



WISCONSIN  
UNIVERSITY OF WISCONSIN-MADISON

February 23, 2011

Father Eric Nielsen  
St. Paul's Catholic Church  
723 State Street  
Madison, WI 53703



RE: Proposed Redevelopment

Dear Father Eric,

It's come to our attention that your proposed redevelopment project at St. Paul's Church is moving forward through the city zoning approval process. You have shared your plans with us several times and we appreciate the open dialogue we have had so far. We have raised several serious concerns about the planned development and those issues have not been resolved. Our issues include:

- 1) We would like to see your construction staging and service access plans. We remain concerned about how this project will impact pedestrian and vehicular traffic not only during construction but after the project is complete. This is a pedestrian intensive area and your lot has no street frontage. As a result, service and parking access will be through campus areas. We believe this could cause significant conflicts in this heavily used corridor on campus.
- 2) We would like to see your proposed project within the context of the overall block development including building mass, height and visual impact from the top of Bascom Hill. We have shared our plans for the Chazen Addition, East Campus Mall, and the proposed massing for the Music Performance Center with your design team. All of this information should be shown together, in context with your project graphically in 3D form (a computer model in SketchUp or with a physical model). The massing of your proposed project may be out of scale for this area.
- 3) We would like to see your proposed operations plan for service access, deliveries, fire protection, moped & bicycle parking, etc. and how it may or may not impact our full development of the south portion of the block. Our planning for the Music Performance Center is underway and we can not proceed without understanding your needs and plans for the north portion of the block.
- 4) We would like you to present your proposed project plans to the Joint South East Campus Area Committee, made up of city neighborhoods and university representatives. Their next regular meeting is March 21, 2011. You can contact Brad Murphy in the City Planning department to get on their agenda.

At this time, we can not support the project because of these concerns. University staff will attend public zoning approval meetings related to the project to confirm our unresolved issues and concerns.

We remain available to meet and review your developing plans.

Sincerely,

A handwritten signature in cursive script, appearing to read "Alan Fish".

Alan Fish  
Associate Vice Chancellor

Xc: Darrell Bazzell, UW Vice Chancellor Administration  
Gary Brown, UW Campus Planning  
Dawn Crim, UW Chancellor's office  
Mark Elsdon, Pres House  
Brad Murphy, City of Madison Planning  
Al Martin, City of Madison Planning  
Bryan Eagon, City of Madison district 8 alder