



Department of Planning & Community & Economic Development

Planning Division

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****BY E-MAIL ONLY****

July 15, 2026

Kevin Rea, President
Edgewood High School of the Sacred Heart
2219 Monroe Street
Madison, Wisconsin 53711

RE: Consideration of a conditional use on a Campus-Institutional (CI) District-zoned property without a campus master plan to modify existing athletic fields to construct a stadium with 1200-person seating capacity, concession stand and restroom building, and two storage buildings at the Goodman Athletic Complex on the Edgewood Campus at 2219 Monroe Street (ID 93508; LNDUSE-2026-00027).

Dear Kevin,

At its July 13, 2026 meeting, the Plan Commission found the standards met and **approved** your conditional use request. The conditions of approval in the following sections shall be satisfied prior to issuance of building, use, or occupancy permits for the conditional use request.

Please contact Kathleen Kane of the City Engineering Division at (608) 266-4098 if you have questions regarding the following eleven (11) items:

1. There is an existing stormwater management plan for a previously approved site plan. This site plan seems to overwrite that plan. A new stormwater management plan shall be submitted, reviewed, and approved by the City Engineering Division.
2. Madison Metropolitan Sewerage District (MMSD) charges are due and payable prior to City Engineering Division sign-off, unless otherwise collected with a Developer's / Subdivision Contract. Contact Mark Moder ((608) 261-9250) to obtain the final MMSD billing a minimum of two (2) working days prior to requesting City Engineering sign-off..
3. An Erosion Control Permit is required for this project.
4. A Storm Water Management Report and Storm Water Management Permit is required for this project.

5. This site appears to disturb less than one (1) acre of land. No submittal to the Wisconsin Department of Natural Resources (WDNR), Capital Area Regional Planning Commission (CARPC), or Wisconsin Department of Safety and Professional Services (DSPS) is required, as the City of Madison Building Inspection Division is an approved agent for DSPS.
6. Revise the plans to show a proposed private internal drainage system on the site. Include the depths and locations of structures and the type of pipe to be used.
7. This project will disturb 20,000 square feet or more of land area and require an Erosion Control Plan. Please submit an 11- by 17-inch copy of an erosion control plan (PDF electronic copy preferred) to Megan Eberhardt (west) at meberhardt@cityofmadison.com, or Daniel Olivares (east) at daolivares@cityofmadison.com, for approval.
8. Demonstrate compliance with MGO Sections 37.07 and 37.08 regarding permissible soil loss rates. Include Universal Soil Loss Equation (USLE) computations for the construction period with the erosion control plan. Measures shall be implemented in order to maintain a soil loss rate below 5.0 tons per acre per year.
9. Complete weekly self-inspection of the erosion control practices and post these inspections to the City of Madison website as required by MGO Chapter 37.
10. Prior to approval, this project shall comply with Chapter 37 of the Madison General Ordinances regarding stormwater management. Specifically, this development is required to submit a Storm Water Management Permit application, associated permit fee, Stormwater Management Plan, and Storm Water Management Report to City Engineering. The Stormwater Management Permit application can be found on City Engineering's website. The Storm Water Management Plan & Report shall include compliance with the following:

Submit prior to plan sign-off, a stormwater management report stamped by a P.E. registered in the State of Wisconsin.

Provide electronic copies of any stormwater management modeling or data files including SLAMM, RECARGA, TR-55, HYDROCAD, Sediment loading calculations, or any other electronic modeling or data files. If calculations are done by hand or are not available electronically, the hand copies or printed output shall be scanned to a PDF file and provided to City Engineering.

Rate Control Redevelopment: By design, detain the 10-year post construction design storm such that the peak discharge during this event is reduced 15% compared to the peak discharge from the 10-year design storm in the existing condition of the site. Further, the volumetric discharge leaving the post development site in the 10-year storm event shall be reduced by 5% compared to the volumetric discharge from the site in an existing condition during the 10-year storm event. These required rate and volume reductions shall be completed, using green infrastructure that captures at least the first half inch of rainfall over the total site impervious area. If additional stormwater controls are necessary beyond the first half inch of rainfall, either green or non-green infrastructure may be used.

Reduce TSS by 80% off of the proposed development when compared with the existing site.

Submit a draft Stormwater Management Maintenance Agreement (SWMA) for review and approval that covers inspection and maintenance requirements for any BMP used to meet stormwater management requirements on this project.

11. Submit, prior to plan sign-off but after all revisions have been completed, digital PDF files to the Engineering Division. Email PDF file transmissions are preferred to: bstanley@cityofmadison.com (East) or troester@cityofmadison.com (West).

Please contact Josh Sherrod of the City Engineering Division – Land Information Office at (608) 266-4831 if you have questions regarding the following four (4) items:

12. Show the correct limits of the condominium boundary. Edgewood College Drive is a common element and not part of any units boundary. There is no division line going through it and the units abut its boarder along this projects limits.
13. Show the existing public water main easement per Document No. 2899641.
14. The address of the proposed team room buildings and ticket booth all located under the bleachers is 810 Edgewood College Drive. The proposed concession stand shall have an address of 814 Edgewood College Drive. The address for the storage building at the south end of track is 822 Edgewood College Drive. The address of the larger proposed storage building is 826 Edgewood College Drive. The site plan shall reflect a proper street address of the property as reflected by official City of Madison Assessor's and Engineering Division records.
15. The site plan shall include all lot/ownership lines, easements, existing building locations, proposed building additions, demolitions, parking stalls, driveways, sidewalks (public and/or private), existing and proposed signage, existing and proposed utility locations and landscaping as required by the Land Use Application.

Please contact Bill Putnam of the Traffic Engineering Division at (608) 267-8713 if you have questions regarding the following three (3) items:

16. All parking facility design shall conform to MGO Section 10.08(6).
17. Retain or replace in kind existing clearly defined 5-foot walkway from their entrance to the public sidewalk clear of all obstructions to assist citizens with disabilities, especially those who use a wheelchair or are visually impaired. Obstructions include but are not limited to tree grates, planters, benches, parked vehicle overhang, signage and doors that swing outward into walkway.
18. Retain existing or replace in-kind pedestrian crosswalk to facility along Edgewood College Drive, including ADA ramps to sidewalk.

Please contact Matt Hamilton of the Madison Fire Department at (608) 266-4457 if you have questions regarding the following two (2) items:

19. Provide drawings showing fire access complying with 2024 IFC and MGO Chapter 34 requirements including hose lays around the buildings and access to fire hydrants.

20. Provide fire sprinklers in enclosed / covered areas of the grandstand per IBC 903.2.1.5.

Please contact Jeff Belshaw of the Madison Water Utility at (608) 261-9835 if you have questions regarding the following item:

21. A Water Meter Application Form and fees must be submitted before connecting to the existing water lateral. Provide at least two working days' notice between the application submittal and the scheduled lateral connection/extension. Application materials are available on the Water Utility's Plumbers & Contractors website (<http://www.cityofmadison.com/water/plumbers-contractors>), or they may be obtained from the Water Utility Main Office at 119 E Olin Avenue. A licensed plumber signature is required on all water service applications. For new or replacement services, the property owner or authorized agent is also required to sign the application. If you have questions regarding water service applications, please contact Madison Water Utility at (608) 266-4646.

Please contact Tim Sobota of the Metro Transit at (608) 261-4289 if you have questions regarding the following item:

22. In coordination with any public works improvements, the applicant shall maintain or replace the concrete boarding pad and shelter pad surfaces at the existing Metro bus stop on the south side of Monroe Street, east of Edgewood College Drive. The applicant shall include the location of these transit amenities on the final documents filed with their redevelopment permit application so that Metro Transit may review the design.

Please contact my office at (608) 261-9632 if you have questions about the following seven (7) items:

23. The approval of this conditional use does **not** include lighting of the athletic track and playing field. A future request to install lighting for the track and field shall require approval of a separate conditional use request by the Plan Commission following the process and standards in Section 28.183 of the Zoning Code.

24. That use of the proposed stadium public address/sound system for practices and noncompetitive events such as scrimmages is not allowed. Use of the public address/sound system for games, competitions, and other functions (such as ceremonies) shall be limited to one hour before the scheduled start of the event until 30 minutes following conclusion of the event. Use of the public address/sound system after sunset is prohibited.

25. Consistent with a provision in the joint statement of Edgewood High School of the Sacred Heart and the Dudgeon-Monroe and Vilas neighborhood associations, use of the public address/sound system shall be limited to Edgewood High School and Edgewood Campus/Grade School and affiliated events, including Special Olympics.

26. The applicant indicates that no ambient or safety lighting is proposed within the seating area. Use of the seating area after sunset is not allowed.

27. The landscaping plan shall be revised to identify the existing species and size of trees and shrubs located adjacent to the athletic field complex. This landscaping shall be maintained, dead trees replaced, and any new landscaping shall require approval of an alteration to the approved landscape plan on file with this conditional use.
28. Approval of the conditional use shall be subject to submittal and approval of a sound management plan that sets volume of the public address/sound system not to exceed 80 decibels (dBA) when measured at the front/western edge of the seating area of the stadium. Prior to use of the public address/sound system, the applicant shall work with the Building Inspection Division to have the system tested by Building Inspection staff to ensure that it is calibrated to within the 80-decibel operating limits. Any deviation shall not exceed 3 dBA above the 80 dBA maximum.
29. That the plan set be revised prior to final approval and issuance of building permits to expand the area covered by the plan(s) for the athletic complex to extend west and north to the property lines at Woodrow Street and Monroe Street, respectively, south to the adjacent parking lot, and east to Edgewood Campus Drive. The expanded plan area shall show all existing and proposed improvements as applicable.

Specific questions regarding the comments or conditions contained in this letter should be directed to the commenting agency.

Please now follow the procedures listed below for obtaining permits for your project:

1. The applicant shall resubmit a PDF copy of the plan set and any other supporting materials that are necessary, as specified in this letter to sprapplications@cityofmadison.com. (Note: A 20MB email limit applies and multiple transmittals may be required.). A check for the **site plan review fee** shall be mailed to the City of Madison Building Inspection Division; PO Box 2984; Madison, WI 53701-2984.
2. City Agencies who submitted conditions of approval will review your revised plans to verify that their conditions, along with any applicable requirements, have been satisfied. When the revised plans are submitted, the applicant will be emailed a hyperlink to a website to follow, in real time, which agencies have reviewed the revised documents, and signed off or need additional information.
3. This approval shall become null and void three (3) years after the date of the Plan Commission unless the use is commenced, construction is under way, or a valid building permit is issued and construction commenced within six (6) months of the issuance of said building permit. Where the plans have not been altered from the Plan Commission's approval, and the conditional use has expired, the Director of Planning and Community and Economic Development may, after consultation with the alderperson of the district, approve an extension for up to one (1) year from the expiration date. The Plan Commission shall retain jurisdiction over this matter for the purpose of resolving complaints against the approved conditional use permit.

If you have any questions regarding obtaining your building permits, please contact the Zoning Administrator at (608) 266-4551. If you have any questions or if may be of any further assistance, please do not hesitate to contact my office at (608) 261-9632 or tparks@cityofmadison.com.

Sincerely,

Timothy M Parks

Timothy M. Parks
Planner

LNDUSE-2026-00027			
For Official Use Only, Re: Final Plan Routing			
☒	Planning Div. (T. Parks)	☒	Engineering Mapping Sec.
☒	Zoning Administrator	☐	Parks Division
☒	City Engineering	☐	Urban Design Commission
☒	Traffic Engineering	☐	Recycling Coord. (R&R Plan)
☒	Fire Department	☒	Other: Metro Transit
☒	Water Utility	☐	Other:
☐	Parking Division	☐	Other: