



**Facilities Planning  
& Management**  
UNIVERSITY OF WISCONSIN-MADISON

May 28, 2024

Katie Bannon  
City of Madison Zoning Administrator  
215 Martin Luther King Jr. Blvd #017  
Madison, WI 53710-2984

**RE: MAJOR AMENDMENT TO AN EXISTING PLANNED DEVELOPMENT AND DEMO PERMIT  
Letter of Intent – Camps Randall Sports Center Replacement Project – DFD #22D5A  
Location of 1430 & 1436 Monroe Street**

Dear Mrs. Bannon,

This land use application is a request for City of Madison agency review for the UW-Madison Camp Randall Sports Center (CRSC) Redevelopment project located at the current addresses of 1430 and 1436 Monroe Street within the Planned Development (PUD-GDP-SIP) of Parcel Identification Number 251/0709-221-0501-4. All lands are owned by the Board of Regents of the University of Wisconsin System. The planned programming was identified in both the 2007 and 2017 Athletics Master Plans and reconfirmed in the 2020 Pre-Design for the project.

As a Planned Development, the project will receive review and approval from the Urban Design Commission, Plan Commission and Common Council. The University will also receive approval and input during multiple Joint Campus Area Committee and Design Review Board meetings as well as a Public Information Meeting.

The project consists of the phased removal of the existing Camp Randall Sports Center (#0025) and McClain Athletic Facility (#0021), both of which have been reviewed by the Wisconsin Historical Society (WHS) and found not to be eligible for listing on the National Register of Historic Places (NRHP). The project will be the home of the football, men's and women's soccer and men's and women's track programs providing critical space needs for each athletic department while supporting the overall mission of Athletics to provide student-athletes with opportunities to excel and advance their athletic, academic, and social development. The total footprint of the project will be 204,267 SF (536,000 GSF) with approximately 350 underground parking spaces to accommodate both permit and limited public parking use accessed via Monroe Street.

Construction of the improvements will be coordinated closely with the football season to ensure a safe and orderly game day experience for all visitors. The project will be split into two phases, Phase 1 will deconstruct the Camp Randall Sports Center and is scheduled to begin in September 2024 with construction of the new indoor practice facility beginning in January 2025 with completion in March 2026. Directly following, Phase 2 will commence with the McClain Athletic Facility deconstruction, and a new training facility and student support space to be completed in August 2027. Construction activities will adhere to the Madison General Ordinance 24.08 regarding noise abatement.

**Application Materials**

Letter of Intent  
Land Use Application  
Project Plans ([PDFs area located here on the UWBox cloud site](#))  
Alder Notification

**Facilities Planning and Management**

University of Wisconsin-Madison 21 N. Park Street, 6<sup>th</sup> Floor Madison, Wisconsin 53715-1211  
608-263-3000 [www.fpm.wisc.edu](http://www.fpm.wisc.edu)

**Project Participants**

**Owner:** **State of Wisconsin**  
**Agency: Universities of Wisconsin (UWSA)**  
The Board of Regents of the Universities of Wisconsin  
Room 1860 Van Hise Hall  
1220 Linden Drive  
Madison, Wisconsin 53706

**Owner's Contact:** **University of Wisconsin – Madison**  
Facilities Planning and Management  
21 N. Park Street, Suite 6101  
Madison, Wisconsin 53715-1211  
Phone: 608-263-3000  
Attn: Scott Utter, Director of Campus Planning & Landscape Architecture  
E-Mail: scott.utter@wisc.edu

**Design Architect:** **HOK Group, Inc.**  
300 West 22<sup>nd</sup> Street  
Kansas City, MO 64108  
Phone: 816-472-2024  
Attn: Paul Jorn, Architect  
E-Mail: paul.joran@hok.com

**Architect of Record:** **Berners-Schober Associates, Inc.**  
310 Pine Street  
Green Bay, WI 54301  
Phone: 920-569-8702  
Attn: Jim Hinze, Architect  
E-Mail: JHinze@bsagb.com

**General Contractor:** **JP Cullen**  
1 S. Pinckney Street, Suite 810  
Madison, WI 53703  
Phone: 608-257-1911  
Attn: Pete Scharenbroch, Project Manager  
E-Mail: pete.scharenbroch@jpcullen.com

**Civil Engineering & Landscape Architecture:** **SmithGroup**  
44 East Mifflin Street, Suite 500  
Madison, WI 53703  
Phone: 608-214-5089  
Attn: Jacob Blue  
E-Mail: Jacob.blue@smithgroup.com

**Plumbing Engineer:** **Berners-Schober Associates, Inc.**  
310 Pine Street  
Green Bay, WI 54301  
Phone: 920-569-8682  
Attn: Bob Van Lanen, RD  
E-Mail: rvanlanen@bsagb.com

**Mechanical Engineer:** **Berners-Schober Associates, Inc.**  
310 Pine Street  
Green Bay, WI 54301  
Phone: 920-569-8702  
Attn: Joe Dettlaff, MEP/FP Project Principal  
E-Mail: jdettlaff@bsagb.com

**Project Background:**

The Camp Randall Sports Center Redevelopment project is located between Camp Randall on the west and the Camp Randall Memorial Park on the east with building access along Monroe Street to the south and Badger Way/College of Engineering Campus to the north. The project will remove two existing facilities that have been submitted to the Wisconsin Historical Society (Case #23-1974). Camp Randall Sports Center (Shell) and McClain Athletic Facility have been found not eligible for listing on the National Register of Historic Places. UW-Madison will provide WHS with demolition and construction procedure information to ensure the Camp Randall Memorial Pak (NRPH #16068) is not adversely affected during construction. The project is also being reviewed by the City Landmarks Commission due to the adjacency of the City of Madison Landmark (#178), Field House (1450 Monroe Street), located within the Planned Development.

In 2013, an agreement was made between UW Athletics and the present-day UW Division of Recreation & Wellbeing (formerly UW Rec Sports) that UW Athletics will purchase the CRSC building once recreation activities are relocated to the new Natatorium facility which occurred in Spring 2023. The 2020 Advanced Planning found that the existing Sports Center building is not adequate in size nor condition to meet Athletics needs as the indoor football practice facility, therefore it will require a complete replacement.

The Camp Randall Sports Center was constructed in 1955 with the addition of an ice rink on the south end in 1970. After the transfer of use, the athletic department has used the building for recreational space and indoor track practice. The McClain Center was constructed in 1988 and is used for indoor football practices and other varsity and club sports. The building is also the location of the football team's conference and video training rooms and other student-athlete support services.

Along the east boundary of the site is the Camp Randall Memorial Park which is listed on the National Register of Historic Places as an historic district. Impacts to the Park are under the purview of the Wisconsin Department of Veterans Affairs, and the Wisconsin State Legislature per Wis. Stat. 45.70(2)(2). The UW-Madison Division of Facilities Planning and Management (FP&M) is responsible for the management and maintenance of this park, but the legislative mandate states that the Wisconsin Department of Veterans Affairs "may approve, recommend and veto any proposed plans, modifications and changes or policies with respect to established state memorials, including Camp Randall Memorial Park..." per Wis. Stat. 45.35(3m)(a). UW-Madison is in continued discussions with the Department of Veterans Affairs.

This project was presented and approved by the Board of Regents on February 8, 2024, with a total construction and contingency budget of \$285,163,000. (funded through segregated revenue, program revenue supported borrowing and program revenue-cash).

**Project Description:**

The project will enact the next step of the UW-Madison Athletics Master Plan in the Camp Randall District, by constructing a new 536,000 GSF, 3+ story indoor practice facility building on the footprint currently occupied by two existing athletic facilities. The completed exterior height of the practice facility building will be 98' above the lowest parking level, well under the height of Camp Randall Stadium. The project boundary is defined by Monroe Street on the south, Camp Randall Memorial Park on the east, Badger Way on the north, and Camp Randall Stadium/Lot 18 on the west. The total footprint of the proposed redevelopment is 204,267 SF. Both existing buildings as well as the proposed facilities are/will be directly connected to Camp Randall Stadium.

A 2013 facility assessment documented mostly poor and fair conditions for each component at the CRSC, and the current overall condition has been determined to be poor. Short-term repairs and upgrades are not justifiable for the proposed long-term use of the facility. The CRSC does not have adequate space to house an indoor track suitable for competition and the McClain Athletic Facility does not have adequate space to allow standard dimension football fields, revealing that both facilities are undersized for their highest and best use. UW athletic facilities need to close the gap in training facilities available to remain competitive with peer institutions for new recruits and to retain current student athletes. A properly sized and functional indoor practice facility is a necessity for Division 1 northern climate football programs. Strength training and student athlete dining facilities are also important spaces for student athlete recruitment and retention.

The program for the project will create a new full, 100-yard-long synthetic turf indoor practice field (IPF) with associated runoff distance for safety. The facility will provide a 70' clear height center line for uninterrupted practice with the full capacity to hold kicking and punting drills. The facility will capitalize on its proximity to Camp Randall Memorial Park, providing views into and out of the facility thereby enhancing the connection

between the two spaces. The facility will be a football training and track training facility first with the opportunity to host public/community events, synergizing UW-Madison, UW Athletics, and the surrounding community. With some of the program spaces relocating to the new facility, there will be renovation to repurpose those spaces for other athletic programs. The project will also create a 350-stall underground parking garage accessible from Monroe Street to accommodate primarily permit parking with visitor parking provided to support the proposed tenant space. The existing Athletics Hall of Fame and narrative around telling the Veterans' story will be re-envisioned and incorporated into the new facility and plaza/roof terrace along Monroe Street.

The new facility will be a combination of concrete and steel structures. The primary exterior materials will be architectural precast panels, composite metal wall panels, and aluminum curtain wall. The roof likely be a combination of membrane roofing and preformed metal roofing.

From a fire protection standpoint, the entire building will be fully sprinkled. Site emergency vehicle access fire lanes will remain in their condition along the west side of the facility. The fire lane will be widened along Badger Way and the building will come out closer to Monroe Street for increased access along the south side. Apparatus access is not required due to the class of construction and fire rating of the building. Existing fire hydrants located on Badger Way, Monroe Street and adjacent to Camp Randall will service the building in case of emergency.

In support of Governor Evers' Executive Order 38 as well as Chancellor Mnookin's Sustainability goals, this project will include energy efficiency and sustainable design concepts to reduce the university utility costs, reduce the impacts of climate change, and build resiliency into the design solution. The project will utilize the DFD Sustainability Guidelines, based on the AIA Framework for Design Excellence.

Exterior site work with this project will include an overall increase of impervious surface by .40 acres. Because of this increase, numerous site improvements to clean, catch, reuse, and/or infiltrate stormwater such as, permeable paving, trench drains, catch basins, and a green roof will be considered.

The project includes a suspended level three-track component for training purposes. Glazing is also strategically located to allow the track to function as a light shelf, preventing glare and heat gain into the indoor practice facility while still providing increased ambient lighting levels reducing energy consumption.

The landscape plan includes urban tolerant species along Monroe Street with consideration of appropriate accessible green roof species to help with stormwater management and experiential place-making. The landscape plan provides an appropriately located palette of plantings to accommodate game day pedestrian swells while ensuring seasonal interest the remainder of the year. The building adheres to the City and DFD bird-friendly glass requirements.

A 2013 facility assessment documented mostly poor and fair conditions for each component at the CRSC, and the current overall condition has been determined to be poor. Short-term repairs and upgrades are not justifiable for the proposed long-term use of the facility. The CRSC does not have adequate space to house an indoor track suitable for competition and the McClain Athletic Facility does not have adequate space to allow standard dimension football fields, revealing that both facilities are undersized for their highest and best use. UW athletic facilities need to close the gap in training facilities available to remain competitive with peer institutions for new recruits and to retain current student athletes. A properly sized and functional indoor practice facility is a necessity for top-tier football programs, especially those in northern climates. Minnesota, Michigan, Northwestern, and Notre Dame have all recently completed indoor practice field projects for their football programs. Strength training and student athlete dining facilities are also showcased when seeking new recruits, and the current state of UW-Madison facilities are out of date, undersized, and/or underwhelming compared to their peer group competition.

New building mounted and ground mounted signs will be included as part of the project following campus standards denoting the building address and name. Full cut-off lighting fixtures will be used across the site.

#### **Project Schedule:**

City of Madison Pre-Application Meeting:	November 10, 2023
Design Review Board Meeting #1:	November 21, 2023
Joint Campus Area Committee Informational Meeting:	December 12, 2023
City Development Assistance Team:	January 11, 2024
WEPA Draft EIS Public Meeting:	February 15, 2024
Notify Alder (District #5):	April 16, 2024

Demolition List Serv Notification:	April 16, 2024
Design Review Board Meeting #2:	April 16, 2024
Urban Design Commission Pre-Application Meeting:	April 24, 2024
Joint Campus Area Committee Informational Meeting:	April 25, 2024
Landmarks Commission Informational Meeting:	May 6, 2024
Urban Design Commission Informational Meeting:	May 8, 2024
City of Madison Land Use Application:	May 28, 2024
WEPA Final EIS Public Meeting:	June 10, 2024
Neighborhood Public Information Meeting:	June 12, 2024
Design Review Board Meeting #3:	June 18, 2024
Joint Campus Area Committee Recommendation Meeting:	June 27, 2024
Landmarks Commission Approval:	July 1, 2024
Design Review Board Meeting #4:	July 16, 2024
Urban Design Commission Initial/Final Meeting:	July 17, 2024
Plan Commission Meeting:	July 29, 2024
Common Council Meeting:	August 6, 2024
Demolition of Camp Randall Sports Center:	September 2, 2024
Start Construction:	December 2024
Substantial Completion:	December 2026
Occupancy:	Early 2027

### **Proposed General Areas:**

The proposed uses and associated square footage are as follows:

Hardscape:	18,050 SF / .42 acres (8%)
Softscape:	200 SF / 0 acres (0%)
<u>Building Footprint</u>	<u>204,267 SF / 4.69 acres (92%)</u>
Total Developed Area:	222,517 SF / 5.11 acres (100%)

### **Hours of Operation:**

Hours of operation are set in relation to the academic and athletic calendars and vary depending on when instruction/competition is in session and during summer/winter breaks. Once completed, during the Fall and Spring semesters hours are anticipated to be daily from 7AM to 9PM, break sessions hours will be reduced with access during closed hours via WisCard for approved faculty, staff, and students.

### **Building Areas:**

The proposed use areas are as follows:

Indoor Practice Facility and Support Spaces	123,458 sf
Athletic Training Facility and Support Spaces	221,088 sf
Plaza and Support Spaces	25,723 sf
Future Tenant Space	11,598 sf
Track:	32,090 sf
Parking	127,785 sf
<u>Total Gross Square Footage:</u>	<b>536,236 sf</b>

### **Auto and Bike Parking Stalls:**

Non-student athlete and staff visitors will be infrequent to the building during normal operation hours. During events or game day this access may change. Pedestrian and bike visitors approach the site from all directions, but primarily come from the west along Badger Way or Monroe Street, the north via Camp Randall North Lawn or N. Randall Street sidewalk, the east along Badger Way or the south edge of Camp Randall Memorial Park and from the south via Monroe Street. It will be important to ensure circulation and access is improved through the Camp Randall District 'super' block. All proposed pedestrian paths, roof decks and building entrances are ADA compliant.

Bike parking for the facility will be reduced and located along the north or south side of the facility. The existing quantity is directly related to the Shell being used as a Recreation and Wellbeing facility with a community component. As the facility is transitioned to a strictly Athletics space, the user demand and choreography of circulation related to

building access will change. The final location and quantity of bike parking is currently being evaluated. A commuter room will not be provided in this facility due to the known user groups and access to locker rooms and showers. Moped parking currently exists along Badger Way on the north side of the facility. There will be no change to this area or quantities provided.

Automobile parking is coordinated and will be managed by UW-Madison Transportation Services. The proposed 350 stalls will primarily accommodate staff parking with a small number available for visitor parking. Parking will be managed differently on game and event days occurring in the area. The parking garage takes advantage of the sloped grade of the site, allowing for at grade pedestrian access on the north, and at grade vehicular access on the south. A Traffic Impact Analysis (TIA) has been completed and has been shared with City of Madison Traffic Engineering. Stormwater considerations have been accommodated regarding the parking garage entry and topography within the area. Metered parking is anticipated to remain along the north side of Monroe Street minus four/five stalls for the parking garage ingress/egress driveway and vision triangles.

The project location is serviced by existing Metro bus routes with boarding locations to the east and west of the site within 750'. Stop #336 is located northeast of the site and services routes D, O, 80. Stop #533 is located southwest of the site and services routes E, 64, 82. South of the site along Regent Street there is service to routes E, 64, and 82 on a continual schedule. The closest Bus Rapid Transit station will be located ¼ mile to the northeast at Orchard Street and W. Johnson Street. None of the bus stops will be impacted or need to be relocated during the duration of the project.

**Lot Coverage and Usable Open Space Calculations:**

Lot Size:	251,320 SF / 5.77 acres (100%)
Existing Site Impervious Area:	35,520 SF / 0.81 acres (14%) – Building not included.
Existing Building Coverage:	194,940 SF / 4.48 acres (78%)
Proposed Site Impervious Area:	45,453 SF / 1.04 acres (18%) – Building not included.
Proposed Building Coverage:	204,267 SF / 4.69 (81%)
Useable Open Space:	13,000 SF / .30 acres (5%)

**Building and Site Service Loading/Unloading Functions:**

The loading dock is located in the northwest portion of the new building internal to Camp Randall stadium. This area is designed to accommodate AASHTO 2018 (US) SU-30 delivery trucks and a 36-yard garbage truck. The site is not required to accommodate semi-trailer pull-through or turn-around movements as campus employs a centralized mail delivery and distribution system. Dumpsters and equipment will be kept internal to the facility and not visible from public rights-of-way.

**Estimated Project Cost:**

Total project cost is estimated to be \$285,163,000.

**Reuse and Recycling Plan**

A reuse/recycling plan will be provided by the contractor, to be approved by the City Recycling Coordinator. Per Sec 28.12(12)(e) of the Zoning Ordinance the contractor will also demonstrate compliance to this approved plan within 60 days of demolition completion of the McClain Center.

**Number of Construction & Full-Time Equivalent Jobs Created**

Based on a study entitled “The Impact of Construction on the Wisconsin Economy” by C3 Statistical Solutions, published in January 2011, every \$1 spent directly on construction projects produces an overall economic impact of approximately \$1.92. Using a related formula that 17 jobs are created for every \$1 million of construction costs, a \$285 project should create approximately 4,845 jobs split between design and construction workers and direct, indirect, and induced jobs.

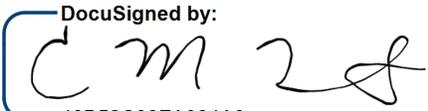
Once completed, the facility is estimated to have a daily population of 400 people, consisting of staff and student athletes from the football, track (men/women) and soccer (men/women). This will swell on football game days

The project was presented to the City of Madison Development Assistance Team on January 11, 2024, and to the Joint Campus Area Committee on both December 12, 2023, and April 25, 2024, where the project was recommended for approval to the UW-Madison Design Board.

Anticipated final site compliance date (MGO Sec. 28.186(4)(b): September 2025

Please contact me at 608-263-3000 if you have any questions or need further information.

Thank you,

DocuSigned by:  


40B52C98FA084A0  
Cindy Forstveit, RCFM

Associate Vice Chancellor  
Facilities Planning & Management, University of Wisconsin-Madison

cc: Peter Schlecht, UW-Madison University Architect  
Tim Luttrell, Wisconsin DOA, Division of Facilities Development  
Cathy Weiss, University of Wisconsin System Project Manager  
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