

Proposed CONVENTION CENTER HOTEL

PROPOSED BY KENTON DEVELOPMENT CO.
JULY 4, 2009
KENTON PETERS AIA ARCHITECT

*E. Wilson St.
development*



penet gun that looked like a high-caliber handgun.

Falls man, fatally shot by Madison police at a West Side hotel Tuesday, told negotiators that he was "not going back to jail" and that he wanted to say goodbye to the

Johnson, a suspect in two area bank robberies and someone with a lengthy criminal past, was shot by Sgt. Dave McCaw and officer Sidney Woods. They fired 10

Comfort Suites Hotel, 1253 John Q. Hammons Drive.

The officers, who Madison police said were less than 5

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killed Jesse Johnson on Tuesday after a standoff of more than six hours.

"He has the boldest vision around, and that was typical of Frank Lloyd Wright."

ALD. MIKE VERVEER, on developer Kenton Peters

Peters pitches

'A PIPE DREAM'

for Downtown Madison

Renowned developer Kenton Peters proposes sweeping changes in the area between the Monona Terrace and Williamson Street.

By Dean Mosiman
City government reporter

Imagine.

A stroll from Capitol Square down King Street past a row of swank condo towers to a terraced public park, where diners view boats bobbing at a marina, kids splashing at the public swimming pool and people hanging their toes in Lake Monona.

It's all possible, said architect and developer Kenton Peters, who is proposing a sweeping, \$130 million redevelopment of the area between the Monona Terrace Convention Center and Williamson Street.

"The time is ripe," he said.

The proposal, which would use private and public land and money, is being met with a mix of amusement, skepticism and wonder.

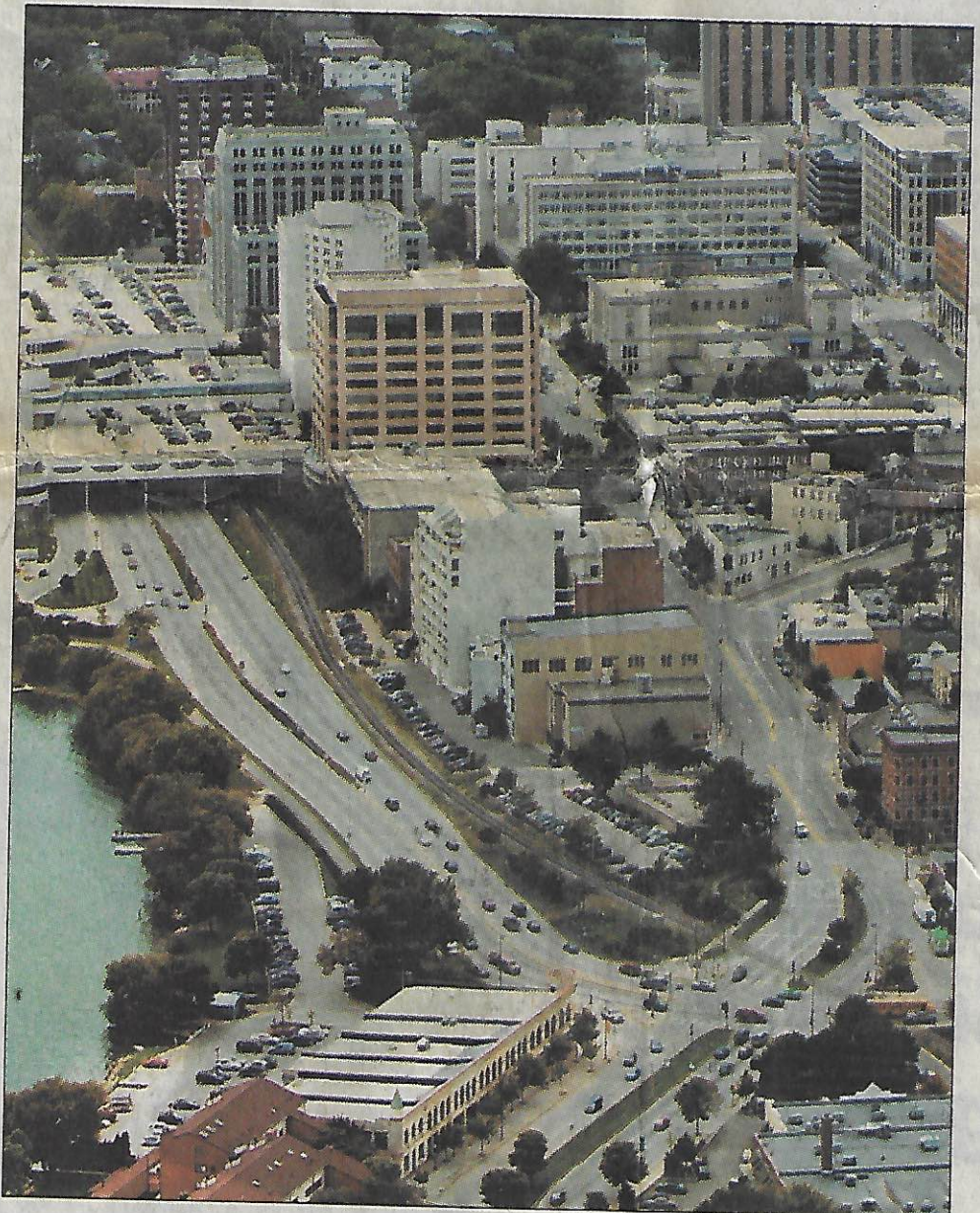
"He has the boldest vision around, and that was typical of Frank Lloyd Wright," said Downtown Ald. Mike Verveer, 4th District. "In a perfect world, many aspects of the proposal are quite wonderful. But I think it would be fairly difficult to make much of this a reality anytime soon."

Mayor Sue Bauman could not be reached for comment.

The centerpiece is a terraced "esplanade," or lake park, built over John Nolen Drive and railroad tracks to the lakeshore. The street and tracks now separate Capital Square from modest Law Park on the lakeshore.

The new, landscaped park would have a restaurant, fountains, a municipal swimming pool and bathhouse, an amphitheater, a glass-enclosed "winter garden," a skating rink, a public marina and boathouse, pedestrian and bike paths, and perhaps a cascading waterfall.

Around the park — on East Wilson Street and off Blair and Williamson streets



CRAIG SCHREINER/WJSJ

This aerial shot of the Isthmus is where Kenton Peters would like to see a development, which would include a terrace park over John Nolen Drive, left, and the parallel train tracks.

Peters' lakefront vision

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Around the park — on East Wilson Street and off Blair and Williamson streets — would be new condominium buildings, bars, shops, restaurants, a lake walk and more.

"This is a city park in the heart of Downtown," Peters said. "It would be available to everybody, accessible to everybody."

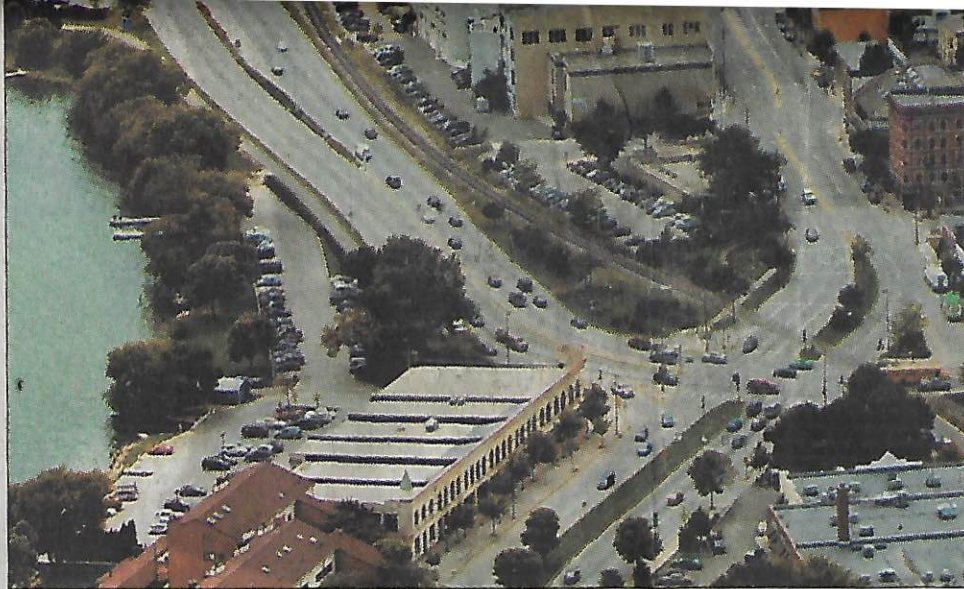
The condos and commercial

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SARAH B. TEWS/WSJ

It will take a huge effort to make his Downtown development vision a reality, concedes Kenton Peters, who has designed buildings in Madison since 1960. It will be controversial and face scrutiny from environmentalists, he says.



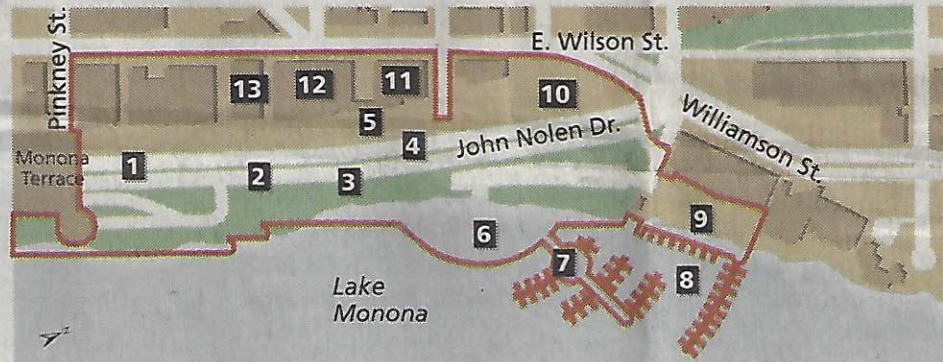
CRAIG SCHREINER/WSJ

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Peters' lakefront vision

An outline of an idea by Kenton Peters to develop the area between Monona Terrace and Machinery Row. Highlights

include a terraced park that would cover John Nolen Drive, skating rink, municipal swimming pool, restaurants and condos.



- 1. Terraced park
- 2. Restaurant
- 3. Amphitheater
- 4. Skating rink and water feature
- 5. Winter garden
- 6. Municipal swimming pool
- 7. Frank Lloyd Wright-inspired boathouse
- 8. Marina
- 9. Bars and restaurants with residences above
- 10. Pumping station park
- 11. Mixed-use development
- 12. Union transfer condos
- 13. Marina condos

SOURCE: Kenton Peters

WSJ graphic

162nd Year — No. 242 © 2001 Wisconsin State Journal



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WSJ DAILY

WEATHER



Today
Partly sunny.
High 80.
Winds: SW
8-16 mph.

Tonight
Showers; storm.
Low 56.
**Details/
back of Local**

TOMORROW

Madison's best kept secrets are revealed. In Daybreak

Autos	D1	Local n
Business	F1	Nation
Classifieds	D2	Obitua
Comics	E4	Opinio

Downtown

Continued from Page A1

development could be done by private interests in a decade, and the park coordinated by a quasi-public entity, similar to the one that will operate the Overture Foundation's arts block on State Street, Peters said.

But it will take a huge effort to make the vision a reality, Peters conceded.

The proposal will be controversial and face scrutiny from environmentalists and others, he said.

And Peters has already ruffled feathers by building the Union Transfer condominiums, 155 E. Wilson St., 12 feet too tall, and pushing metal-skin for his proposed "Marina" condos nearby.

"It is a pipe dream," Peters said. "It is a huge undertaking. It will take a talented politician to make this happen."

Judy Karofsky, president of Capital Neighborhoods Inc., is curious but cautious.

"The next step is to call the neighborhood in," she said. "He can explain his dream and let us chew on it."

Ald. Judy Olson, 5th District, said the First Settlement neighborhood plan calls for better use of Law Park and nearby public property.

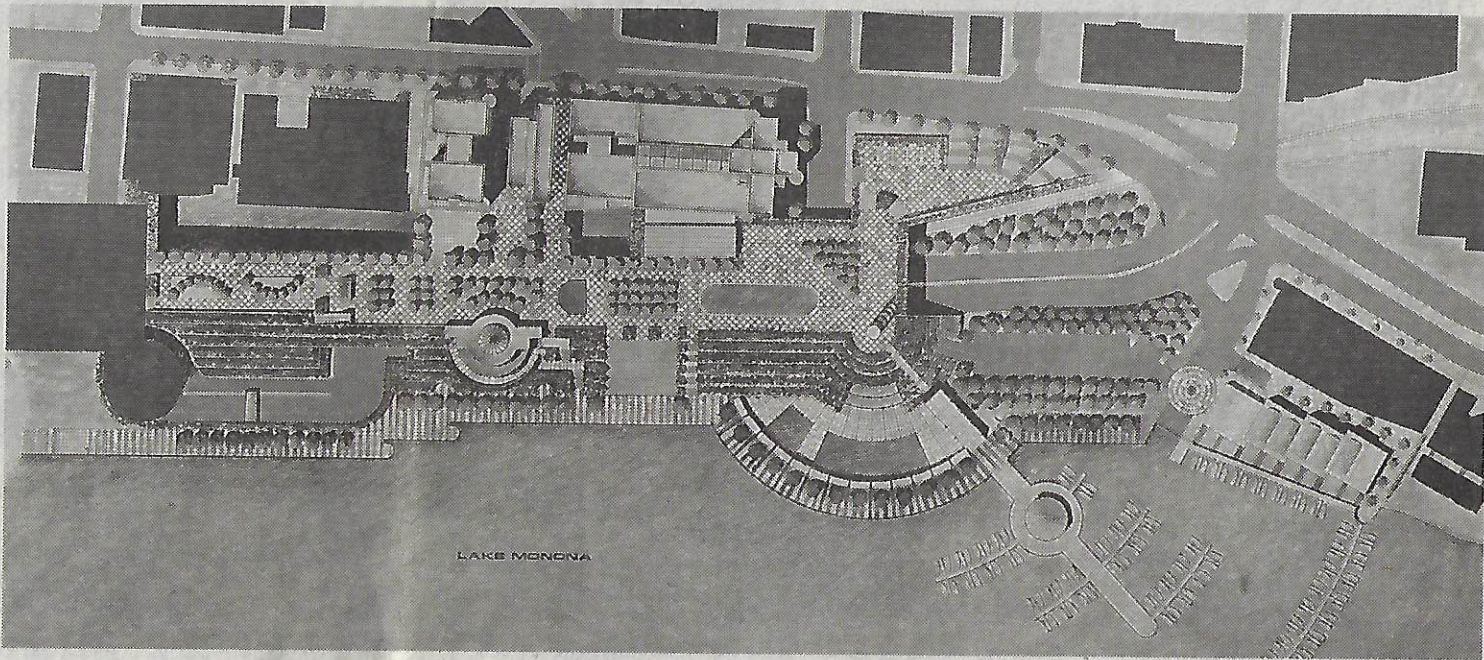
"Clearly, there's a feeling out there that the area could be used better than it is," she said. "(But) the development of public space is an matter of extreme community involvement."

Peters' proposal reflects the grand visions of John Nolen and Frank Lloyd Wright for the Lake Monona waterfront. And through the decades, Peters has offered proposals for convention centers, a technical college, and shopping mall and park in the area.

But now, Peters is building on the momentum of Monona Ter-

A detailed look at Peters' proposal

A bird's eye view of Peters' park proposal, which features terraced landscaping over John Nolen Drive to the lakefront.



race and his own investments.

Peters has already used \$11 million to transform the old Union Transfer and Storage Co. building into 27 luxury condominiums and is seeking approval for the nearby, \$18 million, 14-story Marina condos.

The new proposal adds about \$60 million in condominium towers and commercial development on the block.

Peters said he is interested in buying some or all of the properties on the block, including a state-owned building, the Capital Credit Union and Rubin's Furniture.

"Other developers can come in. I just want to get it done," he said.

The East Wilson Street redevelopment would include two or three floors of commercial use, including a grocery store, three more condo buildings, and underground parking for about 300 more cars.

Development on that block, including Union Transfer and the Marina, would produce about \$2.25 million annually in new tax revenue that could be used for borrowing to develop the \$30 million public park, Peters said.

The park would transform the area with a restaurant overlooking the lake, an amphitheater for fireworks, water shows and other performances, year-round skating, and a winter garden for bad weather, Peters said.

A group long interested in a municipal pool could spearhead a fund-raising effort for the 50-meter municipal swimming pool and children's pool with bath house, he said.

The park could also host a railroad train station and would have about 700 underground parking spaces, he said.

To the east would be a boathouse based on a Frank Lloyd Wright design and public marina with about 100 boat slips,

Kenton Peters

- ◆ **Age:** 69.
- ◆ **Family:** Married to Susan Lubar, five children, five grandchildren.
- ◆ **Professional:** Moved to Madison in 1960 to join John Flad Associates. Started his own architectural firm in 1962.
- ◆ **Buildings:** Has designed more than 100 projects, including Madison's U.S. Courthouse, IBM and Wisconsin Farm Bureau buildings, which is now Famous Footwear's headquarters. Also designed James Madison Park and Warner Park shelters.
- ◆ **Controversies:** Last year, neighborhood residents objected

and a public boat launch at Blair Street.

And further east would be a \$10 million, 23-unit luxury condo development with first-floor bars and restaurants and a broad terrace with tables and more between the historic Ma-

to the look of Peters' proposed Downtown condominium project, saying it resembled a "tin can." The 14-story Marina condominiums, 137 E. Wilson St., were designed with corrugated aluminum.

In 1998, Peters transformed the Union Transfer and Storage Co. building, 155 E. Wilson St., into luxury condominiums. But he built it too high and has yet to repay a \$550,000 loan from the city. The city has decided to negotiate a settlement, rather than pursue legal action.

His yacht-blue U.S. Courthouse building, 120 N. Henry St., has been criticized by some as being a forbidding structure.

chinery Row building and the lake, an area now devoted to a parking lot.

"I think it can be a great contribution to the city," Peters said. "(But) it will take a whole lot more than me."