

**CITY OF MADISON
OFFICE OF THE CITY ATTORNEY
Room 401, CCB
266-4511**

Date: July 8, 2011

MEMORANDUM

TO: Plan Commission

FROM: Katherine C. Noonan, Asst. City Attorney

RE: Rezoning 1001 University Ave.

A letter has been submitted to you by Brian Ohm expressing concerns about the City's legal liability should the rezoning of 1001 University Avenue be approved. Planning staff has distributed a thorough response to the specific points regarding consistency of this project with the Comprehensive Plan. I agree with the conclusion of staff that it meets the consistency requirement.

Beginning in January, 2010, Wis. Stat. §66.1001(3) required map amendments to be consistent with the Comprehensive Plan. Recent amendments to this legislation added a definition of "consistent with" and expressly stated that the Comprehensive Plan is not a regulation. See Wis. Stat. §66.1001(1)(am) and §66.1001(2m). "Consistent with" mean "furthers or does not contradict the objectives, goals, and policies contained in the comprehensive plan."

There have been no published or unpublished Wisconsin decisions on the application of the consistency requirement since it took effect in 2010. There is, however, a 1985 case, *Lake City Corp. v. City of Mequon*, 207 Wis.2d 155, where the court considered consistency between a master plan and zoning map in the context of a plat approval. After much discussion, the court found that consistent means "not contradictory". *Id.* at 164. The court also noted that the master plan and zoning map need not be identical, and the fact that one may contain elements not found in the other does not make them inconsistent. *Id.* at 165. This point is important because plans are conceived as guidelines rather than regulations. An exact match between a Comprehensive Plan created to address current growth as well as growth well into the future and the details of a specific project is unlikely.

There is no legal prohibition against considering future land use maps when determining whether a rezoning is consistent with the Comprehensive Plan. In fact, the plans are a visual expression of the Plan's underlying goals, policies, and policies. Maps need not be ignored and alternatively, they should not be treated an exact representation of the future.

There has been some discussion of whether or not the Grand Central development is consistent with the Comprehensive Plan. Mr. Ohm is correct that it was approved prior to the consistency requirement. For that reason, it is irrelevant whether it is or is not consistent with the Comprehensive Plan. Grand Central's importance is the fact that it is part of the context or as-built environment and as such, plays a role in application of the PUD standards.

Finally, in response to Mr. Ohm's letter, staff made a very important point. An interpretation of consistency that brings development and redevelopment to a halt is not a reasonable interpretation. It likely is possible to find some statement in the extensive text of Comprehensive Plan that seems at odds with an individual project. That practice, however, does not really address the underlying purpose of the consistency requirement that development proceed in a way that reflects an agreed-upon vision of the City as expressed in its Comprehensive Plan.

Dear Plan Commission Members-

July 8, 2011

In composing a second letter in opposition to the high-rise development on the St. Francis House property, I find myself wanting to say all that I said previously, with an emphasis on the issue of scale. Having witnessed the testimony at last month's meeting, you heard all of the arguments from those opposing the development.

The commission asked the developers to make design changes to eliminate the shadow effect on the Luther Memorial Church building and the stain glass windows in particular. I was pleased that you took issue with aspects of the proposed design, yet much more needs to change. While issues of vandalism, noise, and congestion are real, they are not what make this development unacceptable. The real issue is a matter of scale. Unless the developer drastically reduces the size of the building (number of apartments) the building will remain too large in bulk for the University Avenue side of the block. As one now sees and experiences the streetscape from N Brooks Street to N Mills Street, one is aware of the green space, along with the modest elevation of the buildings. As one continues down the street, this same sense of height continues all the way to the new Discovery Center. The buildings on the north side of the Avenue also maintain a balance of green space and lower elevation, despite the buildings being set on a rise.

The proposed 12-story apartment complex changes the mix of the block and adds density that is out of sync with its surroundings. While Grand Central has been built and is exactly the type being proposed for the University Ave part of the bloc, it is not the model to follow for the site in question. While I find Grand Central's scale overpowering on the corner of Mills and Johnson, it reflects the Education building across the street. No correlation matches such a scale on the University Avenue side of the bloc.

The developers say that they must build a tall building due to the economics involved. I am puzzled when looking around the neighborhood and see many new apartment complexes that are clearly limited to a height of 4 or 5 stories. Were all of these buildings built so that they would not make a profit, would loose money? I doubt it.

If the world were perfect and I had my wish, St. Francis House would remain as it is, and continue to be a center for religious outreach and education. Making that goal a financial possibility has perhaps not been fully explored (Luther Memorial Church would welcome such a dialogue with St. Francis House). However, if the reality is that the property must be developed, there is no reason that such a development cannot be at a scale that is in keeping with the block. Once a massive building is built, the area would suffer a profoundly negative effect. Green space, once removed, rarely is restored. It seems curious that our community would be willing to give up on the current sense of scale and proportion in that very heart of the University corridor, especially now that we see how new buildings, such as the Discovery Center fit the setting. Why, when we celebrate the design of the Discovery Center, do we contemplate a design that would be a jarring intrusion on the street-scape of the area?

Scale matters and has yet to be addressed in this discussion of development.

Annette Mahler

Firchow, Kevin

From: Murphy, Brad
Sent: Friday, July 08, 2011 3:53 PM
To: Firchow, Kevin
Subject: FW: Legislative File ID: 22443, 1001 Univ. Ave. -- Balconies, Windows, Common Sense

Follow Up Flag: Follow up
Flag Status: Flagged

Brad Murphy
Planning Division Director
Dept. of Planning & Community & Economic Development P.O. Box 2985
215 Martin Luther King Jr. Blvd
Madison, WI 53701
608 266 4635

-----Original Message-----

From: Resnick, Scott
Sent: Friday, July 08, 2011 11:50 AM
To: King, Steve; Rummel, Marsha; Schmidt, Chris; Eric Sundquist; Judy Olson; Michael Heifetz; Michael Basford; Anna Andrzejewski
Cc: Murphy, Brad
Subject: RE: Legislative File ID: 22443, 1001 Univ. Ave. -- Balconies, Windows, Common Sense

Members of the Plan Commission,

There have conflicting reports regarding the safety and practices at Grand Central. I have asked Captain Gloede to provide comments and I will forward them to all you.

Thanks,

Scott

Madison Common Council
Alder, District 8
(c) 608-807-7962

From: Douglas Swiggum [DSwiggum@TDS.Net]
Sent: Friday, July 08, 2011 7:18 AM
To: King, Steve; Rummel, Marsha; Schmidt, Chris; Eric Sundquist; Judy Olson; Michael Heifetz; Michael Basford; Anna Andrzejewski
Cc: Murphy, Brad
Subject: Legislative File ID: 22443, 1001 Univ. Ave. -- Balconies, Windows, Common Sense

To the members of Madison's Plan Commission:

My name is Douglas Swiggum. I write to you in opposition of the proposed development of 1001 University Avenue for a 12-story student high-rise apartment building.

I am a member of Luther Memorial Church, the neighbor next door.
I have raised my family in this parish, and was first exposed to the congregation and the building when I was a student at the UW 30 years ago. I now serve as the chair of the

Facilities Committee of LMC, and am intimately aware of the condition of our building and the maintenance that it requires.

Beyond concerns for stone, mortar, roofs, gutters and recent vandalism of these things, I write to you out of concern for the survival of our congregation--a group of people that voluntarily support the maintenance of our building, out of their own pockets; but more importantly are committed to the mission of this church and what it offers to our community. If they find it unsafe to participate at LMC, or find that the building becomes too much of a burden to the ministries that they care about, they will fall away. These are my concerns: SAFETY, ADDED BURDEN of maintenance, and the VIABILITY of a MADISON COMMUNITY.

As a Facilities Committee member, one of my volunteer duties is to make regular inspections of the building. One of the important tasks is to keep track of our roofs, gutters and drainage systems. If these fail, water damage is an expensive thing in an old building, so it is something that needs to be watched closely. As a result, I do a lot of climbing up to our flat roofs, or access points where I can view conditions.

One day, about a month after Grand Central had opened, I climbed out onto the roof of our church tower to discover that it had been pelted with eggs. My initial reaction was visceral: "Who would do such a thing?" "Who would assault a Church?" "What were they THINKING?" Later, I realized that they weren't thinking, they were drinking. I still cannot believe that they intended harm, but rather that they were acting stupid, under the influence of alcohol.

The splatter of the eggs clearly indicated the trajectory of their flight. Since this was about 100 feet above the alley behind the church, the eggs could only have come from 2 or 3 balconies on the North side of Grand Central.

We initiated conversations with Grand Central management to deal with the problem. Nothing was done.

Subsequent climbs of the tower for inspections revealed beer cans, beer cans, beer cans. Initially, they were relatively unaltered, landing on the nearest flat roof section. Later trips up the tower found them partially crushed, creating greater density, allowing them to be thrown to further sections of our roofs. Many of these cans were clogging the downspouts of the flat roofs. Without drainage, these structures become wading pools in a heavy rain. When the water overtops the flashing on these roofs, it finds its way into our building or will saturate the wall and destroy the mortar joints between the stones. We tasked our roofing contractor to clear the debris before such damage occurred--at our expense.

We reported these problems to Grand Central Management, and they said they were having problems with their cameras. Still no action.

Down at ground level, I remember one Sunday morning when I arrived to find that the alley was completely littered with beer cans, broken beer bottles, a broken lamp, smashed furniture, what appeared to be about a gallon of vomit and other trash. My wife had duties in the church at 8:00AM.

I did not need to be at choir until 10:00AM. Sunday school families had not yet arrived. So, I spent about an hour sweeping Conklin Place free of beer cans and trash and loading 2 JUMBO trash bags full of the debris, with a SNOW SHOVEL. The beer cans being swept by my push broom made a lot of noise. One of the residents called down from probably the 8th floor: "SHUT THE F*** UP!" I have to admit, at the time, I didn't care a bit that I had disturbed his sleep.

We reported this problem, and later noticed some custodial staff policing the grounds on Sunday mornings. This was progress.

Subsequent climbs of the tower revealed rotted vegetables, apples, lemons, limes, sports-drink bottles, squash, more beer cans, a tequila bottle, vodka bottles, whiskey bottles. Things were escalating.

Two of these liquor bottles caused significant damage to our roofs, one to a section of French terra-cotta tile roof over the West transept; and the other to a flat roof membrane above a balcony stairwell. Both caused water damage inside our sanctuary, swelling and crumbling 90-year old plaster detailing done by craftsmen not easily found today. We incorporated this repair with a larger maintenance project in our sanctuary, and Grand Central Management picked up the bill for this one item.

What is never counted is all the volunteer time, and church staff time that it takes to manage all these incidents. It takes an entire Saturday afternoon, for example, for two volunteers to climb a 130' tower with two buckets, a rope, a broom, a scrub brush, a garbage bag, a gallon of water, and assorted hand tools; clean up a mess; and descend with all of the same; several hours on either end for staff and volunteers to process the incident; and several hours setting up and meeting with Grand Central Management. It has taken me another couple hours to tell you about it just now.

MUCH more importantly, we were worried about safety. Liquor bottles or even beer bottles dropped from 12 stories can kill a person.

Our members use the alley. Residents of Grand Central use the alley.

Citizens of Madison use the alley. One day, a liquor bottle is going to kill a pedestrian. We brought this concern to Grand Central Management. Our question was: We want to know what rules and policies you have in your leases concerning throwing things from balconies; and we want to know what the consequences are for violations.

Our position was "First offense and you face eviction", or at least "second offense...". We discovered in this conversation that the balconies are not actually part of the resident's lease; that access to them is solely at the permission of the owner. No access to the balcony still requires full rent.

Simple, we said: "First offense of throwing something off a balcony results in loss of balcony privileges for the rest of your lease."

Management should dead-bolt the balcony door with a management-only key. That might be a consequence they would care about.

They seemed to deflect this with replies like "Well if we have restrictive policies about our balconies, how will we compete with 'Lucky' or 'La Ciel' who don't?" We raised the question "How will your insurance company deal with the liability question if you don't enforce stricter policies when you already know about the problem?" After this meeting, it seemed that there was some improvement in the situation.

One of the documents provided for the 6/20 Plan Commission meeting was an e-mail from Tony Fiore, MPD to Jim Stopple of Madison Property Management, that is, Grand Central Management. It discussed progress in "chronic nuisance behavior we brought to your attention in April 2009". This is before Grand Central opened. So these problems have been going on downtown prior to Grand Central. I have attached this e-mail.

There was testimony from Jim Stopple, Madison Property Management's man at the 6/20 Plan Commission meeting regarding vandalism and nuisance behavior. I have attached that as well.

This prompted one of our church members to visit the police station and get a report of the nuisance calls for service. Also attached. It shows 150 police calls at 1022 West Johnson Street since Grand Central opened.

With this new information, it appears that it wasn't *our* insistence that they do something about policies and consequences that made the difference between 2009 and 2010. Rather, it was the MPD putting pressure on them to reduce "nuisance CFS".

Also, I note that in Stopple's testimony, he frames the balcony issue totally in the context of cigarette butts, which could harm or injure no one. When we were meeting with him, our concern was *first* for items that could be thrown or dropped from high balconies that could *kill* someone--like liquor bottles, beer bottles or frozen pumpkins. Secondly, we were concerned with the vandalism.

We have seen improvement in the situation with our neighbors at Grand Central and the management, MPM, who has been responsive, but always seeming to be catching up to the reality. Every fall, we will have to deal with a new batch of students that have yet to learn the rules.

Our church faces Grand Central with two-foot-thick masonry walls. We can deal with vandalism as a nuisance. Our church faces the proposed St. Francis site with beautiful stained glass windows. Beneath one of those windows is a 19th Century organ, relocated from Chicago, and restored to new condition.

It is used every week in worship services. In and of itself, it could be considered a landmark. One vodka bottle tossed from the new development could easily cause \$200,000.00 of damage, and engender a feeling of violation, desecration of sacred space; well beyond mere vandalism.

I write this letter to you, the Plan Commission, with a heavy charge. Really, it is up to you to decide what we want to do with downtown Madison. Do we want these high-rent high-rise student apartment buildings? Do they contribute to the quality of life in Madison? You already have several incidents of public concern with these student occupied buildings with balconies. There has been a suicide attempt. There have been fights spilling over railings. There have been hundreds, perhaps thousands of nuisance calls for service with the Madison Police Department.

These buildings are marketed to young people who are probably living without supervision for the first time in their lives; who have parents co-signing their leases; who have no jobs and responsibilities of their own; who have kitchens that resemble wet bars; who have ready access to alcohol; who have ready access to balconies; who are ready to party rather than study.

Of course, I overstate this. But is this the downtown and campus environment that you wish to plan?

A responsible plan would eliminate balconies from these types of apartment buildings. Or, at a minimum, *all* downtown balconies (leased or owned) should have certain rules in Madison ordinance about their use, and certain consequence of violation (for throwing things). And special requirements for monitoring for buildings marketed to students. Lucky, La Ciel, Grand Central, or St. Francis should not have to compete based on party-friendly standards. They should all have to comply to the same standard, one that you set.

When I lived in a UW dorm, 30 years ago, we had a set of rules that carried serious consequences. It was called "The Big Five". Five rules which if violated would get you evicted. Some of the rules carried *expulsion* from the UW as a consequence. All of them had to do with safety. When researching this for our conversations with Grand Central Management, I discovered that the list has now become "The Big Eighteen". Then and now, the rule at the top of the list was never throwing something out of a window. I was on the third floor of Witte Hall in the South East dorms. It didn't matter if it was a water balloon or a paper airplane, it would lead to eviction. Period. It seems overstated, but nobody challenged it.

Today, the UW Housing policy is here:

http://www.housing.wisc.edu/expectations/pdf/2011-12_expectations.pdf

It might serve as a guide for planning these housing arrangements (for students) in the downtown area.

Sincerely,
Douglas Swiggum
Chair, Luther Memorial Church Facilities Committee

Firchow, Kevin

From: Murphy, Brad
Sent: Friday, July 08, 2011 3:52 PM
To: Firchow, Kevin
Subject: FW: Plan Commission: Legislative File ID22443, 1001 University Ave.

Follow Up Flag: Follow up
Flag Status: Flagged

Brad Murphy
Planning Division Director
Dept. of Planning & Community & Economic Development P.O. Box 2985
215 Martin Luther King Jr. Blvd
Madison, WI 53701
608 266 4635

-----Original Message-----

From: Frances Ingebritson [mailto:fingebritson@gmail.com]
Sent: Friday, July 08, 2011 2:20 PM
To: Murphy, Brad
Subject: Plan Commission: Legislative File ID22443, 1001 University Ave.

To the Members of Madison's Plan Commission:

My name is Franny Ingebritson and I have been a member of Luther Memorial Church since 1993. You will be receiving many letters from members of the congregation so I will be brief and raise one point. Cameras have no way of recording the noise that residents of Grand Central are making. The noise is clearly out of control given the number of police calls made for that reason. Students have a very high tolerance for noise so you know it has to be really bad for them to call the police. This noise negatively affects Luther Memorial as well. Students who want to pursue their studies will move to a living arrangement more conducive to studying. What will be left at Grand Central will be the noisemakers, crashers and smashers. Luther Memorial's congregation can't move. It is going to take a lot of consistent effort and hard work for the developers and management of that property to regain any control over the behavior of the residents who have caused so many problems. Can Luther Memorial remain a viable, growing congregation if a second commercial high density, high-rise student housing development is built next to the church? I don't think so.

Please vote against the current proposal to redevelop 1001 University Avenue. Thank you.

Franny Ingebritson
516 Wisconsin Ave. #1

Firchow, Kevin

From: Murphy, Brad
Sent: Friday, July 08, 2011 3:53 PM
To: Firchow, Kevin
Subject: FW: Campus High-rise

Follow Up Flag: Follow up
Flag Status: Flagged

Brad Murphy
Planning Division Director
Dept. of Planning & Community & Economic Development
P.O. Box 2985
215 Martin Luther King Jr. Blvd
Madison, WI 53701
608 266 4635

From: Joyce Bisbee [mailto:joycebisbee@charter.net]
Sent: Friday, July 08, 2011 1:19 PM
To: Murphy, Brad
Cc: 'Franklin Wilson'
Subject: Campus High-rise

Please add my name to those who are opposed to the student housing development that is proposed for University Avenue on the site of the St. Francis House.

Gary Brown stated it very clearly in his letter to the editor of the Wisconsin State Journal on Thursday, July 7, 2011. "The entire north half of the block has been devoted to religious ministry and public outreach for over 90 years. This physical intrusion will impact daylight, traffic and noise to all five institutions now housed in this block and will irrevocably remove what little open space remains. I fully support more density Downtown, but this is not the place for more dense student housing."

He closes by saying, "I only hope the Plan Commission and City Council agree that retaining our historic heritage and supporting the economic viability of these religious institutions is more important than padding the pockets of a well-intentioned developer."

I urge the Plan Commission members to reject the proposed high-rise student housing building at this site.

Sincerely,
Joyce E. Bisbee
5815 American Parkway #101
Madison, WI 53718

joycebisbee@charter.net

608-230-3256

Firchow, Kevin

From: Douglas Swiggum [DSwiggum@TDS.Net]
Sent: Friday, July 08, 2011 7:18 AM
To: King, Steve; Rummel, Marsha; Schmidt, Chris; Eric Sundquist; Judy Olson; Michael Heifetz; Michael Basford; Anna Andrzejewski
Cc: Murphy, Brad
Subject: Legislative File ID: 22443, 1001 Univ. Ave. -- Balconies, Windows, Common Sense
Attachments: FioreReport-2010-10-19.pdf; StoppleTestimony.txt; PoliceCalls.pdf

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Sincerely,
Douglas Swiggum
Chair, Luther Memorial Church Facilities Committee

Meyer, Cathy M (27503)

From: White, William F (22246)
Sent: Friday, June 17, 2011 9:11 AM
To: Meyer, Cathy M (27503)
Subject: Calls For Service Analysis for Grand Central and Equinox Apts

From: Fiore, Anthony [<mailto:AFiore@cityofmadison.com>]

Sent: Tuesday, October 19, 2010 3:53 PM

To: Jim Stoppie

Cc: Gloede, Carl; Mccaw, David; Roman, Kristen; Schauf, Mary; Strassman, Tim; Austin, Derek; Chaney, Brian; Dyhr, Angie; Hill, Christina; Lored, Javier; Trevarthen, Linda

Subject: Calls For Service Analysis for Grand Central and Equinox Apts

Jim –

I wanted to let you know that we have completed our analysis of the Calls for Service (CFS) for Grand Central and Equinox Apartments. We looked at data from both 2009 & 2010 for the periods of Aug 15 – Oct 1. I am pleased advise that we have seen a significant reduction in CFS at both address. Below are the raw numbers examined:

	2009	2010	% Change
Grand Central	14	4	-71%
Equinox	30	13	-57%

Although these numbers look at a fairly narrow time frame I feel they can be used to attribute significant improvement compared to one year ago. I would like to congratulate you, your staff and the owner(s) commitment to addressing our concerns related to the nuisance activity at both properties. I think this effort shows how management companies such as yours can make dramatic and immediate improvements in the living conditions within your properties. I will be examining similar data for your properties at the end of the Fall Semester and will share the results of that in early January 2011.

I would appreciate an opportunity meet with you and your team to discuss the steps you took proactively address the chronic nuisance behavior we brought to your attention in April 2009. I think this could be a great opportunity to capture some 'best practices' that we could offer to other apartment building that may be experiencing similar nuisance CFS.

Sincerely,

Sgt Tony Fiore
Madison Police Department
Central Community Policing Team
211 S Carroll St
Madison, WI 53703
608.576.2300 (Cell)
608.266.4248 (Office)

StoppleTestimony.txt

"Are there specific questions you have? I am Jim Stopple with Madison Property Management."

Olson: "I'd like to ask you to respond to some of the descriptions we have heard here tonight about the behavior of residents of Grand Central, especially vandalism of the church and other nuisance behaviors, and what, if anything, you have done to address them."

Stopple: "We have worked with the Madison Police Department closely. And there was a period of time after the construction of Grand Central where we had no issues whatsoever that we were aware of, and then we spoke with Sgt. Tony Fiore of the Madison Police Department, and he indicated that he thought there were some calls that were coming in that shouldn't be.

And we said 'Please let us know.' and 'Shame on us that we hadn't been getting weekly police reports.' With the blessing of ownership, we employed security service every Thursday, Friday, Saturday evenings, Halloween, other specific evenings associated with what we would anticipate young people to be enjoying life. And have worked very closely with them so that they call security vs. the Madison Police Department in most cases from within Grand Central.

There are balconies on Grand Central, and there were issues, and times in which students thought that there was a place to be able to disseminate their cigarette butts. We issued... The owners of Grand Central authorized an additional camera which had been put in a small blind spot, it was a wireless camera, at no small expense, and I think now we have a vision of every side of the building, as well as a vision inside the entire building of every hallway. The impact of students saying 'No, I didn't throw anything off.' recognizing it's a \$500 fine, and when you bring the cameras back up and you can see a cigarette butt, as small as that, going off their balcony at a fine of \$500, going to their parents, has been excruciatingly painful for those young students.

So, I think we have done anything and everything we can. We have custodial people there in the morning on Sundays and on Saturdays to make sure that if there is anything outside whether it is the responsibility or has been caused by residents of Grand Central, residents of any place else, or people walking by, because there is a lot of traffic in that location. And they are correct. But in most cases, that traffic is going from one class to another. If you go through that intersection, and it is not a result of Grand Central, but it's a result of 29,000 undergraduates plus graduate students at the University of Wisconsin that are heavily entrenched in that local area.

So, we have done everything we can to try to make sure that we have taken every step possible toward preventive cures as opposed to reactionary to fires."

06/30/11 13:49:15

PAGE 1

Incident #	Call Date	Call Time	Call Type	Description of Call	Street Number	Dir	Street Name	Suffix	Apt
201100159662	06/12/2011	16:39	PHON	PHONE CALL	1022	W	JOHNSON	ST	611
201100149834	06/04/2011	01:15	31	EMS Assist		W	JOHNSON	ST	
201100901193	06/01/2011	00:01	21	Fraud		W	JOHNSON	ST	412
201100143045	05/28/2011	23:57	41	Domestic/Family Trou		W	JOHNSON	ST	
201100140013	05/26/2011	02:23	31	EMS Assist		W	JOHNSON	ST	310
201100138958	05/24/2011	22:10	41	Domestic/Family Trou		W	JOHNSON	ST	909
201100133996	05/20/2011	08:54	98M	MISDIALED 911 CALL		W	JOHNSON	ST	
201100125398	05/11/2011	21:14	98M	MISDIALED 911 CALL		W	JOHNSON	ST	
201100120358	05/07/2011	00:33	35	Threats Complaint		W	JOHNSON	ST	313
201100117147	05/04/2011	00:04	88F	ASSIST/FOLLOW UP		W	JOHNSON	ST	
201100114434	05/01/2011	03:52	65	Check Person		W	JOHNSON	ST	
201100114072	04/30/2011	21:39	49	Noise Complaint		W	JOHNSON	ST	206
201100099314	04/16/2011	01:44	31	EMS Assist		W	JOHNSON	ST	805
201100079404	03/27/2011	00:41				W	JOHNSON	ST	
201100067098	03/14/2011	02:26	67	Found Property		W	JOHNSON	ST	
201100067093	03/14/2011	02:11	31	EMS Assist		W	JOHNSON	ST	
201100043459	02/16/2011	13:51	98M	MISDIALED 911 CALL		W	JOHNSON	ST	
201100037483	02/10/2011	14:07	98M	MISDIALED 911 CALL		W	JOHNSON	ST	1410
201100021861	01/25/2011	20:30	88F	ASSIST/FOLLOW UP		W	JOHNSON	ST	504
201100020470	01/24/2011	11:04	97	Information		W	JOHNSON	ST	
201100018884	01/22/2011	13:15	PHON	PHONE CALL		W	JOHNSON	ST	504
201100018496	01/22/2011	01:07	12	Theft		W	JOHNSON	ST	504
201100013436	01/16/2011	16:20	98Q	QUESTION 911 CALL		W	JOHNSON	ST	210
201100000130	01/01/2011	01:49	31	EMS Assist		W	JOHNSON	ST	
201000372118	12/31/2010	02:36	38	Disturbance Call		W	JOHNSON	ST	NEXT
201000364588	12/22/2010	02:41	66	Check Property		W	JOHNSON	ST	909
201000364183	12/21/2010	16:27	84	Preserve the Peace		W	JOHNSON	ST	909
201000332008	11/18/2010	00:15	38	Disturbance Call		W	JOHNSON	ST	211
2010003321398	11/07/2010	03:02				W	JOHNSON	ST	306
201000317040	11/02/2010	19:23	87	Assist Citizen		W	JOHNSON	ST	1202
201000316826	11/02/2010	16:03	88	Assist Fire/Police		W	JOHNSON	ST	
201000901759	10/28/2010	00:01	12	Theft		W	JOHNSON	ST	
201000306911	10/24/2010	01:40	71	Trespassing Complain		W	JOHNSON	ST	
201000299638	10/16/2010	22:48	49	Noise Complaint		W	JOHNSON	ST	
201000299621	10/16/2010	22:34	49	Noise Complaint		W	JOHNSON	ST	
201000284510	10/03/2010	00:43	49	Noise Complaint		W	JOHNSON	ST	1309
201000282321	10/01/2010	00:28	98M	MISDIALED 911 CALL		W	JOHNSON	ST	
201000275458	09/24/2010	15:30				W	JOHNSON	ST	1309
201000260885	09/10/2010	22:58	49	Noise Complaint		W	JOHNSON	ST	
201000254788	09/05/2010	00:26	88	Assist Fire/Police		W	JOHNSON	ST	
201000901301	09/04/2010	00:01	16	Stolen Bike		W	JOHNSON	ST	
201000901169	08/28/2010	12:30	68	Lost Property		W	JOHNSON	ST	210
201000230487	08/14/2010	07:30	98U	UNINTENTIONAL 911 CA		W	JOHNSON	ST	
201000226886	08/11/2010	01:56	97	Information		W	JOHNSON	ST	
201000223808	08/08/2010	03:19	69	Damaged Property Com		W	JOHNSON	ST	
201000222554	08/06/2010	22:07	65	Check Person		W	JOHNSON	ST	204
201000219439	08/04/2010	07:45	14	Stolen Auto		W	JOHNSON	ST	
201000218587	08/03/2010	11:17	15	Stolen Other Vehicle		W	JOHNSON	ST	209
201000196596	07/13/2010	23:22	49	Noise Complaint		W	JOHNSON	ST	306
201000191191	07/09/2010	01:47	98U	UNINTENTIONAL 911 CA		W	JOHNSON	ST	1002
201000189510	07/07/2010	15:33	68	Lost Property		W	JOHNSON	ST	414
201000181112	06/29/2010	22:05	49	Noise Complaint		W	JOHNSON	ST	
201000181041	06/29/2010	20:46	49	Noise Complaint		W	JOHNSON	ST	
201000173226	06/23/2010	01:08	98Q	QUESTION 911 CALL		W	JOHNSON	ST	
201000161057	06/11/2010	23:33	65	Check Person		W	JOHNSON	ST	
201000158675	06/09/2010	23:58	98A	ABANDONED 911 CALL		W	JOHNSON	ST	1301
201000148087	05/31/2010	03:47	65	Check Person		W	JOHNSON	ST	
201000146928	05/30/2010	00:16	49	Noise Complaint		W	JOHNSON	ST	
201000144517	05/27/2010	23:45	49	Noise Complaint		W	JOHNSON	ST	
201000144486	05/27/2010	23:04	49	Noise Complaint		W	JOHNSON	ST	

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Incident #	Call Date	Call Time	Call Type	Description of Call	Street Number	Dir	Street Name	Suffix	Apt
201000140871	05/24/2010	20:57	65	Check Person	1022	W	JOHNSON	ST	1305
201000136648	05/21/2010	02:53	47	Unwanted Person		W	JOHNSON	ST	1402
201000136628	05/21/2010	02:13	49	Noise Complaint		W	JOHNSON	ST	
201000130131	05/15/2010	05:08	38	Disturbance Call		W	JOHNSON	ST	
201000121966	05/07/2010	01:25	28	Liquor Law Investiga		W	JOHNSON	ST	
201000121166	05/06/2010	10:32				W	JOHNSON	ST	
201000116454	05/01/2010	22:12	66	Check Property		W	JOHNSON	ST	
201000116398	05/01/2010	21:29	66	Check Property		W	JOHNSON	ST	UNK A
201000115722	05/01/2010	11:51	66	Check Property		W	JOHNSON	ST	
201000114258	04/30/2010	06:39	88	Assist Fire/Police		W	JOHNSON	ST	
201000111844	04/27/2010	21:35	98M	MISDIALED 911 CALL		W	JOHNSON	ST	
201000105197	04/21/2010	02:44				W	JOHNSON	ST	901
201000105178	04/21/2010	02:12	88	Assist Fire/Police		W	JOHNSON	ST	214
201000103156	04/19/2010	00:08	47	Unwanted Person		W	JOHNSON	ST	1402
201000103079	04/18/2010	23:13	47	Unwanted Person		W	JOHNSON	ST	1402
201000102134	04/17/2010	23:57	49	Noise Complaint		W	JOHNSON	ST	1207
201000102075	04/17/2010	23:11	66	Check Property		W	JOHNSON	ST	
201000101800	04/17/2010	18:47	12	Theft		W	JOHNSON	ST	
201000101045	04/17/2010	01:26	65	Check Person		W	JOHNSON	ST	1102
201000100985	04/17/2010	00:28	49	Noise Complaint		W	JOHNSON	ST	807
201000100984	04/17/2010	00:27	95	Adult Arrest		W	JOHNSON	ST	807
201000100949	04/16/2010	23:54	28	Liquor Law Investiga		W	JOHNSON	ST	911
201000100898	04/16/2010	23:05				W	JOHNSON	ST	
201000100545	04/16/2010	17:09	88F	ASSIST/FOLLOW UP		W	JOHNSON	ST	
201000100446	04/16/2010	15:38	88F	ASSIST/FOLLOW UP		W	JOHNSON	ST	401
201000099130	04/15/2010	13:08	44	Suspicious Person		W	JOHNSON	ST	
201000098230	04/14/2010	16:26	71	Trespassing Complain		W	JOHNSON	ST	
201000094417	04/10/2010	20:39	44	Suspicious Person		W	JOHNSON	ST	
201000080044	03/26/2010	20:25	89	Serving Legal Papers		W	JOHNSON	ST	
201000074004	03/20/2010	15:16	69	Damaged Property Com		W	JOHNSON	ST	
201000073561	03/20/2010	01:46	88	Assist Fire/Police		W	JOHNSON	ST	
201000071200	03/18/2010	00:14	49	Noise Complaint		W	JOHNSON	ST	211
201000067880	03/14/2010	20:15	89	Serving Legal Papers		W	JOHNSON	ST	
201000067176	03/14/2010	00:28	49	Noise Complaint		W	JOHNSON	ST	
201000058488	03/04/2010	23:35	49	Noise Complaint		W	JOHNSON	ST	911
201000052965	02/27/2010	02:00	49	Noise Complaint		W	JOHNSON	ST	
201000048766	02/22/2010	18:34	58	Private Property Par		W	JOHNSON	ST	1406
201000047251	02/21/2010	08:14	49	Noise Complaint		W	JOHNSON	ST	
201000046112	02/19/2010	18:54	98M	MISDIALED 911 CALL		W	JOHNSON	ST	
201000040839	02/14/2010	01:07	37	Fight Call		W	JOHNSON	ST	
201000034698	02/07/2010	18:20				W	JOHNSON	ST	
201000032088	02/05/2010	01:11	49	Noise Complaint		W	JOHNSON	ST	807
201000032083	02/05/2010	00:52	49	Noise Complaint		W	JOHNSON	ST	1404
201000032048	02/04/2010	23:50	49	Noise Complaint		W	JOHNSON	ST	1404
201000030143	01/31/2010	01:00	12	Theft		W	JOHNSON	ST	412
201000026740	01/30/2010	03:17	66	Check Property		W	JOHNSON	ST	
201000021376	01/24/2010	03:30	49	Noise Complaint		W	JOHNSON	ST	
200900376504	12/21/2009	23:58	49	Noise Complaint		W	JOHNSON	ST	504
200900367395	12/12/2009	01:06	49	Noise Complaint		W	JOHNSON	ST	
200900367293	12/11/2009	22:38				W	JOHNSON	ST	201
200900363012	12/09/2009	00:27	49	Noise Complaint		W	JOHNSON	ST	602
200900354886	12/04/2009	23:15	49	Noise Complaint		W	JOHNSON	ST	
200900354886	12/01/2009	10:08	21	Fraud		W	JOHNSON	ST	
200900354878	12/01/2009	09:54	21	Fraud		W	JOHNSON	ST	803
200900351398	11/27/2009	08:00	66	Check Property		W	JOHNSON	ST	
200900349314	11/24/2009	15:48	69	Damaged Property Com		W	JOHNSON	ST	
200900345961	11/20/2009	22:45	98Q	QUESTION 911 CALL		W	JOHNSON	ST	
200900339008	11/14/2009	02:40	88	Assist Fire/Police		W	JOHNSON	ST	
200900338165	11/13/2009	12:52	66	Check Property		W	JOHNSON	ST	
200900332811	11/08/2009	00:34	49	Noise Complaint		W	JOHNSON	ST	

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Incident #	Call Date	Call Time	Call Type	Description of Call	Street Number	Dir	Street Name	Suffix	Apt
200900326430	11/01/2009	20:11	14	Stolen Auto	1022	W	JOHNSON	ST	313
200900325473	10/31/2009	23:21	49	Noise Complaint		W	JOHNSON	ST	505
200900324614	10/31/2009	09:19	47	Unwanted Person		W	JOHNSON	ST	802
200900324455	10/31/2009	04:06	66	Check Property		W	JOHNSON	ST	
200900324278	10/31/2009	00:47	69	Damaged Property Com		W	JOHNSON	ST	810
200900317095	10/24/2009	01:10	49	Noise Complaint		W	JOHNSON	ST	1304
200900317080	10/24/2009	00:53	49	Noise Complaint		W	JOHNSON	ST	1304
200900315947	10/22/2009	23:37	49	Noise Complaint		W	JOHNSON	ST	
200900311181	10/18/2009	00:04	38	Disturbance Call		W	JOHNSON	ST	209
200900311142	10/17/2009	23:31	49	Noise Complaint		W	JOHNSON	ST	
200900309923	10/16/2009	23:30	49	Noise Complaint		W	JOHNSON	ST	
200900305986	10/12/2009	23:56	56	Intoxicated Person		W	JOHNSON	ST	
200900302924	10/09/2009	20:05	49	Noise Complaint		W	JOHNSON	ST	
200900296130	10/03/2009	01:34	49	Noise Complaint		W	JOHNSON	ST	
200900294882	10/01/2009	23:24	49	Noise Complaint		W	JOHNSON	ST	306
200900289903	09/26/2009	23:24	98M	MISDIALED 911 CALL		W	JOHNSON	ST	
200900288844	09/26/2009	00:39	49	Noise Complaint		W	JOHNSON	ST	
200900282517	09/20/2009	03:34	87	Assist Citizen		W	JOHNSON	ST	
200900282325	09/20/2009	00:03	49	Noise Complaint		W	JOHNSON	ST	
200900282246	09/19/2009	22:17	49	Noise Complaint		W	JOHNSON	ST	
200900281065	09/18/2009	22:38	49	Noise Complaint		W	JOHNSON	ST	
200900279980	09/17/2009	23:40	49	Noise Complaint		W	JOHNSON	ST	
200900277898	09/16/2009	00:08	98A	ABANDONED 911 CALL		W	JOHNSON	ST	505
200900272423	09/11/2009	01:20	49	Noise Complaint		W	JOHNSON	ST	
200900268113	09/07/2009	00:22	49	Noise Complaint		W	JOHNSON	ST	
200900268083	09/06/2009	23:54	49	Noise Complaint		W	JOHNSON	ST	
200900265782	09/05/2009	00:42	49	Noise Complaint		W	JOHNSON	ST	
200900254722	08/26/2009	14:26	66	Check Property		W	JOHNSON	ST	
200900249879	08/22/2009	02:57	45	Suspicious Vehicle		W	JOHNSON	ST	
200900247479	08/19/2009	22:35	49	Noise Complaint		W	JOHNSON	ST	
200800362791	12/12/2008	05:33	47	Unwanted Person		W	JOHNSON	ST	
200800019978	01/24/2008	13:07	50	Accident - Property		W	JOHNSON	ST	
200700104699	09/02/2007	05:45	65	Check Person		W	JOHNSON	ST	

Total Calls for Address
COUNT 153

Firchow, Kevin

From: Murphy, Brad
Sent: Monday, July 11, 2011 8:50 AM
To: Firchow, Kevin
Subject: FW: St. Francis House Development

Follow Up Flag: Follow up
Flag Status: Flagged

Brad Murphy
Planning Division Director
Dept. of Planning & Community & Economic Development
P.O. Box 2985
215 Martin Luther King Jr. Blvd
Madison, WI 53701
608 266 4635

From: Franklin Wilson [mailto:fawil2@gmail.com]
Sent: Saturday, July 09, 2011 12:00 PM
To: Murphy, Brad
Subject: St. Francis House Development

I am writing to express my opposition to the proposed St. Francis House development. I am unable to attend the meeting on July 11, 2011, but I want my voice heard by the Plan Commission members. If this high-rise is built it will create a real hardship for members of Luther Memorial, including myself. Just this week we are starting a \$400,000. repair job on the eaves and roof on the west side. Since Grand Central was build several years ago, our building on that side no longer gets sunlight in the winter. The ice and snow build up dams which is very detrimental to the structure of Luther Memorial. Our congregation, despite what some people might think, cannot afford to fund these repairs on an on-going basis. Another student high-rise on the other side of our building might just be the nail in the coffin. Light is one very important issue, but obviously there are others.

We very much enjoy students who come and worship with us. We even feed them for free every month. We have about 40 tiny students ourselves who are members of our preschool. I am terribly concerned that these little people could be injured or killed by one of the many mopeds, cars or bicycles that already dominate the alley way. To add more congestion in that block is dangerous to these s.mall citizens of Madison who cannot speak for themselves. This proposal is out of scale and I believe will be a blight to a block that so far has been recognized as a culturally rich space that serves all of the citizens of Madison, as we walk or drive or bike down University avenue.

I know the city needs revenue. But please, can't this project be built in a area that will not cause so much damage to a beautiful block of historic churches?

Thank you for your consideration.

Sincerely,

Marcia Wilson

360 West Washington Ave. Unit 1115
Madison, WI 53703

Firchow, Kevin

From: Murphy, Brad
Sent: Monday, July 11, 2011 8:50 AM
To: Firchow, Kevin
Subject: FW: St. Francis House development

Follow Up Flag: Follow up
Flag Status: Flagged

Brad Murphy
Planning Division Director
Dept. of Planning & Community & Economic Development
P.O. Box 2985
215 Martin Luther King Jr. Blvd
Madison, WI 53701
608 266 4635

From: Angela Read [mailto:readmarinette@gmail.com]
Sent: Sunday, July 10, 2011 3:37 PM
To: Murphy, Brad
Subject: St. Francis House development

Dear Plan Commission,

Please vote no on the development of high rise student housing on the St. Francis site.

1. As has been widely addressed--**shadows and light** for Luther Memorial Church, including the *preschool*. Yes, Mon. - Friday, all day, 2 - 5 year olds are growing and learning in classrooms which will get very little natural light. Children deserve sunshine when they are at school.
2. Congestion will highly increase--please drive down the narrow little alley named Conklin Place, (between Mills St. and Brooks St.) and imagine dozens of mopeds, pedestrians, bikes, and a surprising number of cars already using this one lane, one way route from Sept. through May. Hundreds more dwellers will greatly multiply the traffic, **lessening the safety** of the people living at Porchlight, the preschoolers, and the students who use Conklin Place regularly.
3. A Landmark for Madison. The congregation provides **a venue for concerts**, including the annual UW Winter Choral Concert, and many traveling choirs. Please support the facility that provides an acoustically excellent and beautiful facility for these events.
4. Please support a congregation that provides outreach to families who are temporarily homeless by **involvement in Interfaith Hospitality Network, A Road Home**. Can Madison truly afford to find housing for more people who are currently without it? Currently, churches, including Luther Memorial, offer a safe and warm place to sleep for families, as well as breakfasts and dinners, throughout the year.
5. Madison considers herself an ecological environment with an appreciation and respect for **green space**. Why drastically alter a block of respite--replacing it with another high rise?

While St. Rafe's is trying to rebuild their cathedral near the square, the city is considering greatly compromising a majestic cathedral right on campus. Is this truly what we want?

Please Vote No.

Respectfully,
Steven and Angela Read
306 Marinette Trl.,
Madison 53705

238-3986

Firchow, Kevin

From: Murphy, Brad
Sent: Monday, July 11, 2011 8:50 AM
To: Firchow, Kevin
Subject: FW: St. Francis House Development

Follow Up Flag: Follow up
Flag Status: Flagged

Brad Murphy
Planning Division Director
Dept. of Planning & Community & Economic Development
P.O. Box 2985
215 Martin Luther King Jr. Blvd
Madison, WI 53701
608 266 4635

From: Gary Antoniewicz [mailto:gantoni2@msn.com]
Sent: Sunday, July 10, 2011 4:17 PM
To: Murphy, Brad; martha.taylor
Subject: St. Francis House Development

Message for the Madison Plan Commission about the St. Francis House development.

I am a third generation member of Luther Memorial Church. The challenge of this development is the greatest ever faced our congregation. It threatens the very heart of our church--the light and beauty of our sanctuary which is the center of our worship and spiritual experience.

The proposed development would be a great loss to Madison and a disaster to our church. The shadow would darken the very future of our congregation. I oppose this development because it threatens our church for many reasons--from dark shadowing, to vandalism, to parking problems, to increased congestion and noise, to destroying a precious green space and historic setting. I urge you to VOTE NO to the development.

Firchow, Kevin

From: Murphy, Brad
Sent: Monday, July 11, 2011 8:51 AM
To: Firchow, Kevin
Subject: FW: Opposition to the Proposed St. Francis Development.
Attachments: 20110710_PlanCommission_Mayor_Alder_Letter.docx

Follow Up Flag: Follow up
Flag Status: Flagged

Brad Murphy
Planning Division Director
Dept. of Planning & Community & Economic Development
P.O. Box 2985
215 Martin Luther King Jr. Blvd
Madison, WI 53701
608 266 4635

From: cameron_scarlett tds.net [mailto:cameron_scarlett@tds.net]
Sent: Sunday, July 10, 2011 4:18 PM
To: Murphy, Brad; King, Steve; Rummel, Marsha; Schmidt, Chris; erics@cows.org; jolson@operationfreshstart.org; michael.heifetz@deancare.com; avandzejews@wisc.edu; Mayor; Skidmore, Paul
Cc: Brad Pohlman; Pr. Franklin Wilson
Subject: Opposition to the Proposed St. Francis Development.

Dear Plan Commission Members, Mayor Soglin and Alder Skidmore,

I am writing to voice my opposition to the proposed development of the St. Francis property at 1001 University Avenue. I have written a letter (below and attached as a PDF) as a follow-up to my previous correspondence expressing my views. The long and short of it is this is a poorly thought out development that greatly impinges on Luther Memorial Congregation's fair use and enjoyment of their property. I thank you for taking the time to read it and I look forward to seeing you at tomorrow evening's meeting.

Thank you,
Cameron

Cameron O. Scarlett
8406 Castle Pines Drive
Madison, WI 53717

10 July 2011

Madison Plan Commission
215 MLKJ Blvd., Suite LL100
Madison WI, 53703

Dear Commission Members, Mayor Soglin and Alder Skidmore,

First, I want to commend the Plan Commission on their work at the meeting of 20 June 2011. Development of the St. Francis property is a contentious issue and deserves careful thought as the effects of this change will be felt for many years to come.

As you recognized, the central issue of this proposal is the shading of Luther Memorial. This stems from two equally important aspects, the spiritual and the practical. As you no doubt have seen in pictures and heard from innumerable other concerned citizens, morning light through the east-facing stained glass windows in the Luther Memorial sanctuary is truly an awe-inspiring, beautiful sight. It is a highly meaningful and much appreciated part of the Luther Memorial worship experience. It is certainly true that many LM members greatly value this beauty and there is no doubt that diminishing this aspect of LM will have dire consequences for membership at LM. Reducing membership at LM would in turn have a very negative impact on the benevolent activities of the congregation that will be felt in the broader Madison community. The Road Home, Savory Sunday and the LM Preschool are just three examples of ministries very beneficial to Madison that will be negatively impacted if LM membership declines.

The practical implications of shading the Luther Memorial structure have only recently been realized. Luther Memorial is currently in the midst of a project to remedy ice damming and water damage that is the direct result of increased afternoon shading attributable to the Grand Central development. The LM congregation is currently installing heat tape and repairing roof damage on the west side of the building at a cost of approximately \$400,000 which is the result of winter snow and ice accumulation on the portion of the roof that is now shaded by Grand Central in the afternoon hours. This accumulation was not a problem in years prior to the building of Grand Central and became apparent two winters after the development was built.

It is clear that allowing St. Francis and their developer to proceed with building a massive apartment complex will dramatically increase the shading of Luther Memorial. Shading will have a profoundly negative impact on LM preventing the continued use and enjoyment of the property and leading to dramatically higher costs for upkeep and maintenance to abrogate snow and ice damage. Given that one of the primary charges of the Plan Commission and City Council is to ensure that new development does not detract from the fair use and enjoyment of property by current owners **I strongly urge the Plan Commission to block the proposed development** if it does not stay below 58 feet in height throughout the entirety of its structure! If the developer decides this restriction reduces revenues below a viable level he is free to seek property elsewhere for construction of a high rise apartment complex. The plan commission must protect the rights of current property owners!

Sincerely,

Cameron O. Scarlett

Concerned Madison Resident,

Former Luther Memorial Congregation President,

and Director of Mass Spectrometry, UW School of Pharmacy

Firchow, Kevin

From: Murphy, Brad
Sent: Monday, July 11, 2011 8:51 AM
To: Firchow, Kevin
Subject: FW: development of St. Francis property at Brooks & University Avenue

Follow Up Flag: Follow up
Flag Status: Flagged

Brad Murphy
Planning Division Director
Dept. of Planning & Community & Economic Development
P.O. Box 2985
215 Martin Luther King Jr. Blvd
Madison, WI 53701
608 266 4635

From: Jernanmiller [mailto:jernanmiller@aol.com]
Sent: Sunday, July 10, 2011 6:20 PM
To: Murphy, Brad
Cc: Cnare, Lauren; office@luthermem.org
Subject: development of St. Francis property at Brooks & University Avenue

I have written before and now feel I must make a last-ditch appeal in opposition for the plan to build a large student dormitory on this site. I have grown up in Madison, as has my husband, and Luther Memorial has been a part of that life. We love the University and the City and have always been proud of the unique appearance Madison presents to the world. This particular block presents one of the true oasis in place in the density of the urban landscape.

I am a 3rd generation member of Luther Memorial & it has been one of the few constants of my life. I feel that the shadow of a development of this size will be the beginning of the end of this cathedral as a family church. Few families will come if they encounter the congestion of such a density of student population. I have always enjoyed the energy brought about by the campus, having loved Badger football days (I grew up in the shadow of the stadium) and lived on Langdon St. when first married. However, I am also well aware of the behavior and vandalism on the part of some students when they are partying and am afraid they will not respect our church property. We have always been a congregation that welcomes students. My father was one of those students over 75 years ago. The University Choirs has a home at Luther Memorial for their annual holiday concert at Christmas and I have been a volunteer ushering for this event and have heard nothing but comments from those who attend but how beautiful this church is.

Please don't let this opportunity go by you without giving real thought to what this will mean for the future of Madison. You may well be bringing about the end of a century-old vibrant church.

Nancy & Gerald Miller
812 McClellan Drive
Madison 53718

ps to Alder Cnare: You have disappointed many of us in your constituency by your support of a "Big Box" supermarket in our neighborhood. Please don't let two such situations go by all in the name of big money.

Firchow, Kevin

From: Murphy, Brad
Sent: Monday, July 11, 2011 8:51 AM
To: Firchow, Kevin
Subject: FW: St Francis House Development

Follow Up Flag: Follow up
Flag Status: Flagged

Brad Murphy
Planning Division Director
Dept. of Planning & Community & Economic Development
P.O. Box 2985
215 Martin Luther King Jr. Blvd
Madison, WI 53701
608 266 4635

From: Beth Rahko [mailto:bethrahko@hotmail.com]
Sent: Sunday, July 10, 2011 10:24 PM
To: ALL ALDERS; Murphy, Brad
Subject: St Francis House Development

Dear Alderpersons and Plan Commission members,

Our family has been a member of Luther Memorial Church since moving here in 1985. This letter is in strong opposition to the development of the St Francis House site on University Avenue. St. Francis House is a historic landmark and is placed on its current site beautifully with green space. The proposed development will move only a portion of St Francis House. Both St Francis House and Luther Memorial Church will be dwarfed in shadow blocking natural light to our beautiful stained glass windows and our preschool. Preservation of the St Francis House and Chapel will demonstrate Madison's commitment to the value of a culturally rich, historical building that matches central campus architecture and provides space for religious practice, musical performance, education and non-profit work.

I was also opposed to the Grand Central development in the same block and that has been so disappointing. The amount of traffic on Conklin has increased to dangerous levels. If the St Francis site is developed this traffic will increase even more. I have seen Grand Central residents climb off of balconies to the ground and drive the wrong way on Conklin with cars and mopeds.

The Grand Central occupants have thrown various items like large glass alcohol bottles on the Luther Memorial roof causing damage to tile that has been sound for more than 100 years. If the St. Francis site has similar problems the alcohol bottles will be thrown into our stained glass windows.

The congestion and vandalism has caused undo stress to our congregation and I fear for the future to retain and attract new members if this St Francis plan moves forward.

Thank you for your attention and consideration,

Beth Rahko
3410 Noll Valley Circle
Verona, WI 53593

Firchow, Kevin

From: Murphy, Brad
Sent: Monday, July 11, 2011 8:51 AM
To: Firchow, Kevin
Subject: FW: Proposed development at 1001 University Ave (St. Francis)

Follow Up Flag: Follow up
Flag Status: Flagged

Brad Murphy
Planning Division Director
Dept. of Planning & Community & Economic Development
P.O. Box 2985
215 Martin Luther King Jr. Blvd
Madison, WI 53701
608 266 4635

From: Neal Deunk [mailto:deunk@att.net]
Sent: Sunday, July 10, 2011 11:24 PM
To: Murphy, Brad
Cc: Bidar-Sielaff, Shiva; Resnick, Scott
Subject: Proposed development at 1001 University Ave (St. Francis)

Members of the Madison Plan Commission,

I am a member of Luther Memorial Church, and I write in opposition to the proposed development at 1001 University Avenue (the St. Francis property).

I have many concerns about this proposal, but will cite here only two.

Proximity of the proposed structure to the east wall of the church Nave large stained-glass windows east wall of the church Nave.

The existing Grand Central building is behind the church (to the south), across the Conklin Place alley; the church's windowless, two-foot masonry wall on the south side of the Nave significantly (but not completely) reduces the amount of noise from the building residents and open balconies that can be heard in the Nave.

The proposed development to the east, however, would create a substantially different situation: Aside from light and shading issues, this development would place dozens of apartments (with open balconies) facing the east wall of the Nave. Noise emanating from these apartments would easily carry through the large stained-glass

windows directly into the Nave— with deleterious effect.

In addition to worship services on Sunday mornings and holy days, weekday morning prayer takes place in the Nave, as do funerals and weddings. The Nave frequently hosts afternoon or evening concerts for the community. These range from weekly, free Wednesday noon organ recitals (during the academic year), concerts by various University ensembles (including the annual Winter UW Choral Concert), and performances by nationally- and internationally-acclaimed groups (e.g., The Sixteen, Anonymous Four, Chanticleer, Clare College Choir [Cambridge]). And the Nave is open daily throughout the work week for those who seek a place of quiet for prayer, reflection, or rest.

Noise from the proposed development would severely impair the use of the church Nave for worship and these other current uses.

Congestion on North Brooks Street between University Avenue and West Johnson.

North Brooks carries two-way traffic between West Johnson Street and University Avenue.

Conklin is a one-way alley one block long; it runs parallel to University Avenue, from North Mills Street to North Brooks.

The entrance to the Porchlight facility is on the west side of Brooks, just south of Conklin; a pedestrian entrance to Grainger Hall is on the east side of Brooks, immediately opposite Conklin; and the sole vehicular entrance/exit to Grainger's underground parking garage is on the east side of Brooks, mid-way between Conklin and University Avenue.

The area near the Brooks-Conklin intersection already experiences severe congestion at times during work days.

Northbound vehicles on Brooks frequently wait while loading/unloading passengers in front of the Grainger entrance, while other, southbound vehicles similarly wait on Brooks in front of Porchlight. Eastbound vehicles exiting Conklin try to turn right onto Brooks (toward eastbound Johnson) or left (toward westbound University) as other vehicles leaving Grainger's parking are also turning north or south onto Brooks. Meanwhile pedestrians cross Brooks at mid-block — some entering or exiting Conklin.

Not only would the proposed development add to existing traffic congestion in this area with an influx of scooters and bicycles, but the entrance/exit to the development's underground parking garage would be on Brooks, opposite the entrance to Grainger's parking. Pedestrians and drivers through this area would experience additional frustration, and the potential for personal injury through traffic accident would also increase.

I respectfully request that the Plan Commission reject the proposed development on the St. Francis site.

Sincerely,

Neal Deunk

2714 Chamberlain Avenue

Madison, Wisconsin 53705



July 11, 2011

To: Brad Murphy, City of Madison Planning Department
City of Madison Plan Commission Members

RE: 1001 University Avenue
St. Francis Development

This letter is to confirm that LZ Ventures and their attorney, Bill White, have met with the University of Wisconsin – Madison on two different occasions to share their plans for the proposed student housing project on the St. Francis property. The university remains neutral on this project and neither supports nor opposes the development.

This is also to confirm that the university's 2005 long range campus master plan is silent on this matter and that no future proposed development was shown in this block along University Avenue even though it is within the campus development plan boundary. The university is also not interested in purchasing the property for future development.

Sincerely,

Alan R. Fish
Associate Vice Chancellor

Associate Vice Chancellor
Facilities Planning and Management

University of Wisconsin-Madison 9th Floor WARF Building 610 Walnut St. Madison, Wisconsin 53726

608/263-3000 Fax: 608/265-3139 www.fpm.wisc.edu

Received Time Jul. 11. 2011 1:21PM No. 1847

Firchow, Kevin

From: Ethington, Ruth
Sent: Monday, July 11, 2011 2:10 PM
To: Firchow, Kevin
Subject: FW: please forward to plan commission members

-----Original Message-----

From: Veldran, Lisa
Sent: Monday, July 11, 2011 10:17 AM
To: Ethington, Ruth; Murphy, Brad
Subject: FW: please forward to plan commission members

Ruth and Brad,

I receive this email and am forwarding to you to pass along to Plan Commission members....thanks.

Lisa Veldran, Administrative Assistant
Madison Common Council Office
210 Martin Luther King, Jr. Boulevard
Room 417
Madison WI 53703
608.266.4074 Office
608.267-8669 Fax
lveldran@cityofmadison.com
www.cityofmadison.com/council

-----Original Message-----

From: Mary Powell [mailto:maryepowell@mac.com]
Sent: Monday, July 11, 2011 10:15 AM
To: Veldran, Lisa
Subject: please forward to plan commission members

Dear members of the City of Madison Plan Commission:

As a life-long resident of the city of Madison and member of Luther Memorial Church I am writing in opposition to the proposed housing development on the St. Francis property. Our congregation has always welcomed relationships with the University, students and neighboring congregations of other denominations. Indeed, our beginnings over 100 years ago were rooted in the commitment to serve the student community. We have welcomed priests from St. Francis House to our pulpit many times. So it is with great sadness that the issue of the proposed housing structure has cast a shadow over our formerly healthy relationship.

I know that others have already presented you with the important arguments about the consequences the proposed apartment complex would have on light, noise and traffic, so I would like to give a more personal story. I am 66 years old, so my history at Luther Memorial is a long one. Even longer, because my mother also grew up in our church. When I was a child Luther Memorial was not only in the heart of campus but it also was a neighborhood church. In those Baby Boom years the congregation was much larger than it is now, with more than 500 children enrolled in Sunday School. Over the years the neighborhood single family houses disappeared, making way for University laboratories and classrooms. But the 1000 block of University Avenue remained an oasis amid the concrete, offering spiritual and visual refreshment to passers-by and visitors alike.

Take a walk down the street and you will find trees, grass, gardens and open doors inviting you to stop in, pray, rest. Then imagine a twelve-story apartment building in place of the lawn, the neo-gothic cathedral dwarfed and in shadow. Imagine entering our sanctuary and never seeing direct sunlight illuminating the stained glass windows.

When Grand Central was being built behind our church we imagined the residents coming to worship (and some did), but had no idea that some would make a game of throwing beer cans and bottles onto our roof or clog the sidewalk with mopeds or that the building's shadow would cause damage to our roof and keep the preschool playground from getting any sunlight in winter. We are wiser now and do not wish to repeat the same mistake. Please do not allow the development to go forward.

Sincerely,
Mary Powell
505 Leonard St.
Madison, WI 53711

Firchow, Kevin

From: Murphy, Brad
Sent: Monday, July 11, 2011 5:01 PM
To: Firchow, Kevin
Subject: FW: Opposition to St Francis House Development

Brad Murphy
Planning Division Director
Dept. of Planning & Community & Economic Development P.O. Box 2985
215 Martin Luther King Jr. Blvd
Madison, WI 53701
608 266 4635

-----Original Message-----

From: Martha Taylor [mailto:Martha.Taylor@supportuw.org]
Sent: Monday, July 11, 2011 8:52 AM
To: Murphy, Brad
Subject: Opposition to St Francis House Development

Message for the Madison Plan Commission about the St. Francis House development.

I am a third generation member of Luther Memorial Church. The challenge of this development is the greatest ever faced our congregation. It threatens the very heart of our church--the light and beauty of our sanctuary which is the center of our worship and spiritual experience.

The proposed development would be a great loss to Madison and a disaster to our church. The shadow would darken the very future of our congregation. I oppose this development because it threatens our church for many reasons--from dark shadowing, to vandalism, to parking problems, to increased congestion and noise, to destroying a precious green space and historic setting. I urge you to VOTE NO to the development.

Martha Taylor

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<http://www.supportuw.org/privacy/>

Firchow, Kevin

From: Murphy, Brad
Sent: Monday, July 11, 2011 5:02 PM
To: Firchow, Kevin
Subject: FW: St. Francis Building Project

Brad Murphy
Planning Division Director
Dept. of Planning & Community & Economic Development P.O. Box 2985
215 Martin Luther King Jr. Blvd
Madison, WI 53701
608 266 4635

-----Original Message-----

From: Mary Markwardt [mailto:pinwardt@sbcglobal.net]
Sent: Monday, July 11, 2011 10:43 AM
To: District@smtp110.sbc.mail.mud.yahoo.com; 18@cityofmadison.com
Cc: Murphy, Brad; ALL ALDERS
Subject: St. Francis Building Project

Dear Anita Weier,

My husband Larry Pinnow and I have lived on the North Side of Madison, the district you represent, for 18 years.

We have been members of Luther Memorial Church for 11 years. Luther Memorial has been a strong witness and neighbor to the University community for over 100 years.

We know that the city of Madison has worked hard for many years to keep buildings in perspective in height and beauty, honoring green space, creating a wonderful environment to work, learn and enjoy the variety of opportunities the downtown provides.

We oppose the proposed height of the high rise development on the St. Francis site, dwarfing and shading our beautiful Luther Memorial Church building.

Sincerely,
Mary Markwardt
Larry Pinnow

Firchow, Kevin

From: Murphy, Brad
Sent: Monday, July 11, 2011 5:02 PM
To: Firchow, Kevin
Subject: FW: St. Francis Building Project

Brad Murphy
Planning Division Director
Dept. of Planning & Community & Economic Development P.O. Box 2985
215 Martin Luther King Jr. Blvd
Madison, WI 53701
608 266 4635

-----Original Message-----

From: Mary Markwardt [mailto:pinwardt@sbcglobal.net]
Sent: Monday, July 11, 2011 10:43 AM
To: District@smtp110.sbc.mail.mud.yahoo.com; 18@cityofmadison.com
Cc: Murphy, Brad; ALL ALDERS
Subject: St. Francis Building Project

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We know that the city of Madison has worked hard for many years to keep buildings in perspective in height and beauty, honoring green space, creating a wonderful environment to work, learn and enjoy the variety of opportunities the downtown provides.

We oppose the proposed height of the high rise development on the St. Francis site, dwarfing and shading our beautiful Luther Memorial Church building.

Sincerely,
Mary Markwardt
Larry Pinnow

Firchow, Kevin

From: Murphy, Brad
Sent: Monday, July 11, 2011 5:01 PM
To: Firchow, Kevin
Subject: FW: Opposition to St Francis House Development

Brad Murphy
Planning Division Director
Dept. of Planning & Community & Economic Development P.O. Box 2985
215 Martin Luther King Jr. Blvd
Madison, WI 53701
608 266 4635

-----Original Message-----

From: Martha Taylor [mailto:Martha.Taylor@supportuw.org]
Sent: Monday, July 11, 2011 8:52 AM
To: Murphy, Brad
Subject: Opposition to St Francis House Development

Message for the Madison Plan Commission about the St. Francis House development.

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Martha Taylor

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<http://www.supportuw.org/privacy/>

Firchow, Kevin

From: Murphy, Brad
Sent: Friday, July 08, 2011 11:56 AM
To: Firchow, Kevin
Subject: FW: Letter of Opposition to the proposed construction at 1001 University Avenue

Brad Murphy
Planning Division Director
Dept. of Planning & Community & Economic Development
P.O. Box 2985
215 Martin Luther King Jr. Blvd
Madison, WI 53701
608 266 4635

From: Lynn Washington Rettig [mailto:lwrettig@wisc.edu]
Sent: Friday, July 08, 2011 11:03 AM
To: ALL ALDERS; Veldran, Lisa; Fields, Debbie; Murphy, Brad; erics@cow.org; jolson@operationfreshstart.org; michael.heifetz@deancare.com; avandrzejews@wisc.edu; Mayor
Cc: office@luthermem.org; Pastor Brad Pohlman; Pastor Franklin Wilson
Subject: Letter of Opposition to the proposed construction at 1001 University Avenue

To: The Members of the City Planning Commission; Madison City Council; Mayor Paul Soglin

Re: Proposed Development on the St. Francis House site, 1001 University Avenue

8 July 2011

Dear City Planning Commission, City Council, and Mayor Soglin,

As a member of Luther Memorial Church, I am writing in opposition to the proposed development on the St. Francis House site at 1001 University Avenue.

By this time, I am sure all of you have heard all about how it will affect not only the physical building of Luther Memorial, but the quality of life for our congregation. While I wholeheartedly agree with that, I would like to present my opposition from a different perspective.

As a student at the University of Wisconsin - Madison, my classes tend to keep me within the eastern third of the campus. I bounce around from the Humanities Building, to the Art Lofts, to Van Hise Hall.

The 1000 block of University Avenue, encompassing St. Francis House, Luther Memorial, the Luther Campus Center and the Botanical Garden directly across the street from those three buildings provides the only quiet and peaceful space in this part of the campus.

Each building has its own special feel. The Lutheran Campus Center is the liveliest of them all, even as it provides a quiet study area with internet access. Luther Memorial is grand, but at the same time, peaceful and soothing.

St. Francis House, especially the portion that would be destroyed in the construction of the development, is warm and welcoming. The Sanctuary that butts up against the office/school wing of

Luther Memorial has beautiful stained glass windows, warm woodwork, and fantastic acoustics, all of which would be lost if this development goes through.

As a musician who has performed in the Sanctuary, the last thing I want is for it to be destroyed so wantonly.

While it may be true that the Sanctuary is not used very much for religious purposes, it is used regularly for recitals by School of Music students. These students choose to use this hall for a variety of reasons, but the main one always comes back to the acoustics, especially for string players like myself.

In conclusion, the loss of half of St. Francis House and its grounds would make the eastern end of the campus a much drearier and unfriendly place than it already is. Please don't let that happen to our beautiful city.

Sincerely,

Lynn Washington
Member, Luther Memorial Church
UW - Madison student

"The challenge in playing string quartets is that it is like a marriage with three other people with whom you may have nothing else in common. The reward is the pure joy found in the music."



**Petition in Opposition to the Construction of the New Student Housing at
the Corner of North Brooks Street and University Avenue**

We the undersigned are residents at Porchlight, located at 306 North Brooks Street, Madison, WI 53715. We have experienced a lot of noise and other disturbances from Grand Central including loud stereos, shouting, car & truck noise, and mechanical noise from the building. In addition, many residents use Conklin Place as a pedestrian passageway and feel that this area has become a safety hazard due to the additional moped, car, and truck traffic.

We are opposed to the construction of the new Student Housing at the corner of North Brooks and University Ave as we believe this building will create a great deal of additional noise, disturbances, and safety risk to an already congested area.

	Print Name	Signature
1.	Karla Kraige	Karla Kraige
2.	Laura Clinton	Laura Clinton
3.	C. L. Johnson	C. L. Johnson
4.	Theresa Johnson	Theresa Johnson
5.	Russ Paulson	Russell Paulson
6.	Bob Johnson	Bob Johnson
7.	Beatrice McCoy	Beatrice McCoy
8.	Mary Gulesserian	Mary Gulesserian
9.	TOM MOHAN	Tom Mohan
10.	Anna Radatz	Anna Radatz
11.	Cynthia Lewis	Cynthia Lewis
12.	Rebecca Williams	Rebecca Williams
13.	Lore Copilhorn	Lore Copilhorn
14.	Joan Behm	Joan Behm
15.	S H A R O N M U L L I K I N	S Sharon Mullikin

**Petition in Opposition to the Construction of the New Student Housing at
the Corner of North Brooks Street and University Avenue**

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We are opposed to the construction of the new Student Housing at the corner of North Brooks and University Ave as we believe this building will create a great deal of additional noise, disturbances, and safety risk to an already congested area.

	Print Name	Signature
1.	Nathan Berg	Nathan Berg
2.	Winn McGRATE	Winn McGrate
3.	Patricia Smith	Patricia Smith
4.		
5.		
6.		
7.		
8.		
9.		
10.		
11.		
12.		
13.		
14.		
15.		

RETURN TO KEVIN FIRCHOW
July 11, 2011

To: City Planning Commission
215 MLK Blvd. LL100
Madison, Wi. 53703

From: Mary Gulesserian
306 N. Brooks St. Rm 237
Madison, Wi. 53715

My name is Mary Gulesserian. I have lived at 306 N. Brooks St., Madison, Wi. 53715 (Now Porchlight) for the past $9\frac{1}{2}$ years. I am 62 years old and a life-long resident of Madison. I am retired on disability. My major reasons for living at Porchlight 306 N. Brooks St. are the affordable rent, and easy accessibility to a wide range of Madison Metro bus routes, since I have no other transportation.

For the first 6 years I lived here this was by and large a quiet and pleasant residential neighborhood with houses and green space on ~~the~~ Mills St, Johnson St, and N. Brooks St.. There has been a significant loss of both quiet and green space with the construction Grand Central. I am quite concerned about the exasperation of issues associated with the proposed construction of yet another student high-rise residential bldg.. In particular, I am concerned about the almost constant flow of noise disturbance from student residents, vehicles, and student pedestrians, as well as the potential for vehicular-pedestrian conflicts, which will heighten significantly, if the proposed new bldg is constructed.

Moving out of Porchlight 306 N. Brooks St. would be a hardship and would affect my capacity to care for myself.

As a long time resident of Madison, I am disheartened by the whole sale rule of large construction projects in the downtown and University and Johnson St. area. Putting in a high-rise residential bldg on the corner of University-Brooks-and Conklin St will dramatically change the neighborhood.

PROVIDED TO STAFF

@ 7/11 PC PUBLIC HEARING

Conklin Ct. Area Development Issues

At issue: Proposed construction of high-rise student residential facility on corner of N. Brooks St. and University Ave.

Observations relating impact of Grand Central to further high rise student housing construction - likely multiplication effect.

1) Physical Bldg and noise related issues

- a) Canyon-like environment and massive number of student residents
 - Porchlight residents get full impact of noise disturbances, "trapped noise"
 - constant stream of noise day and night.

b) HVAC systems

Grand Central uses a large industrial sized diesel engine ("Big Bertha") to power HVAC and pump ground water out of foundation walls.

c) Service vehicles and utility vehicles

- 1) Large garbage + recycling dump trucks - almost daily. Often twice a day and frequently 2-3 vehicles per run. Arrive often between 6-7 AM. Diesel engine noise at work, mechanical lift noise, bin-banging.
- 2) Other service vehicles + utility vehicles for bldg maintenance. Large trucks + vans, refrigeration + rug cleaning vehicles with loud heavy compression noise. Bldg maintenance utility vehicles - intense whining engine noise for days or even weeks.

d) Air flow

exposure to vehicle exhaust fumes, bldg maintenance use of chemicals, charcoal grilling - lighter fluid + smoke.

e) Small porches with hard surfaces act as sound chambers that project and amplify resident noise to Porchlight resident bldg.

- Porch party chatter and excitements, loud stereos, long cell phone conversations (day + night) and tets-a-tets. We ^{hear} ~~get~~ it all.
- conjunction with narrow space between the bldgs.

f) Blind corner hazard (Back corner of Grand Central + Conklin Ct)

- drivers frequently perceive hazardous blind corner and set off a cautionary horn (toots and blasts). Increase in traffic flow ~~with~~ on both Conklin Ct and alleyway between G. Central + Porchlight will increase hazard of blind corner and increase incidents of toots + blasts.

Student Behaviors and Noise Issues

- narrow space and high walls, lack of awareness or concern of students, constant stream of noise at night.
- 1) Youthful good-natured exuberance: students, active, playful need space to run around. loud voiced, excitable, gregarious, involved in discovery of self + others.
 - full scale howling and shouting matches and relays.
 - massively loud stereos both vehicular + inside apartments.
 - Parties and get togethers frequent multiplied by density issues
 - UW Athletic events and celebration lead to exaggerated behaviors.
 - open invitations shouted from balconies to join parties in progress.
- 2) Parties
 - pre game (as early as 8 AM) post game + into the night
 - UW Football weekends: parties are epidemic, increase in wildness, drunken/alcohol related behaviors, and lateness into morning partying
 - other parties: moving in parties, early semester parties, end of exams, holiday parties. Any night of the week will do but in particular Thurs - ~~Sat~~ Saturday into Sunday morning. Start late 10 pm - 1:30 am or later.
- 3) Pedestrian noise.
 - gaggles of students coming and going - loud + excitable ^{Grand Central} near bldg back entrance and down Conklin Ct.
 - coming + going to parties inside the bldg.
 - coming + going to ^{nearby} bars down University + up State St.
 - stream 10 pm - 3 AM or later.
- 4) Rampant illegal parking on Porchlight property
 - off hours when Porchlight staff not here.
 - most likely the parking spaces in back of Porchlight - also has the greatest impact on noise disturbance on residents - vehicular + social ^{noise}
 - residents and guests of students bldg.
- 5) Vehicle traffic: mopeds, skate boards, trucks + cars
 - horn honking frequent + often excessive
 - stereos blasting
 - aggressive driving behaviors
 - tow trucks frequent

Conklin Ct. Development

1) Conklin Ct.

- corridor for both pedestrians and vehicles (service vehicles + residents)
- Porchlight residents include a fair number of seniors and people w/ disabilities: hearing and visual impairment
mobility issues: wheel chairs, walkers and slow of movement.
- Proposed new bldg on St. Frances property will draw all of its traffic the length of Conklin Ct towards ^N Brooks St.
- Conklin Ct. entrance to Porchlight
handicapped ramp/entrance and late night entrance for residents. Also frequently used as a passenger drop off area, and goods delivery for residents. Essential for moving in or out of Porchlight.

2) Project increase traffic and safety issues for residents

3) Further development of canyon-like environment/space

- change of character of neighborhood: environment/space + density
- loss of open space with no recreation areas to run around.

4) Assume student behaviors + noise patterns will ^{be} constant at Grand Central and duplicated by residents of new hi-rise on St. Frances.

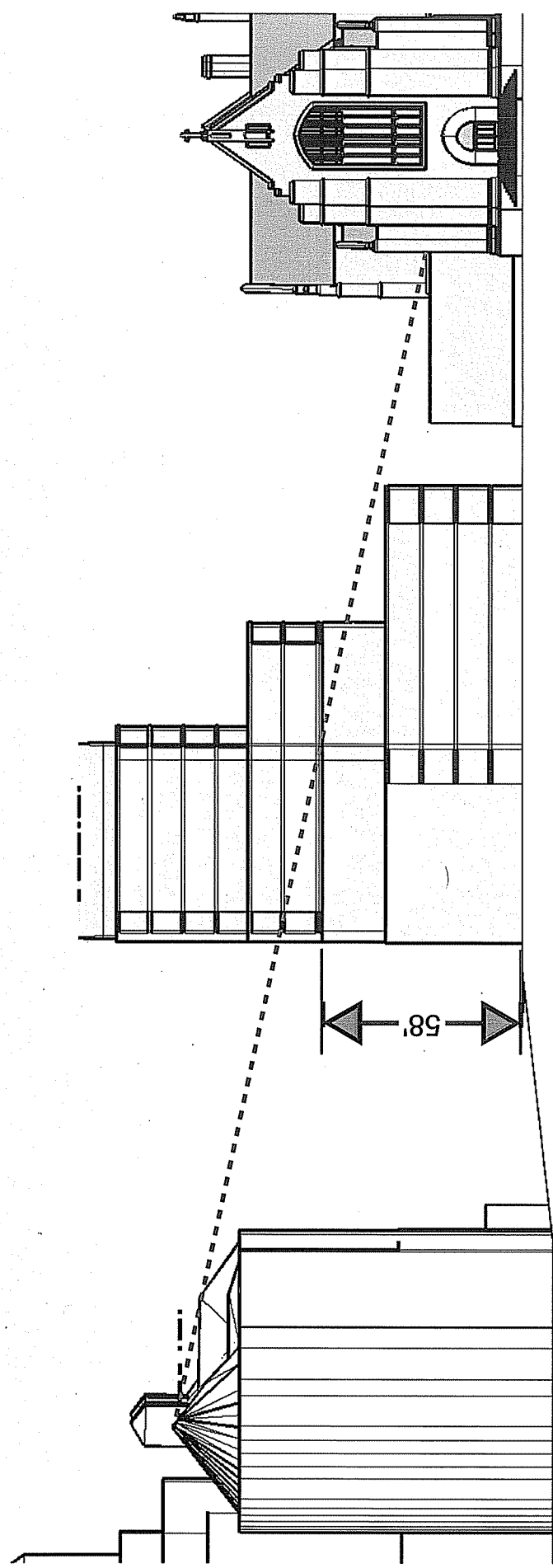
5) Potential for mingling + interaction between students of the two hi-rises

increase in shouting + loud behaviors associated with good-natured gregarious youth.

Construction Noise

Modern construction noise - techniques and equipment/machinery constitute modern industrial machinery and process. Construction noise and vibrational impact is ill-inducing and ~~potentially~~ potentially traumatizing to people/residents who must deal with disability and illness on a daily basis, and have no place else to go.

ITEM #8



They that wait upon the Lord shall renew their strength;
they shall mount up with wings as eagles.

Isaiah 40:31



Dear City Plan Commission,

I am writing you again to oppose the
new High Rise apartment building that they
want to build on the St Francis lot next
door to Suther Memorial. Such a large
building would block sunlight from
ever enlightening our beautiful
stained glass windows and would block
the Sunday School, the Church and the
Campus Ministry from view until one
was past the church at Mills St.

Our services and programs are
noted for the beautiful but where going
to want to drive several blocks
round trip to get back via W. Johnson St
to the church area and then have to
compete with the bikes, motorcycle, cars, that
a high rise would present. While church
members tried to find a place in the already
limited parking spaces.

As a member of Suther Memorial
I know we have no objection to keeping the
original St. Francis House - Brooks + University
that house and the church are both historical
landmarks. Two private homes once stood
where our Sunday school and the St. Francis
school

(over)

Campus Center now is. A four story may be acceptable. But please NO High-rise!

For over the years our church has tried hard to keep the 1000 block of University open for Campus Ministries.

It doesn't have to be a Sutheran one necessarily.

So Plan Commission, if possible, tell the builders a smaller building may meet with little objection and remind them about the already limited parking and also the amount of traffic in the area.

Thank you!

Marcia E. Burmeister

P.S. I was just informed that they plan to move the old St. Francis House closer to our church. Won't that destroy its Historical Marker status.

Dear Members of the Planning
Commission,

I am writing again to
strongly oppose the proposed
construction of the apartment
complex on the St. Francis
House property.

I have been a member of
Luther Memorial Church for over
50 years.

This block of University
Avenue adds so much charm
to our city with the historic
buildings and trees. To approve

this complex would destroy
the aesthetics of the block. It
would also prevent Luther
Memorial the benefits of the sun
on our spectacular stained glass
windows and in the winter the
melting of the snow on these
windows.

The extra traffic would
be a real safety hazard for
our preschool children.

Please do what you can to
halt the proposed high-rise
development.

Sincerely,
Marilyn Wolf.
4205 Mantua Way
33111