



## PREPARED FOR THE PLAN COMMISSION

**Project Address:** 2219 Monroe Street  
**Application Type:** Conditional Use  
**Legistar File ID #** [93508](#)  
**Prepared By:** Timothy M. Parks, Planning Division  
Report includes comments from other City agencies, as noted.  
**Reviewed By:** Kevin Firchow and Meagan Tuttle, Planning Division, and Matt Tucker, Building Inspection Division

## Summary

**Applicant & Property Owner:** Kevin Rea, President; Edgewood High School of the Sacred Heart; 2219 Monroe Street; Madison.

**Requested Action:** 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-capacity seating building, concession stand/restroom building, and two storage buildings at the Goodman Athletic Complex on the Edgewood Campus at 2219 Monroe Street.

**Proposal Summary:** Edgewood High School of the Sacred Heart is requesting approval to construct four buildings adjacent to the Irwin A. and Robert D. Goodman Athletic Complex in the northwestern corner of the 56.3-acre campus it shares with Edgewood University and Edgewood Campus School. The proposal calls for the construction of a structure that will include capacity for 1200 persons, a press box, locker rooms, offices, and storage space, a combined concessions and restroom building, and two storage buildings. The 1200-person facility will replace an approximately 400- to 450-seat metal bleacher located on the east side of the complex. Lighting of the track and field is not proposed as part of this request.

**Applicable Regulations & Standards:** Section 28.097(3) of the Zoning Code identifies educational uses associated with colleges, universities, and secondary and primary schools as a **primary use** in the Campus-Institutional (CI) zoning district. 'Stadiums, auditoriums, and arenas, open or enclosed,' and 'indoor and outdoor sports and recreational facilities' are identified as **secondary uses** in the CI district. All secondary uses must be utilized predominantly in a manner that is directly related and complementary to the CI district's primary uses.

Section 28.097(2)(c) of the Zoning Code states that the construction of a new building in a CI district without a Campus Master Plan requires conditional use approval, while Section 28.097(2)(d) requires that in a CI district without a Campus Master Plan, the establishment, improvement, or modification of any primary or secondary use occurring outside of an enclosed building shall require conditional use approval. Section 28.183 provides the process and standards for the approval of conditional use permits.

**Review Required By:** Plan Commission

**Summary Recommendation:** The Planning Division believes that the Plan Commission can find the standards for conditional use approval met to **approve** construction of a 1200-seat stadium, concessions and restroom building, and two storage buildings adjacent to the Goodman Athletic Complex at Edgewood High School of the Sacred Heart at 2219 Monroe Street subject to input at the public hearing and the recommended conditions of approval beginning on **page 8** of this report.

## Background Information

**Parcel Location:** The Edgewood campus, which consists of facilities for Edgewood College, Edgewood High School and Edgewood Campus School, is a 56.3-acre property bounded by Monroe Street on the north, Woodrow Street on the west, Edgewood Avenue on the east and Edgewood Drive and Lake Wingra on the south; Alder District 13 (Evers); Madison Metropolitan School District. The three Edgewood entities own parcels that were created by a condominium plat of the 56.3-acre campus in 2011; the condominium declaration provides the governance structure for the operation of the overall property.

**Surrounding Land Use and Zoning:** The overall Edgewood Campus is surrounded by single-family residences in the Dudgeon-Monroe and Vilas neighborhoods located across Woodrow Street, Monroe Street, and Edgewood Avenue from the campus in the TR-C2 and TR-C3 (Traditional Residential–Consistent) zoning districts.

**Adopted Land Use Plans:** The Comprehensive Plan identifies the Edgewood Campus in the Special Institutional (SI) land use category. The residential neighborhoods that surround the campus are recommended for Low Residential (LR), while Edgewood Drive and the Lake Wingra shoreline are recommended for Parks and Open Space (P).

**Zoning Summary:** The property is zoned CI (Campus-Institutional District)

| Requirements                                             | Required                                                                                                          | Proposed      |
|----------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------|---------------|
| Lot Area (sq. ft.)                                       | 6,000                                                                                                             | 2,174,373     |
| Lot Width                                                | 50 feet                                                                                                           | 1,230 feet    |
| Maximum Lot Coverage                                     | 85%                                                                                                               | Less than 85% |
| Maximum Building Height                                  | 3 stories/68 feet                                                                                                 | 35 feet       |
| Other Critical Zoning Items                              |                                                                                                                   |               |
| Yes:                                                     | Landmarks (burial mounds on campus), Utility Easements, Waterfront Development (along southern edge); TOD Overlay |               |
| No:                                                      | Wellhead Protection, Barrier Free, Urban Design, Floodplain, Adjacent to Park, Wetlands                           |               |
| Prepared by: Jacob Moskowitz, Asst. Zoning Administrator |                                                                                                                   |               |

**Environmental Corridor Status:** The portion of the Edgewood campus located southeast of Edgewood Drive is located in a mapped environmental corridor, with areas of woodland, wetlands, and floodplain located within the corridor and immediately adjacent. The rest of the campus to the northwest, including the athletic field, is not located in a mapped environmental corridor.

**Public Utilities and Services:** The site is served by a full range of urban services, including seven-day Metro Transit service on Monroe Street.

## Previous Approvals and Requests

On April 8, 2014, the Common Council approved a request to approve a Campus-Institutional (CI) District Master Plan for Edgewood College, Edgewood High School and Edgewood Campus School as an integral part of the Zoning Code to govern the land use and provide basic bulk parameters for new construction on the campus.

On November 14, 2018, Edgewood High School submitted a request to amend the Campus-Institutional (CI) Zoning District Master Plan for the combined Edgewood College, Edgewood Campus School and Edgewood High School campus approved in 2014 to allow expanded use of the high school athletic field and to allow future construction of an enlarged and more substantial stadium for the athletic field. The request to amend the campus master plan was referred indefinitely at the request of Edgewood by the Common Council on February 26, 2019.

On October 1, 2019 the Common Council adopted the Third Substitute for Ordinance 19-00069 (ID [56981](#)), amending various provisions in the CI zoning district to more clearly delineates the difference between indoor and outdoor uses and clarify that the construction of a new building or additions to existing buildings that exceed 4,000 square feet in floor area within any five-year period in a CI district without an adopted master plan require conditional use approval. The amendment also established that primary and secondary uses occurring outside of enclosed buildings on a CI-zoned parcel without an adopted master plan require conditional use approval, including outdoor sports and recreational facilities, surface parking, utilities and transportation facilities, and open stadiums and arenas. Finally, the amendment clarified that in the CI-District *all* secondary uses must be utilized predominantly in a manner that is directly related and complementary to the institution's primary uses.

On January 7, 2020, the Common Council repealed the CI District Master Plan for Edgewood College, Edgewood High School and Edgewood Campus School based on a July 29, 2019 request by those institutions.

On May 11, 2020, the Plan Commission found the approval standards were not met and placed on file without prejudice a conditional use request by Edgewood High School to allow the installation of lights to illuminate the Goodman Athletic Complex track and field. On January 19, 2021, the Common Council failed to grant an appeal by Edgewood to overturn the Plan Commission's decision. The denial of the conditional use request for field lighting was appealed to Federal Court, which ultimately upheld the City's denial of the conditional use for lighting.

On December 13, 2021, the Plan Commission approved a conditional use for a CI-zoned property without an approved campus master plan to allow construction of an addition to Edgewood High School.

## Project Description

Edgewood High School of the Sacred Heart is requesting approval of a conditional use to construct four buildings adjacent to the Irwin A. and Robert D. Goodman Athletic Complex located in the northwestern corner of the overall Edgewood campus adjacent to the corner of Monroe and Woodrow Streets.

The athletic facility includes an artificial turf field surface designed for use as a regulation competition soccer, football, and lacrosse field, and a running track that encircles the field. Woodrow Street abuts the athletic complex to the west; the grade of the street is above the field beginning at Monroe Street before dropping below field elevation moving southward. A 400- to 450-seat metal bleacher is located on the east side of the athletic complex and adjacent to Edgewood College Drive, a private drive that enters the Edgewood campus at a signalized intersection with Monroe Street. The athletic complex is currently not lighted for competition, and there is no permanent/fixed public address (PA) system, although a portable PA system is used. Portable restrooms are provided adjacent to the bleachers.

The four buildings proposed with this request include:

- A stadium to replace the existing metal bleachers located along the east side of the track and field. Plans for the new facility call for an approximately 9,863 square-foot building complex that will include locker

rooms, offices, a ticketing office, and storage on the ground floor and seating for approximately 1200 people on metal benches located above. Access to the seating will be provided by stairs and ramps located at the northern and southern ends of the stadium and from stairs at the center that will be accessed from a corridor behind the ticketing window. An enclosed press box is proposed at the top of the seating area. The exterior of the stadium will be clad in light-colored brick above a cast stone base. The walls of the press box will be clad with aluminum composite panels, with architectural metal screens at the back of the seating area (as shown on Sheet A900 of the project plans). The structure will be approximately 35 feet tall to its tallest point (per Sheets A200/A201).

- South of the proposed stadium structure, a standalone one-story, approximately 1,350 square-foot building is proposed, which will house a concession stand and restrooms. The exterior of the concession stand/ restroom building will be brick and stone to match the exterior of the adjacent stadium.
- A one-story, 515 square-foot metal storage building is proposed at the southeastern corner of the athletic complex.
- A one-story, 2,425 square-foot metal storage building is proposed at the southwestern corner of the athletic complex adjacent to the existing scoreboard. Both storage buildings will feature light-colored standing seam wall panels set above a maroon base with maroon-colored metal roofs and decorative corner elements.

As part of the construction of the stadium, Edgewood proposes to add a permanent PA/sound system to replace the portable speakers that are currently used. Five speakers will be installed in the stadium, which will be directed from the rear of the seating area towards its front and the field. The letter of intent indicates that the “sound level at the bleachers is expected to be operated 80-90 decibels which would dissipate to approximately 60-70 decibels at the adjoining properties (equivalent to conversational up to a vacuum cleaner sound levels), without taking into account any reductions for the existing trees or terrain. The system will have a maximum output limiter that will be set by Administration and cannot be exceeded manually. Amplified sound will dissipate with reduced effects both on the field and in the neighborhood.” A plan showing the general location of the speakers located at the back of the seating area has been submitted along with information on the proposed PA system and heat maps depicting the impact of the system when operated at 80 and 90 decibels; those items are attached to the legislative file as ‘Sound System Information\_07-08-26’. [Note: For reference, a residential air conditioning unit is limited to 65 dBA at the property line per MGO Chapter 24, and Building Inspection staff notes that those units typically test at or below that 65 dBA limit.]

No other improvements to the athletic complex or Edgewood Campus are proposed with this conditional use request. Parking for the athletic complex will continue to be provided by existing parking lots located on the Edgewood campus, including northeast of the complex across Edgewood College Drive and south of the athletic complex. The extensive landscaped buffer consisting of coniferous and deciduous trees that exists between the western edge of the athletic complex and Woodrow Street will remain.

Further, no lighting of the track and field is proposed at this time. Lighting for the conditional use request is limited to wall packs on the exterior of the stadium and concessions/restroom buildings and lights in the central corridor of the stadium. A lighting plan showing the footcandles from those wall packs is included as part of the project plans. No lighting of the seating area is proposed. The applicant indicates that lighting for the storage buildings will be limited to motion-activated wall pack or spot lights at the access doors on the field side of those buildings. Any request to light the athletic track and playing field in the future will require submittal of a separate conditional use application for consideration by the Plan Commission.

## Analysis & Conclusion

The Campus-Institutional (CI) zoning district is unique compared to most other districts in the Zoning Code, which distinguish allowed uses as permitted or conditional uses. Instead, uses in the CI district are defined as **primary uses** and **secondary uses**, with the provision that all secondary uses must be utilized predominantly in a manner that is directly related and complementary to the CI district's primary uses. Educational uses associated with colleges, universities, and secondary and primary schools are **primary uses** in the CI district, while stadiums, auditoriums, and arenas, open or enclosed, and indoor and outdoor sports and recreational facilities are identified as **secondary uses**. Section 28.097(2)(d) requires that in a CI district without a campus master plan, the establishment, improvement, or modification of any primary or secondary use occurring outside of an enclosed building and the construction of new buildings or additions to existing buildings exceeding 4,000 square feet in a five-year period requires conditional use approval. In order to construct the four buildings proposed, conditional use approval is required.

Section 28.183(1) of the Zoning Code requires consideration of each conditional use request for its impact on neighboring land or public facilities, and of the public need for the particular use at a particular location. Conditional uses may be necessary or desirable in a particular district if sufficient consideration is given to their location, development and operation. The Plan Commission may not approve an application for a conditional use unless it can find that all of the standards found in Section 28.183(6)(a) are met. That subsection states: "The City Plan Commission shall not approve a conditional use without due consideration of the recommendations in the City of Madison Comprehensive Plan and any applicable, neighborhood, neighborhood development, or special area plan, including design guidelines adopted as supplements to these plans. No application for a conditional use shall be granted by the Plan Commission unless it finds that all of the standards for approval in Section 28.183(6) are met]." Before granting a conditional use, the Plan Commission may stipulate conditions and restrictions on the establishment, location, construction, maintenance, and operation of the conditional use.

The statement of purpose for the CI District states that the district "is established to recognize the City's major educational and medical institutions as important activity centers and traffic generators, accommodate the growth and development needs of these institutions, and coordinate the master plans of these institutions with the City's plans, policies and zoning standards." The district is also intended to "permit appropriate institutional growth within boundaries while minimizing the adverse impacts associated with development and geographic expansion;" "balance the ability of major institutions to change and the public benefits derived from change with the need to protect the livability and vitality of adjacent neighborhoods;" and "encourage the preparation of Campus Master Plans that enable adjacent neighborhoods and the broader community to understand the levels of development being proposed, their likely impacts, and appropriate mitigation measures."

As noted on page 2 of their letter of intent, Edgewood High School suggests that the use of the athletic complex and the number of attendees and participants during events will not necessarily change through the construction of the 1200-seat stadium, but how they are accommodated will change. Furthermore, because Edgewood is not proposing to light the track and field with this request, the hours that the athletic complex are used should not demonstrably change because of the construction of the stadium, concessions and restroom building, or storage buildings. The primary concern that has emerged about the proposed facilities is the introduction of a permanent public address system with the new facilities and the potential impact the system could have on surrounding properties. [Currently, a portable PA system is used at the athletic complex.] Additionally, concerns have also been raised about the lighting of the new buildings and the potential for that lighting to impact surrounding properties.

Conditional use standards 1–6 and 8 are applicable to this request.

Staff does not believe, nor has it received comments or proposed conditions from City agencies, that the City's ability to provide services to the property where the conditional use is proposed will be negatively impacted by the construction of the buildings consistent with standard 2, or that the proposed buildings cannot meet standard 5 related to adequate access and utilities. Further, staff believes that the proposed buildings create an environment of sustained aesthetic desirability compatible with the existing or intended character of the area and the statement of purpose for the CI zoning district consistent with standard 8, while the Zoning Administrator has determined that the proposed buildings comply with the applicable requirements in the Zoning Code consistent with standard 6.

Staff believes that the most relevant standards of approval for this request to meet are standards 1, 3, and 4, which most directly address the impact that a conditional use may have on surrounding properties:

- 1. The establishment, maintenance or operation of the conditional use will not be detrimental to or endanger the public health, safety, or general welfare.*
- 3. The uses, values and enjoyment of other property in the neighborhood for purposes already established will not be substantially impaired or diminished in any foreseeable manner.*
- 4. The establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.*

While standards 1, 3, and 4 are the ones most often directly or indirectly cited by individuals concerned with some or many aspects of a conditional use application, they are often the most difficult standards and impacts for the Plan Commission to quantify compared to more tangible impacts like utility capacity or traffic impacts. In this case, staff believes that the Plan Commission may find that standards 1, 3, and 4 are generally met to approve the proposed buildings at the Goodman Athletic Complex. While the proposed buildings represent more permanent and more substantial facilities for users of the complex compared to the existing facilities (metal bleachers, portable restrooms, use of a portable sound system, etc.), staff cannot conclude that the impact from the proposed facilities will be significantly different than the existing conditions. The track and field are an existing secondary use allowed in the CI zoning district and their use appears to be complementary to the high school's mission and facilities.

In approving the proposed conditional use, however, staff believes that it is appropriate for the Plan Commission to impose conditions on the proposed buildings to limit the impacts of the project on nearby residents, including limits on the permanent PA/sound system to be installed as part of the 1200-seat stadium. Staff recommends that the following conditions be imposed:

- Use of the PA/sound system be limited to only games, competitions, and other functions (such as ceremonies), and that use of the system for practices and noncompetitive events be prohibited, at least initially.
- Staff also recommends that it would be appropriate to limit the use of the PA/sound system to one hour before the scheduled starting time of a game or competition through 30 minutes following its completion to reduce the duration of any impact on surrounding properties. Staff feels that requiring use of the public address/sound system to end at sunset is reasonable given that the track and field are unlighted, and use of those facilities will end around sunset.
- Based on input received during review of the conditional use request, staff believes that it would be appropriate to set the maximum output level of the public address/sound system at 80 decibels (dBA), at

least initially. The applicant has proposed to operate the system at an output level between 80 and 90 dBA. Staff feels that it would be appropriate at the outset to set the system at its lowest end of that range and for the point of measurement to be the front (western) edge of the seating area of the stadium.

- As part of the condition requiring the sound management plan, the Building Inspection Division has offered to work with the applicant to test the sound levels of the installed system prior to its first use to confirm that the output of the system is consistent with the 80 dBA maximum initially proposed (with a maximum permissible deviation of three (3) dBA (up to 83 dBA)).
- Consistent with a provision in the joint statement of Edgewood High School of the Sacred Heart and the Dudgeon-Monroe and Vilas neighborhood associations (which is attached to the legislative file), 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.
- Edgewood indicates that there will be no ambient or safety lighting of the stadium's seating area. Like with the public address/sound system, use of the seating area after sunset would not be allowed.

These proposed conditions represent a compromise between Edgewood's interest in improving the facilities at its athletic complex with minimizing the impacts on the residential neighborhoods that border the institution to the extent possible consistent with statement of purpose for the Campus-Institutional zoning district.

In addition to the conditions recommended by staff in the 'Recommendations' section of this report, Ald. Tag Evers, District 13, has requested that the Building Inspection Division provide the Plan Commission with a report summarizing any issues that may have arisen with Edgewood's proposed additions to the Goodman Athletic Complex approximately one year following the opening of the proposed stadium facility. Matt Tucker, Director of the Building Inspection Division is amenable to this request.

However, while the four proposed buildings require conditional use approval, the use of the existing track and field is not otherwise before the Plan Commission for consideration. The use of the complex for games and athletic competitions, school events, and practices is allowed by right as a secondary use complementary to the Edgewood High School primary use. Staff does not believe that the use of the track and field may otherwise be regulated by the Plan Commission through its consideration of the request to construct the 1200-person capacity stadium, the concessions/restroom building, or the two storage buildings.

Finally, as with any conditional use, the Plan Commission retains continuing jurisdiction for the purpose of resolving complaints as outlined in Section 28.183(9)(d) of the Zoning Code. Any resident, the Zoning Administrator, or other official may file a written complaint with the Plan Commission that one or more conditions of a conditional use have not been completed, or are being violated. If this were to occur, the Plan Commission would initially determine whether the complaint indicates a reasonable probability that the subject conditional use is in violation of a condition of approval, and if it does, may schedule a public hearing to bring the subject conditional use into compliance with the conditions previously imposed, modify the existing conditions, and impose additional reasonable conditions in consideration of the conditional use standards. If no reasonable modification can be made, the Plan Commission may revoke the conditional use.

## Recommendation

The Planning Division believes that the Plan Commission can find the standards for conditional use approval met to **approve** construction of a 1200-seat stadium, concessions and restroom building, and two storage buildings adjacent to the Goodman Athletic Complex at Edgewood High School of the Sacred Heart at 2219 Monroe Street. Note, in addition to the below conditions of approval for this conditional use request, Ald. Tag Evers, District 13, requests that the Building Inspection Division provide the Plan Commission with a report summarizing any issues that may arise with Edgewood's proposed additions to the Goodman Athletic Complex approximately one year following the opening of the proposed stadium facility.

The conditional use approval is subject to the following conditions of approval and input at the public hearing and the following conditions:

Major/Non-Standard Conditions are Shaded

### Planning Division (Contact Tim Parks, (608) 261-9632)

1. 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.
2. 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.
3. 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.
4. 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.
5. 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.
6. 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.



7. 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.

**\*\*Conditions 2-5 may be amended by approval of a minor alteration to the conditional use by the Director of the Planning Division following a recommendation by the district alder. If the minor alteration is not approved, the applicant shall file the request for alteration of the approved conditional use with the Plan Commission for consideration pursuant to the process and standards in Section 28.183 of the Zoning Code.\*\***

**The following conditions of approval have been submitted by reviewing agencies:**

**City Engineering Division** (Contact Kathleen Kane, (608) 266-4098)

8. 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.
9. 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..
10. An Erosion Control Permit is required for this project.
11. A Storm Water Management Report and Storm Water Management Permit is required for this project.
12. 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.
13. 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.
14. 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.
15. 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.
16. 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.

17. 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.

18. 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](mailto:bstanley@cityofmadison.com) (East) or [ttroester@cityofmadison.com](mailto:ttroester@cityofmadison.com) (West).

**City Engineering Division–Mapping Section** (Contact Josh Sherrod, (608) 266-4831)

19. 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.
20. Show the existing public water main easement per Document No. 2899641.
21. 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.

22. 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.

**Traffic Engineering Division** (Contact Bill Putnam, (608) 267-8713)

23. All parking facility design shall conform to MGO Section 10.08(6).
24. 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.
25. Retain existing or replace in-kind pedestrian crosswalk to facility along Edgewood College Drive, including ADA ramps to sidewalk.

**Parking Division** (Contact Trent W. Schultz, (608) 246-5806)

This agency has reviewed this project and determined that a Transportation Demand Management (TDM) Plan is not required.

**Zoning Administrator** (Contact Jacob Moskowitz, (608) 266-4560)

This agency has reviewed this request and recommended no conditions of approval.

**Fire Department** (Contact Matt Hamilton, (608) 266-4457)

26. 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.
27. Provide fire sprinklers in enclosed / covered areas of the grandstand per IBC 903.2.1.5.

**Water Utility** (Contact Jeff Belshaw, (608) 261-9835)

28. 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.

**Parks Division** (Contact Adam B. Kaniewski, (608) 261-4281)

This agency has reviewed this request and recommended no conditions of approval.

**Forestry Section** (Contact Bradley Hofmann, (608) 267-4908)

This agency has reviewed this request and recommended no conditions of approval.

**Metro Transit** (Contact Tim Sobota, (608) 261-4289)

29. 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.