



URBAN DESIGN COMMISSION APPLICATION CITY OF MADISON

This form may also be completed online at:
<http://www.cityofmadison.com/planning/documents/UDCapplication.pdf>

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

Please complete all sections of the application, including the desired meeting date and the type of action requested.

Date Submitted: <u>October 7, 2014</u>	<input type="checkbox"/> Informational Presentation
UDC Meeting Date: <u>October 15, 2014</u>	<input type="checkbox"/> Initial Approval
Combined Schedule Plan Commission Date (if applicable): _____	<input checked="" type="checkbox"/> Final Approval

1. Project Address: 723 State Street Madison, WI 53706
 Project Title (if any): St. Paul University Catholic Center

2. This is an application for (Check all that apply to this UDC application):

☐ New Development ☐ Alteration to an Existing or Previously-Approved Development

A. Project Type:

- ☐ Project in an Urban Design District* (public hearing-\$300 fee)
☐ Project in the Downtown Core District (DC) or Urban Mixed-Use District (UMX) (\$150 fee, Minor Exterior Alterations)
☐ Suburban Employment Center (SEC) or Campus Institutional District (CI) or Employment Campus District (EC)
☒ Planned Development (PD)
 ☐ General Development Plan (GDP)
 ☒ Specific Implementation Plan (SIP)
☐ Planned Multi-Use Site or Planned Residential Complex

B. Signage:

- ☐ Comprehensive Design Review* (public hearing-\$300 fee) ☐ Street Graphics Variance* (public hearing-\$300 fee)
☐ Signage Exception(s) in an Urban Design District (public hearing-\$300 fee)

C. Other:

☐ Please specify: _____

3. Applicant, Agent & Property Owner Information:

Applicant Name: Randall Milbrath
 Street Address: 900 Farnam On The Mall
 Telephone: (402) 449-0856 Fax: (402) 392-0413

Company: RDg Planning and Design
 City/State: Omaha, Nebraska Zip: 68102
 Email: rmilbrath@rdgusa.com

Project Contact Person: Robert Shipley, AIA
 Street Address: 2211 Parmenter Street
 Telephone: (608) 831-2900 Fax: () n/a

Company: BWZ Architects
 City/State: Middleton, WI Zip: 53562
 Email: bshipley@bwzarchitects.com

Project Owner (if not applicant): St Paul UCC
 Street Address: 723 State Street
 Telephone: (608) 258-3140 Fax: () n/a

City/State: Madison, WI Zip: 53703
 Email: enielsen@stpaulscc.com

4. Applicant Declarations:

A. Prior to submitting this application, the applicant is required to discuss the proposed project with Urban Design Commission staff. This application was discussed with Al Martin on September 29, 2014

(name of staff person)

(date of meeting)

B. The applicant attests that all required materials are included in this submittal and understands that if any required information is not provided by the application deadline, the application will not be placed on an Urban Design Commission agenda for consideration.

Name of Applicant Randall Milbrath

Relationship to Property Architect

Authorized Signature [Signature]

Date October 7, 2014

memorandum

ATTENTION

Urban Design Commission
City of Madison, WI

St. Paul's University Catholic Center
Project Name: Madison, Wisconsin

Project No.: 27043.00 **File No.(s):** 21.3

Date: October 7, 2014

From: Randall L. Milbrath, AIA

Subject: UDC Review Comments from May 16, 2012 Meeting

Copies to: Fr. Eric Nielsen, Robert Shipley, Ron Trachtenberg, Lee Madden – St Paul UCC
File

REMARKS

Following are the design team's revisions pursuant to UDC comments provided May 16, 2012:

1. *Masonry returns will be a minimum of 4" to face of aluminum storefront system. Typically, returns will be more substantial than 4".* **Window frames will be a historic frame profile and will be placed a minimum of 4" back from the exterior face of the exterior veneer. See attached drawing plate showing typical window jamb and perspective window image.**
2. *The depth of the horizontal banding at the spring points of the arches returning back to the plane of the window system will terminate at a solid wall.* **Horizontal mullions that align with the spring point of arches will terminate at solid wall. All veneer brick and stone will return at window and door openings back to minimum 1" inside the exterior face of the door and window frames to maintain a consistency of "through-wall" material as viewed from the building exterior. See attached drawing plate showing perspective window image.**
3. *Brick will be a rusticated face, not wire cuts as included in the mock up panel.* **Exterior brick veneer will not have a smooth, wire-cut finish. The anticipated brick to be utilized is the "Owensboro Moss" color and texture as manufactured by Owensboro Brick, previously presented to the UDC on May 16, 2012. Comparable manufacturer's to be specified for competition are "Madison Blend" as manufactured by Belden or "Crossroads Newton" as manufactured by Brampton. Image plates of proposed brick are attached and samples will be provided for review.**
4. *Joints will be located in the precast similar to a traditional spacing of stone.* **Joints in natural and cast stone veneer will be typically placed a maximum of 4' apart at sills, water tables, accent bands, etc..., and may be closer as required for construction of masonry elements such as keystones, arch components, quoins, and other stone accents incorporated in the building exterior veneer.**
5. *Natural stone will be used at the pedestrian level and at accent banding, particularly at the mural.* **Natural stone will be utilized at the pedestrian levels of the building and surrounding the mural at the State Street façade. Cast stone to match the natural stone may be utilized at the upper floors of the building.**
6. *No spandrel glass will be used.* **No spandrel glass is to be utilized in the project.**
7. *The area of glass will be increased behind the sanctuary to increase natural daylight to the chapel.* **The area of glass at the south chapel wall has been increased as follows: the rose window glass area diameter has been increased from 6'-8" to 7'-8"; the main level windows to the Sanctuary Passage provide indirect ambient lighting to the rear of the sanctuary and the ramp access way.**



8. *The balcony seating will be recessed away from the windows to allow full height glass and increase natural daylight to the chapel. The balcony seating has been revised to eliminate the multi-tier seating at the sides and locate the access way adjacent to the exterior wall. This allows the floor to be voided at the full height windows and maintain glass for their full height, eliminating any spandrel panels in the east arched windows. See attached drawing plate showing the window/railing perspective at the upper level of the chapel.*
9. *The applicant shall study increasing the footprint of the double height space at the entry to avoid interior circulation adjacent to pavers of an inaccessible roof terrace at the same floor level, or consider making the roof terrace above the vestibule accessible. Lobby stairs have been reconfigured to enable an axial approach to the chapel center aisle. Required head clearances at the stair necessitate the referenced roof area to be located 4'-4" above the second floor level, rendering it inaccessible from the second floor Nave/Lobby and eliminating its use as an exterior balcony.*
10. *Due to the historic reference in the construction details, the applicant shall review construction details upon their development with City Urban Design Commission Staff and Landmarks Commission Staff to ensure appropriateness. Randy Milbrath has met with Alan Martin of the City Urban Design Commission and Amy Scanlon, City Preservation Planner, to review exterior detail development. Suggestions from that dialogue have been incorporated into the re-submitted elevations with the goal to further define the chapel from the "west third" support spaces.*

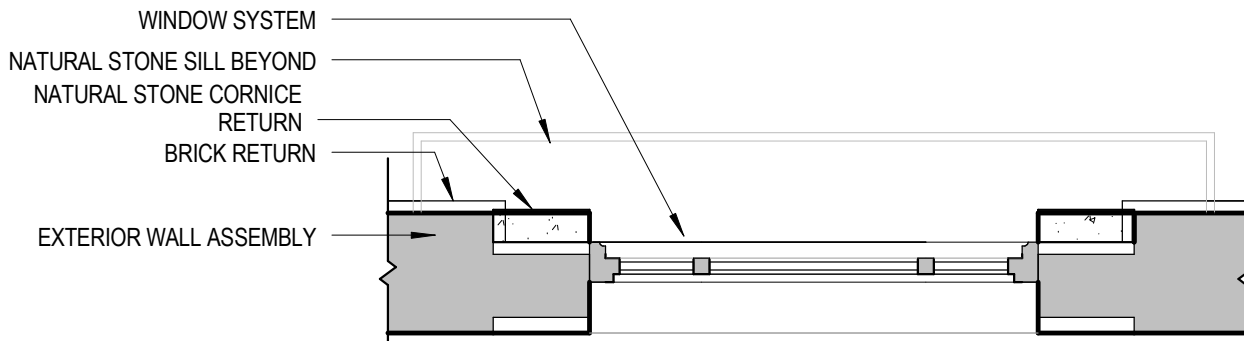
Following are significant design progressions since the UDC review on May 16, 2012:

1. Floor Plans: Main interior building functions have relocated due to programmatic considerations as follows:
 - a. The Student Center is the main function at the basement and first floor levels.
 - b. The administrative offices (formerly 4th floor) are located at the basement and first floor levels.
 - c. The apartment (formerly 5th floor) is reduced in size and located at the fourth floor level.
 - d. The dining and kitchen (formerly basement) is located at the fifth floor level.
 - e. The restroom cores have been stacked at the south end of the west wing for efficiency.
 - f. The main lobby stair has been reconfigured for axial chapel approach.
 - g. The garage has been enlarged, truck delivery access adjusted to maintain the southeast corner intact, and bicycle parking stall quantities have increased. The transformer room has been enlarged and relocated per utility provide requirements.
2. Elevations: Revisions have been made to the exterior elevations as follows:
 - a. North Elevations: The exterior arched windows at the West third of the north elevation have been substituted with flat top windows incorporating a stone lunette to better compliment the main elevation. The "day-to-day" entrance to the student center has flat jack arch brick window openings to provide a distinct vocabulary from the main "church" entry's at the main north façade. Stone belt courses, parapet caps and water tables have also been revised to add further distinction of the west third from the main façade.
 - b. East Elevation: Window locations have adjusted to accommodate interior programmatic changes, but in general maintain the previous configuration. The north garage opening has been eliminated and the south garage opening enlarged to accommodate the straight truck required by Madison Zoning for deliveries.
 - c. South Elevation: Window locations have adjusted to accommodate interior programmatic changes, but in general maintain the previous configuration. An additional garage opening has been provided and the trash room opening reduced in size. A stone balustrade has been added to the low roof area adjacent to the Pres House Apartments to minimize building scale and the 4th floor roof garden has been eliminated as previously requested. The rose window has increased in diameter by 1' to provide additional natural light to the chapel.
 - d. West Elevation: Window locations have adjusted to accommodate interior programmatic changes and incorporate suggestions to increase the window area. A window/light well has been added to increase natural light to the basement at the west side. Windows have been added at the second, third and fourth floors for meeting room and bedroom spaces. Enlarged windows at the fifth and sixth floors serve the meeting spaces on those floors.



3. Sections: A revised building section is provided with the re-submittal drawings. General building heights, massing and circulation paths have remained similar to the previously submitted design.
4. Site Plan: Current civil drawings (90% CD level) are included with the re-submittal drawings. General building footprint, grading and utilities have remained similar to the previously submitted design.

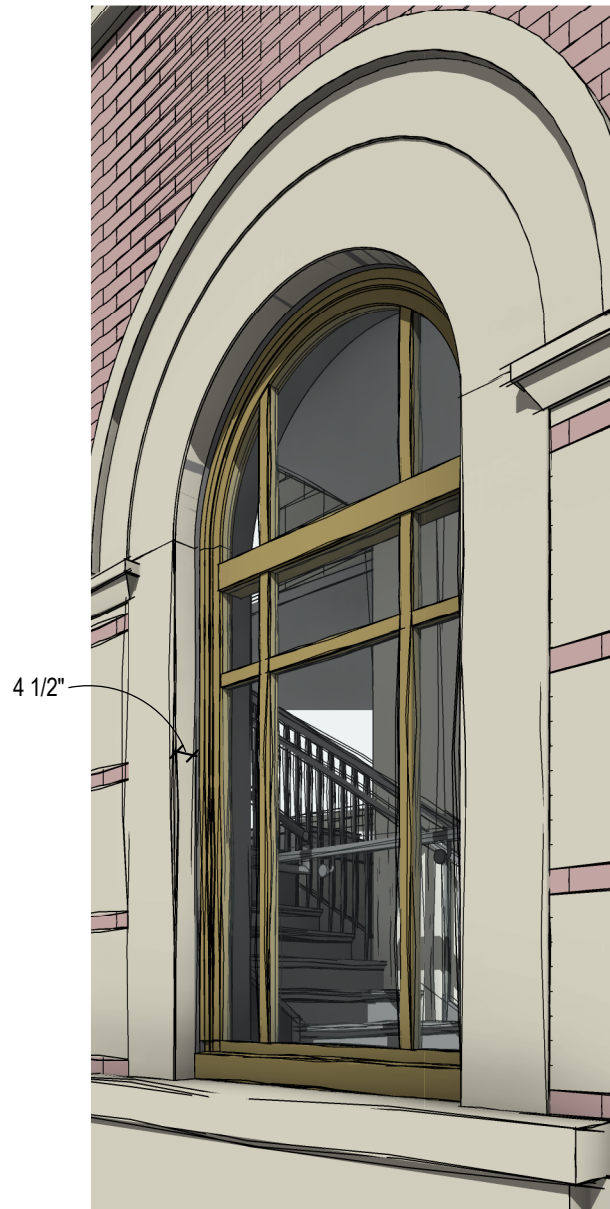




1

DETAIL - TYPICAL WINDOW RECESS

1/2" = 1'-0"



St. Paul University Catholic Center

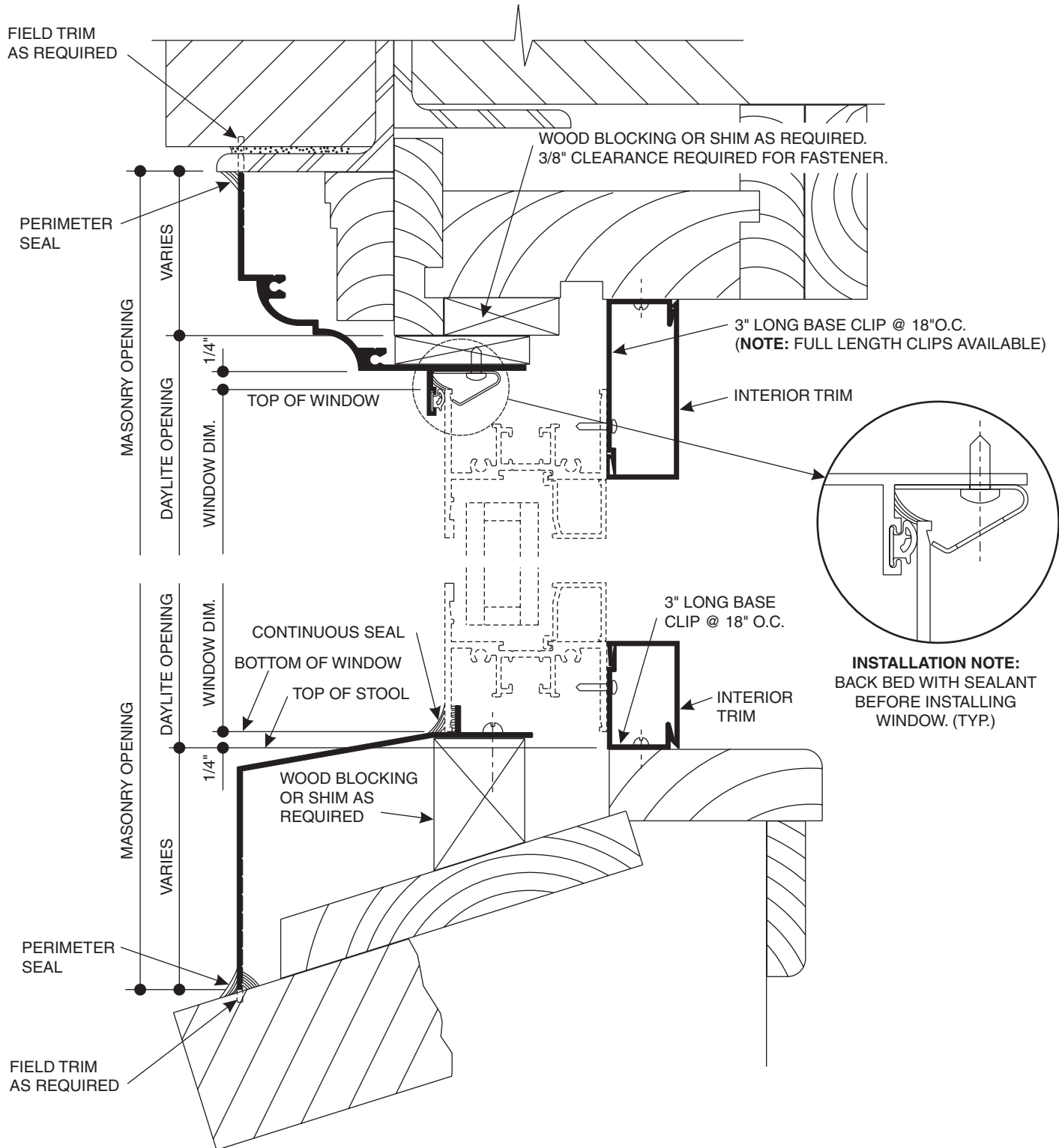
723 State Street, Madison, Wisconsin 53706

RDg...
PLANNING • DESIGN

27043.13

October 7, 2014

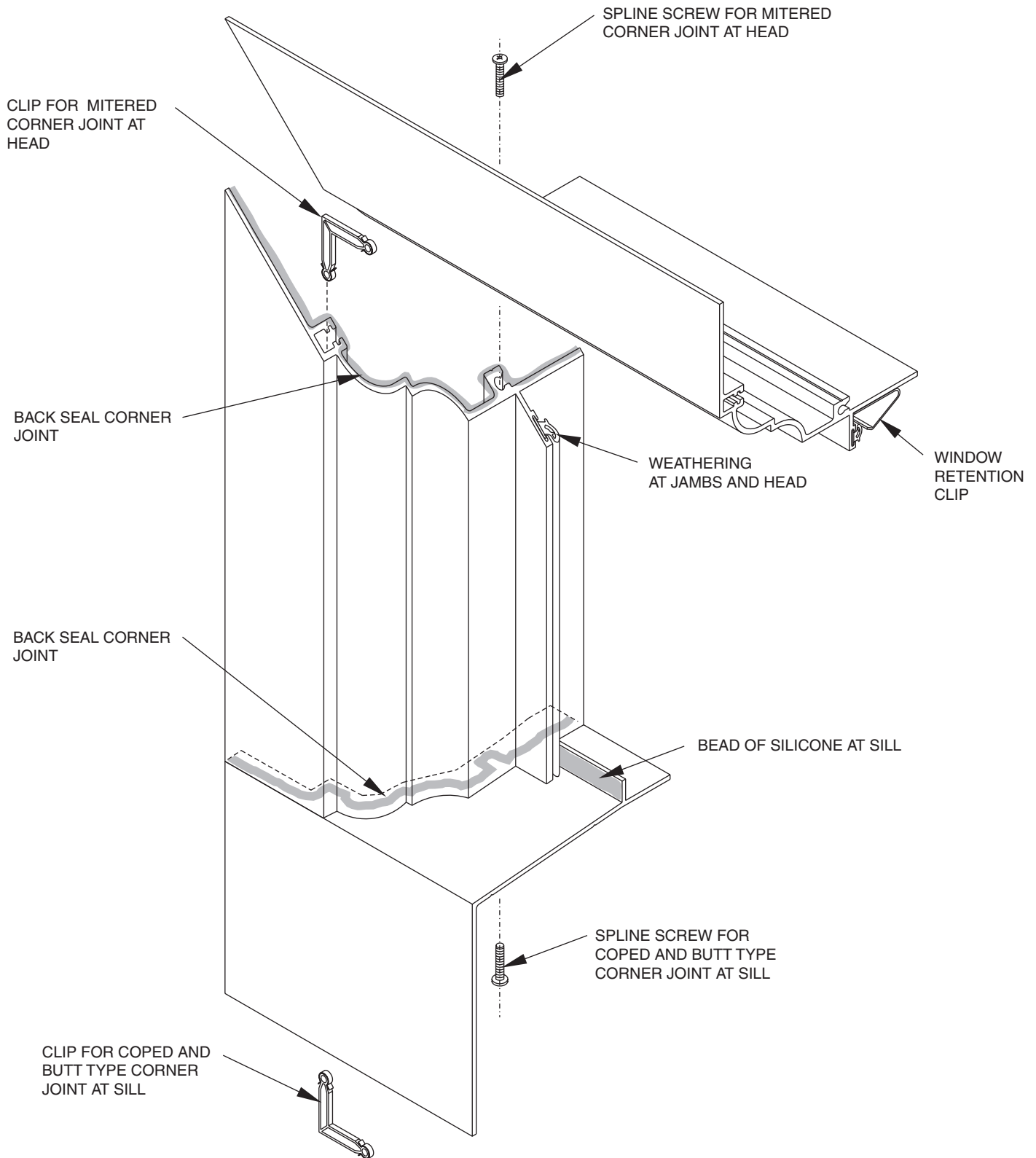
TYPICAL PANNING AND TRIM INSTALLATION INTO EXISTING WINDOW OPENING



Laws and building and safety codes governing the design and use of glazed entrance, window, and curtain wall products vary widely. Kawneer does not control the selection of product configurations, operating hardware, or glazing materials, and assumes no responsibility therefor.

Kawneer reserves the right to change configuration without prior notice when deemed necessary for product improvement.

© Kawneer Company, Inc., 2010



Laws and building and safety codes governing the design and use of glazed entrance, window, and curtain wall products vary widely. Kawneer does not control the selection of product configurations, operating hardware, or glazing materials, and assumes no responsibility therefor.

Kawneer reserves the right to change configuration without prior notice when deemed necessary for product improvement.

© Kawneer Company, Inc., 2010



Belden Brick - Madison Blend



Brampton Brick - Crossroads Newton



Owensboro Brick - Moss

FENESTRATION ON SOUTH
FACADE CONTINUOUS FROM
2ND TO 3RD FLOORS

FLOOR OPENING
WITH RAILING AT
EACH WINDOW
BALCONY LEVEL

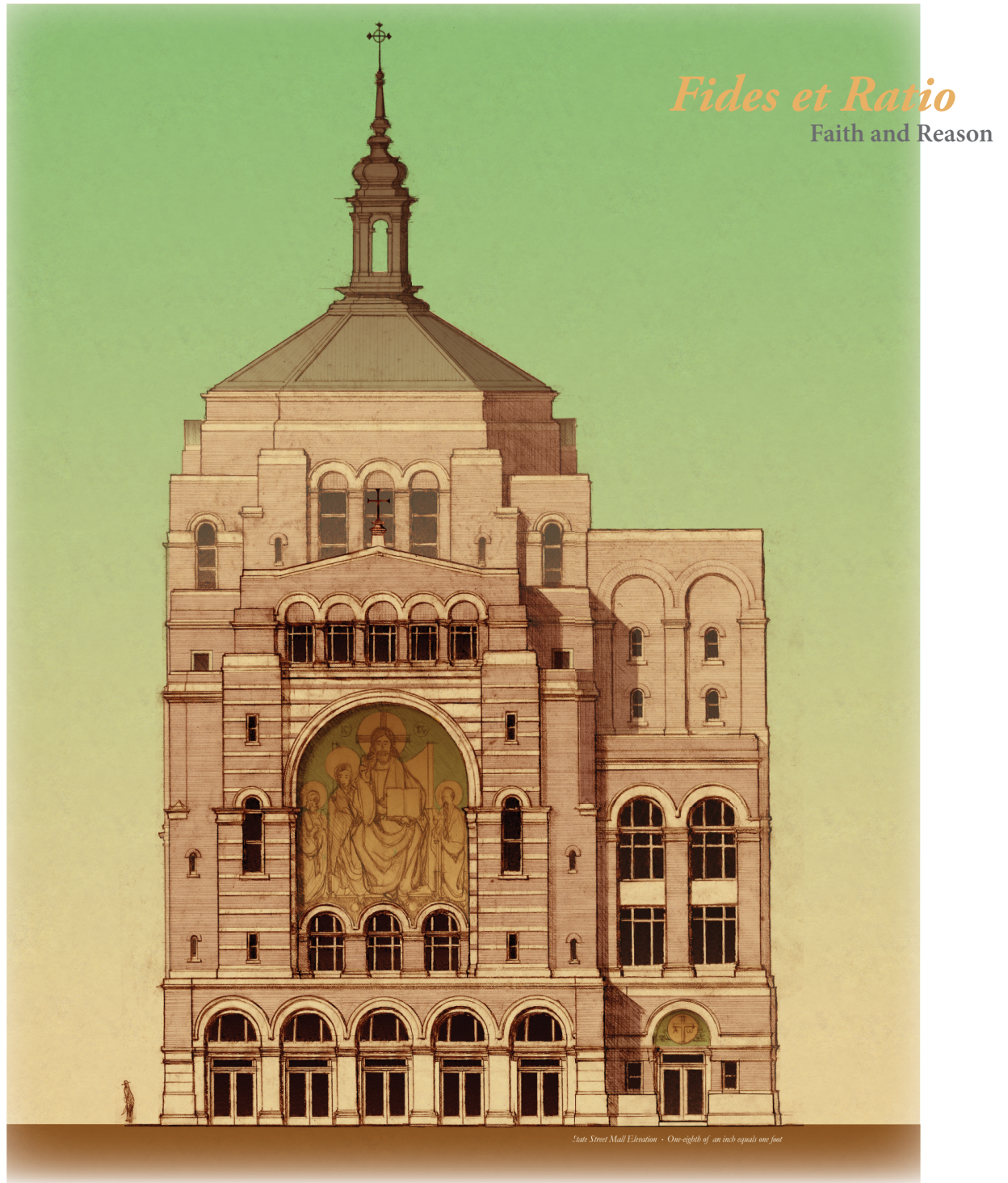
CHAPEL WINDOWS AT BALCONY

St. Paul University Catholic Center

723 State Street, Madison, Wisconsin 53706

ST. PAUL

University Catholic Center



Submittal to the City of Madison Urban Design Commission
November 14, 2011 (Revised October 7, 2014)

BWZ

October 7, 2014

Attn: Al Martin
Staff to the Urban Design Commission
Department of Planning and Community & Economic Development
City of Madison
215 Martin Luther King Jr. Blvd.
Madison, WI 53701

Re: St. Paul University Catholic Center
723 State Street, Madison, WI 53706

Dear Al Martin,

On behalf of St. Paul University Catholic Center, we submit a request for the opportunity to present for Final Approval to the Urban Design Commission at the Commission's meeting on October 15, 2014. We have included fourteen copies of rendered plans, elevations, and perspectives for the Commission's consideration. The attached material contains revisions and added material in response to the Commission Member comments from previous meetings. Tabs 5 and 6 are unchanged from the previous submittal, however are included for reference. Specific revisions to the design include the following:

- On the South Elevation, the "red" brick volume is brought to the ground and the scallops are eliminated as shown in Tab 3.
- Bronze entrance doors are identified on the North Elevation and in the Architectural Materials List in Tab 3.
- Pavers over the vestibule roof are shown on the Roof Garden Layout Plan in Tab 1.
- Sample exterior detailing of the articulation within the arches is shown in Tab 3.
- Building signage at the entry is shown in Tab 3.

We have included updated PUD Text following this letter. Please call or email with any questions regarding this submittal. We look forward to meeting with you and members of the Commission at the May 16th meeting to present the new St. Paul University Catholic Center.

Sincerely,



Robert Shipley
BWZ Architects
Project Contact



October 7, 2014

Mr. Steven R. Cover, Director
Department of Planning & Community & Economic Development
Madison Municipal Building
215 Martin Luther King Jr. Blvd.
Madison, WI 53701

Re: **Letter of Intent**
PUD/GDP-SIP Application
St. Paul University Catholic Center
723 State Street, Madison, WI 53706

Dear Mr. Cover,

We hereby submit this added information to our Land Use Application for a Rezoning to a PUD/GDP-SIP for the St. Paul University Catholic Center at 723 State Street, Madison, WI, which was initially submitted on November 30, 2011. Our intent is to demolish the existing structures on the site including the existing Chapel and Meeting House and to construct a new mixed-use structure comprising a Chapel and Student Center.

St. Paul University Catholic Center, which has been a major presence at the University of Wisconsin-Madison for more than 100 years, plans to build a church/student center facility on the UW campus. The proposed St. Paul University Catholic Center will enable St. Paul's to better serve the university and greater Madison community. The new facility will serve as a center of student life on campus, blending faith, community and academic aspects of the university experience.

The proposed facility is 6 stories tall. Features, based on feedback from students, City Agencies, and the community, include:

- A 580-seat multilevel chapel incorporating reclaimed elements of original 1909 chapel.
- A student center with private study space, small- and large-group gathering space, and music rooms.
- Office, conference, work, and library facilities.
- Dining/multi-purpose hall. Residential space for resident priests, priests in training and visiting scholars.
- Exterior patios overlooking State Street and the interior of the block.

The cost of the new facility is estimated at \$25 million and is expected to be raised from a small group of benefactors who have long supported joint church/student center projects.

The proposed building design represents a "new classicism", combining traditional Catholic forms and symbolism with a modern energy. It complements the surrounding university buildings, which mix both traditional and contemporary styles of architecture. The State Street church façade acknowledges the scale and character of the adjacent Pres House Church while the façade above steps back to maintain the scenic, uninterrupted views between Bascom Hill and the Capitol Square. The height, mass and style and detail make an architectural and institutional statement without being over imposing. The following text addresses key attributes of the Project.

The Name of the Project:

St. Paul University Catholic Center

Construction Schedule:

Begin Construction: May, 2015

18-Month Construction Period

Complete Construction: November 2016

Description of Existing Conditions:

St. Paul's is the birthplace of the campus Catholic ministry in the United States. UW's Catholic campus ministry was formed in 1883, and graduates who were part of this group started the "Newman Movement," designed to serve Catholics on college campuses. The initial St. Paul's Chapel was built in 1909, the first Catholic chapel built specifically to serve students at a public university. The chapel and student center were renovated in 1967, demolishing much of the original church including the stone neo-Gothic façade set back from State Street and inserting, from the Basement Floor up, new tiered concrete seating and extending a new cantilevered cast in place concrete façade to the edge of State Street. In addition, the two-story frame house next door was renovated to serve as a Student Center to provide limited meeting, office and administrative space.

Student involvement in St. Paul's has grown significantly over the past 10 years and has far exceeded the ability of the existing facility to meet these present and expanding needs. The current facility is severely outdated, cramped, and in need of major upgrades. The two buildings comprise a multitude of inaccessible floor levels. Furthermore, most seating within the existing chapel is tiered and is therefore also inaccessible. The chancel is located in the center of the Chapel so that the Pastor addresses the congregation seated either to his right or left. Only a few people can sit in front of the Pastor. Congregants wishing to be seated in the south half of the Chapel enter from State Street and pass directly in front of the pulpit to reach their seats. Consequently, these seats typically remain unoccupied. Most worshipers must navigate the steep tiered seating during communion. St. Paul University Catholic Center no longer regards the cast-in-place architectural expression of the 1967 remodel, sometimes identified as "Brutalism", as engaging the student congregants or supporting its liturgy. In addition, the small Student Center next door provides inadequate opportunities to create appropriate meeting and activity spaces to serve the student body and administer to their needs.

St. Paul's serves thousands of UW students annually. Approximately 1,000 students attend Sunday Mass, and hundreds are actively involved in other St. Paul programs – ranging from small group sessions to national service projects. Additionally, St. Paul's hosts dances, a theater arts program, a speaker series and concerts designed to appeal to all students and community members, extending the university's reach beyond its campus borders. A new facility will allow for expansion of those important programs together with augmented educational programs.

Names of People Involved:

Owner	Fr. Eric Nielsen St. Paul's University Catholic Center 723 State Street Madison, WI 53704 608-258-31408
Architect	Randall Milbrath, AIA Robert Krupa, AIA RDG Planning & Design 900 Farnam on the Mall, Suite 100 Omaha, NE 68102 402-392-0133
Liturgical Designer	Matthew Alderman Mathew Alderman Studios matthew@matthewalderman.com
Civil Engineering	Michelle L. Burse Burse Surveying & Engineering 1400 East Washington Ave, Ste 158 Madison, WI 53703 608-250-9263
Facilitator	Ronald M. Trachtenberg Murphy Desmond S.C. 33 East Main Street, Suite 500 Madison, WI 53701-2038 608-268-5575
Contractor	Eric Schmidt CG Schmidt, Inc 10 East Doty Street, Ste 615 Madison, WI 53703 608-255-1177
Project Contact	Robert Shipley, AIA BWZ Architects 2211 Parmenter Street Middleton, WI 608-831-2900

Uses of Areas of the Building and Total Square Footage:

Proposed Construction:	Primary Function	Floor Area
Basement Floor:	Student Center	10,348 SF
First Floor:	Student Center (incl. garage area)	10,615 SF
Second Floor	Main Chapel	9,453 SF
Third Floor	Upper Chapel	7,186 SF
Fourth Floor	Residential (staff & guests)	4,391 SF
Fifth Floor	Dining (incl. balconies)	9,104 SF
Sixth Floor	Murphy Room (incl. roof garden/balconies)	8,637 SF
	Total Building Area	59,734 SF

Number of Employees:

25 People Employed

Capacity:

Chapel Seating 580

Parking Summary:

The St. Paul University Catholic Center is located in the heart of the UW Madison Campus. It serves primarily walk-in students. Most visitors who drive will park in the City of Madison Lake Street Parking Ramp, only a half block removed. One parking space is provided on site as noted below as well as 54 bicycle and moped parking spaces.

Delivery Parking	1
Total vehicular Parking on Site	1
Bicycle & Moped Parking	54

Hours of Operation:

Normal hours 8:00 AM to 11:00PM daily, extended evening hours for special events.

Key Project Attributes:

Lot Size: 11,353 SF

Number of Apartments and Bedrooms:

1 Apartment with 3 - two person bedrooms for staff and visiting clergy and guests of the center, and are not intended for rental to the general public. Apartments share living and dining space. Please see Level 4 Plan.

Description of Trash Removal, Site Maintenance and Storage:

Trash and Recycled will be removed weekly by a licensed waste management contractor in accordance with City of Madison ordinances and policies. St. Paul's staff will remove snow from limited parking areas and at building entries and exits and coordinate site management with immediate neighbors and the City of Madison.

Zoning Text and a Table of Contents is attached to this letter. Please call or email with any questions regarding this submittal. We look forward to meeting with you and members of the Commission to present the new St. Paul University Catholic Center.

Sincerely,

A handwritten signature in black ink, appearing to read 'R. Shipley', with a stylized, flowing script.

Robert Shipley
BWZ Architects
Project Contact



October 7, 2014

Mr. Steven R. Cover, Director
Department of Planning & Community & Economic Development
Madison Municipal Building
215 Martin Luther King Jr. Blvd.
Madison, WI 53701

Re: **Zoning Text**
PUD/GDP-SIP Application
St. Paul University Catholic Center
723 State Street, Madison, WI 53706

Dear Mr. Cover,

We hereby submit this Zoning Text for a rezoning to a PUD/GDP-SIP on behalf of St. Paul University Catholic Center at 723 State Street, Madison, WI.

Zoning Text PUD/GDP-SIP
St. Paul University Catholic Center
723 State Street, Madison, WI 53706

A. Statement of Purpose:

This zoning district is established to allow for the construction of a new St. Paul University Church and Catholic Student Center to serve as a center of student life on campus, blending faith, community and academic aspects of the university experience.

B. Permitted Uses:

1. Permitted uses are specifically the following:

Churches and places of worship;

Accessory residential units as shown on the approved plans for staff, visiting clergy, and guests of the student center.

Uses coincident with a student center, including events that may be open to the public;

Restaurant/coffeehouse, with accessory outdoor eating area as shown on the approved plans;

Accessory uses directly associated with those permitted uses.

C. Lot Area

As stated in Exhibit A, attached hereto:

Lot Size: 11,353 SF

D. Floor – Area Ratio

As shown on approved Plans.

E. Yard Requirements

Yard areas will be provided as shown on approved Plans.

F. Landscaping

Site Landscaping will be provided as shown on approved Plans.

G. Accessory Off-Street Parking & Loading

Accessory off-street parking and loading will be provided as shown on approved Plans.

H. Lighting

Site lighting will be provided as shown on approved Plans.

I. Signage

Signage will be provided as approved on Recorded Plans.

J. Family Definition

The proposed residential units are for occupancy of resident and visiting clergy, and guests of the center, and are not for rental or lease to the general public.

K. Alterations and Revisions:

No alteration or revision of this planned unit development shall be permitted unless approved by the City Plan Commission, however, the Zoning Administrator may issue permits for minor alterations or additions which are approved by the Director of Planning and Development and the alderperson of the district and are compatible with the concept approved by the City Plan Commission.

Legal Description of Property:

PROPERTY ADDRESS: 723 State St
Parcel Number: 070923204021
UNIV ADD TO MADISON, LOT 2, BLOCK 5

Respectfully submitted by:

A handwritten signature in black ink, appearing to read 'Robert Shipley', with a stylized, cursive script.

Robert Shipley
BWZ Architects
Project Contact



URBAN DESIGN COMMISSION APPLICATION CITY OF MADISON

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<http://www.cityofmadison.com/planning/documents/UDCapplication.pdf>

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

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Combined Schedule Plan Commission Date (if applicable): _____	<input checked="" type="checkbox"/> Final Approval

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☐ Signage Exception(s) in an Urban Design District (public hearing-\$300 fee)

C. Other:

☐ Please specify: _____

3. Applicant, Agent & Property Owner Information:

Applicant Name: Randall Milbrath
 Street Address: 900 Farnam On The Mall
 Telephone: (402) 449-0856 Fax: (402) 392-0413

Company: RDg Planning and Design
 City/State: Omaha, Nebraska Zip: 68102
 Email: rmilbrath@rdgusa.com

Project Contact Person: Robert Shipley, AIA
 Street Address: 2211 Parmenter Street
 Telephone: (608) 831-2900 Fax: () n/a

Company: BWZ Architects
 City/State: Middleton, WI Zip: 53562
 Email: bshipley@bwzarchitects.com

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 Telephone: (608) 258-3140 Fax: () n/a

City/State: Madison, WI Zip: 53703
 Email: enielsen@stpaulscc.com

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(name of staff person)

(date of meeting)

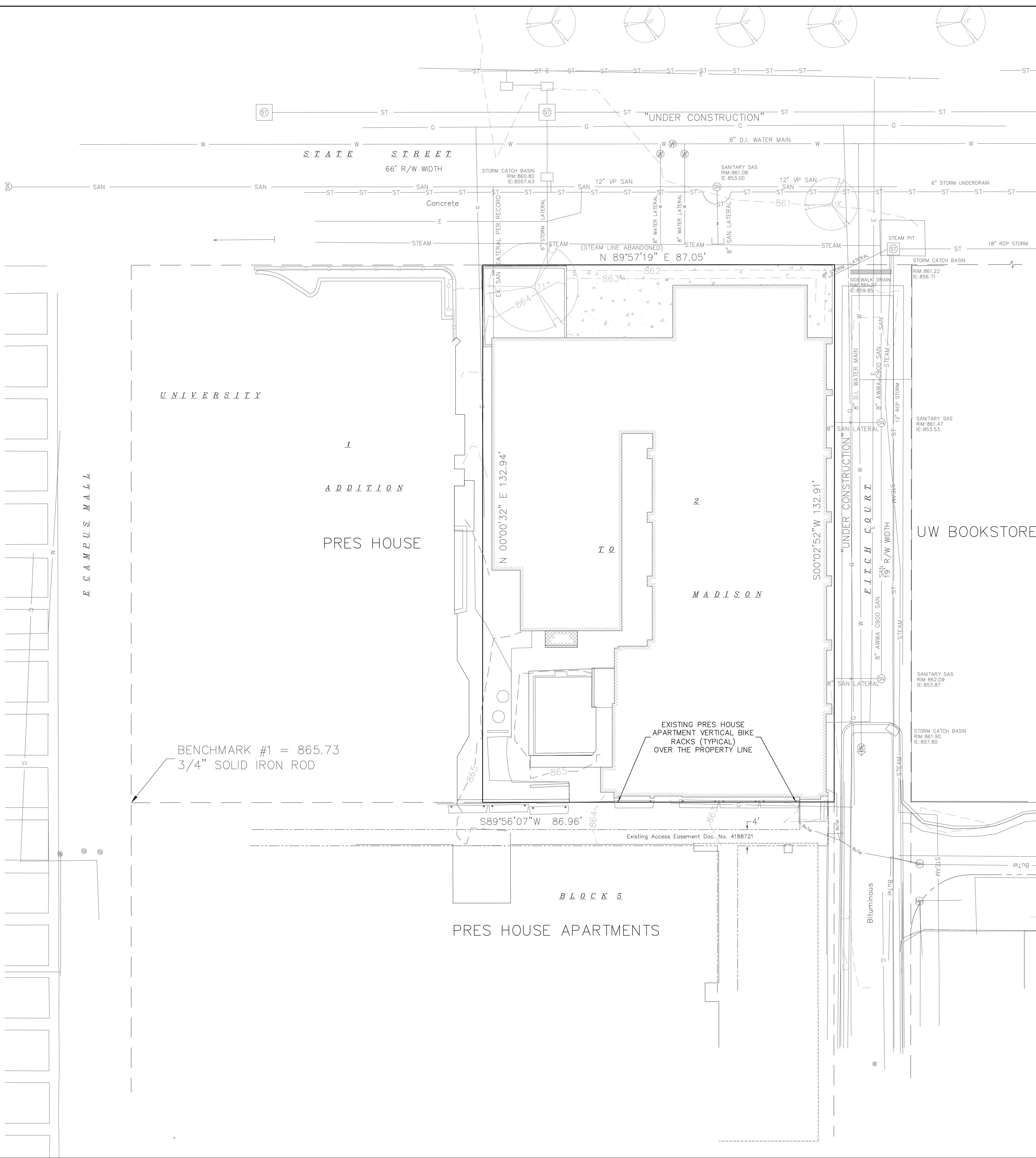
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Name of Applicant Randall Milbrath

Relationship to Property Architect

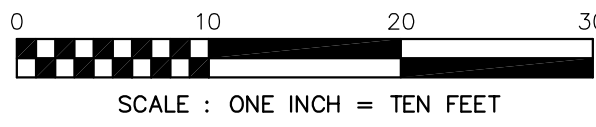
Authorized Signature _____

Date October 7, 2014



LEGEND

- ⊗ DRILL HOLE FOUND ON CONCRETE WALL
- 3/4" SOLID IRON ROD FOUND
- ✕ FOUND CHISELED "X" IN CONCRETE
- ⊙ FOUND MAG NAIL
- 861.53 SPOT ELEVATION
- ST— STORM SEWER PIPE
- ST—ST— STORM SEWER UNDERDRAIN
- G— BURIED GAS LINE
- W— 8" D.I. WATER MAIN
- SAN— 8" SANITARY SEWER
- BuTel— BURIED TELEPHONE
- E— BURIED ELECTRIC
- STEAM CENTER OF STEAM TUNNEL MARKINGS
- ⊗ WATER VALVE
- ⊗ GAS VALVE
- ⊙ LIGHT POLE
- ⊙ TELEPHONE BOX
- ⊙ FIRE HYDRANT
- SIGN
- ⊙ STORM SEWER INLET
- ⊙ ELECTRIC MANHOLE
- ⊙ TELEPHONE MANHOLE
- ⊙ STORM SEWER CATCH BASIN
- ⊙ SANITARY SEWER MANHOLE
- ⊙ DECIDUOUS TREE
- () INDICATES RECORDED AS PER PLAT



BENCHMARK TABLE		
NUMBER	ELEVATION	DESCRIPTION
1	865.73	TOP OF 3/4" SOLID IRON ROD

- GENERAL NOTES:**
- SITE SURVEY COMPLETED MAY 2010.
 - EXISTING UTILITIES SHOWN IN FITCH COURT AND STATE STREET ARE PER CITY OF MADISON CONSTRUCTION PLAN FOR PROJECT 53W1193.

DESCRIPTION FURNISHED: — Warranty Deed Doc. No. 4299978

ALL OF LOT 2, BLOCK 5, UNIVERSITY ADDITION TO MADISON, IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN.

- NOTES:**
- EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS MAP, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: EASEMENTS; BUILDING SETBACK LINES; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS; ZONING; OR OTHER LAND USE REGULATIONS; AND ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
 - NO ATTEMPT HAS BEEN MADE AS A PART OF THIS TOPOGRAPHIC SURVEY TO OBTAIN OR SHOW DATA CONCERNING CONDITION OR CAPACITY OF ANY UTILITY OR MUNICIPAL/PUBLIC SERVICE FACILITY. FOR INFORMATION REGARDING THESE UTILITIES OR FACILITIES, PLEASE CONTACT THE APPROPRIATE AGENCIES.
 - ELEVATIONS SHOWN HEREON ARE BASED UPON CITY OF MADISON DATUM IN EFFECT IN 2004. BENCHMARK SHOWN WAS OBTAINED FROM CITY OF MADISON ENGINEERING DEPARTMENT. TOP NUT HYDRANT AT THE SOUTHWEST CORNER OF MURRAY STREET AND STATE STREET HAS AN ELEVATION OF 20.80'. A VERTICAL DATUM CORRECTION OF +845.33 WAS MADE TO CONVERT ELEVATIONS TO THE CURRENT CITY OF MADISON DATUM.
 - ROUTING OF PUBLIC UTILITIES IS BASED UPON DRAWINGS OBTAINED FROM THE CITY OF MADISON ENGINEERING DEPARTMENT, MARKINGS PROVIDED BY DIGGER'S HOTLINE. TICKET NUMBERS 20101911422, 20101911381, 20101911373, 20101911357 AND VISIBLE ABOVEGROUND STRUCTURES. ADDITIONAL BURIED UTILITIES/STRUCTURES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE TO LOCATE UTILITIES. BEFORE EXCAVATIONS ARE PERFORMED CONTACT DIGGER'S HOTLINE.
 - DATES OF FIELD WORK: SEPTEMBER 9, 14 AND 17, 2004, FEBRUARY 22, 2008 AND MAY 10, 2010.
 - SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
 - SURVEYOR HAS BEEN PROVIDED A COPY OF TITLE REPORT NUMBER B-10006123 DATED MAY 12, 2010 FROM DANE COUNTY TITLE COMPANY. TITLE REPORT REFERENCES THE FOLLOWING:
—MEMORANDUM OF LEASE RECORDED NOVEMBER 11, 2004 AS DOCUMENT NUMBER 3989804 REGARDING AN UNRECORDED ROOFTOP SPACE OPTION LEASE DATED OCTOBER 5, 2004 BETWEEN UNIVERSITY OF WISCONSIN ROMAN CATHOLIC FOUNDATION, INC., AS LESSOR, AND MADISON CELLULAR TELEPHONE COMPANY, A WISCONSIN GENERAL PARTNERSHIP, AS TENANT.
—THE SUBJECT PREMISES IS THE BENEFITED PROPERTY UNDER AN EASEMENT AGREEMENT RECORDED MAY 8, 2006 AS DOCUMENT NUMBER 4188721.
 - ALL SUBSURFACE IMPROVEMENTS ON AND ADJACENT TO THE SITE ARE NOT NECESSARILY SHOWN HEREON.
 - TOTAL PARCEL AREA = 11,565 SQUARE FEET.
 - LOT 2 IS SHOWN PER PLAT OF SURVEY NUMBER 6678 PREPARED BY ARNOLD & O'SHERIDAN, DATED 10/28/66.

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St. Paul University Catholic Center

723 STATE STREET
MADISON, WI 53704

RDG PLANNING & DESIGN

900 FARNAM ON THE MALL, SUITE 100
OMAHA, NEBRASKA 68102

PROJECT #: BSE702	
PLOT DATE:	10/06/2014
REVISION DATES:	
	10/06/2014
ISSUE DATES:	
	08/18/2014
	09/11/2014
	10/06/2014

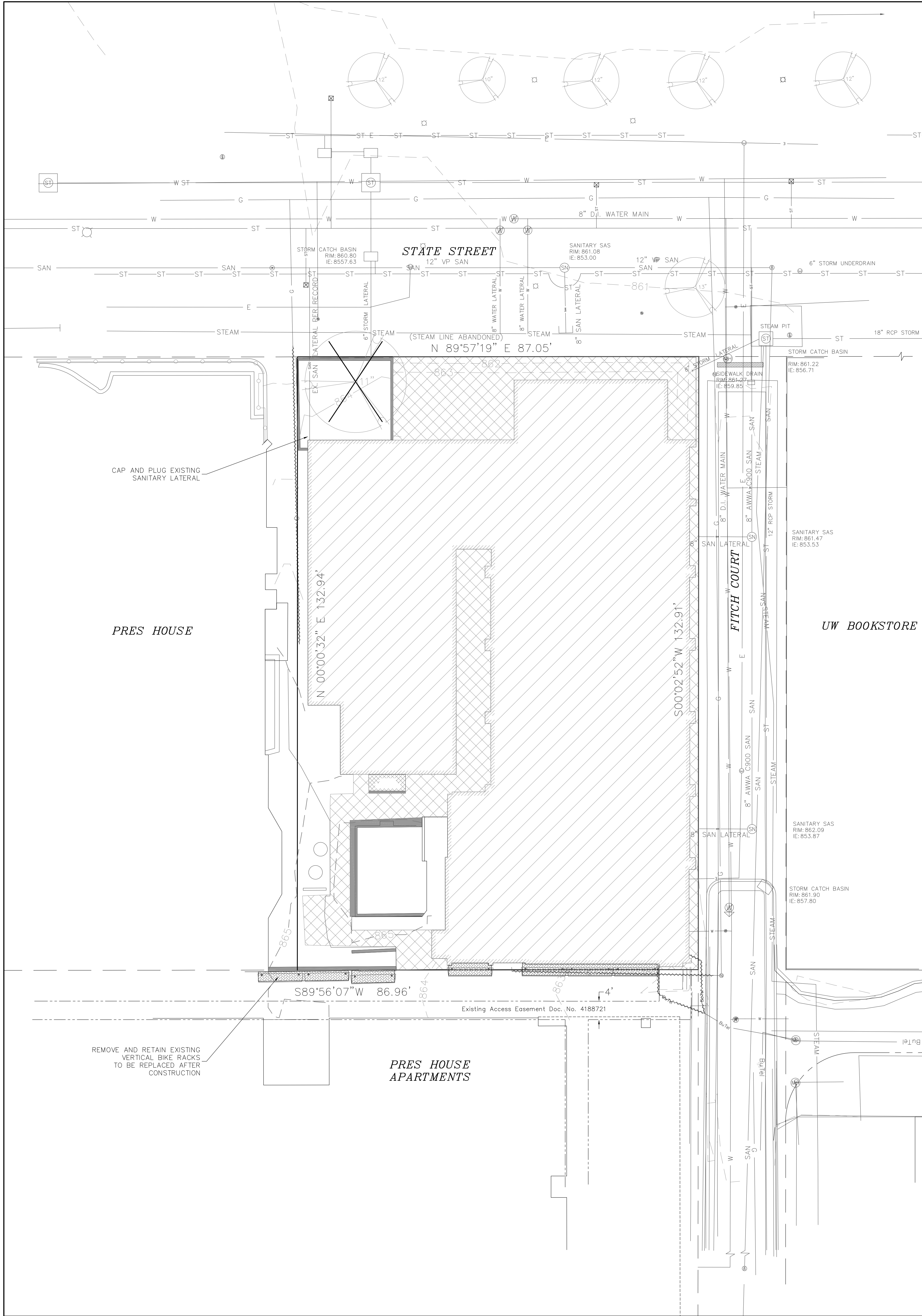
EXISTING CONDITIONS PLAN

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DRAWING NUMBER

C-100



- DEMOLITION NOTES:**
- COORDINATE EXISTING UTILITY REMOVAL WITH LOCAL AUTHORITIES AND UTILITY COMPANIES HAVING JURISDICTION. ALL PRIVATE UTILITIES (GAS, ELECTRIC, AND TELECOMMUNICATIONS) SERVING EXISTING BUILDINGS SCHEDULED FOR DEMOLITION TO BE ABANDONED OR REMOVED BY CORRESPONDING UTILITY COMPANY.
 - ALL SAWCUTTING SHALL BE FULL DEPTH TO PROVIDE A CLEAN EDGE TO MATCH NEW CONSTRUCTION. MATCH EXISTING ELEVATIONS AT POINTS OF CONNECTION FOR NEW AND EXISTING PAVEMENT, CURB, SIDEWALKS, ETC. ALL SAWCUT LOCATIONS SHOWN ARE APPROXIMATE AND MAY BE FIELD ADJUSTED TO ACCOMMODATE CONDITIONS, JOINTS, MATERIAL TYPE, ETC. REMOVE MINIMUM AMOUNT NECESSARY FOR INSTALLATION OF PROPOSED IMPROVEMENTS.
 - CONTRACTOR SHALL PROVIDE AND SHALL BE RESPONSIBLE FOR ANY NECESSARY TRAFFIC CONTROL AND SAFETY MEASURES DURING DEMOLITION AND CONSTRUCTION OPERATIONS WITHIN OR NEAR THE PUBLIC ROADWAY.
 - IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATION OF UNDERGROUND UTILITIES. UTILITIES WERE LOCATED BY OBSERVED EVIDENCE, MARKINGS PROVIDED BY DIGGER'S HOTLINE, AND RECORD DRAWINGS FROM THE CITY OF MADISON.
 - IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN ALL PLUGGING PERMITS FROM THE CITY AND PLUG ALL SANITARY LATERALS THAT SERVE THE PROPERTY.
 - CONTRACTOR SHALL INSTALL TREE PROTECTION FENCING IN THE AREA BETWEEN THE CURB AND SIDEWALK AND EXTEND IT AT LEAST 5 FEET FROM BOTH SIDES OF THE TREE ALONG THE LENGTH OF THE TERRACE.
 - NO EXCAVATION IS PERMITTED WITHIN 5 FEET OF THE OUTSIDE EDGE OF A TREE TRUNK. IF EXCAVATION WITH 5 FEET OF ANY TREE IS NECESSARY, CONTRACTOR SHALL CONTACT CITY FORESTRY (266-4816) PRIOR TO EXCAVATION TO ASSESS THE IMPACT TO THE TREE AND ROOT SYSTEM
 - TREE PRUNING SHALL BE COORDINATED WITH CITY FORESTRY.
 - TREE PROTECTION SPECIFICATIONS CAN BE FOUND IN SECTION 107.13 OF THE CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.

- GENERAL NOTES:**
- THE LOCATION OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THE PLANS HAS BEEN DETERMINED FROM THE BEST AVAILABLE INFORMATION AND IS GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. THE OWNER AND THE ENGINEER DO NOT ASSUME RESPONSIBILITY IN THE EVENT THAT DURING CONSTRUCTION, UTILITIES OTHER THAN THOSE SHOWN MAY BE ENCOUNTERED, AND THAT THE ACTUAL LOCATION OF THOSE WHICH ARE SHOWN MAY BE DIFFERENT FROM THE LOCATIONS AS SHOWN ON THE PLANS.
 - ANY PAVEMENT ABUTTING THE PROPERTY SHALL BE REPLACED IF IT IS DAMAGED DURING CONSTRUCTION.
 - PRIOR TO THE USE OF THESE DRAWINGS FOR CONSTRUCTION PURPOSES, THE USER SHALL VERIFY ALL DIMENSIONS AND LOCATIONS OF BUILDINGS WITH THE ARCHITECTURAL SITE PLAN. IF CONFLICTS EXIST THE USER OF THESE DRAWINGS SHALL CONTACT THE ENGINEER IMMEDIATELY.

DEMO LEGEND

- REMOVE PAVEMENT
- RAZE BUILDING
- REMOVE CONCRETE WALL
- REMOVE BIKE RACKS
- REMOVE UTILITY LINE
- REMOVE TREE/SHRUB

LEGEND

- DRILL HOLE FOUND ON CONCRETE WALL
- 3/4" SOLID IRON ROD FOUND
- FOUND CHISELED "X" IN CONCRETE
- FOUND MAG NAIL
- SPOT ELEVATION
- ST- STORM SEWER PIPE
- ST-ST- STORM SEWER UNDERDRAIN
- BURIED GAS LINE
- 8" D.J. WATER MAIN
- 8" SANITARY SEWER
- BURIED TELEPHONE
- BURIED ELECTRIC
- CENTER OF STEAM TUNNEL MARKINGS
- WATER VALVE
- GAS VALVE
- LIGHT POLE
- TELEPHONE BOX
- FIRE HYDRANT
- SIGN
- STORM SEWER INLET
- ELECTRIC MANHOLE
- TELEPHONE MANHOLE
- STORM SEWER CATCH BASIN
- SANITARY SEWER MANHOLE
- DECIDUOUS TREE
- () INDICATES RECORDED AS PER PLAT

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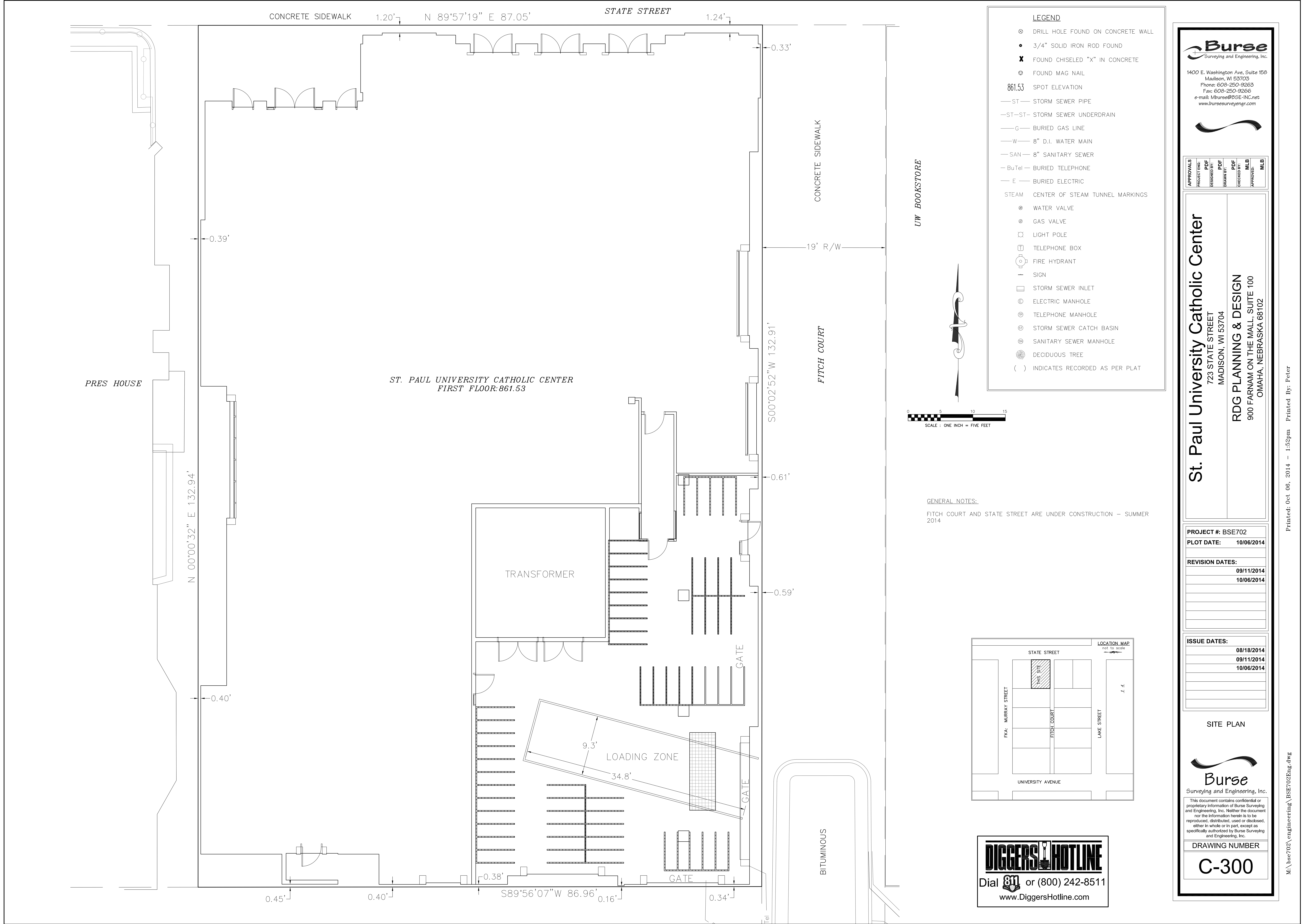
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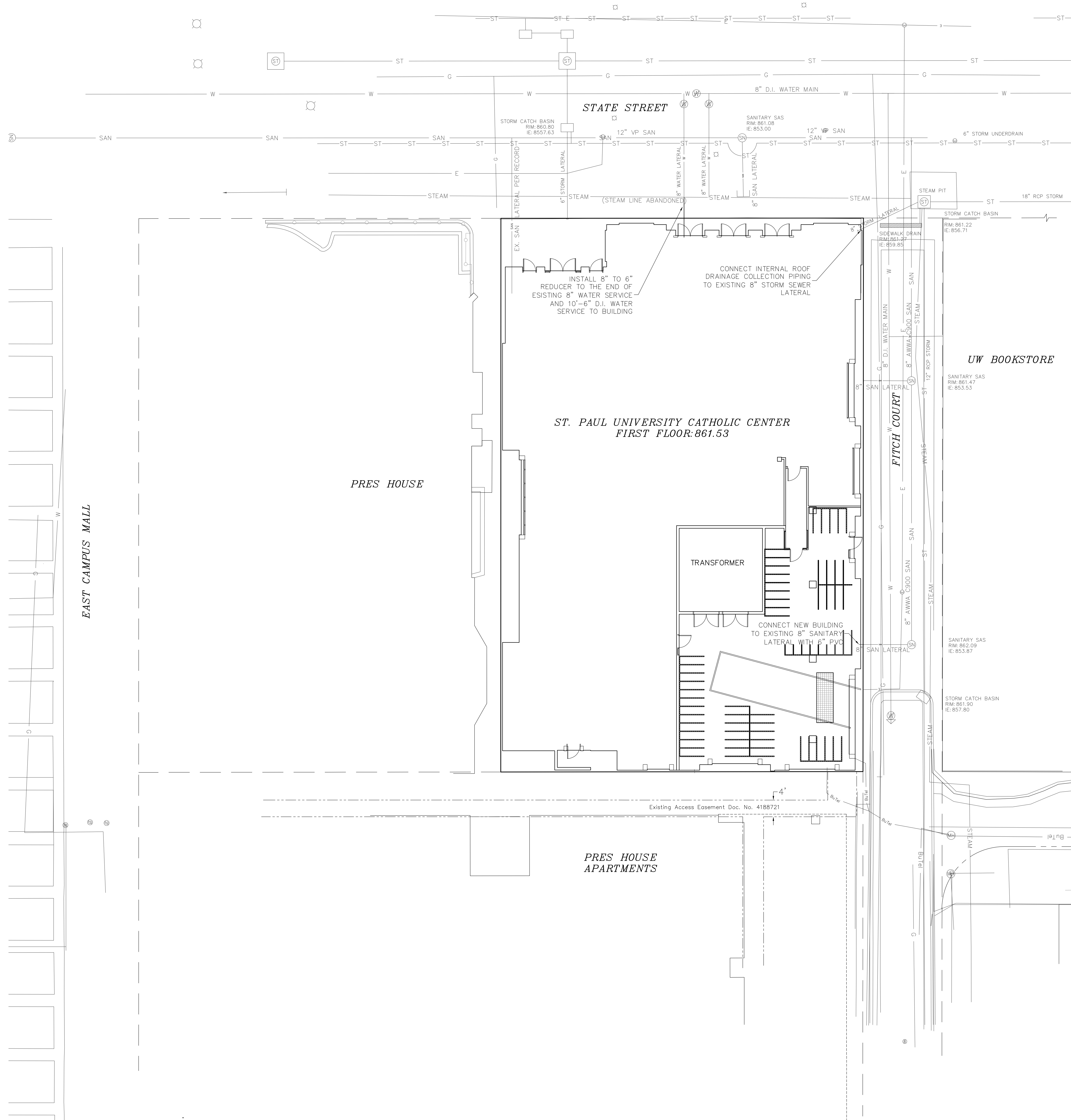
723 STATE STREET
MADISON, WI 53704
RDG PLANNING & DESIGN
900 FARNAM ON THE MALL, SUITE 100
OMAHA, NEBRASKA 68102

PROJECT #:	BSE702
PLOT DATE:	10/06/2014
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DEMOLITION PLAN

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LEGEND

⊗ DRILL HOLE FOUND ON CONCRETE WALL

• 3/4" SOLID IRON ROD FOUND

✕ FOUND CHISELED "X" IN CONCRETE

⊙ FOUND MAG NAIL

861.53 SPOT ELEVATION

—ST— STORM SEWER PIPE

—ST—ST— STORM SEWER UNDERDRAIN

—G— BURIED GAS LINE

—W— 8" D.I. WATER MAIN

—SAN— 8" SANITARY SEWER

—BuTel— BURIED TELEPHONE

—E— BURIED ELECTRIC

STEAM CENTER OF STEAM TUNNEL MARKINGS

⊙ WATER VALVE

⊙ GAS VALVE

⊙ LIGHT POLE

⊙ TELEPHONE BOX

⊙ FIRE HYDRANT

— SIGN

⊙ STORM SEWER INLET

⊙ ELECTRIC MANHOLE

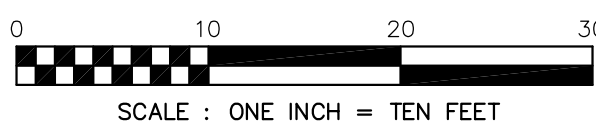
⊙ TELEPHONE MANHOLE

⊙ STORM SEWER CATCH BASIN

⊙ SANITARY SEWER MANHOLE

⊙ DECIDUOUS TREE

() INDICATES RECORDED AS PER PLAT



- NOTES:
1. THE WET UTILITIES (WATER STORM SANITARY) ARE SHOWN PER THE CITY OF MADISON STATE STREET RECONSTRUCTION PROJECT #7206 CURRENTLY UNDER CONSTRUCTION.
 2. ALL PRIVATE UTILITIES (GAS, ELECTRIC, AND TELECOMMUNICATIONS) SERVING EXISTING BUILDINGS SCHEDULED FOR DEMOLITION TO BE ABANDONED OR REMOVED BY CORRESPONDING UTILITY COMPANY.
 3. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATION OF UNDERGROUND UTILITIES. UTILITIES WERE LOCATED BY OBSERVED EVIDENCE, MARKINGS PROVIDED BY DIGGER'S HOTLINE, AND RECORD DRAWINGS FROM THE CITY OF MADISON.
 4. CONTRACTOR SHALL VERIFY THE SIZE, TYPE, SLOPE, AND INVERTS OF ALL EXISTING STORM AND SANITARY LATERALS CALLED OUT TO BE CONNECTED TO. CONTRACTOR SHALL SUBMIT THE INFORMATION ON THE PIPES TO THE CITY INSPECTOR AND PROJECT CIVIL ENGINEER.
 5. ANY SIDEWALK, CURB, OR OTHER PUBLIC PROPERTY DAMAGED AS PART OF THE CONSTRUCTION OF THE UTILITIES AND BUILDING SHALL BE REPLACED IN-KIND PER THE CITY OF MADISON'S STANDARD SPECIFICATION.
 6. ALL DAMAGE TO PAVEMENT ON FITCH COURT DUE TO CONSTRUCTION ACTIVITIES SHALL BE RESTORED IN ACCORDANCE WITH THE CITY'S PAVEMENT PATCHING CRITERIA.
 7. ALL IMPROVEMENTS WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE PER THE CITY ISSUED PLANS FOR PROJECT NO. (TO BE DETERMINED).

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UTILITY PLAN

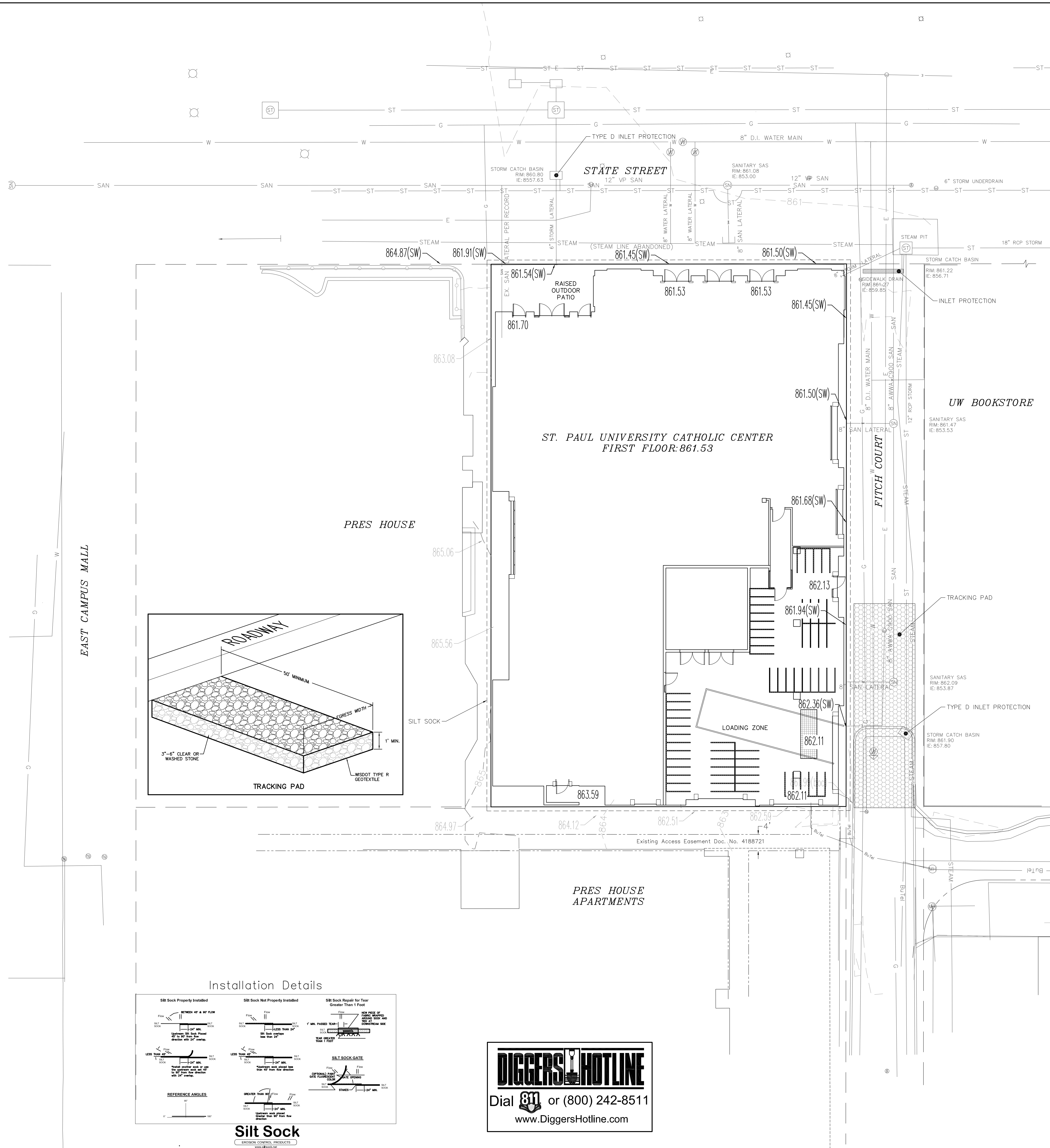
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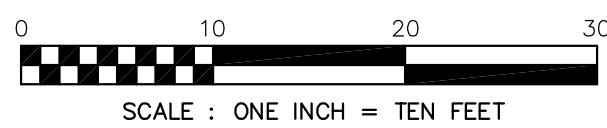
C-400

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LEGEND

- ⊗ DRILL HOLE FOUND ON CONCRETE WALL
- 3/4" SOLID IRON ROD FOUND
- ✕ FOUND CHISELED "X" IN CONCRETE
- ⊙ FOUND MAG NAIL
- 861.53 PROPOSED SPOT ELEVATION
- ST— STORM SEWER PIPE
- ST—ST— STORM SEWER UNDERDRAIN
- G— BURIED GAS LINE
- W— 8" D.I. WATER MAIN
- SAN— 8" SANITARY SEWER
- BuTel— BURIED TELEPHONE
- E— BURIED ELECTRIC
- STEAM CENTER OF STEAM TUNNEL MARKINGS
- ⊗ WATER VALVE
- ⊗ GAS VALVE
- ⊗ LIGHT POLE
- ⊗ TELEPHONE BOX
- ⊗ FIRE HYDRANT
- SIGN
- ⊗ STORM SEWER INLET
- ⊗ ELECTRIC MANHOLE
- ⊗ TELEPHONE MANHOLE
- ⊗ STORM SEWER CATCH BASIN
- ⊗ SANITARY SEWER MANHOLE
- ⊗ DECIDUOUS TREE
- () INDICATES RECORDED AS PER PLAT

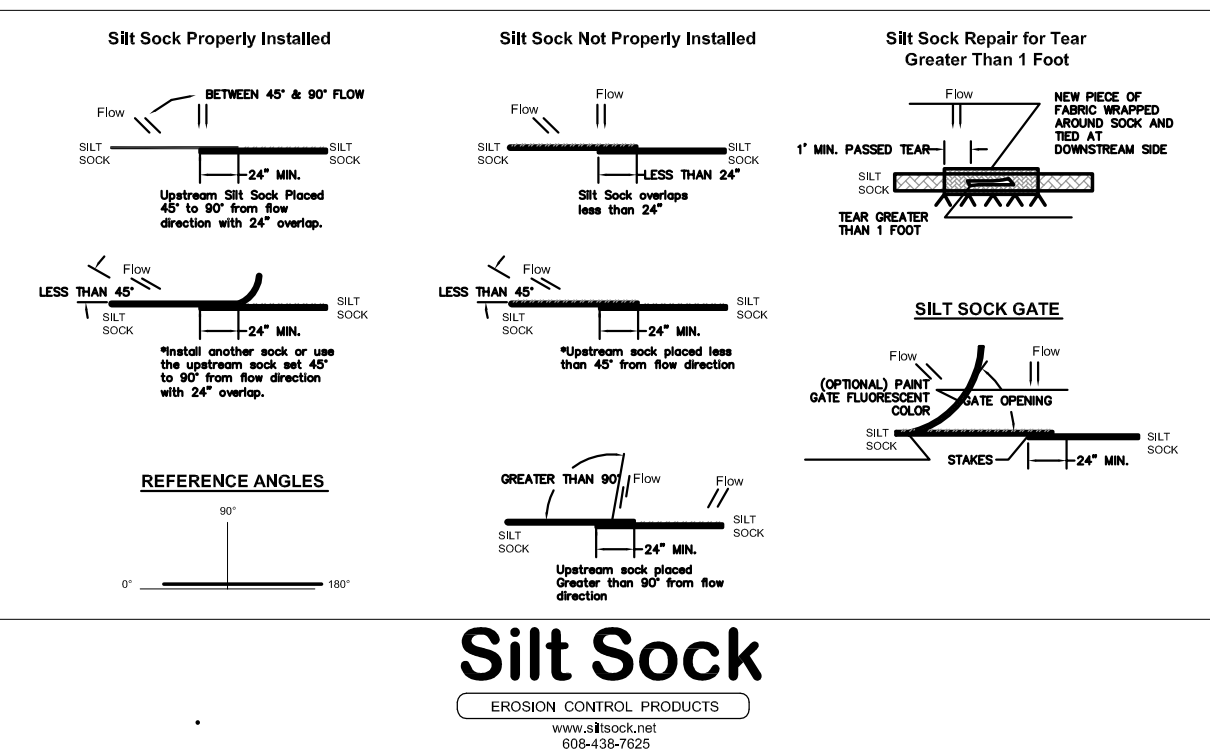
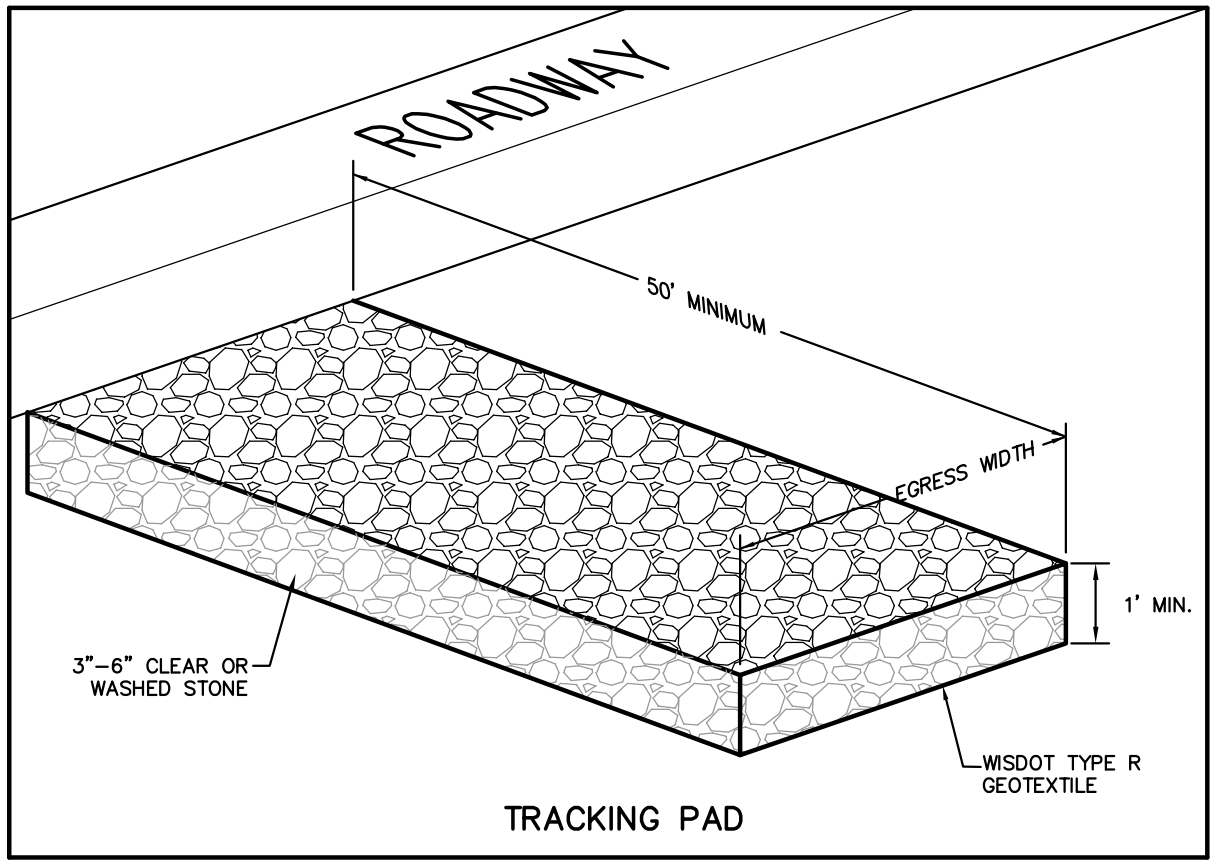


- Erosion Control Notes/Specifications:**
- Erosion control devices and/or structures shall be installed prior to clearing and grubbing operations. These shall be properly maintained for maximum effectiveness until vegetation is re-established.
 - Erosion control is the responsibility of the contractor until acceptance of this project. Erosion control measures as shown shall be the minimum precautions that will be allowed. The contractor shall be responsible for recognizing and correcting all erosion control problems that are the result of construction activities. Additional erosion control measures, as requested in writing by the state or local inspectors, or the developer's engineer, shall be installed within 24 hours.
 - All erosion control measures and structures serving the site must be inspected at least weekly or within 24 hours of the time 0.5 inches of rain is produced. All maintenance will follow an inspection within 24 hours. Inspection schedule and record keeping shall comply with NR 216.46(9), Wis. Adm. Code.
 - Construction Entrances – Provide a stone tracking pad at each point of access. Install according to WDNR Standard 1057. Refer to WDNR's stormwater web page of technical standards at: http://dnr.wi.gov/topic/stormwater/standards/const_standards.html. The Tracking Pad must be maintained in a condition that prevents the tracking of material onto the public street.
 - Dewatering – Water pumped from the site shall be treated by using a temporary sedimentation basin, portable dewatering basin, geotextile bag, or an equivalent device. Show on the plan the anticipated locations of dewatering activity, and provide an engineering detail of the dewatering system. Devices shall comply with WDNR Technical Standard 1061 found at: http://dnr.wi.gov/topic/stormwater/standards/const_standards.html. This water shall be discharged in a manner that does not induce erosion of the site or adjacent property.
 - Storm Sewer Inlets – Provide WDOT Type D "CatchAll" inlet protection or equivalent. Refer to WDOT Product Acceptability List at: <http://www.dot.wisconsin.gov/business/engserv/pol.htm>. Inlet protection shall be installed prior to the storm sewer system receiving site runoff. Other than for performing maintenance, these devices shall not be removed until plot-level stabilization is complete.
 - Building and waste materials shall be prevented from running-off the site and entering waters of the state in conformance with NR151.12(6m).
 - No solid material shall be discharged or deposited into waters of the state in violation of Ch. 30 or 31 of the Wisconsin State Statutes or 33 USC 1344 permits.
 - Erosion control devices shall adhere to the technical standards found at: <http://dnr.wi.gov/runoff/stormwater/techstds.htm> and comply with all City of Madison ordinances.
 - All debris tracked onto public streets shall be swept or scraped clean by the end of each workday.
 - All building and waste material shall be handled properly to prevent runoff of these materials off of the site.
 - All disturbed areas shall be seeded immediately after grading activities have been completed.
 - All disturbed areas, except paved areas, shall receive a minimum of four (4) inches of topsoil, fertilizer, seed, and mulch. Seed mixtures shall be selected appropriate to the intended function. A qualified Landscaping Contractor, Landscape Architect or Nursery can be consulted for recommendations. Seeding rates shall be based on pounds or ounces of Pure Live Seed per acre and shall be provided by the seed supplier. Fertilizer can be applied to help promote growth, but a soil test is recommended to determine the type and amount of fertilizer to be applied. All seeding and restoration shall be in conformance to WDNR Technical Standard 1059 found at: http://dnr.wi.gov/topic/stormwater/standards/const_standards.html. Seeding and sodding may only be used from May 1st to September 15th of any year. Temporary seed shall be used after September 15. If temporary seeding is used, a permanent cover shall also be required as part of the final site stabilization.
 - For the first six (6) weeks after the initial stabilization of a disturbed area, watering shall be performed whenever more than seven (7) days of dry weather elapse.

Emergency Contact CO Schmidt 11777 West Lake Park Drive Madison, WI 53535 (414) 577-1149		
Schedule:		
February 1, 2015	Begin demolition.	
April 2, 2015	Begin excavation of lower floor. Have pumping filter plan in place.	
August 1, 2016	Building substantially complete. Restore sidewalks.	

GENERAL NOTES:

THE GRADES SHOWN ON STATE STREET AND FITCH COURT ARE PER THE CITY OF MADISON STATE STREET RECONSTRUCTION PROJECT #7206 CURRENTLY UNDER CONSTRUCTION.



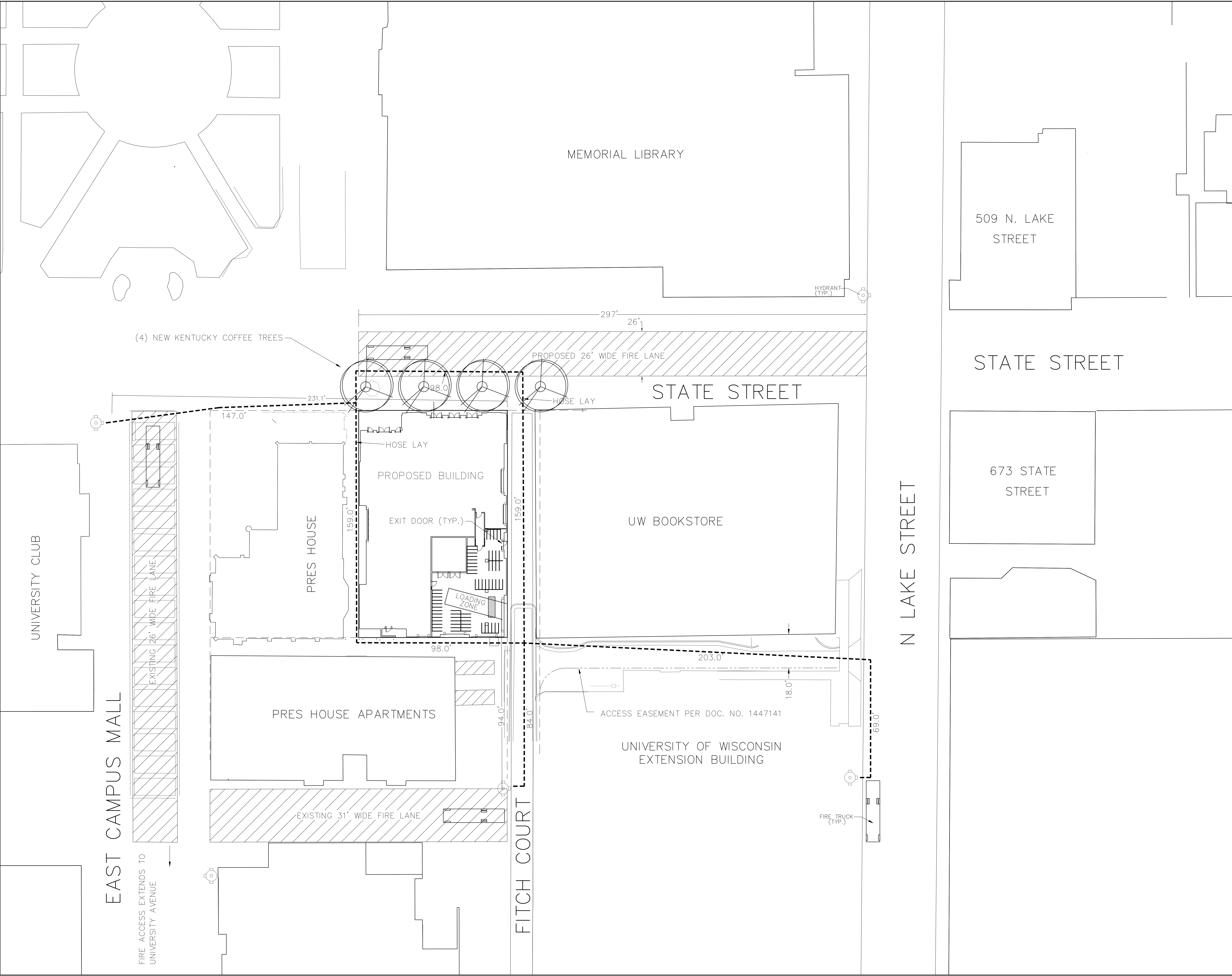
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ISSUE DATES:										
08/18/2014										
10/06/2014										
GRADING & EROSION CONTROL PLAN										
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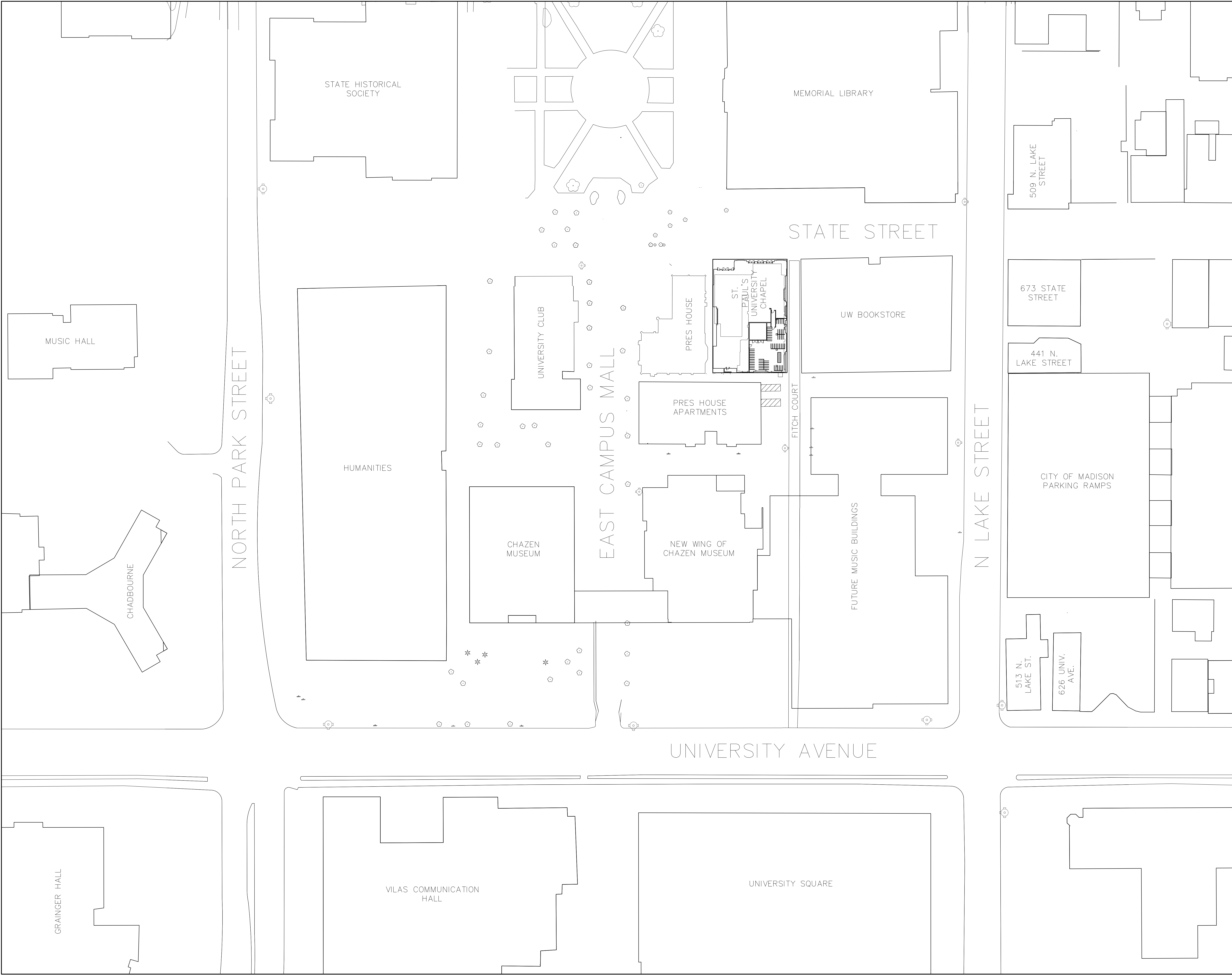
FIRE ACCESS PLAN


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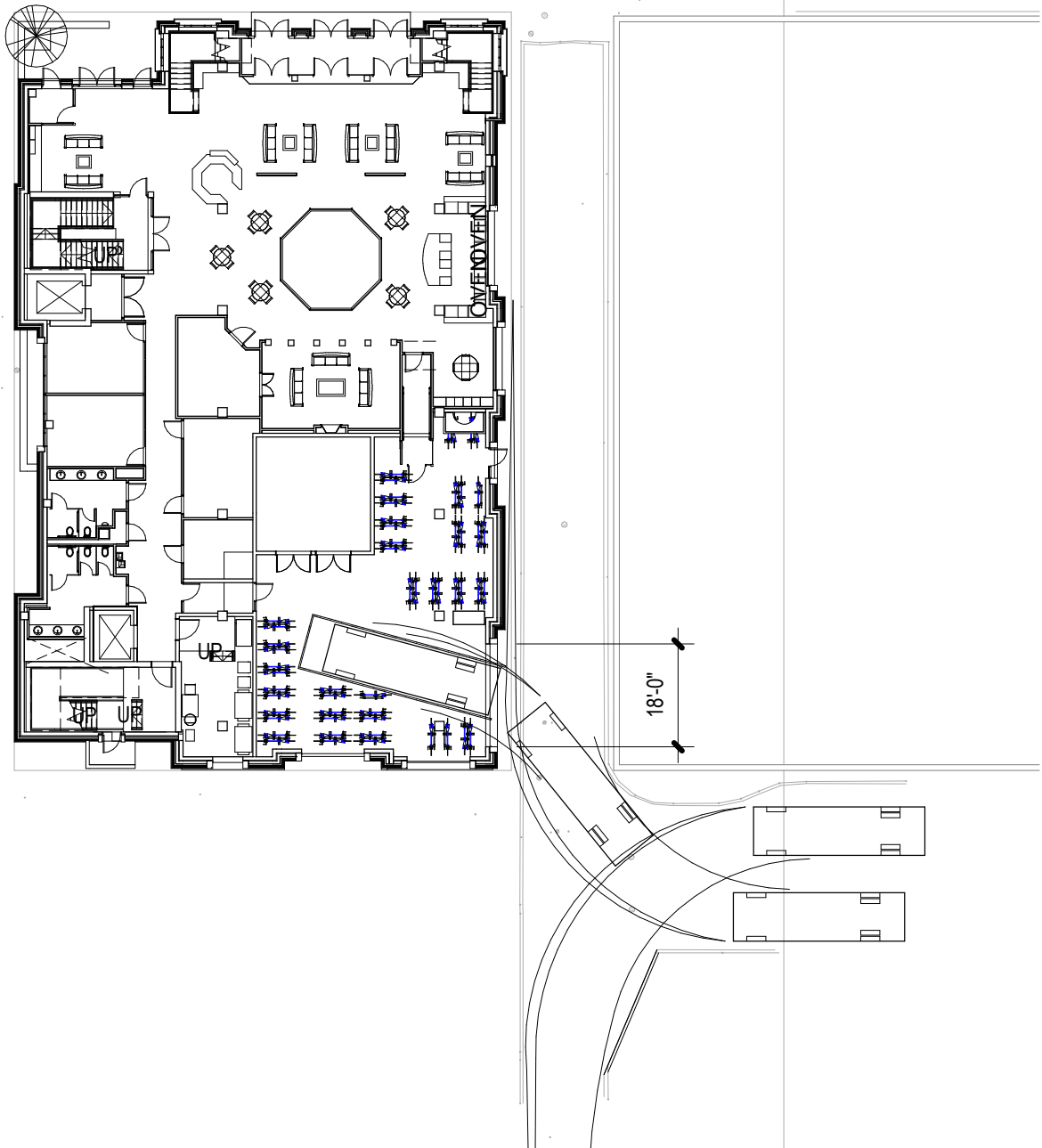
BLOCK SITE PLAN



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DELIVERY ACCESS PLAN

1" = 30'-0"

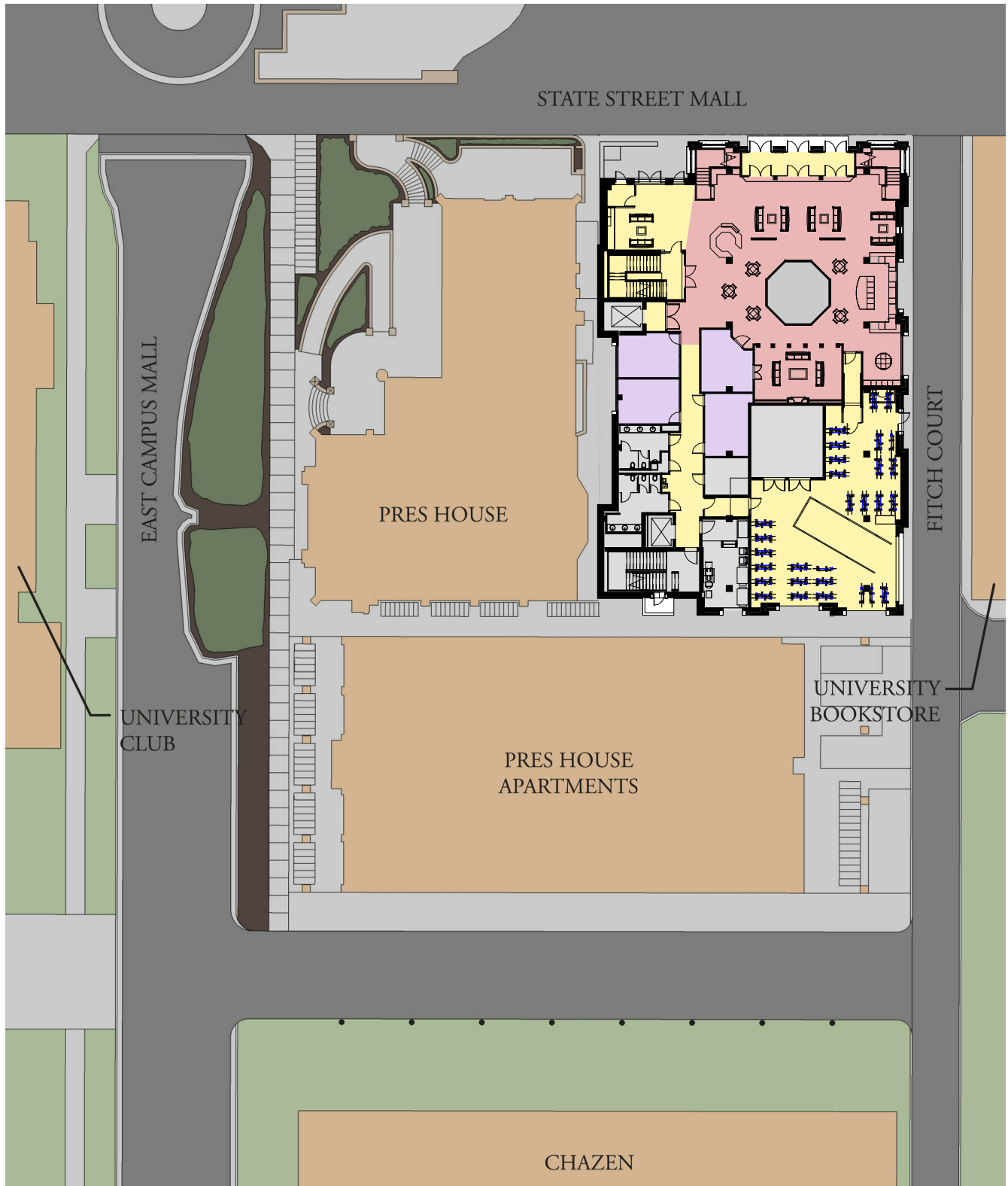
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RDg...
PLANNING • DESIGN

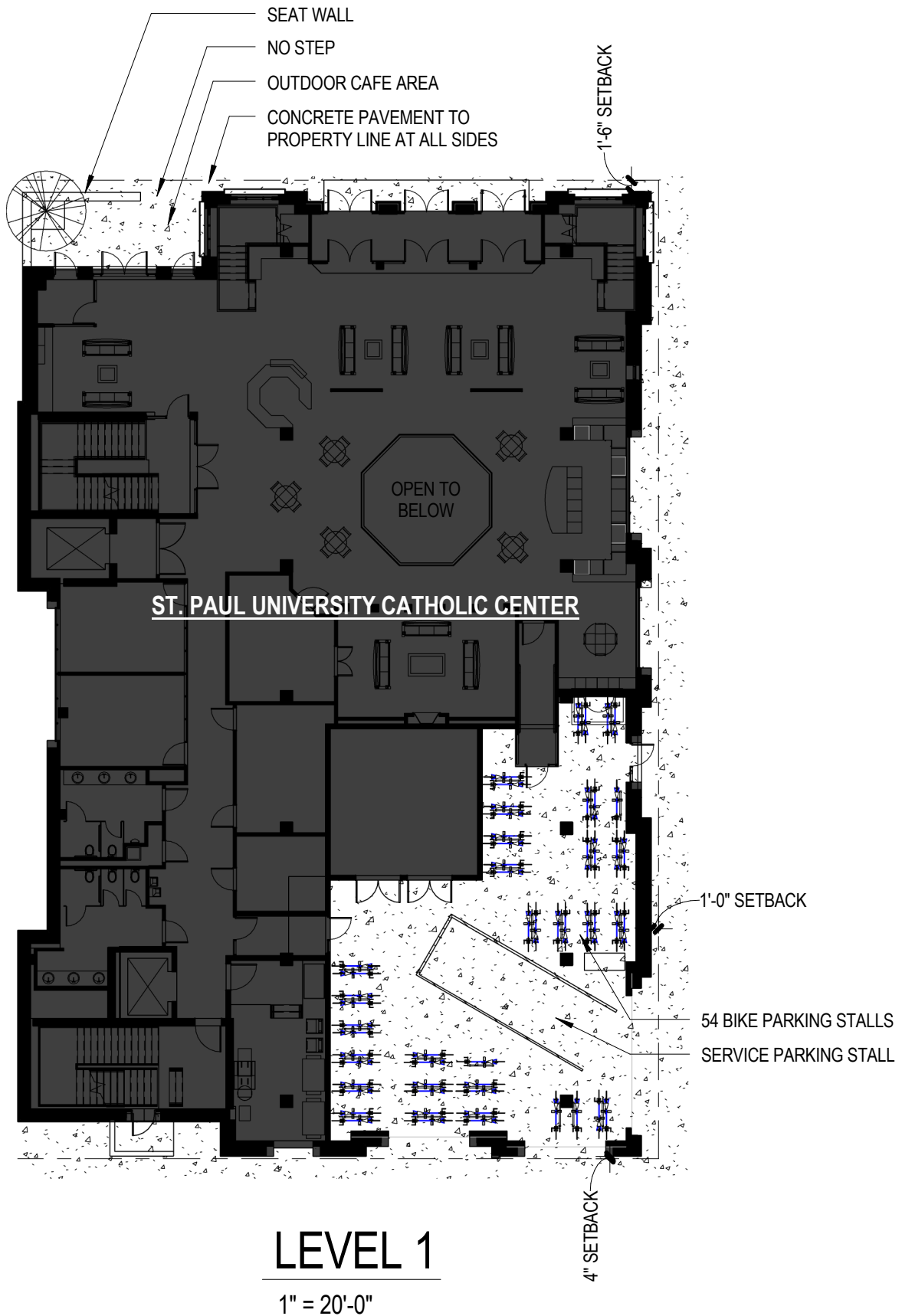
27043.13

October 7, 2014



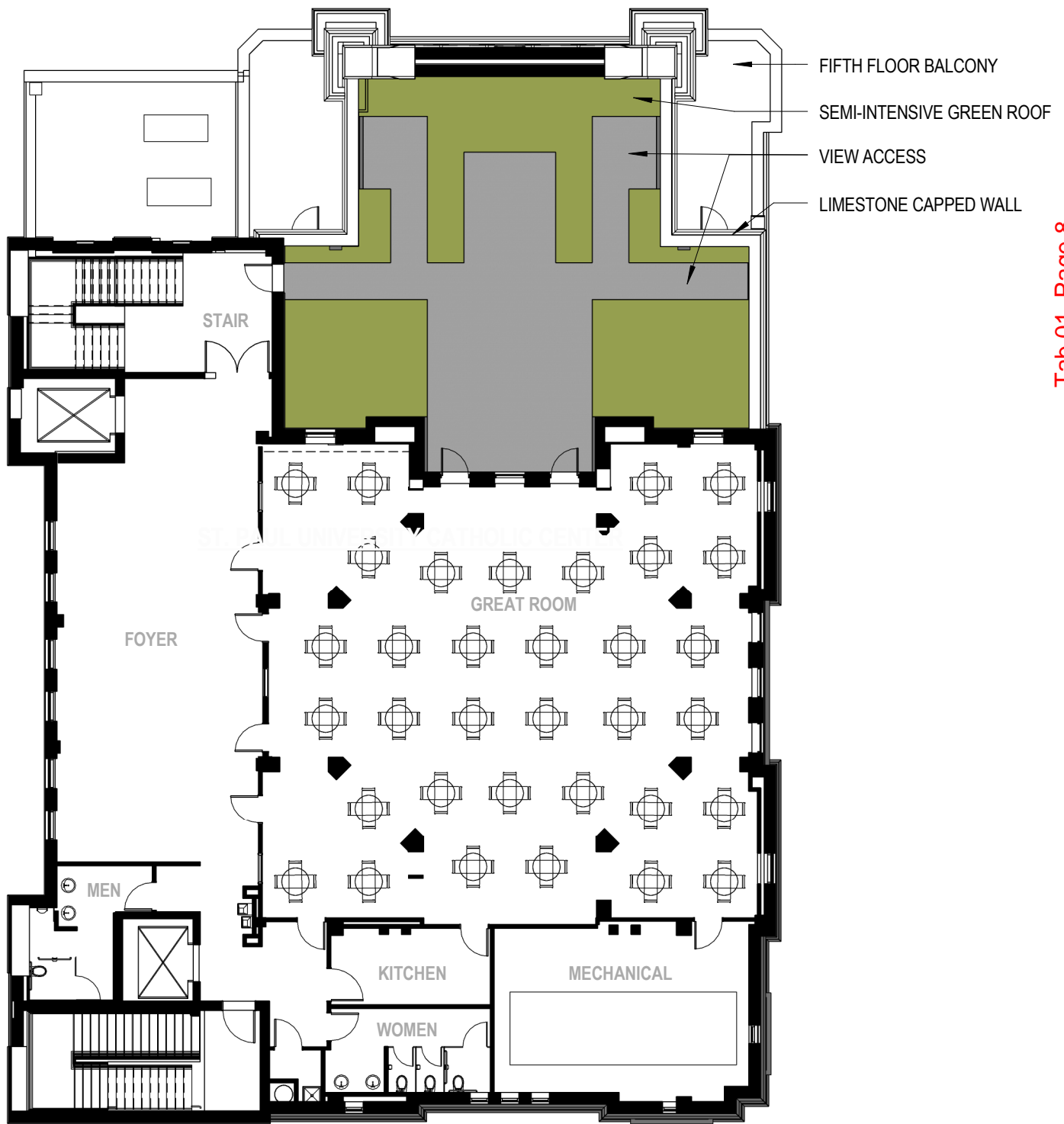
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LEVEL 6

1/16" = 1'-0"

Tab 01, Page 8

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723 State Street, Madison, Wisconsin 53706

RDg...
PLANNING • DESIGN

27043.13

October 7, 2014



NEW CULTIVAR OF COFFEETREE THAT IS SEEDLESS. TREE CAN GET LARGE, BUT WILL CONFORM TO ITS ENVIRONMENT. TOLERATES HEAT, DROUGHT, COLD, AND WINDY SITES.

‘ESPRESSO’ KENTUCKY COFFEETREE - GYMNOCLADUS DIOICUS ‘ESPRESSO’

PLANT SCHEDULE					
ABBR.	COMMON NAME	BOTANICAL NAME	QTY	SIZE	NOTES
SHADE TREES/ EVERGREEN TREE					
GD	Espresso' Kentucky Coffeetree	Gymnocladus dioicus 'Espresso'	1	2"	B&B



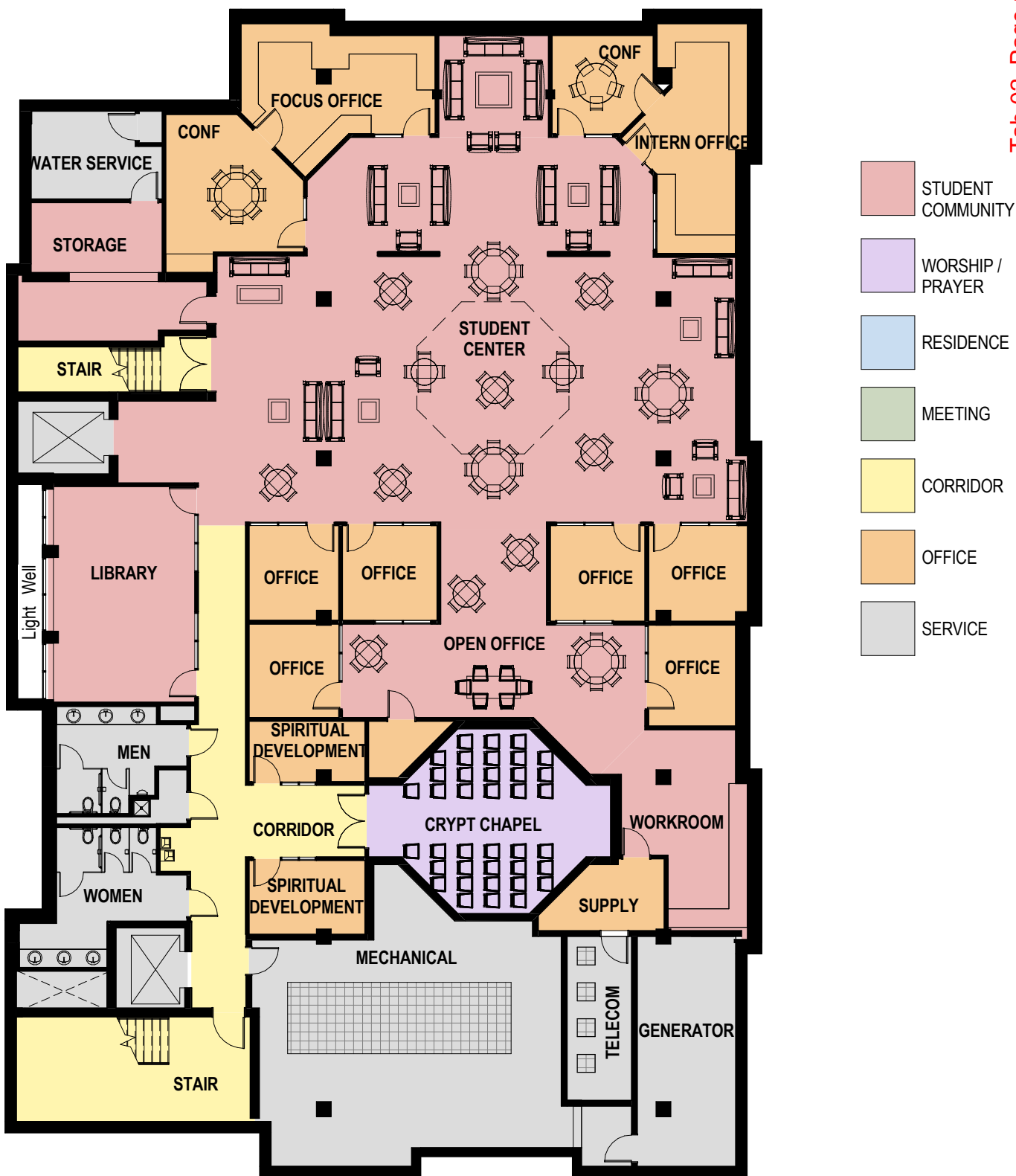
PLACED IN A 6' SQUARE AROUND THE TREE, WITH A 3' SQUARE OPENING FOR THE TRUNK, PERMEABLE PAVERS WILL INCREASE PATIO AREA WHILE ALLOWING WATER TO REACH THE TREE ROOTS. COLOR OF PAVERS WILL COMPLIMENT THE COLORING OF THE BUILDING.

PERMEABLE CONCRETE PAVERS



KEEPING WITHIN THE SAME AESTHETIC QUALITY OF OTHER UNIVERSITY OF WISCONSIN BIKE RACKS, THE DERO ‘CAMPUS’ BIKE RACK ALLOWS PARKING FOR BOTH BIKES AND MOPEDS. POWDERCOAT COLOR WILL MATCH THE BUILDING.

DERO ‘CAMPUS’ BIKE RACK



LOWER LEVEL

1/16" = 1'-0"

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LEVEL 1

1/16" = 1'-0"

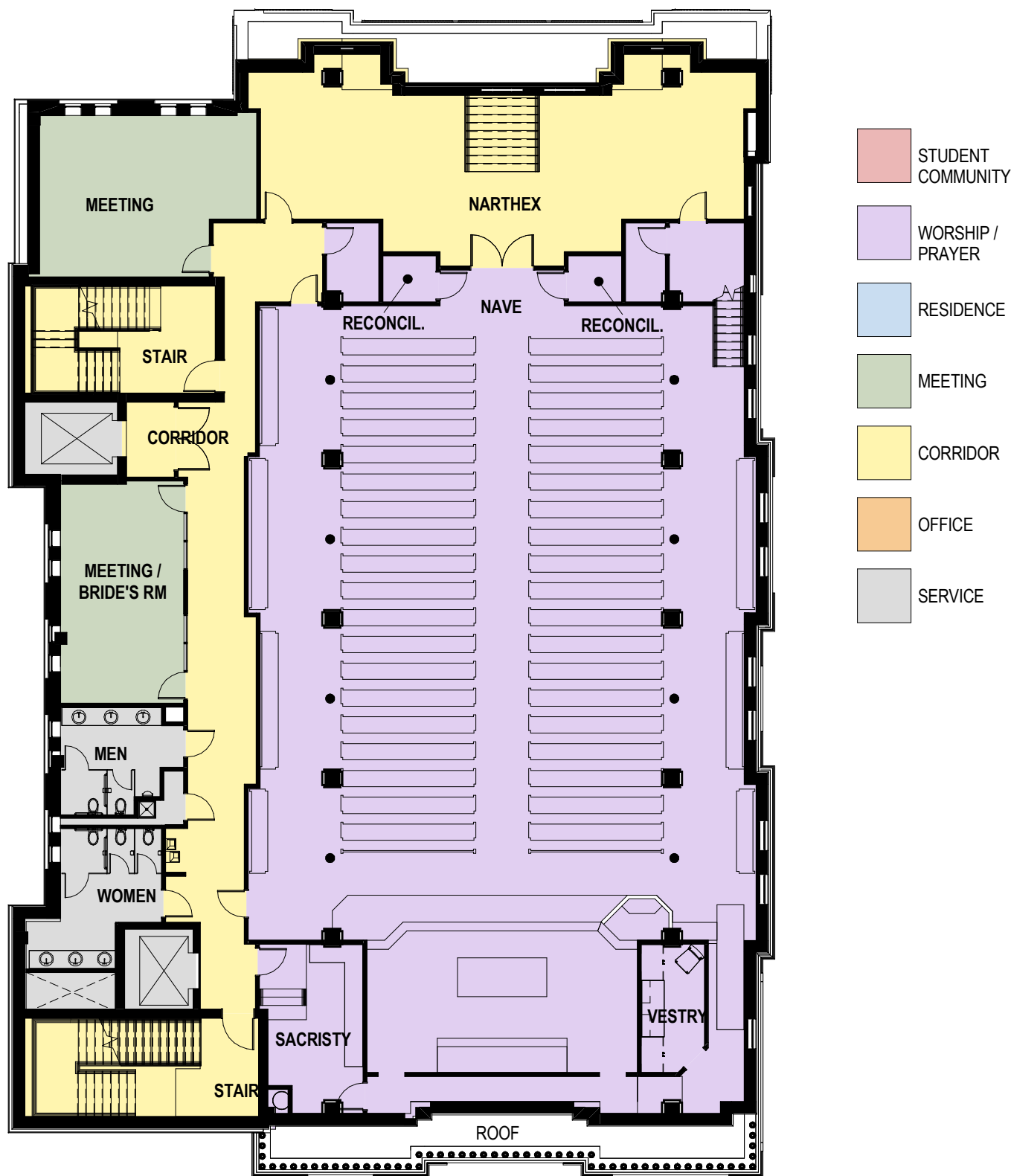
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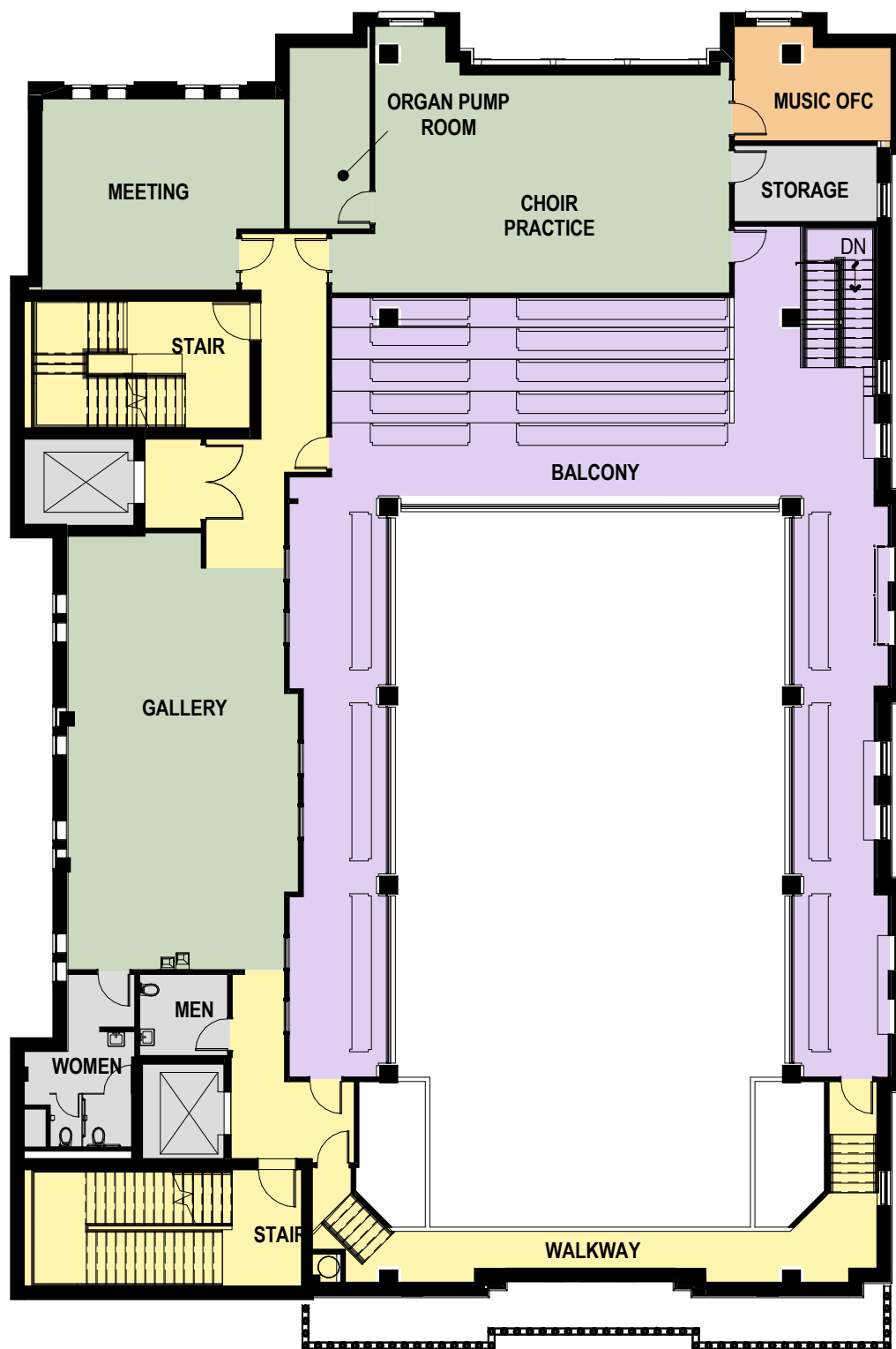


LEVEL 2

1/16" = 1'-0"

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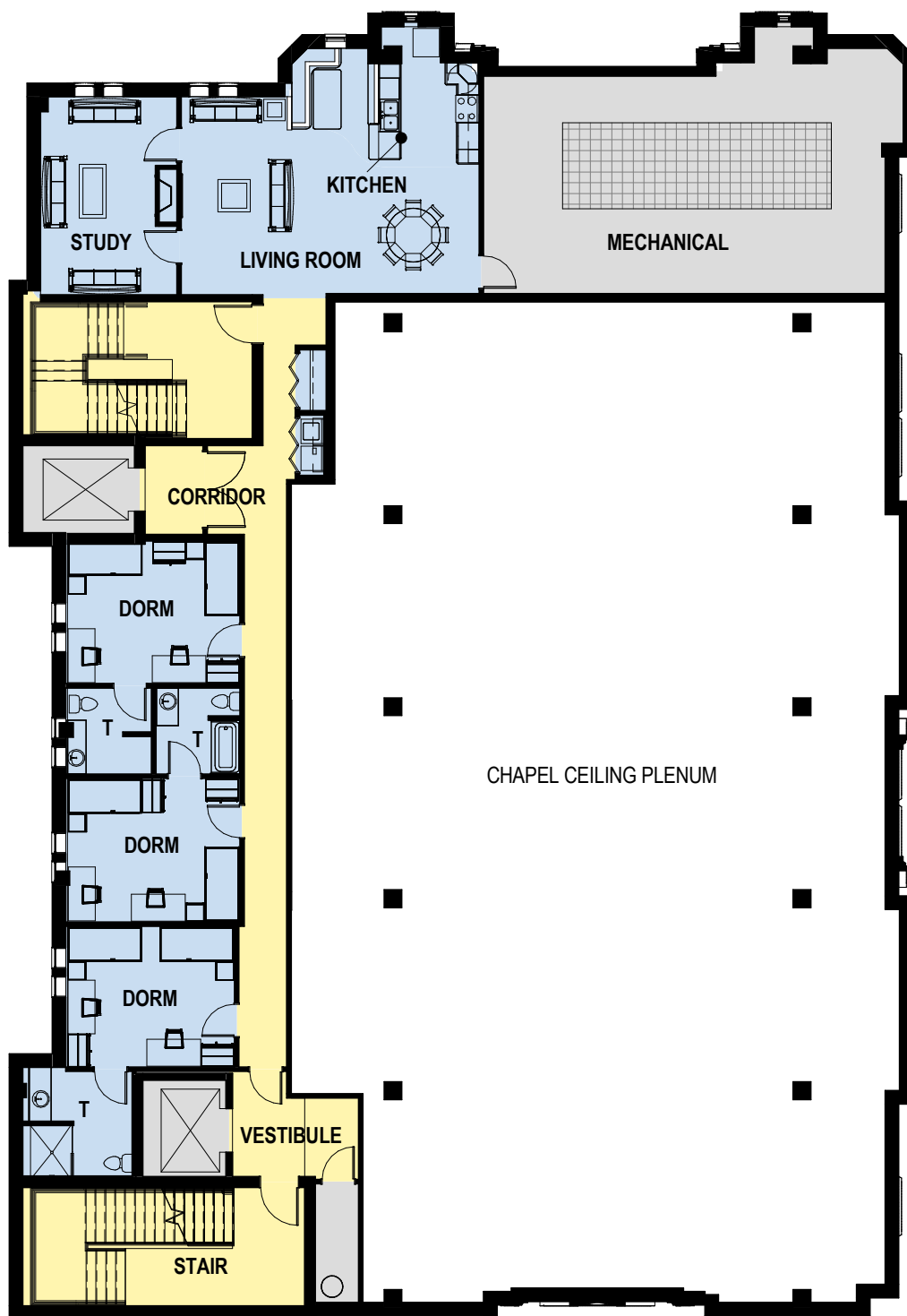


LEVEL 3

1/16" = 1'-0"

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- STUDENT COMMUNITY
- WORSHIP / PRAYER
- RESIDENCE
- MEETING
- CORRIDOR
- OFFICE
- SERVICE



LEVEL 4

1/16" = 1'-0"

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LEVEL 5

1/16" = 1'-0"

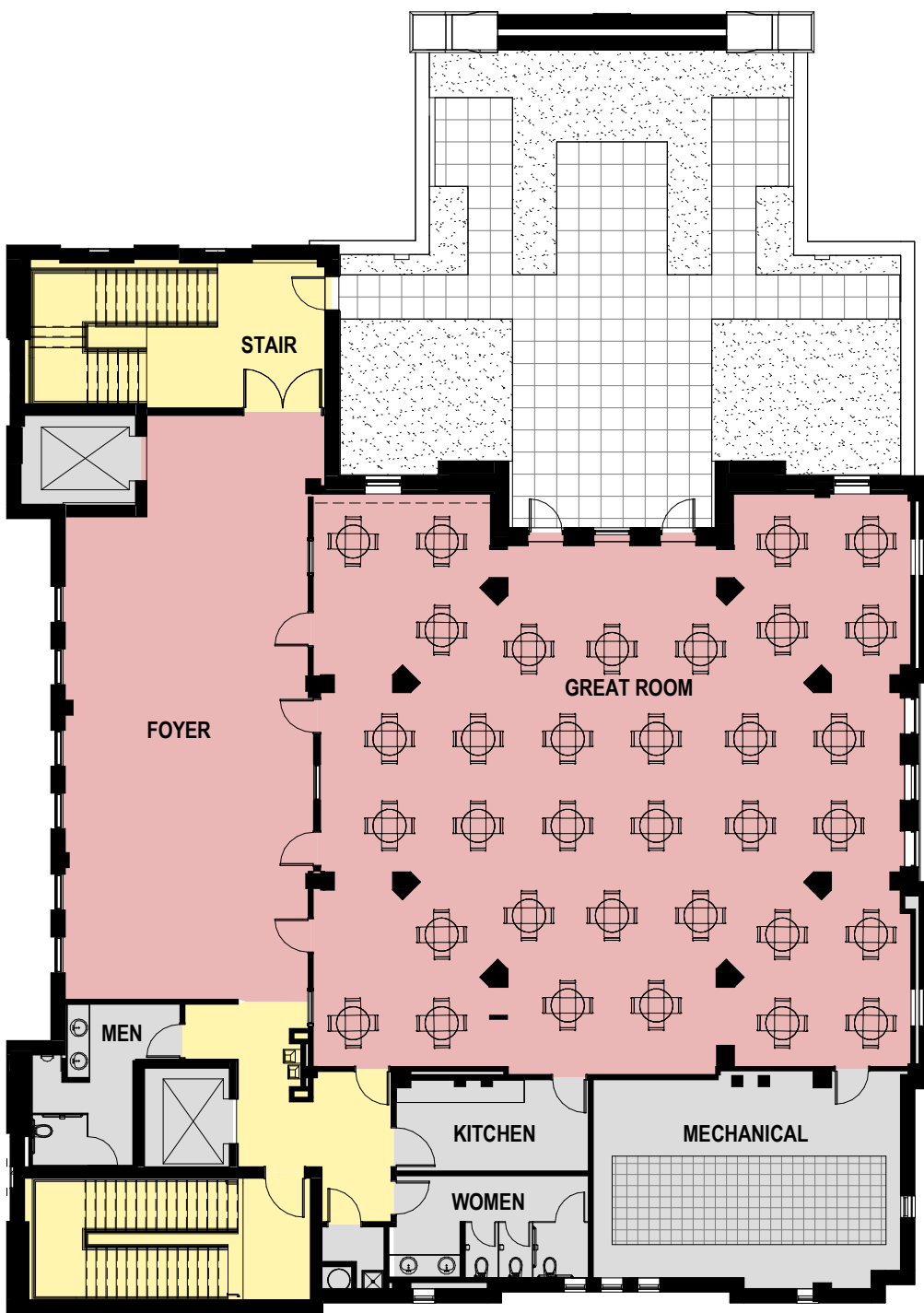
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- WORSHIP / PRAYER
- RESIDENCE
- MEETING
- CORRIDOR
- OFFICE
- SERVICE



LEVEL 6

1/16" = 1'-0"

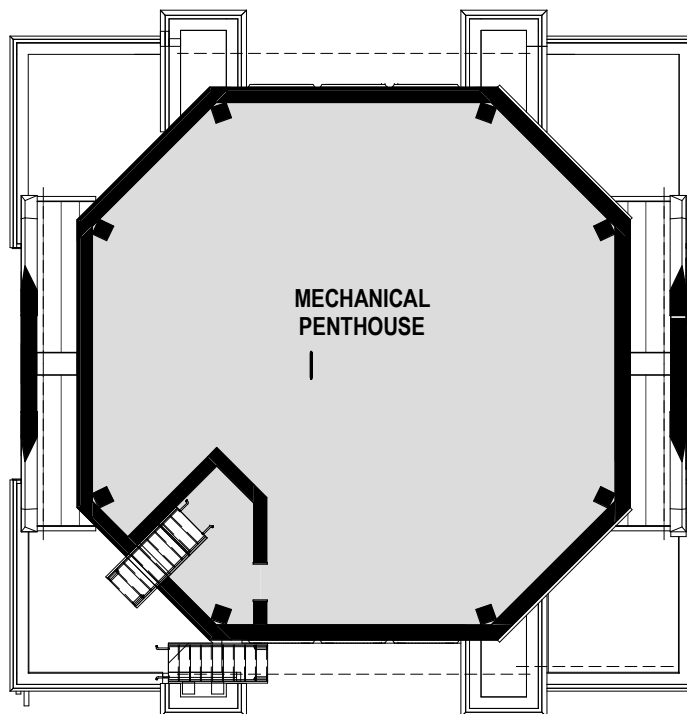
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LEVEL 7

1/16" = 1'-0"

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State Street Mall Elevation

North Elevation - Rendered

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Fitch Court Elevation

East Elevation - Rendered

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South Elevation

South Elevation - Rendered

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South Elevation

South Elevation Two Brick - Rendered

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West Elevation - Rendered

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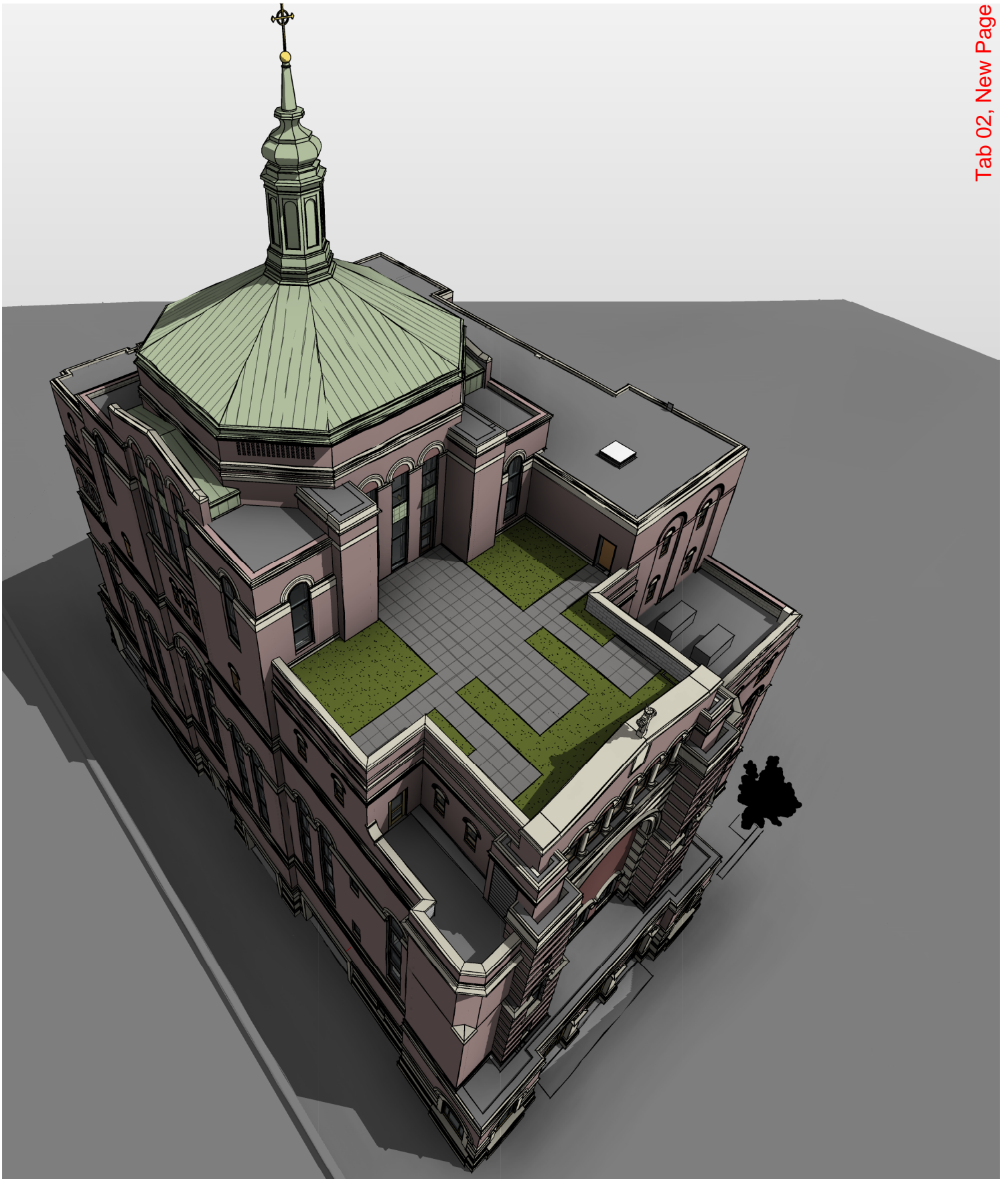
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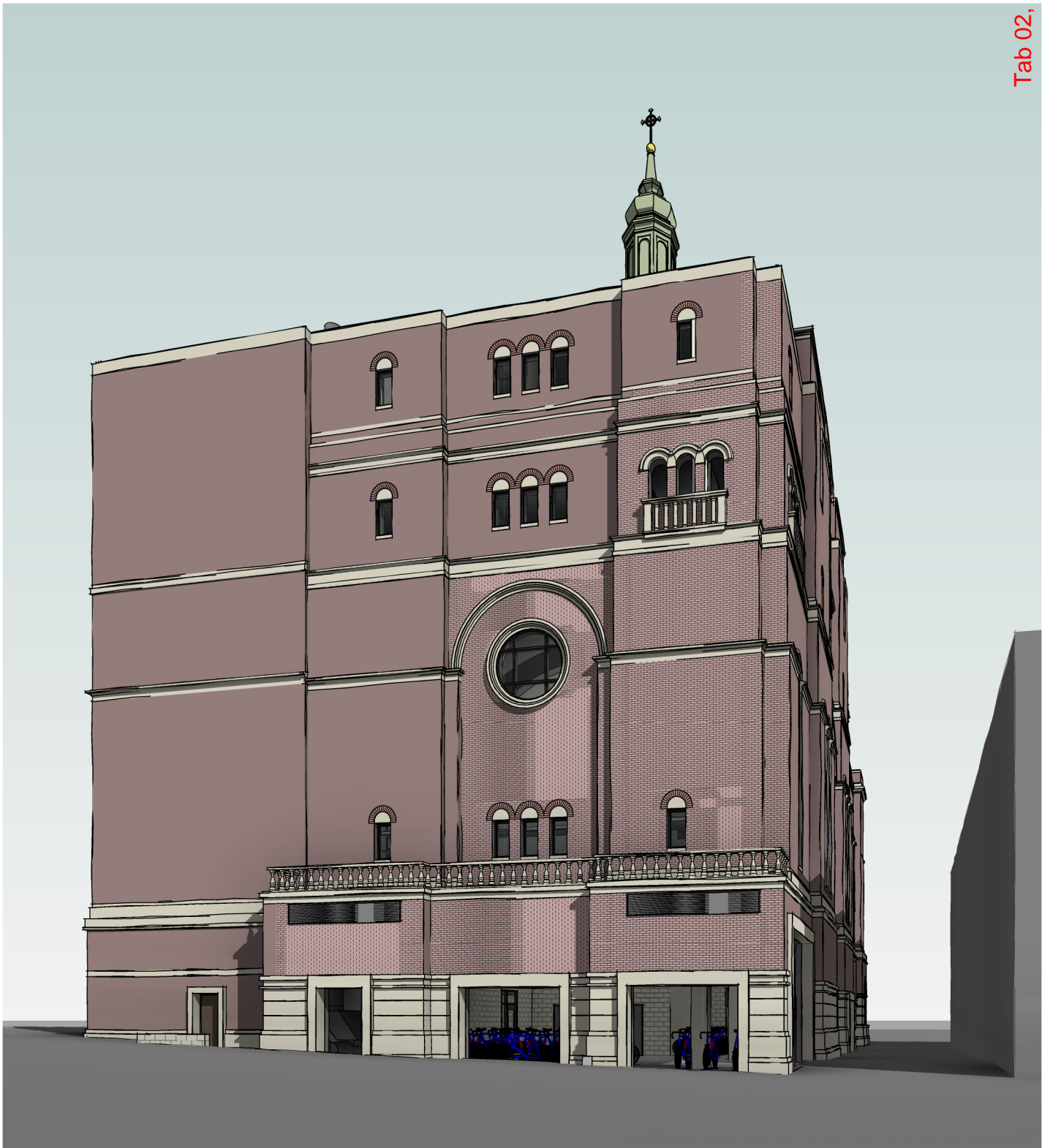
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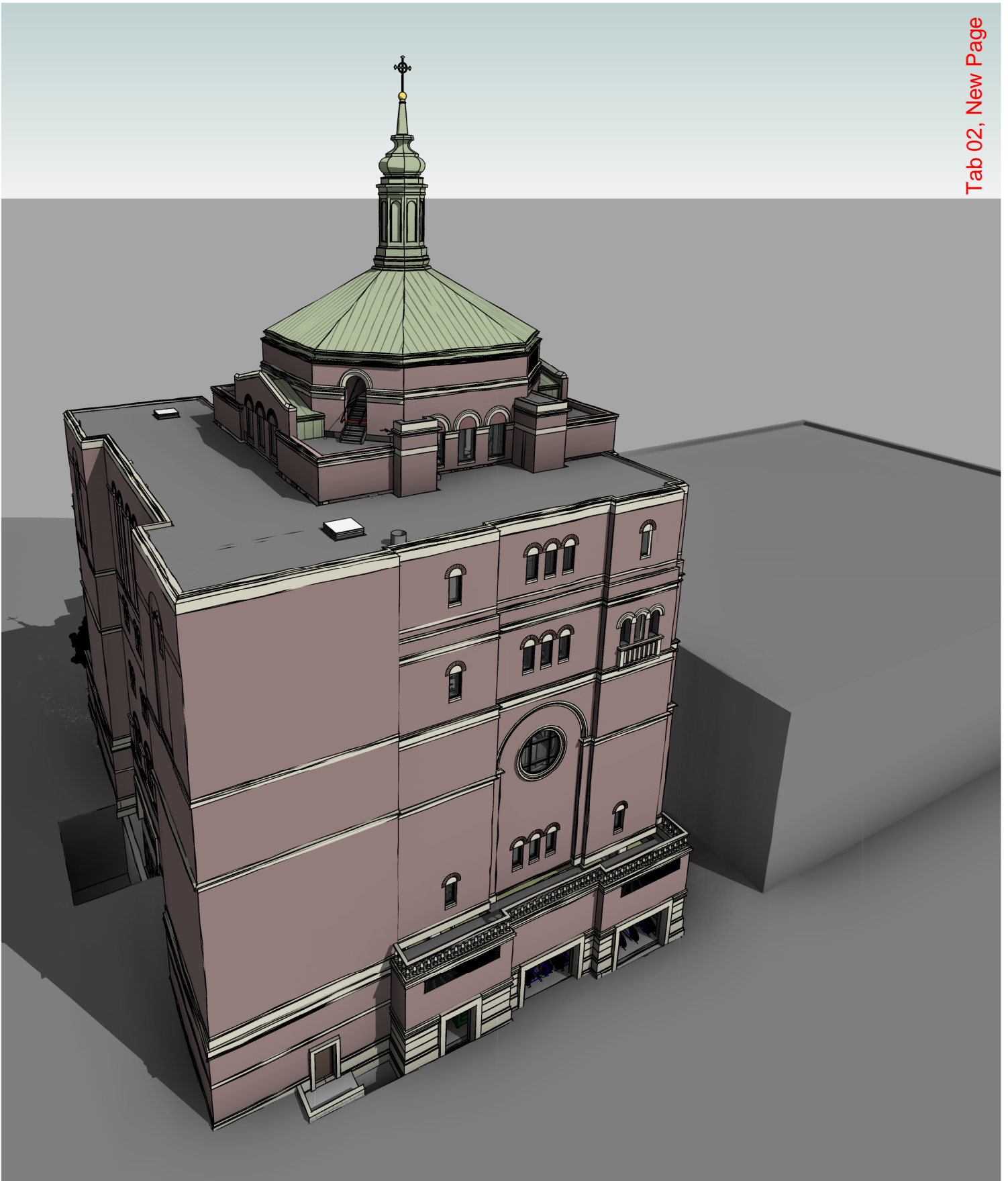
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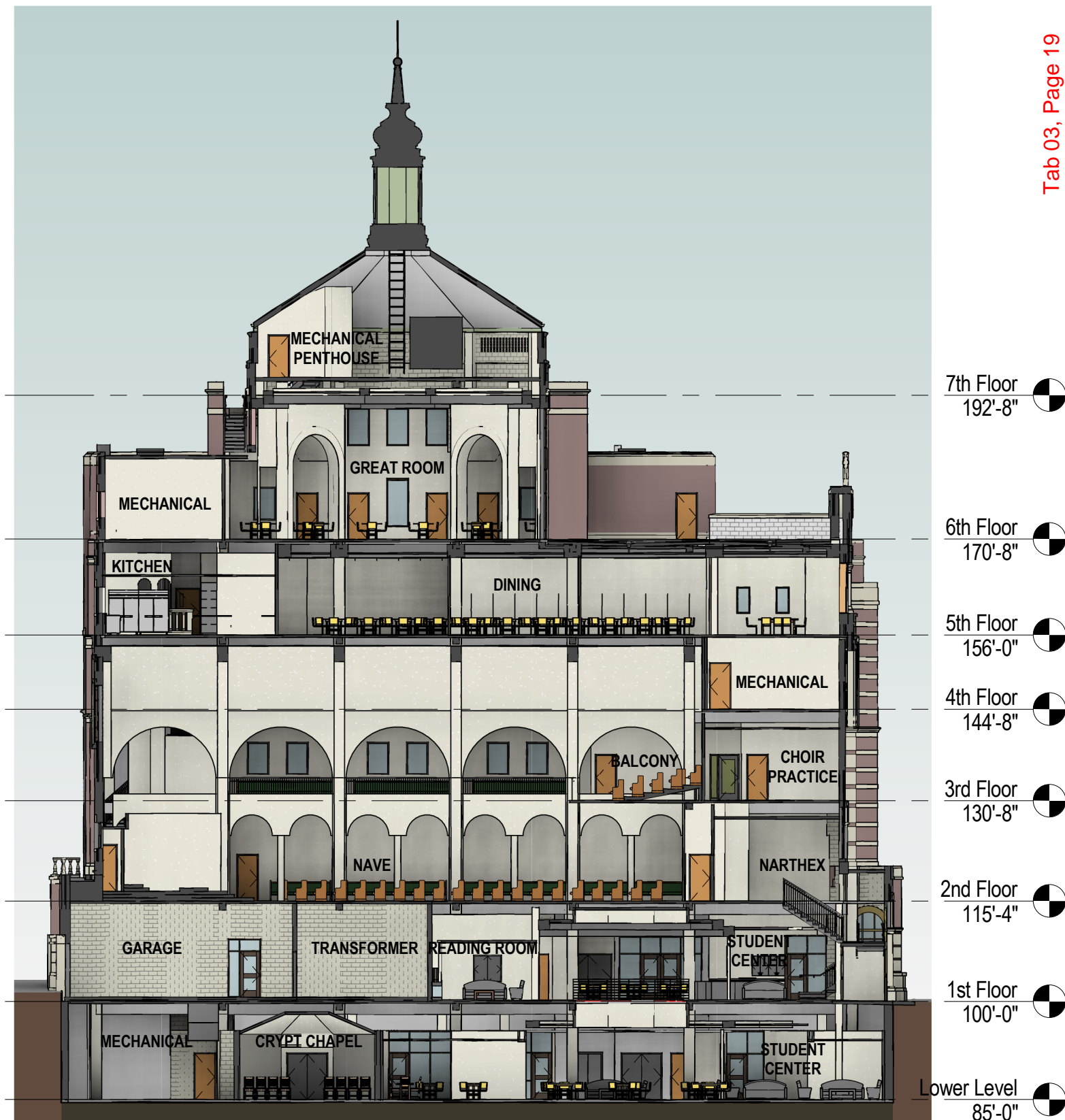
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CHAPEL SECTION - VIEW WEST

1" = 20'-0"

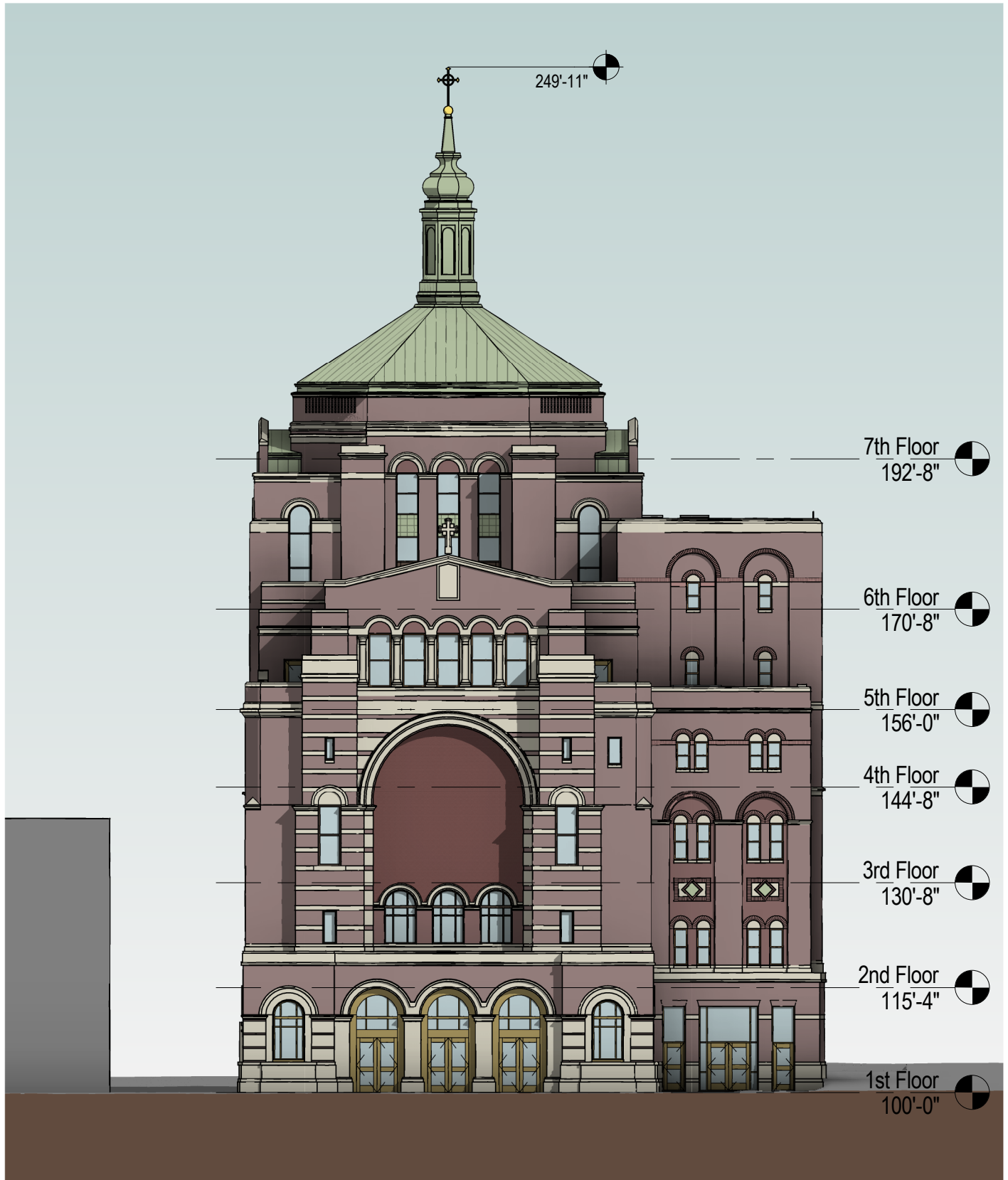
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North Elevation
1" = 20'-0"

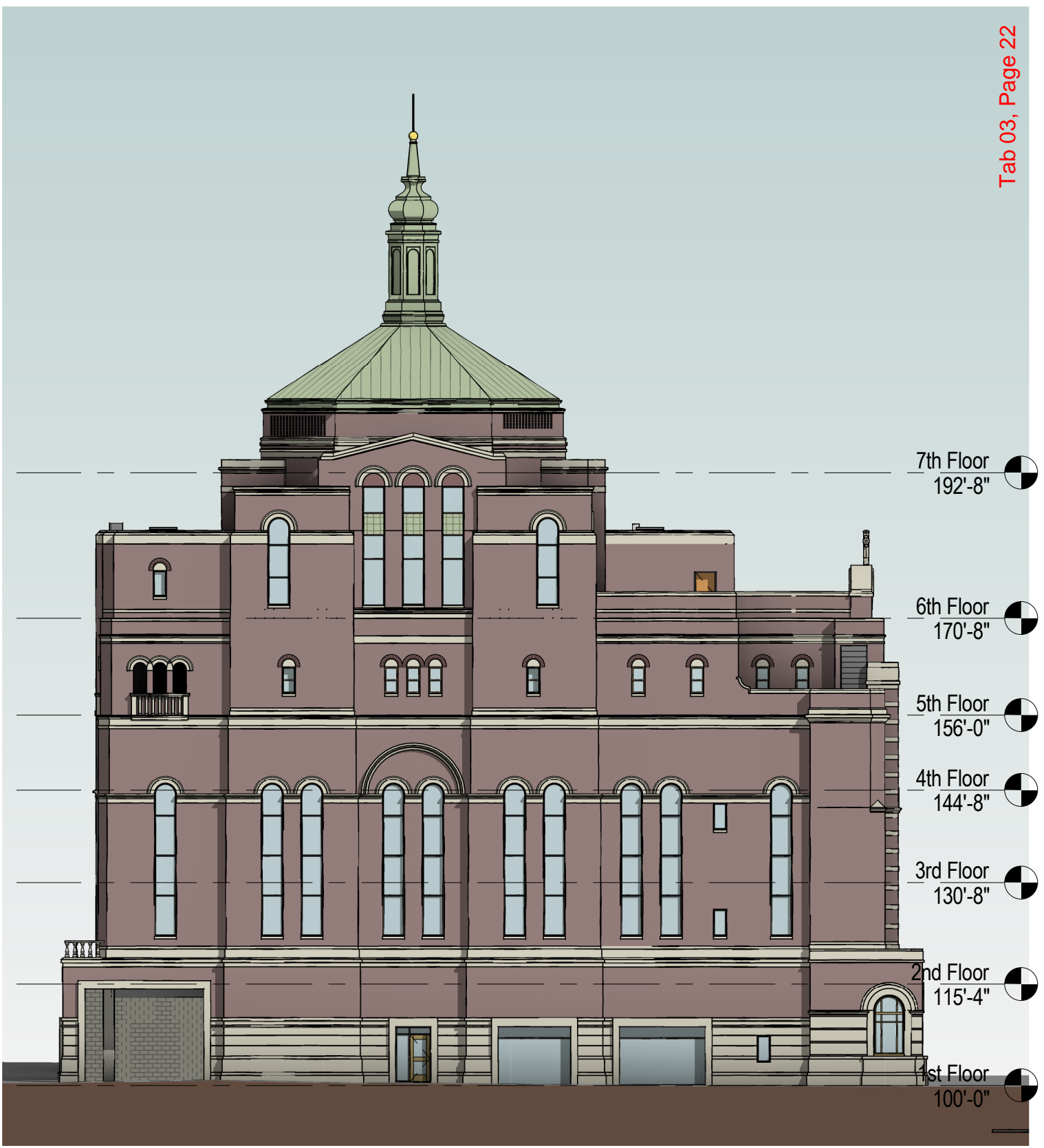
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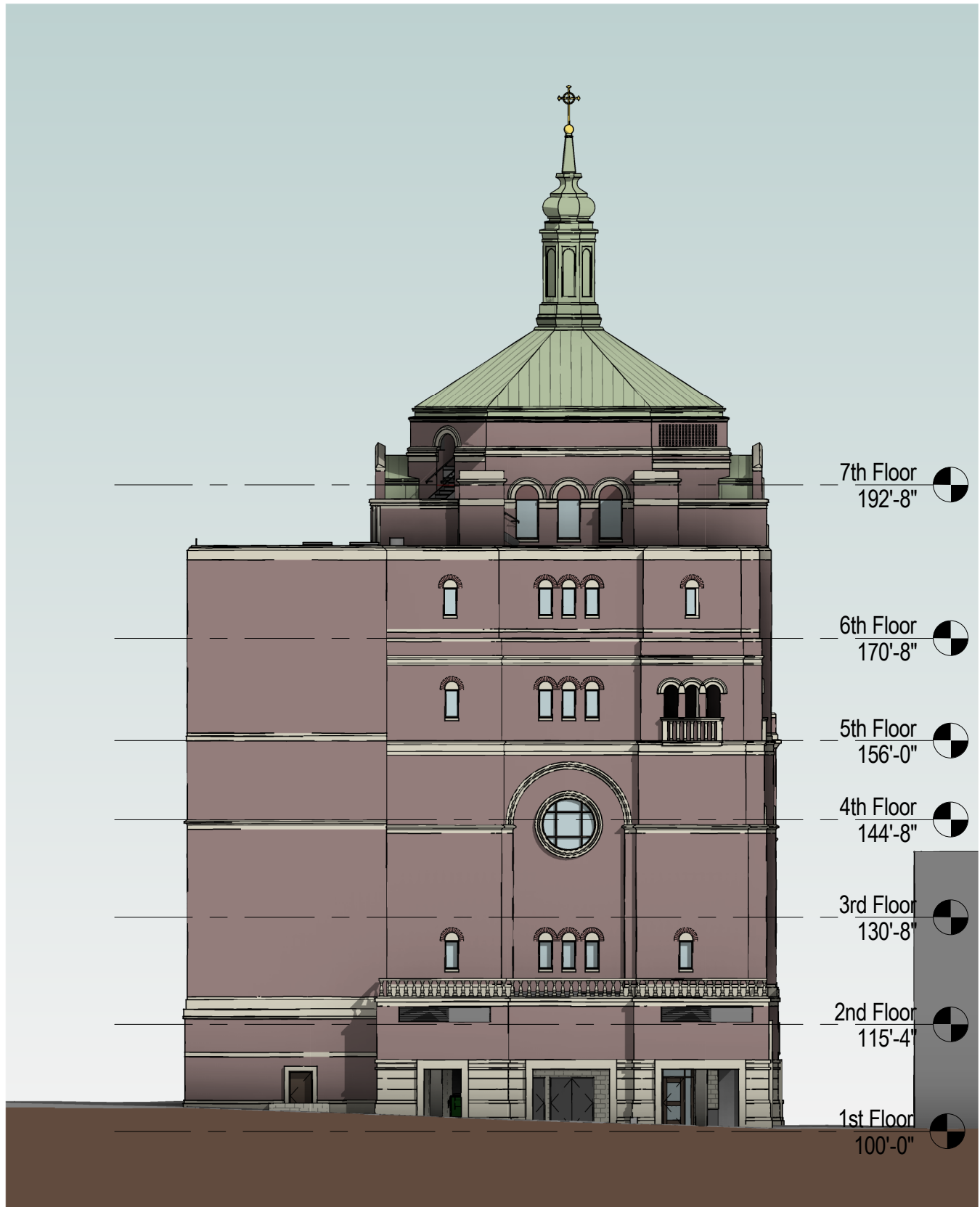


ELEVATION - EAST

1" = 20'-0"

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South Elevation

1" = 20'-0"

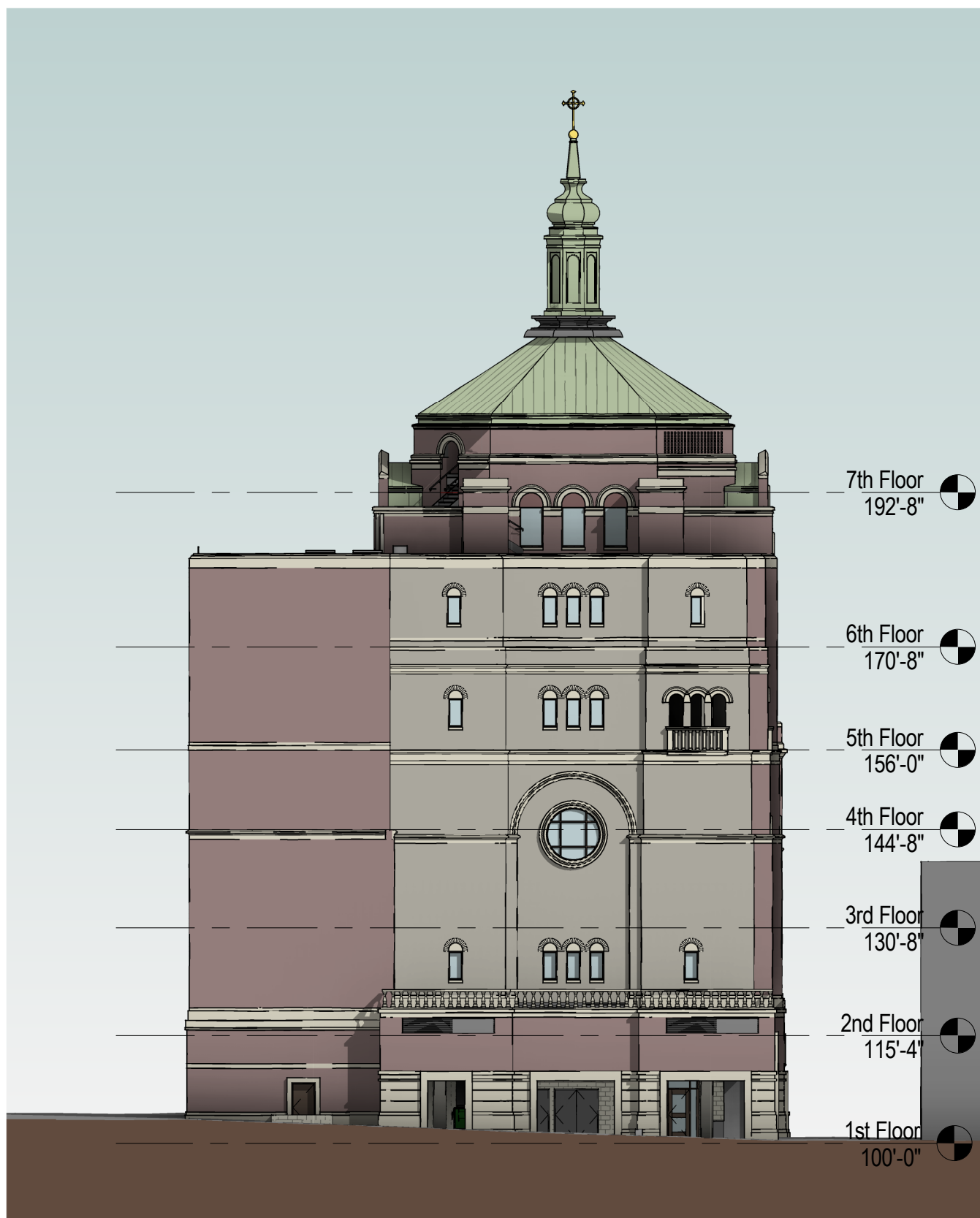
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South Elevation - Two Brick Option

1" = 20'-0"

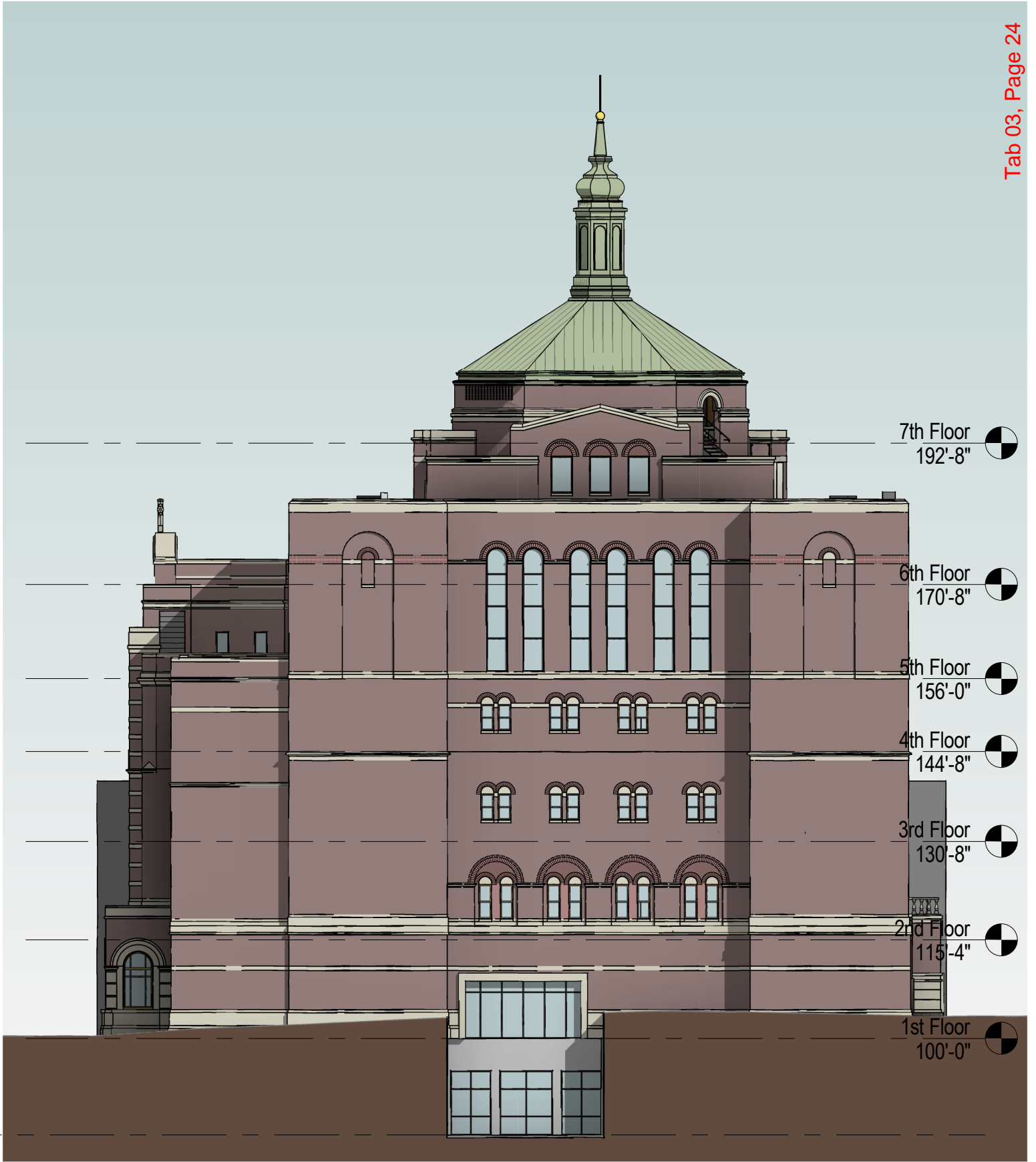
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West Elevation

1" = 20'-0"

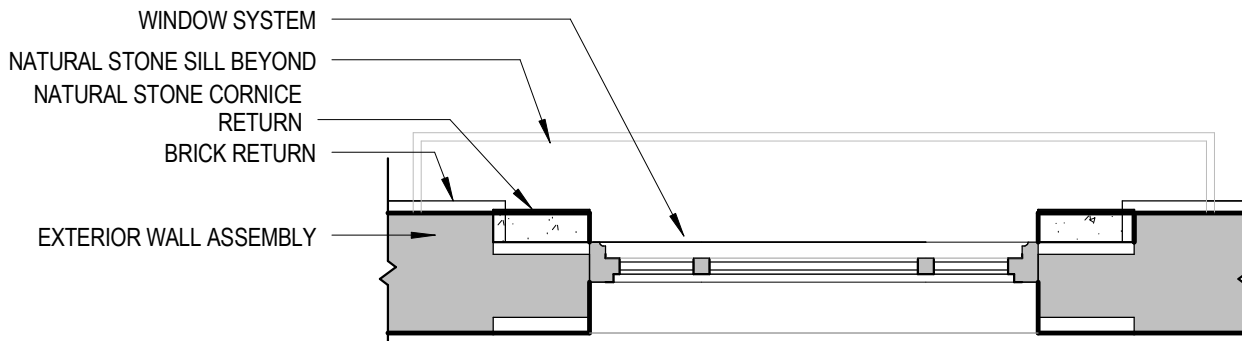
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1

DETAIL - TYPICAL WINDOW RECESS

1/2" = 1'-0"

