



November 30, 2011

Mr. Bradley J. Murphy, Director
Department of Planning and Development
Madison Municipal Building
215 Martin Luther King Jr. Blvd.
Madison, WI 53701

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

Dear Mr. Murphy,

We hereby submit this Letter of Intent for a PUD-SIP on behalf of St. Paul University Catholic Center at 723 State Street, Madison, WI.

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: December 26, 2012

18-Month Construction Period

Complete Construction: July 2014

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, with a contemporary concrete expression.

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, parts of which date back to the late 1800s, is severely outdated, cramped and in need of major upgrades. Furthermore, most seating within existing chapel is tiered and is therefore inaccessible.

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
Project Manager	Mark Landgraf Landgraf Construction 5964 Executive Drive Madison, WI 53719 608-274-9470
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:	Dining	9,893 SF
First Floor:	Student Center (incl. garage area)	10,502 SF
Second Floor	Chapel Main Level	9,095 SF
Third Floor	Upper Chapel	6,593 SF
Fourth Floor	Administration & Meeting	9,121 SF
Fifth Floor	Residential-Clergy (incl. balconies)	8,820 SF
Sixth Floor	Murphy Room (incl. roof garden/balconies)	8,690 SF
	Total Building Area	62,714 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. Two parking spaces are provided on site as noted below as well as 30 bicycle and moped parking spaces.

ADA Parking	1
<u>Delivery Parking</u>	<u>1</u>
Total vehicular Parking on Site	2
 Bicycle & Moped Parking	 30

Hours of Operation:

8:00 AM to 11:00PM daily

Key Project Attributes:

Lot Size: 11,353 SF

Number of Apartments and Bedrooms:

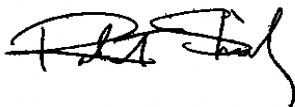
6 Apartments with 8 bedrooms for visiting clergy. Apartments share living and dining space. Please see Level 5 Plan.

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,



Robert Shipley
BWZ Architects
Project Contact