

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

- 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	Cās 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

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