



# City of Madison

City of Madison  
Madison, WI 53703  
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## Master

**File Number: 16121**

**File ID:** 16121

**File Type:** Resolution

**Status:** Passed

**Version:** 1

**Reference:**

**Controlling Body:** COMMON COUNCIL

**File Created Date :** 09/29/2009

**File Name:** UW Transportation Access Master Plan

**Final Action:** 11/03/2009

**Title:** Approving a Transportation Access Master Plan by the University of Wisconsin-Madison to guide the future development of the 700 & 800-blocks of University Avenue and 400-blocks of North Lake Street and East Campus Mall. 8th Ald. Dist.

### Notes:

**CC Agenda Date:** 11/03/2009

**Sponsors:** Bryon A. Eagon

**Effective Date:** 11/05/2009

**Attachments:** UW Music Performance-Chazen Block Concept\_9-29-09.pdf, UW response to TE conditions.pdf, Chazen Addition App Letter\_08-04-08.pdf

**Enactment Number:** RES-09-00907

**Author:** Tim Parks, Planning Division

**Hearing Date:**

**Entered by:** tparks@cityofmadison.com

**Published Date:**

### Approval History

Version	Date	Approver	Action
1	09/30/2009	Daniel Bohrod	Approve

### History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Department of Planning and Community and Economic Development	09/30/2009	Referred for Introduction				
	<b>Action Text:</b>		This Resolution was Referred for Introduction				
	<b>Notes:</b>		Plan Commission 10/19, Council 11/3				
1	COMMON COUNCIL	10/06/2009	Referred	PLAN COMMISSION		10/19/2009	
	<b>Action Text:</b>		This Resolution was Referred to the PLAN COMMISSION				
	<b>Notes:</b>						

5-6

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1	PLAN COMMISSION	10/19/2009	RECOMMEND TO COUNCIL TO ADOPT UNDER SUSPENSION OF RULES 2.04, 2.05, 2.24, & 2.25 - REPORT OF OFFICER	Pass
	<b>Action Text:</b>	A motion was made by Olson, seconded by Gruber, to RECOMMEND TO COUNCIL TO ADOPT UNDER SUSPENSION OF RULES 2.04, 2.05, 2.24, & 2.25 - REPORT OF OFFICER. The motion passed by voice vote/other.		
	<b>Notes:</b>	The motion passed unanimously.		
1	COMMON COUNCIL	11/03/2009	Adopt Under Suspension of Rules 2.04, 2.05, 2.24, and 2.25	Pass
	<b>Action Text:</b>	A motion was made by Ald. Bruer, seconded by Ald. Clear, to Adopt Under Suspension of Rules 2.04, 2.05, 2.24, and 2.25 . The motion passed by voice vote/other.		
	<b>Notes:</b>			

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**Text of Legislative File 16121**

**Fiscal Note**

No appropriation is required.

**Title**

Approving a Transportation Access Master Plan by the University of Wisconsin-Madison to guide the future development of the 700 & 800-blocks of University Avenue and 400-blocks of North Lake Street and East Campus Mall. 8th Ald. Dist.

**Body**

WHEREAS on August 4, 2008, the Plan Commission approved a conditional use permit to allow the University of Wisconsin-Madison to construct an addition to the Chazen Museum of Art at 750 University Avenue, which followed an earlier approval by the Plan Commission on January 14, 2008 of a demolition permit for the former Peterson Office Building on the same site, and

WHEREAS Resolution 08-00772, passed by the Common Council on August 5, 2008 approved the conversion of East Campus Mall between University Avenue and State Street to a pedestrian and bike facility with an agreement with the University of Wisconsin for the maintenance of East Campus Mall, and

WHEREAS Resolution 08-01070, passed by the Common Council on December 2, 2008 approved plans for the restoration of East Campus Mall in accordance with the Permit to Excavate in the Right of Way and an agreement to provide maintenance of East Campus Mall from University Avenue to State Street, and

WHEREAS construction of the addition to the Chazen Museum will coincide with the University's construction of the section of East Campus Mall between University Avenue and the State Street Concourse, and

WHEREAS the demolition of the Peterson Office Building, the construction of East Campus Mall and the Chazen Addition were conditioned upon the University working cooperatively with the City to complete a master plan for the blocks bounded by N. Park Street, State Street, N. Lake Street and University Avenue to address property access, service and street capacity related to future University developments on the block including the Chazen Addition, School of Music Performance Facility and Academic Building, and

WHEREAS the City Engineer, City Traffic Engineer, Fire Department and Planning Division have requested that the University's master plan provide:

- a public service court designed for truck turnaround service from North Lake Street to Fitch Court to serve the subject block's multiple buildings and service needs off-street from N. Lake Street to East Campus Mall related to providing alternate access to properties affected by the loss of vehicular access on East Campus Mall and Fitch Court;
- adequate capacity along North Lake Street from University Avenue to State Street for future traffic demands, ingress/egress, parking, drop-off, and service needs;
- drop-off/pick-up plans and designs along University Avenue to serve and replace existing like facilities, and;
- plans for potential truck service and delivery from University Avenue to East Campus Mall to service the University Club and other like situated properties, and

WHEREAS the University has submitted a master plan for the affected blocks that has been reviewed by the City Engineering Division, Traffic Engineering Division, Planning Division and Fire Department and those agencies find the master plan to satisfy their various requirements, and

NOW THEREFORE BE IT RESOLVED that the transportation access master plan prepared by the University of Wisconsin-Madison to guide future access for the 700 & 800-blocks of University Avenue and 400-blocks of North Lake Street and East Campus Mall is hereby approved.

BE IT FURTHER RESOLVED that this transportation access master plan shall be used in the future review and approval of any University development or infrastructure projects or City infrastructure projects.

BE IT FURTHER RESOLVED that the University shall complete a traffic impact study as part of the future consideration of any University development projects in the area governed by this transportation access master plan when required in writing by the City Traffic Engineer.

BE IT FURTHER RESOLVED that approval of this master plan shall also be conditioned upon compliance with the attached "University Of Wisconsin-Madison Response To Traffic Engineering Zoning Approval Conditions Including Transportation Master Plan For Chazen/Music Performance Block, 750 University Avenue," dated July 9, 2009.

BE IT FURTHER RESOLVED that implementation of this master plan shall preserve fire access not only to the proposed/future University of Wisconsin buildings but shall also maintain and improve access to all the existing buildings on this block, such as Pres House, St. Paul's University Catholic Center, the University Bookstore and Chazen Museum and addition.



THE UNIVERSITY  
**WISCONSIN**  
 MADISON

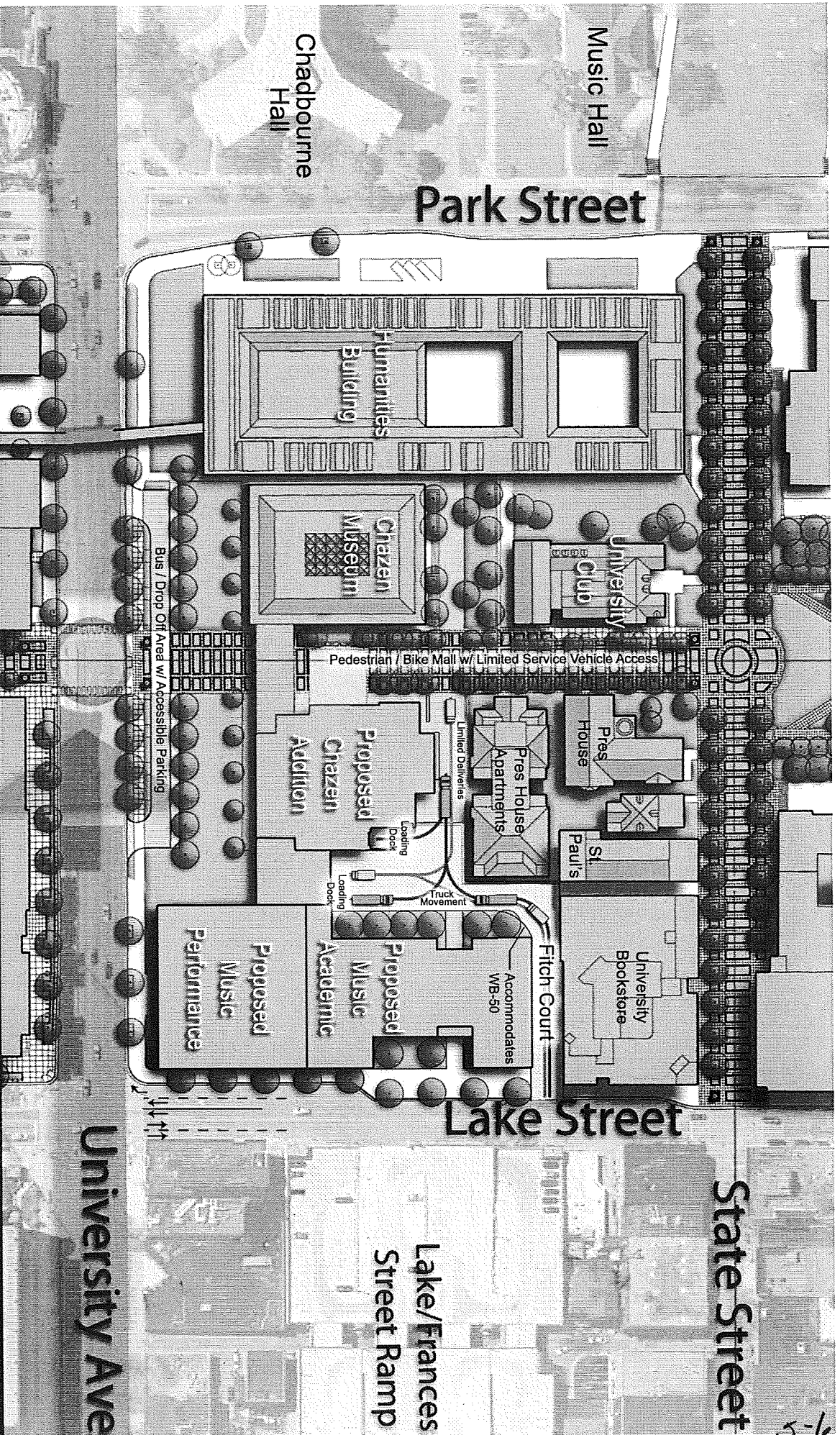
# Music / Art Museum Block Master Plan

Facilities Planning and Management ... Campus Planning and Landscape Architecture

09.29.2009



North  
 No Scale



**UNIVERSITY OF WISCONSIN – MADISON**  
**RESPONSE TO TRAFFIC ENGINEERING ZONING APPROVAL CONDITIONS**  
**INCLUDING TRANSPORTATION MASTER PLAN**  
**FOR CHAZEN/MUSIC PERFORMANCE BLOCK**  
**750 UNIVERSITY AVENUE**  
**DRAFT 07/09/09**

**TRANSPORTATION MASTER PLAN:**

The following plan responds to comments from the City of Madison Traffic Engineering department and the Plan Commission dated January 7, 2008 regarding the demolition of 750 University Ave. and the construction of an addition to the Chazen Museum. This plan reflects the University's best current understanding of future development of a music performance space and offices on the site and is not based on actual plans or designs. Actual plans and designs have yet to be developed and those plans when develop may require changes in the transportation plan. However, it is understood that any of these changes required would nonetheless meet the City's conditions.

**(a) Public service court from Lake St. to Fitch Ct.:** The University will provide service access from Lake St. to businesses and other agency buildings on the block. The current plan calls for vacating the portion of Fitch Ct. that intersects University Ave. and replacing that portion with the University-owned roadway that accesses Lake St. along the north side of the current Extension Building. (Also see (f) below.) Land will be dedicated to the city for this access drive at the time of the future development for the Music Academic building.

**(b) Additional right of way along Lake St.:** With the elimination of parking at Lot 3, and eventually Lot 1 (Memorial Union), the University's generation of traffic along Lake St. will significantly decrease in the future. The biggest generator of traffic and resultant congestion on Lake St. is due to the City of Madison's Lake/Francis St. Parking Structure. The University will dedicate sufficient easement of its property to City right-of-way (approximately 200 feet) along Lake St. from University Ave. north to accommodate the shifting of the southbound right turn lane 10 feet to the west. This shift will, in turn, allow for two southbound through lanes. The exact configuration of this additional right-of-way will need to be determined and its alignment checked with the existing street on the south side of the intersection.

**(c) Drop off along University Ave.:** The plan and design for an enlarged drop-off area with accessible parking that replaces and improves existing facilities has been approved by the Plan Commission and Traffic Engineering staff. The current plan accommodates charter bus traffic (drop-off and pick-up only) and for three accessible parking stalls for use by event goers in the area.

**(d) Provisions for truck service from University Ave.:** Access from University Ave. to businesses situated on the East Campus Mall and nearby State St. Mall will be provided. Deliveries will be routed via Lake St. to the newly configured Fitch Ct. which will be designed to accommodate the turning movements of WB-50 (semi-sized) trucks. Delivery vehicles will have regular and easy access to the loading docks for the Chazen Museum, the future Music Performance Building, the Pres House Apartments, and the service/fire lane south of those apartments leading to the East Campus Mall. Delivery trucks will also have access to the eastern edge of the mall where it intersects the service lane between the Pres House Apartments and the Chazen Museum. Deliveries may then be hand trucked from that point to the University Club and Pres House vendor. The East Campus Mall will only be accessed by emergency vehicles and authorized service vehicles. No loading or unloading will be allowed on the mall.

**(e) Loss of 14 parking meters on N. Murray Street:** A separate agreement with the City addressed the loss of these meters as well as the meters at two other campus locations regarding both revenue issues and the provision of adequate public parking spaces. The agreement was approved by the Transit and Parking Commission 07/08/2008. Among other things, the agreement provided for campus meter price increases to make the City's Lake St. parking structure more competitive. Notably, the new performance space planned for this block will increase demand (and revenue) for the City's Lake St. ramp in the evening.

**(f) Traffic impact study:** No need for a study is seen at this time. Traffic to this block has been substantially reduced by the removal of Lot 3 parking to allow for the development of the Pres House Apartments, the demolition of Peterson and the building of the Chazen addition. The rest of Lot 3 parking will be removed for the music performance space further reducing trips assignable to this block.

#### **OTHER CONDITIONS TO BE FULFILLED (07/09/2009)**

**Traffic Signal Agreement:** A maintenance agreement for traffic signal operation and maintenance has been drawn up by Traffic Engineering regarding the new signal at East Campus Mall and University Ave. The final document is in the process of being signed by the University.

**Signage:** All necessary traffic control signage (stop signs, no left turn signs, do not enter signs, etc) are included in the design documents submitted for final approval by city staff.



City of Madison, Wisconsin

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**REPORT OF: URBAN DESIGN COMMISSION****PRESENTED:** January 25, 2012**TITLE:** 723 State Street – PUD(GDP-SIP), St. Paul's University Catholic Center. 8<sup>th</sup> Ald. Dist. (20458)**REFERRED:****REREFERRED:****REPORTED BACK:****AUTHOR:** Alan J. Martin, Secretary**ADOPTED:****POF:****DATED:** January 25, 2012**ID NUMBER:**

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Members present were: Richard Wagner\*, John Harrington, Henry Lufler, Richard Slayton, Dawn O'Kroley, Todd Barnett, Marsha Rummel and Melissa Huggins.

\*Wagner recused himself on this item. Barnett acted as Chair.

**SUMMARY:**

At its meeting of January 25, 2012, the Urban Design Commission's **RECONSIDERATION MOTION FAILED**. Appearing on behalf of the project and in opposition of the reconsideration were Mark Landgraf and Ron Trachtenberg, representing St. Paul's; Sarah Carpenter and Eric Schmidt, representing CG Schmidt; and Robert Shipley, representing BWZ Architects. The Commission had granted initial approval at its previous meeting, but concerns were raised about that approval and now that motion is being reconsidered. Landgraf spoke in opposition to the reconsideration. His experienced team is rather confused about why this reconsideration is taking place. They feel they have put together a good plan that deserves approval. This team has no other objective but to deliver a project with a significant standard of architecture that will last for a very long time. Trachtenberg then spoke about their team's several presentations, the Commission previous comments on the project and the team's subsequent solutions to those issues. Trachtenberg remarked that they addressed each and every issue at the last meeting, and the Commission voted (6-1) to approve the project with three items to revise (real bronze doors, brick on the back and a small roof over the front entranceway). The developer is allowed to select the basic architecture so the general comments about architecture should not apply. They feel they have met all the concerns previously raised and oppose any kind of referral. The Secretary reminded Trachtenberg that this consideration was for parliamentary procedure and nothing more. Shipley then spoke about his role as a liaison person and not the architect of record. The transition from conceptual to more detailed drawings were discussed, as well as the commitment from this team to develop the details and to respect the integrity of these details, as well as their commitment to work with City staff and commissions.

Discussions then moved to why the reconsideration was taking place. Huggins stated that after the previous meeting, she and O'Kroley and the Secretary discussed frustrations with how the architecture in general would fit in the context of its location, the fact that it is copying historic architecture as opposed to being of its own time, and they felt as if that point had been ignored. They felt they should address some of those issues rather than later down the line. As it stands now, to come back for final approval they would want to deny that. The more appropriate thing to do was to bring it back and revisit the initial approval. From an ordinance standpoint that was the recommendation from City staff. O'Kroley spoke to the December 7, 2011 referral that requested this same issue regarding emulating a historic style of architecture. Essentially the discussion at the January 18, 2012 meeting again deferred that. Based on that being a large portion of initial approval, it's not the level of

detail, it's a larger issue that should be addressed at the initial approval level. In terms of massing and scale it has definitely resulted in something more successful, but the choice to emulate historic architecture goes against the Urban Design Commission guideline that "buildings should be designed as creations of their own time and copying historic appearance and details is discouraged." Barnett stated that he prefers architecture that reflects today and not a style of 100 or 200 years ago. He could only recall one occasion where the Commission stated something was out of context. This area is an eclectic assembly of different styles of architecture and he feels that if the Commission felt strongly enough to state this should be a modern building, then they have responsibility to state that early on. While he appreciates the positions of the two Commission members who wish to reconsider the initial motion, he would not support that. Rummel stated that she doesn't have an opposition to the traditional architecture, but what struck her with the presentations of other churches, she thought this could be simplified. She also has issues with the light effects on the mall, and especially daylighting in the new building. She would like to see the interiors of those buildings so she knows when you are working or studying, what it's like to be inside. She asked about the windows previously but those designs have not changed. Barnett stated he also raised concerns with the windows, the fenestration and the lack of daylighting they will provide. Huggins stated that at the initial presentation, the Commission questioned the direction of architecture in this important spot; that has been a message conveyed every time but yet not resolved. O'Kroley reiterated that the Landmarks approval was provided with comments and staff concerns about the unresolved architectural styles creating a complexity that could be considered visually intrusive, and to pursue a unified architectural expression for the building. Those comments were reiterated at the first Urban Design Commission presentation of this project. She further stated that this is a phenomenal site in the heart of Madison, it's a lovely building and program, but the architecture is emulating historic construction of which they have asked twice for how those details could be resolved to give it the spirit of its own time. There has been no resolve of the struggle between traditional and contemporary. Slayton stated that this is vastly improved over their first presentation. Initial approval requirements have been met and detailing could be done at the final approval level. Huggins stated that the applicant has repeatedly not done what they've been asked by the Commission and it feels like a strategy of beating the Commission down until they decide to move on. Lufler stated that it seems the architects have had plenty of time and opportunity to reconfigure plans and look at other forms of architecture; it has not been a rush project. We go all the way to the end and then "buyer's remorse" sets in; it's a difficult moment at that point to say let's reconsider when in fact the stage at which we were sitting, everybody agrees is acceptable. If there is to be more consideration of various aspects of this project, it should come through in the final design. The Secretary stated that the problem is that the motion did not specify that. Harrington was bothered by the fact that these things were not dealt with at the previous meeting. Barnett recalled that during the Edgewater proceedings, the Commission had asked for further details between the initial and final stages of approval.

**ACTION:**

On a motion by O'Kroley, seconded by Huggins, the Urban Design Commission's motion to **RECONSIDER FAILED**. The motion was passed on a vote of (3-4) with O'Kroley, Huggins and Rummel voting yes; and Harrington, Lufler and Slayton voting no, with Barnett as Acting Chair breaking the tie on the failed motion.



## AGENDA # 7

City of Madison, Wisconsin

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REPORT OF: URBAN DESIGN COMMISSION	<b>PRESENTED:</b> January 18, 2012
TITLE: 723 State Street – PUD(GDP-SIP), St. Paul’s University Catholic Center. 8 <sup>th</sup> Ald. Dist. (20458)	<b>REFERRED:</b> <b>REREFERRED:</b> <b>REPORTED BACK:</b>
AUTHOR: Alan J. Martin, Secretary	<b>ADOPTED:</b> <b>POF:</b>
DATED: January 18, 2012	<b>ID NUMBER:</b>

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Members present were: Richard Wagner\*, Marsha Rummel, Todd Barnett, Dawn O’Kroley, Richard Slayton, Melissa Huggins, John Harrington, and Henry Lufler.

\*Wagner recused himself on this item; Barnett acted as Chair.

### SUMMARY:

At its meeting of January 18, 2012, the Urban Design Commission **GRANTED INITIAL APPROVAL** of a PUD(GDP-SIP) located at 723 State Street. Appearing on behalf of the project were Randall Milbrath, representing RDF Planning and Design; Ron Trachtenberg, representing St. Paul’s; Robert Shipley, representing BWZ Architects; Ingrid McMasters, representing St. Paul’s; Mark Landgraf, representing St. Paul’s and Gail Geib. Milbrath addressed the Commission’s previous issues with the project, including lighting patterns, landscaping concerns, architectural comments (front elevation and exterior elevations), address of the original St. Paul’s remnants, and the base of the building at the parking area (southeast elevation). Pilasters at the corner have been brought down in scale and set back the building another 3-feet to widen the space between St. Paul’s and the Pres House. Trees have been more tailored to their location in the landscape plan. Banding has been softened by widening it so it still fits in the architectural style. The corners have been brought down to the ground. He presented examples of architecture from various universities to show the similarities in columns and use of windows. Plans for retaining the existing wall from the old building suggest incorporating them into fireplace mantelpieces with an appropriate nod to the history of the building. Shadow studies were shown on the existing building and proposed and its effect on Library Mall; much of the shadowing falls on their own building and other rooftops because of the stepback. Comments and questions from the Commission were as follows:

- Some of the changes shown have made this a more cohesive building.
- The nod to the reuse of some of the historic materials and keeping that element is appreciated but concerned with depth issues.
- It’s really busy. I still am concerned with the busy windows. Your examples show elegance and I think that’s missing here. I worry about the solar impacts outside and inside. I’m not there yet.
- Could you talk about the natural daylighting inside.
  - There are some skylights in the corner at the front, but it is a pretty dark space. We’re providing quite a few more windows than St. Paul’s has now.

- I'm still struggling with the light shadowing. It's adding and solidifying all of that shade. It's going to matter in the spring and fall the most to the mall and is significant.
- The roof should be paving block system at the bare minimum but preferably a green roof.
- What are the front doors made out of? Aluminum front doors are an issue.
  - Probably a bronze colored with heavy handles, will try to do bronze.
 There's an old saying that the only thing you're supposed to touch in a building are the doorknobs. I appreciate all the historical reference you've provided, but the front door is such a marginal piece of the building that introducing aluminum seems to be going in the opposite direction.
 

The difficulty is wood on the north side of the building in this climate.
- The back elevation (south), the color variation between the dark and light brick seems off, the scalloped treatment as the red brick meets the buffed brick.
  - That element is on the side and back as it comes around. That part just doesn't seem there yet.
- Concern with the detailing of that because the level of material and stylistically that's being pursued is going to require great care in details, to the point where I would request review it at a much more detailed level.
  - Historically the backs and sides of masonry buildings were done in a completely different brick, quite often not very nice at all.

**ACTION:**

On a motion by Huggins, seconded by Lufler, the Urban Design Commission **GRANTED INITIAL APPROVAL**. The motion was passed on a vote of (6-1) with Rummel voting no. The motion provided for the following:

- The red volume on the upper left side of the south elevation should continue to the ground instead of turning to buff colored brick and eliminate the scallops.
- No fake bronze doors on the front façade.
- Look at making the lower roof green.
- Provide details of the articulation within the arches; observed that some arches infilled with brick instead of a lighter material.

After the Commission acts on an application, individual Commissioners rate the overall design on a scale of 1 to 10, including any changes required by the Commission. The ratings are for information only. They are not used to decide whether the project should be approved. The scale is 1 = complete failure; 2 = critically bad; 3 = very poor; 4 = poor; 5 = fair; 6 = good; 7 = very good; 8 = excellent; 9 = superior; and 10 = outstanding. The overall ratings for this project are 5 and 7.5.

URBAN DESIGN COMMISSION PROJECT RATING FOR: 723 State Street

	Site Plan	Architecture	Landscape Plan	Site Amenities, Lighting, Etc.	Signs	Circulation (Pedestrian, Vehicular)	Urban Context	Overall Rating
<b>Member Ratings</b>	-	-	-	-	-	-	-	7.5
	-	5	-	-	-	-	7	5
	5	-	5	5	-	-	7	-

General Comments:

- One of a kind!
- Mass of red piece at Pres House façade must come to the ground.
- Building is too busy and too tall. Will reduce light on Library Mall.
- More shade added to fall and spring periods to the Mall, when sun is desired.
- The presentation again discussed the spacing and alignment of windows of several precedents, however, the level of initial presentation does not include construction detailing of the proposed aesthetic. My estimated timeframe of the precedents presented was that of buildings that have not been construction within the last 100 years. I will reiterate an often discussed guideline of the City’s Urban Design Commission that buildings should be designed as creations of their own time and copying historic appearance and details is discouraged.
- While the scale and program of the project is one that has been developed to be more appropriate to the context, moving forward to detailing with the use of present construction technology, and as acknowledged by the presenter as construction that would not be cost prohibitive, I can only support a project that is reflects the spirit of its time. I also continue to encourage furthering the respect for elements of the valuable history of both the 1909 and 1967 phases of the construction of the present St. Paul’s.

**AGENDA # 6**

City of Madison, Wisconsin

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<b>REPORT OF:</b> URBAN DESIGN COMMISSION	<b>PRESENTED:</b> December 7, 2011
<b>TITLE:</b> 723 State Street – PUD(GDP-SIP), St. Paul’s University Catholic Center. 8 <sup>th</sup> Ald. Dist. (20458)	<b>REFERRED:</b>
	<b>REREFERRED:</b>
	<b>REPORTED BACK:</b>
<b>AUTHOR:</b> Alan J. Martin, Secretary	<b>ADOPTED:</b>
	<b>POF:</b>
<b>DATED:</b> December 7, 2011	<b>ID NUMBER:</b>

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Members present were: Richard Wagner, Marsha Rummel, Dawn O’Kroley, Todd Barnett, Richard Slayton and John Harrington.

\*Wagner recused himself; Barnett acted as Chair.

**SUMMARY:**

At its meeting of December 7, 2011, the Urban Design Commission **REFERRED** consideration of a PUD(GDP-SIP) located at 723 State Street. Appearing on behalf of the project were Ingrid McMasters, representing KJWW Engineering Consultants; Bob Krupa, and Ron Trachtenberg, representing St. Paul’s; Randall Milbrath, representing RDG Planning & Design; Robert Shipley, representing BWZ Architects; and Mark Landgraf. Appearing in support but not wishing to speak was Judy Karofsky. Trachtenberg stated the Landmarks Commission reviewed the project and found that the height, mass and design does not adversely affect the adjacent Pres House landmark. The Landmarks Commission did ask the UDC to look at some aspects of the façade element to see if they conflict with each other. Milbrath discussed the site plan, showing the intended street level entrance and vehicular access. Landscape studies have been included, which provide plantings at both street level and at the rooftop level with roof gardens on the upper level. Honey Locusts will replace the Birch outside the coffee space for durability, and additional plantings will be added. Fitch Court will have a rolled curb to provide some bike and moped parking, as well as access as requested by City staff. A total of 30 stalls for bikes or moped are available based on existing ratios for the zoning of this property. Permeable pavers will be placed around the planting areas. Much research went into the building materials in comparison to other church buildings around the country in a historical context. In particular, along the front façade, perhaps fewer windows were warranted. It allows for more ventilation and natural light for the staff and students that are using the building. As previously requested by the Commission, Milbrath detailed the interior of the multi-purpose room and the ceiling dome/roof structure.

Conceptual images were shown with views from Bascom Hill and the Capitol. Milbrath noted that St. Paul’s really doesn’t block that view corridor. The project as currently proposed has been scaled down in its scope and program as much as it can be. They have been consulting with the Pres House and discussing some of their needs. It is their intention to reduce the building by about three feet from their building (Pres House) to get a bit more air space, and go with a lighter color brick on the backside for light purposes. Bob Shipley discussed the material palette, including cut stone at the base (limestone), brick (Old School and Old Chicago) as something that is reticent of the landmark and historical aspect of the building; precast or glass fiber reinforced concrete in a buff range at the upper levels. A bronze type is proposed for the windows, medium anodized for doors. The

compromise is to use newer energy efficient windows with historical-based panning to get that deeper effect. Street and pedestrian level images were detailed. Floor plans have not substantially changed. More shadow studies have been done from more of an overhead view going through the seasons. Ingrid McMasters discussed the lighting plan in context with the facility's zero lot line. They have had discussions with City staff; the City is in favor of St. Paul's lighting beyond their property into the public way on the west side with LED fixtures for pedestrian scale. The south and east sides are the same; the north side facing State Street will receive more building lighting as well. From dusk until 11:00 p.m. will be maximum brightness, then until dawn operate at 50% and is fully dimmable. The cross at the very top is still under discussion as to the best way of illuminating it. Step lights are mounted on the outdoor terraces.

Comments and questions from the Commission were as follows:

- I really appreciated the inspiration pieces. It's too busy on the first ground plane compared to the simplicity of your neighbor.
  - We're going to look at what was talked about and recommend maybe taking columns down; it seems reasonable to look at and discuss. We want transparency at the ground level and we also have to have a certain number of doors, and the archway comes with the architectural style.
  - We wanted to make sure this shows the building as not just a church.
  - There is a code requirement to consider as to the number of doors.
- What about the entrance facing east, is the intent a cut out?
  - Yes. It's a very narrow alleyway and the City has a lot of underground utilities there. There is talk of making it more of a "European" walkway (woonerf).
- The idea of architectural precedent, in your references you can see they are lighter at the top. When you transfer the weight to the base is where you have the bulk. But in modern construction we know the brick is four inches thick the whole way up. On your side elevation, it's playing a trick with our minds in terms of historical style in the modern construction. The mass of the building would not come down on the weakest, most tenuous point. You're bearing on the spring-point of an arch, which is the lightest point. In term of tectonics those are the types of details that needs to be worked out.
  - Amy Scanlon of the Landmarks Commission brought up many of those same issues. We are looking at a heavier masonry structure. There will be tweaks and modifications made.
- What care have you given to the existing 1908 building that could be preserved?
  - It wasn't just façade that was removed, but literally inward was permanently changed and all the way to the basement. What's left of the original chapel is two side walls; there isn't much left to practically relate to.

I'm curious because what does remain of the 1908 façade seems to be what you're trying to emulate and maybe is worth preserving. Only two walls are left. What is left is being emulated with the building as currently exists and worthy of being preserved; use existing walls to respect history of structure; adaptive re-use.
  - There's a trade-off. Really all that's left of it is a wall, and somehow incorporating that into a 6 story building and still functions is difficult.

To me its respect to the historical aspect. There's fantastic quality materials that exist, and the description of the materials brought to the site essentially deteriorate as they go up.
  - There are some practicalities with the material choices as well. I'm just not certain how to incorporate that wall.
  - Unfortunately that wall is on Fitch Court which is not often used and is very narrow. Besides the architectural and construction issues it's a wall that may never be seen.
- I encourage you to stay with the plan you have for the rooftop gardens. I don't think it's appropriate to necessarily see the green roof from beyond the building but it's a great resource for the people looking out from the building.

- I would encourage the use of thornless Shade Master Imperial Gleditsia; studies have shown trees need 300 cubic feet to grow and thrive in an urban setting.
- One thing I still have concern with is shading on the mall. Once a mall is shaded the mall sort of collapses. How much more are you adding to what shading was previously there?
  - What we saw is the height of St. Paul's as it exists now pretty much shades State Street. What we're adding in the bit of extra height is maybe creeping up the library building. Most of it is in shade now.

That mall is very critical to Madison and the sun is critical to the mall; provide shade studies with further review of the project.

- Right now St. Paul's doesn't engage the mall at all. This plan allows for more light and more of a node in the mall.
- If I'm living in the Pres House what are my views of the building?
  - The top floor or two of Pres House will be affected beyond how it is affected now. That was part of our discussions with the board at the Pres House. We talked about stepping back and lighting the building. Per verbal agreement, that the scenario.
- Is it an issue with students throwing things?
  - There are windows but I don't think we're concerned with that. That's more from balconies. Neither group brought up that issue. It's a green roof but not a party room. We are also talking to the Pres House about renting several floors in their building to try to run a similar type program for residential housing.
  - UW is in favor, Pres House, State-Langdon, Capital Neighborhood, we've gotten basically thumbs up.
- The plan shows for an outdoor café to be up one step from the street, is that open to the public?
  - We haven't discussed that but it's not closed off.  
My concern is the space is meant to invite people in to enjoy that space, the step makes it not open. Please look at that from a Code standpoint.
- I don't have any concern with precast pieces as long as they don't diminish the quality of materials all the way up the façade.
- Dark sky compliant?
  - Fixtures comply with Madison Ordinances but they are not dark sky compliant in the sense that they shoot upward to light the building.
- This facility is going to attract a lot more people. I think you really need to look hard at the number of bike parking stalls. Saying the site won't allow isn't going to work; you've got to balance the two together otherwise bike parking will be tied to every tree and sign post. Robbie Weber is a good resource, she's taken counts on the site.
- In terms of the site plan, one thing about the Pres House that has always bothered me is this back piece along the base of the east elevation at Fitch Court. The cantilever section is awkward; it's an unsuccessful part of the project. What you've got going on here is more so because you're missing the column. You're trying to be true to form but this relationship is a product of what you have going on so I don't think our focus should be this corner. Focus on garage corner design to deal with missing corner element and carry-over base treatment as found on other elevations.
- This is a really great package. Thank you very much.
- You're building a building that isn't letting in light. Little windows and big spaces just don't work. It seems like you're missing an opportunity.
- The parking in this area and design a problem; disconnects design found at the base of other elevations.
- Architecture at front center windows and cameo needs more work.
- Thank you for working with your neighbors.

- The ability you have programmatically with this building and bringing greenspace out to State Street are all great opportunities, but two pieces that were done right in the 60s were the respect for the 100 year history on the site by continuing some of that hand as built on that, and the use of natural daylight in the sanctuary. I would take those two pieces to see how we build and improve on that. You have an outstanding lighting designer so build off of that and study what's there now (to incorporate into project).
- Barnett reviewed the Landmarks Commission's comments on the project:
  - The proposal is not so large that it has an adverse effect on the historic character and integrity of adjacent landmarks.
  - Staff is concerned that the application numerous unresolved traditional and contemporary architectural styles creates a complexity and overly detailed design that could be considered visually intrusive. Pursue a unified architectural expression for the building.
 Staff noted that Amy Scanlon, Preservation Planer noted that there are at least five different type of architecture on the building; there's too much going on. The lack of verticals to the ground is an issue, especially at the front. Those comments are more in context with the effects of the building on surrounding landmarks, our comments are more geared toward the architecture.
- I would suggest that on State Street you show the elevations of the surrounding structures. Your scale will be impacted. It needs to be studied in elevation with the adjacent context.

**ACTION:**

On a motion by O'Kroley, seconded by Rummel, the Urban Design Commission **REFERRED** consideration of this item. The motion was passed on a vote of (5-0). The motion required the above stated concerns and the following:

- Specifically study lighting patterns showing what is there now and what will be there.
- Address landscaping comments.
- Address architecture comments by Scanlon and the Commission, especially by O'Kroley on history/preservation of existing walls.
- Reexamine appearance of base at parking area along east elevation at Fitch Court.

After the Commission acts on an application, individual Commissioners rate the overall design on a scale of 1 to 10, including any changes required by the Commission. The ratings are for information only. They are not used to decide whether the project should be approved. The scale is 1 = complete failure; 2 = critically bad; 3 = very poor; 4 = poor; 5 = fair; 6 = good; 7 = very good; 8 = excellent; 9 = superior; and 10 = outstanding. The overall ratings for this project are 5, 6 and 6.



**URBAN DESIGN COMMISSION PROJECT RATING FOR: 723 State Street**

	Site Plan	Architecture	Landscape Plan	Site Amenities, Lighting, Etc.	Signs	Circulation (Pedestrian, Vehicular)	Urban Context	Overall Rating
<b>Member Ratings</b>	5	6	7	-	-	6	7	6
	-	5	-	-	-	-	-	5
	5	6	5	6	-	-	7	6

**General Comments:**

- Level of green roof development and accessibility is impressive. Please don't lose this.
- Too busy and overbearing. Concerned about blocking sun on Library Mall and insufficient natural light inside.
- Ensure us that additional shade is not cast on the mall.

**AGENDA # 9**

City of Madison, Wisconsin

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REPORT OF: URBAN DESIGN COMMISSION	<b>PRESENTED:</b> September 7, 2011
TITLE: 723 State Street – PUD(GDP-SIP), St. Paul’s University Catholic Center. 8 <sup>th</sup> Ald. Dist. (20458)	<b>REFERRED:</b> <b>REREFERRED:</b> <b>REPORTED BACK:</b>
AUTHOR: Alan J. Martin, Secretary	<b>ADOPTED:</b> <b>POF:</b>
DATED: September 7, 2011	<b>ID NUMBER:</b>

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Members present were: Richard Wagner\*, Marsha Rummel, Todd Barnett, Dawn O’Kroley, Henry Lufler, Mark Smith and John Harrington.

\*Wagner recused himself on this item. Barnett acted as Chair.

**SUMMARY:**

At its meeting of September 7, 2011, the Urban Design Commission **RECEIVED AN INFORMATIONAL PRESENTATION** on a PUD(GDP-SIP) located at 723 State Street. Appearing on behalf of the project were Mark Landgraf, Ron Trachtenberg, Robert Shipley, and Randall Milbrath, all representing St. Paul’s. Appearing in support but not wishing to speak was Sarah Carpenter. Appearing in opposition but not wishing to speak was Erik Paulson. Milbrath presented plans for a 6-story student residential facility, church and an educational center in a neo-classical design, which complements the neighborhood, fulfills the wishes of the ministry, and reflects the desires of their constituency. Building materials would include stone, brick, and cast stone pieces as they move to the top. They touched on building floor plans and elements for a green roof. They have held meetings with the University and others in the neighborhood and have received positive reviews. Rummel inquired about architectural detailing on the westerly wall, as well as the sizes and placement of windows. Comments and questions from the Commission were as follows:

- Some of the windows are too much. You’re trying to fill all the spaces with something.
- Next time you come we need to see an elevation of the south side of State Street Mall.
- Shadowing is a concern; we need to see more of an overhead shadow study.
- You’re raised terrace on the Bascom Hill side is a nice contrast to the neighboring building.
- Your neighboring buildings are on the National Register; somehow understanding the timelessness while incorporating the spirit of its time will come down to the subtle details.
- Please bring an aerial plan from Bascom Hill down State Street to the Capitol. It would go a long way to putting people’s minds at ease.
- A north-south section cut through your building across the State Street portion of Library Mall and the Library would be helpful.
- I appreciate the manipulation of the mass and the setbacks.
- You’re on a much better path with this iteration.

- I don't see the building as welcoming. It's a brick mass with very little interaction with the State Street Mall or daylight.
- You seem to be relying on the University to provide your bicycle parking. Have you talked to them about that?
  - Trachtenberg replied that the University would like them to look at this; it is an issue.
  - Staff noted that Zoning may require this element since it's a new project.
- I don't see any manifestation of the tower on the inside for what goes on inside. I look at level 5 and there are a lot of uses packed in here, but what would happen if you used that access to craft the building so it follows that access. What if it gave you a spot you could get some kind of opening through here to bring light into the corridor?

**ACTION:**

Since this was an **INFORMATIONAL PRESENTATION** no formal action was taken by the Commission.

After the Commission acts on an application, individual Commissioners rate the overall design on a scale of 1 to 10, including any changes required by the Commission. The ratings are for information only. They are not used to decide whether the project should be approved. The scale is 1 = complete failure; 2 = critically bad; 3 = very poor; 4 = poor; 5 = fair; 6 = good; 7 = very good; 8 = excellent; 9 = superior; and 10 = outstanding. The overall ratings for this project is 6.

**URBAN DESIGN COMMISSION PROJECT RATING FOR: 723 State Street**

	Site Plan	Architecture	Landscape Plan	Site Amenities, Lighting, Etc.	Signs	Circulation (Pedestrian, Vehicular)	Urban Context	Overall Rating
<b>Member Ratings</b>	-	6	-	-	-	-	7	6

General Comments:

- Attractive architecture but verges on being too busy. More bike parking. More daylighting?
- Need elevations of south side of mall. Also study shadow of use.

**AGENDA # 2**

City of Madison, Wisconsin

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<b>REPORT OF:</b> LANDMARKS COMMISSION	<b>PRESENTED:</b> December 5, 2011
<b>TITLE:</b> 723 State Street – Development adjacent to a Local Landmark – St. Paul Catholic Center and Residential College Redevelopment. Contact: Robert Shipley, AIA (20329)	<b>REFERRED:</b> <b>REREFERRED:</b> <b>REPORTED BACK:</b>
<b>AUTHOR:</b> Amy Scanlon, Secretary	<b>ADOPTED:</b> <b>POF:</b>
<b>DATED:</b> December 5, 2011	<b>ID NUMBER:</b>

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Members present were: Stu Levitan, Chair; Erica Gehrig, Vice Chair; Robin Taylor, Christina Slattery, and David McLean. Michael Rosenblum was excused.

**SUMMARY:**

Ron Trachtenburg, 33 E. Main, registered in support and wishing to speak. Trachtenburg introduced the project team. Mark Landgraf is the contractor's representative, Robert Shipley is the local architect, the designing architect is Randy Milgref, Matthew Alderman is the designer, Jeff Carls is Associate Director at St. Pauls, and Eric Neilson is the Pastor. Mr. Trachtenburg explained the project team would like a finding from the Landmarks Commission that the proposal does not impact the adjacent landmark. Mr. Shipley presented the proposed project. He explained that the architecture of the 1930's is the inspiration for the proposal. Mr. Shipley stated that the building is in the Romanesque Revival style. Shipley explained the basic layout and massing. He explained that the student center would open directly onto the State Street Mall. The student center and other major functions are organized in the taller mass. The service core is located to the side near the Pres House and the massing of that element steps down toward the Pres House.

There is general discussion about the proposal.

The Secretary noted that the area for the art piece is flat not concave. Mr. Shipley explained that the materials will consist of cut stone at the base, brownish red brick and cast stone on the upper details. He stated that there is no EIFS in the project.

The Secretary explained the staff report. She noted that the proposal was not found to be "so large", but it was found to be "visually intrusive" to the adjacent landmark. She explained that there are many traditional styles incorporated into the proposed design and suggested that the Commission recommend a more unified architectural expression.

There was general discussion about whether a strictly interpreted traditional style should be used. The Secretary stated that the Commission should discuss whether the design composition overpowers or "adversely affects" the adjacent landmark.

Fred Mohs, 512 Wisconsin Avenue, registered in support. He stated he had reservations about the previous scheme due mostly to height. He likes this plan, but thinks a simpler design would be best. He explained that the project team should be daring in use of detail but try to get the style right.

The Secretary asked if the building was so large and visually intrusive to affect the landmark. She reminded the Commission that details are not the issue before the Commission. Levitan agreed that the design is affecting the character and integrity of the landmark. McLean thinks the Pres House disappears in the foreground and that the proposal has too much mass and borders on being intrusive. McLean stated that he prefers that the service core mass be removed. He agrees that the design could be simpler and that Landmarks Commission should leave the actual design decisions to the Urban Design Commission.

Randy Milgref, design architect for R & G Planning and Design, brought photographs. He explained that the precedent they used is based on a number of projects utilizing the Romanesque Revival style and details. He said that the Pres House has detailing that you could argue may be too much or too little in the interpretation of the Neo-gothic style from the 1930's. He explained that the design goal is to get as many workable spaces and natural light into the proposed building. He explained that they are strongly considering a reddish brown hand molded brick.

There was general discussion about the design and the architectural expression and if those combined issues translated into an adverse affect on the adjacent landmark.

Mark Landgraf, 5964 Executive Drive, representing St. Paul's Catholic Center, appeared in support and available to answer questions.

Ron Trachtenberg, 33 East Main #300, representing St. Paul's Catholic Center, appeared in support

Jason Tish, 2714 LaFollette Avenue, representing Madison Trust for Historic Preservation, wishing to speak

Eric Nielsen, 129 W. Gorham, representing St. Paul's Catholic Center, appeared in support

Robert Shipley, 2211 Rowley Avenue, representing BW2 Architects, 2211 Parmenter Street, Middleton on behalf of St. Paul's Catholic Center, appeared in support

### **ACTION:**

A motion was made by Gehrig, seconded by Taylor, that the Landmarks Commission does not find the proposal so large that it has an adverse affect on the historic character and integrity of the adjacent landmark. However, the Landmarks Commission does recommend to the Plan Commission and Urban Design Commission that a more unified architectural expression for the building be pursued. The motion passed by a vote vote/other. Ayes: Taylor, Gehrig, McLean; Noes: Slattery; Non-Voting: Levitan, Excused: Rummel, Rosenblum.

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**Regarding:** 723 State Street – Development adjacent to Local Landmark – St. Paul Catholic Center and Residential College Redevelopment (Legistar #20329)

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**Date:** December 5, 2011  
**Prepared By:** Amy Scanlon, Preservation Planner

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**General Information:**

The Applicant provided an informational presentation to the Landmarks Commission on August 22, 2011 to discuss the proposal to construct a new church/student center facility adjacent to the University Presbyterian Church, a designated City of Madison Landmark and listed on the National Register of Historic Places.

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**Applicable Landmarks Ordinance sections:**

The Landmarks Ordinance does not address development adjacent to Landmarks. The Zoning Code section states:

28.04(3) Scope of Regulations

- (n) 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. Landmark Commission review shall be advisory to the Plan Commission and the Urban Design Commission.  
(Cr. By Ord. 11,648, 8-20 & 8-26-96)
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**Staff Recommendations and Comments:**

Staff feels that the proposal is not so large that it has an adverse affect on the historic character and integrity of the adjacent landmark. Staff is concerned that the application of numerous unresolved traditional and contemporary architectural styles creates a complex and overly detailed design that could be considered so visually intrusive that it does create an adverse affect on the adjacent landmark. Staff recommends that the Landmarks Commission recommend that the Plan Commission and Urban Design Commission pursue a simple unified architectural expression for the new building.



**AGENDA # 2**

City of Madison, Wisconsin

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**REPORT OF: LANDMARKS COMMISSION**

**PRESENTED:** August 22, 2011

**TITLE:** 723 State Street – Development  
Adjacent to a Local Landmark – St.  
Paul’s Catholic Center and Residential  
College Redevelopment. 8th Ald. Dist.  
(20329)

**REFERRED:**

**REREFERRED:**

**REPORTED BACK:**

**AUTHOR:** Amy Scanlon, Secretary

**ADOPTED:**

**POF:**

**DATED:** August 22, 2011

**ID NUMBER:**

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Members present were: Marsha Rummel, David McLean, Robin Taylor, Michael Rosenblum and Erica Fox Gehrig.

**SUMMARY:**

At its meeting of August 22, 2011, the Landmarks Commission received an informational presentation for St. Paul’s Catholic Center redevelopment. Registered and speaking in support were Robert Shipley and Ron Trachtenberg, both representing St. Paul’s. Registered in support and available to answer questions was Mark Landgraf, representing St. Paul’s. Shipley briefly presented the project. He explained that the residential college components have been removed which reduced the height of the building to 6-stories (100’ from grade to eave and 150’ from grade to top of steeple). He described the style of the proposed building as the traditional American architecture of the 1930s which combines Italianate, Romanesque and Art Deco styles. The Commission briefly discussed the overall height of the building, the use and design of the top floor, the exterior materials, the difficulty determining scale according to the range of window sizes, and the discrepancies between the plan drawings and the rendered elevation drawings. Generally, the Commission found the proposed building to be a better neighbor to the adjacent landmark (Pres House) than the previous design.



**WISCONSIN**  
UNIVERSITY OF WISCONSIN-MADISON

December 16, 2011

Mr. Brad Murphy  
215 Martin Luther King Jr. Blvd  
Rm. LL-100, Municipal Bldg  
Madison, WI 53710

RE: St. Paul's Catholic Center & Residential College Redevelopment  
723 State Street

Dear Brad,

Over the past year, we here in FP&M have met with the design team for the St. Paul's redevelopment project to review the project design and impact to the university properties in the area. We understand the project is now moving through its city zoning approval process. As a good neighbor, we continue to support the overall goals of the project as long as the following concerns are addressed:

- 1) We would like to review the construction staging plans to assure the university's needs are met in serving the Fitch Court area university buildings and any impacts the staging may have on access to the Memorial Library. We are concerned that major construction traffic and deliveries are being directed to Fitch Court via University Avenue as the "Primary Delivery" point for the building construction and may block access to our parking and delivery areas. We request that construction delivery access specifically not be through university parking lots which is "private" property. Construction deliveries also can not block the service access on the north side of the UW Extension building that serves as our loading dock for this facility. Close coordination will be necessary at all times to advert any issues throughout construction.
- 2) We also encourage close coordination with the owners and occupants of the University Bookstore facilities. These are not university owned properties but university entities do lease space in these buildings. Pedestrian access along the north side and into the building are critical.
- 3) We are currently in process of planning for the demolition of the storefronts along University Avenue which may conflict with the construction coordination for the proposed St. Paul's project. No specific timeline for construction or detailed coordination has been provided to the university to date.
- 4) We need to understand the final service delivery and access plans for St. Paul's especially as they relate to Fitch Court, south of the project site. This area is currently in planning for the Music Performance facility on the south end of the block which removes access to Fitch Court from University Avenue. Any work in this area may also impact our ability to service the Chazen Museum of Art as well as our neighbors in Pres House.
- 5) We have not seen a detailed plan for bicycle and moped parking for the building and are concerned about impacts to Fitch Court and the State Street Mall area related to these modes of transportation.
- 6) We agree with the Landmarks Commission and city staff that a more unified approach to the architectural design would be more appropriate.

Please let me know if you have any questions.

Gary A. Brown, FASLA  
Director, Campus Planning & Landscape Architecture

Xc: Mark Landgraf, Robert Shipley, Father Eric Nielsen, Alder Scott Resnick

**Facilities Planning & Management**

9<sup>th</sup> Floor WARF Building 610 Walnut Street Madison, Wisconsin 53726-2397  
(608) 263-3000 FAX (608) 265-3139 TTY (608) 265-5147

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MOHS, MACDONALD, WIDDER, PARADISE & VAN NOTE

ATTORNEYS AT LAW

20 NORTH CARROLL STREET

MADISON, WISCONSIN 53708

PHONE: (608) 256-1978 FAX: (608) 257-1106

www.mmwp-law.com

FREDERIC E. MOHS  
fred@mmwp-law.com

DANIEL A. MACDONALD  
macdon@chorus.net

THEODORE C. WIDDER III  
tripp@mmwp-law.com

GREGORY J. PARADISE  
greg@mmwp-law.com

JOHN W. VAN NOTE  
john@mmwp-law.com

TIMOTHY F. UMLAND  
tim@mmwp-law.com

December 7, 2011

Via Hand Delivery

Mr. Richard Wagner  
Urban Design Commission  
215 MLKJ Blvd., Ste. LL100  
Madison, WI 53703

RE: St. Paul's Project- 700 Block of State Street

Dear Dick:

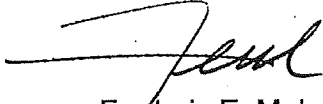
As you might recall, I was an opponent of the previous St. Paul's plan on the basis of its height as it being inappropriate for State Street and its relationship with surrounding buildings and, in particular, the Pres House. I have examined the present submission and enthusiastically support the concept, although there are details that need reworking.

I was present at the recent Landmarks Commission meeting and was very impressed by comments made by Amy Scanlon, the City's preservation planner. Her comments accepted the concept of a Classical Revival/Romanesque Revival, but recommended more thought on how the historic elements should be arranged to be more authentic. I would recommend that Amy's expertise be sought out by the developer's architect as modifications of the current plan are undertaken. I predict that some people will feel uneasy about replicating a style and details from a previous period. I am hopeful that the City processes will be able to permit a robust use of historic detail without feeling that somehow those details need to be modernized. The Pres House next door is a Madison landmark and has as its feature a finely decorated gothic tower. This is not a design from the 1920s, but one that is 700 years old. Just to the west, the University Club has architecture reminiscent of the 18<sup>th</sup> or 19<sup>th</sup> century in England. St. Patrick's Cathedral on 5<sup>th</sup> Avenue in New York draws on architecture developed centuries before and is beloved. With careful attention, these wonderful results can be replicated in our city.

I urge the Urban Design Commission to encourage this project to go forward with needed attention to design, but with appreciation for the joyous use of traditional detailing that will make the proposed building a Madison landmark for years to come.

Sincerely,

Mohs, MacDonald, Widder, Paradise & Van Note



Frederic E. Mohs

FEM: eeh