elevations are dimensioned, it appears that the proposed building is similar (14 stories versus 15 stories) to the concept plans reviewed by staff in 2007.

In meetings with St. Paul's in 2007 and later in the aforementioned letter, staff expressed concerns about the scale and mass of the building as it related to other buildings in the vicinity and, in particular, the Pres House development which is immediately adjacent to the west. The University Presbyterian Church is a designated City of Madison Historic Landmark building. From the massing diagrams it appears that the building will be substantially out of scale with the Pres House development and other buildings on State Street. The Madison Zoning Code Section 28.04(3)(n) states that:

> "Any development on a zoning lot adjoining a landmark or landmark site for which Plan Commission or Urban Design Commission review is required shall be reviewed by the Landmark Commission to determine whether the proposed development is so large or visually intrusive as to adversely affect the historic character and integrity of the adjoining landmark or landmark site. The Landmark Commission review shall be advisory to the Plan Commission and the Urban Design Commission."

The proposed project will likely need a zoning map amendment to a Planned Unit Development District because the existing zoning (R6 General Residence District) contains bulk limitations including the floor to area ratio allowed within the district which appear to be significantly exceeded by the proposed project. The floor to area ratio limitation in R6 is 2.0, which means a building covering the entire site could be a maximum of 2-stories tall (one covering ½ the site could be 4 stories, one covering ¼ of the site could be 8 stories, etc.). In reviewing the project against the Planned Unit Development standards, the Plan Commission, Urban Design Commission and Common Council will need to consider the character and intensity of the land use, including the appearance and arrangement and make certain

determinations related to the compatibility of the project with the physical nature of the site or area, in addition to reviewing the project against the other standards for approval of a PUD and zoning map amendment. The Plan Commission and Urban Design Commission will need to take into consideration the recommendation on the project made by the City's Landmark Commission.

Because the concept plans received are not fully dimensioned it is difficult to say whether the Capitol View Preservation Limits will have an effect on this project.

In 2007 we encouraged the designers to consider making significant changes to reduce the scale and massing of the building, taking cues from the then recently approved Pres House expansion project. Since no contextual drawings have been presented which show the proposed project in relationship to other buildings within the area, it is difficult to fully evaluate the proposed relationship between the proposed project and nearby structures. However, it appears that our comments and concerns from 2007 would remain.

C: Ron Trachtenberg, Murphy Desmond
Bill Fruhling, Principal Planner
Mark A. Olinger, Director, Department of Planning and Community & Economic Development