

LANDMARKS COMMISSION APPLICATION

LC

Complete all sections of this application, making sure to note the requirements on the accompanying checklist (reverse).

If you need an interpreter, translator, materials in alternate formats or other accommodations to access these forms, please call (608) 266-4635

City of Madison
Planning Division
215 Martin Luther King Jr Blvd, Ste 017
PO Box 2985
Madison, WI 53701-2985
(608) 266-4635



1. LOCATION

Project Address: 1430 Monroe Street (Part of Camp Randall PD)

Alder District: 5

2. PROJECT

Project Title/Description: UW-Madison Camp Randall Sports Center Redevelopment Project. Replace existing McClain and Shell buildings with an athletics training facility and indoor practice field.

This is an application for: (check all that apply)

New Construction/Alteration/Addition in a Local Historic District or Designated Landmark (specify):

- Mansion Hill Third Lake Ridge First Settlement
 University Heights Marquette Bungalows Landmark

Land Division/Combination in a Local Historic District or to Designated Landmark Site (specify):

- Mansion Hill Third Lake Ridge First Settlement
 University Heights Marquette Bungalows Landmark

Demolition

Development adjacent to a Designated Landmark

Variance from the Historic Preservation Ordinance (Chapter 41)

Landmark Nomination/Rescission or Historic District Nomination/Amendment
(Please contact the Historic Preservation Planner for specific Submission Requirements.)

Informational Presentation

Other (specify):

DPCED USE ONLY	Registrar #:
	DATE STAMP RECEIVED 6/5/24 1:44 pm

3. APPLICANT

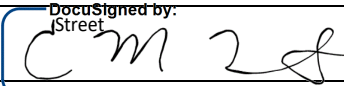
Applicant's Name: Cindy Torstveit Company: University of Wisconsin-Madison

Address: 21 N. Park Street, Suite 6101 Madison, Wisconsin 53715

Telephone: 608-263-3000 Email: cindy.torstveit@wisc.edu

Property Owner (if not applicant): The Board of Regents of the University of Wisconsin

Address: 1220 Linden Drive Madison, Wisconsin 53706

Property Owner's Signature:  Date: 6/5/2024

NOTICE REGARDING LOBBYING ORDINANCE: If you are seeking approval of a development that has over 40,000 square feet of non-residential space, or a residential development of over 10 dwelling units, or if you are seeking assistance from the City with a value of \$10,000 (including grants, loans, TIF or similar assistance), then you likely are subject to Madison's lobbying ordinance (Sec. 2.40, MGO). You are required to register and report your lobbying. Please consult the City Clerk's Office for more information. Failure to comply with the lobbying ordinance may result in fines.

4. APPLICATION SUBMISSION REQUIREMENTS (see checklist on reverse)

All applications must be filed by 12:00pm on the submission date with the Preservation Planner. Applications submitted after the submission date or incomplete applications will be postponed to the next scheduled filing time. Submission deadlines can be viewed here: https://www.cityofmadison.com/dpced/planning/documents/LC_Meeting_Schedule_Dates.pdf

APPLICATION SUBMISSION REQUIREMENTS CHECKLIST:

In order to be considered complete, every application submission shall include at least the following information unless otherwise waived by the Preservation Planner. **All application materials should be submitted electronically to landmarkscommission@cityofmadison.com**. Please note that an individual email cannot exceed 20 MB.

- Landmarks Commission Application w/signature of the property owner.
- Narrative Description/Letter of Intent addressed to the Landmarks Commission, describing the location of the property and the scope of the proposed project.
 - Photographs of existing conditions;
 - Photographs of existing context;
 - Photographs of comparable historic resources within 200 feet of subject property;
 - Manufacturer's product information showing dimensions and materials.
- Architectural drawings reduced to 11" x 17" or smaller pages which may include:
 - Dimensioned site plans showing siting of structures, grading, landscaping, pedestrian and vehicular access, lighting, mechanicals, signage, and other features;
 - Elevations of all sides showing exterior features and finishes, subsurface construction, floor and roof;
 - Floor Plan views of levels and roof;
 - For proposals of more than two (2) commercial or residential or combination thereof units, a minimum of two (2) accurate street-view normal perspectives shown from a viewpoint of no more than five (5) feet above existing grade.
- Any other information requested by the Preservation Planner to convey the aspects of the project which may include:
 - Perspective drawing
 - Other _____

Landmarks Commission staff will preliminarily review projects related to the construction of additions and/or new construction with Zoning staff in order to determine the completeness of the submission materials. Applicants are encouraged to contact Zoning staff to discuss projects early in the process to ensure the project considered by the Landmarks Commission meets Zoning requirements.

CONTACT THE PRESERVATION PLANNER:

Please contact the Preservation Planner with any questions.

City of Madison Planning Division
215 Martin Luther King Jr Blvd, Suite 017
PO Box 2985 (mailing address)
Madison, WI 53701-2985
landmarkscommission@cityofmadison.com
(608) 266-6552



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

June 5, 2024

Heather Bailey
City of Madison Landmarks Commission
215 Martin Luther King Jr. Blvd #017
Madison, WI 53710

**RE: LANDMARKS COMMISSION SUBMITTAL: CAMP RANDALL SPORTS CENTER PROJECT
UW-Madison Camp Randall Sports Center Redevelopment (#22D5A)
1430 & 1436 Monroe Street
University of Wisconsin-Madison**

Dear Ms. Bailey,

The attached Landmarks Commission Application is submitted to the Landmarks Commission as a continuation of our informational presentation on May 6, 2024. The project is located at 1430 Monroe Street (Camp Randall Sports Center “Shell”) within the city defined Camp Randall Stadium and Engineering Campus PUD #367. The project consists of a phased removal of the existing Camp Randall Sports Center (#0025) and McClain Athletic Facility (#0021) to facilitate development of a new athletics training facility, indoor practice field and associated space along Monroe Street. All land is owned by the Board of Regents of the University of Wisconsin.

The submittal is associated with the Planned Development (PD) designation where the proposed project is located and its adjacency to the existing City of Madison landmark, #178 University of Wisconsin Field House (1450 Monroe Street). The Field House was designed as an outstanding example, and largely intact historic integrity of the application of a late Renaissance Revival style design to a large-scale modern university building. As a PD, the University intends to submit the project to 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 is being designed to not be so large or visually intrusive as to adversely affect the historic character and integrity of the Field House in accordance with Madison General Ordinances (MGO) 28.144, and to meet the Secretary of the Interior’s Standards for Rehabilitation such that new construction will:

9. Not destroy historic materials, features, and spatial relationships that characterize the property, and that the new work will be differentiated from the old and will be compatible with the historic materials, size, scale and proportion, and massing to protect the historic integrity of the property and its environment.
10. Be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

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 August 2024 with construction of the new indoor practice facility beginning in January 2025 with completion in March 2026. Following completion of Phase 1, Phase 2 will commence with the McClain Athletic Facility deconstruction, and a new training facility to be completed in August 2027.

Submittal Materials

Landmarks Commission Application
Letter of Intent
Photographs, Drawings and Vignettes of proposed project
PDF of materials sent to landmarkscommission@cityofmadison.com

Project Participants

Owner:

State of Wisconsin
Agency: Universities of Wisconsin
Board of Regents
Room 1860 Van Hise Hall
1220 Linden Drive
Madison, Wisconsin 53706

Owner's Contact:

University of Wisconsin – Madison
Facilities Planning and Management
30 N. Mills Street, 4th Floor
Madison, Wisconsin 53715-1211
Phone: 608-263-3023
Attn: Scott Utter, Director of Campus Planning & Landscape Architecture
E-Mail: scott.utter@wisc.edu

Architects:

HOK
300 West 22nd Street
Kansas City, MO 64108
Phone: 816-472-2024
Attn: Paul Joran
E-Mail: paul.joran@hok.com

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

General Contractor:

JP Cullen
330 E. Delevan Dr
Janesville, WI 53546

Project Schedule:

Design/Build Award:	September 2023
Demolition Shell/McClain:	August 2024 / February 2026
Start Construction IPF/Training:	January 2025 / March 2026
Substantial completion IPF/Training:	March 2026 / August 2027
Occupancy IPF/Training:	Summer 2026 / Fall 2027

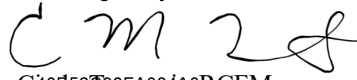
Anticipated final site compliance date (MGO Sec. 28.186(4)(b): December 2027

Estimated Project Cost:

The project cost estimate is \$285,163,000.

Thank you,

DocuSigned by:



Chris Torres, AIA, RCFM

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

cc: Tim Luttrell, DFDM Project Manager
Matt Collins, UW-Madison FP&M Project Manager
Peter Schlecht, UW-Madison University Architect
Scott Utter, UW-Madison Director Campus Planning & Landscape Architecture
Aaron Williams, UW-Madison Campus Planner

THE UNIVERSITY OF WISCONSIN

LANDMARKS COMMISSION SUBMITTAL

22D5A CAMP RANDALL SPORTS CENTER REPLACEMENT

JULY 1, 2024



CULLEN

bernersschaber



PROJECT DESCRIPTION

- Replace the existing McClain & Shell buildings with a new athletics training facility & indoor practice field. This facility will be the home of the football, men's & women's soccer, and men's & women's track programs .
- The new facilities helps meet critical space needs for each athletic personnel department in the building.
- Create a way to honor Wisconsin Military Veterans.
- Increase available parking on site for building occupants and public to utilize.
- Designed to promote natural lighting and views to the outdoor.
- Includes opportunities for revenue generation and interaction with the public.
- Enables potential future expansion projects to build vertically.

PROJECT COST: \$285,163,000

- Construction Costs
- Design and Professional Services
- Contingency
- Furniture, Fixtures, and Equipment

PROJECT SIZE: 480,000 -500,000 GSF

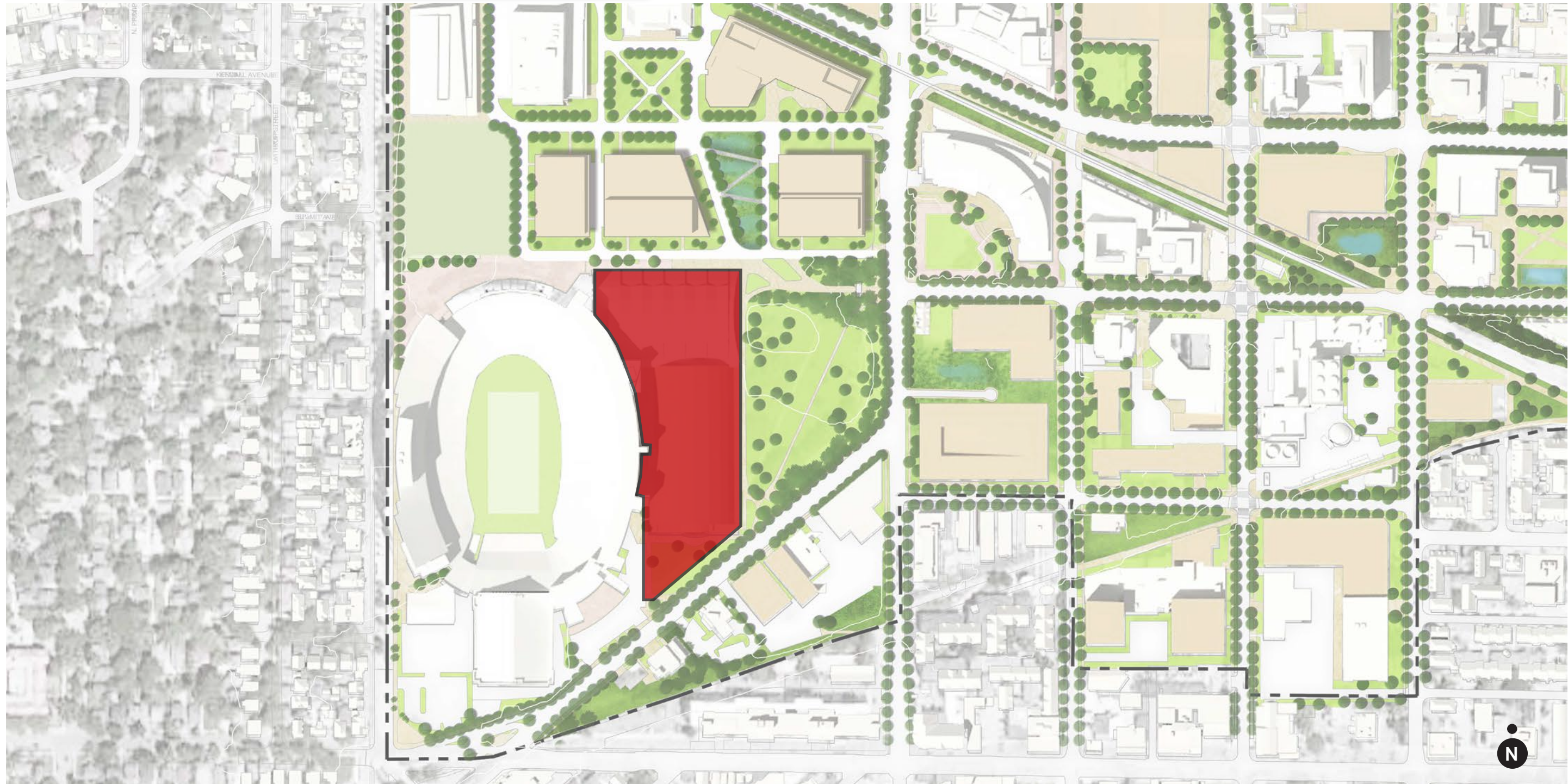
- Footprint: 195,000 GSF



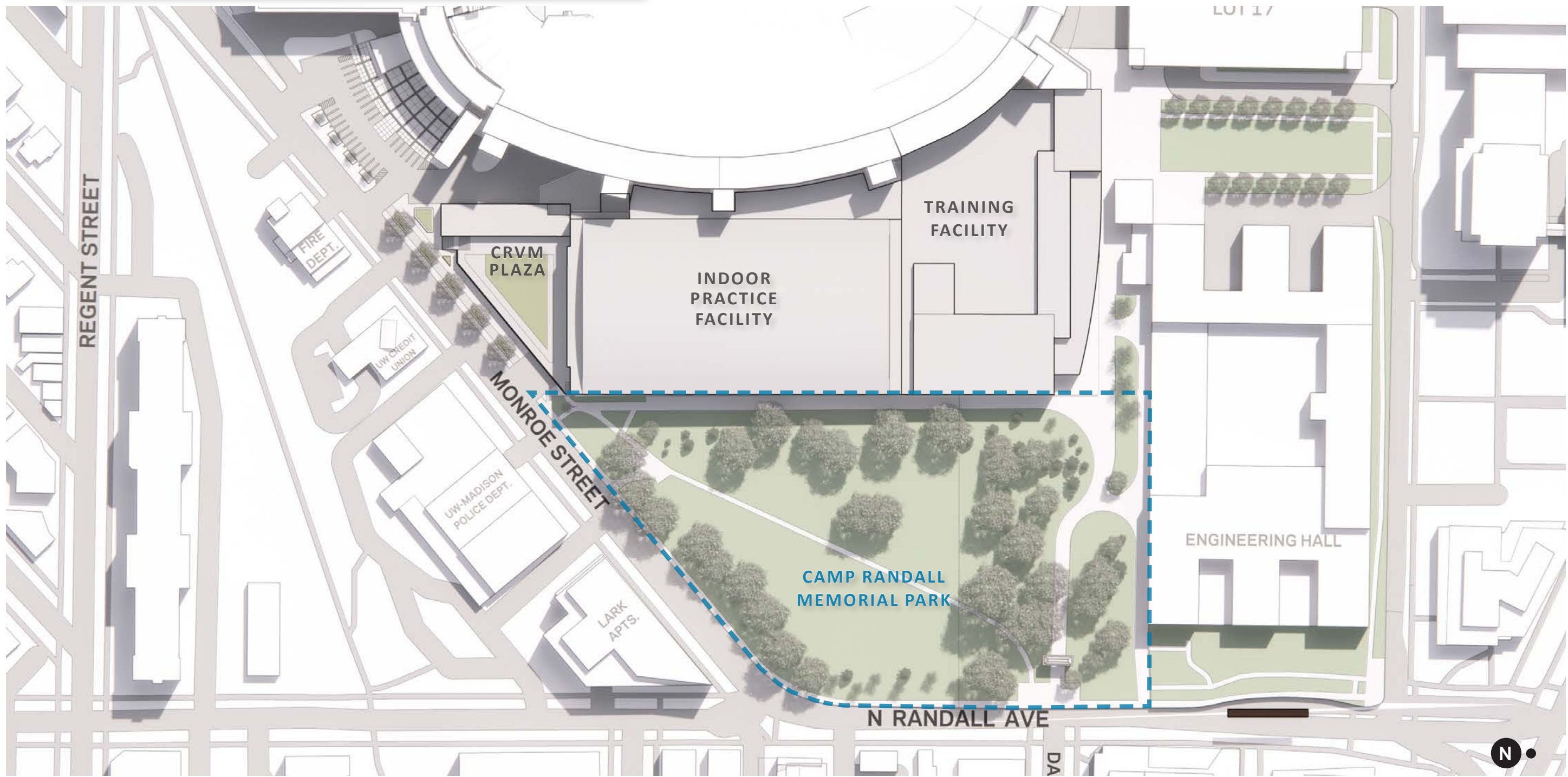
PROJECT SCHEDULE

- State Building Commission February 2024
- DRB Final Approval July 2024
- Madison Common Council Approval August 2024
- Existing Building Demolition September 2024
- DFD Final Review December 2024
- Bidding January 2025
- Construction Starts January 2025
- Substantial Completion September 2027

SURROUNDING NEIGHBORHOOD



PRELIMINARY SITE PLAN



SOUTHEAST AERIAL - EXISTING



SOUTHEAST AERIAL



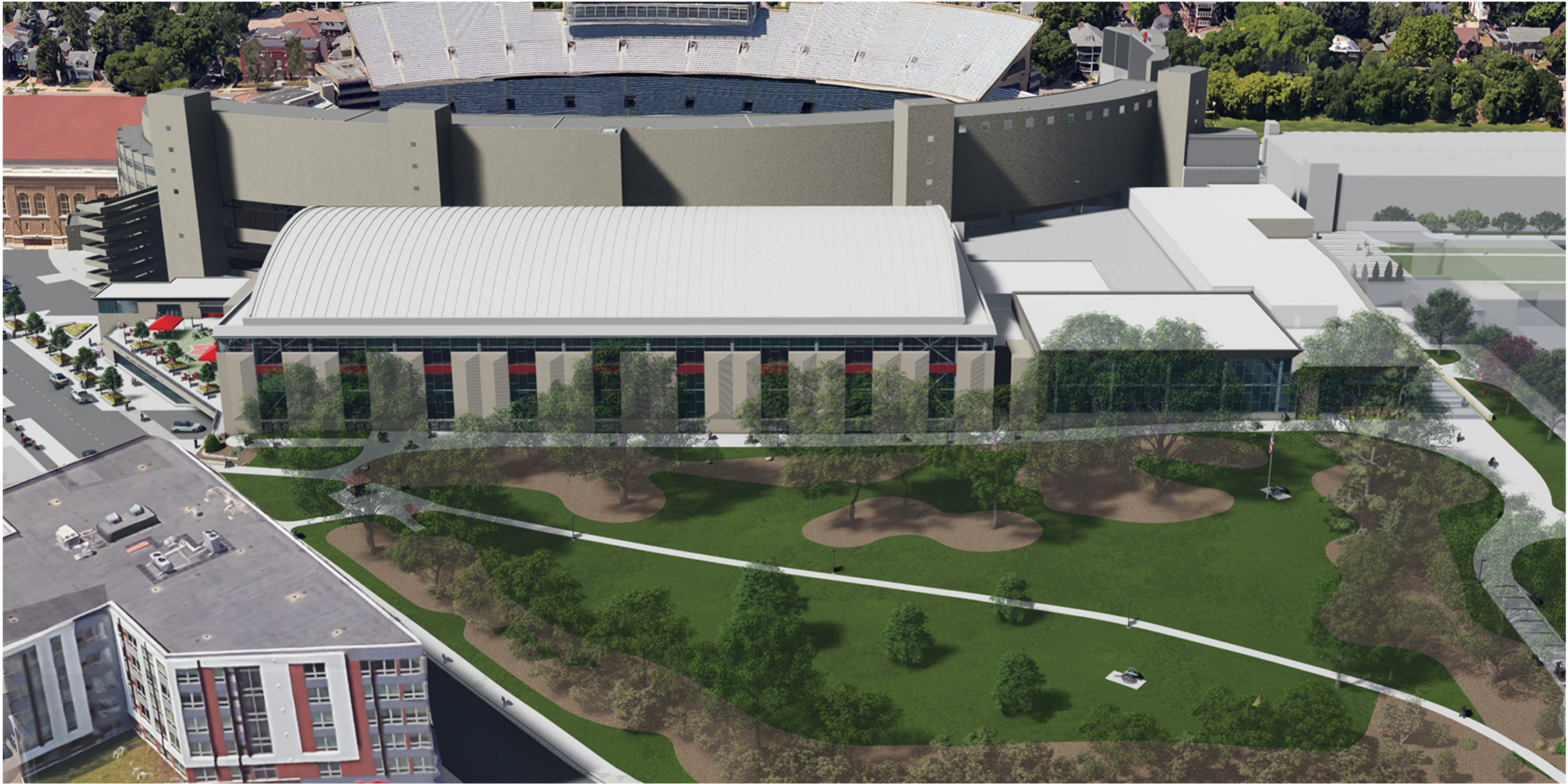
UW CREDIT UNION

MADISON CEDEPT

EAST AERIAL - EXISTING



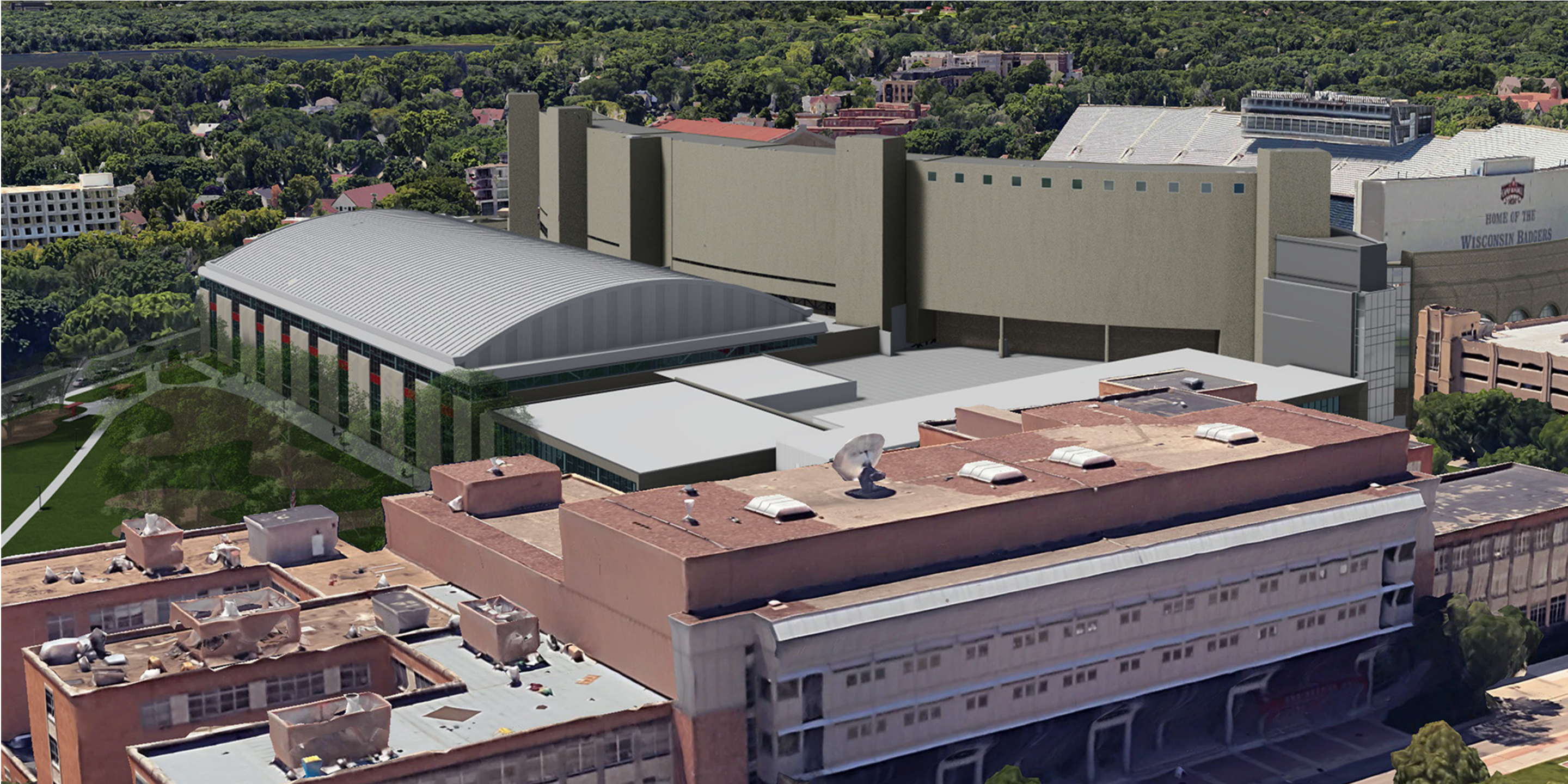
EAST AERIAL



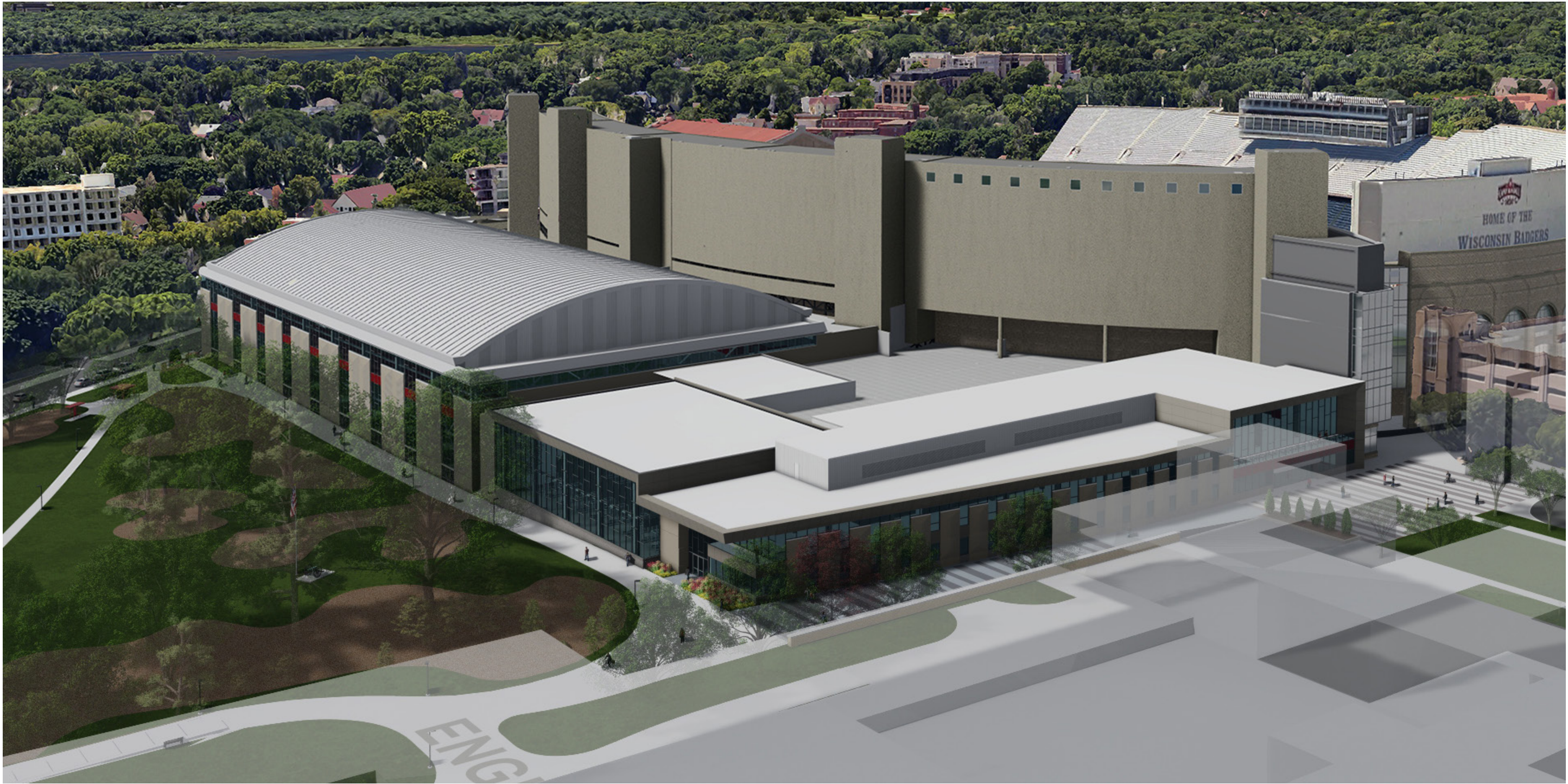
NORTHEAST AERIAL - EXISTING



NORTHEAST AERIAL



NORTHEAST AERIAL



SOUTH LAWN - EXISTING



OVERALL PLAZA AREA



EAST WALKWAY - EXISTING



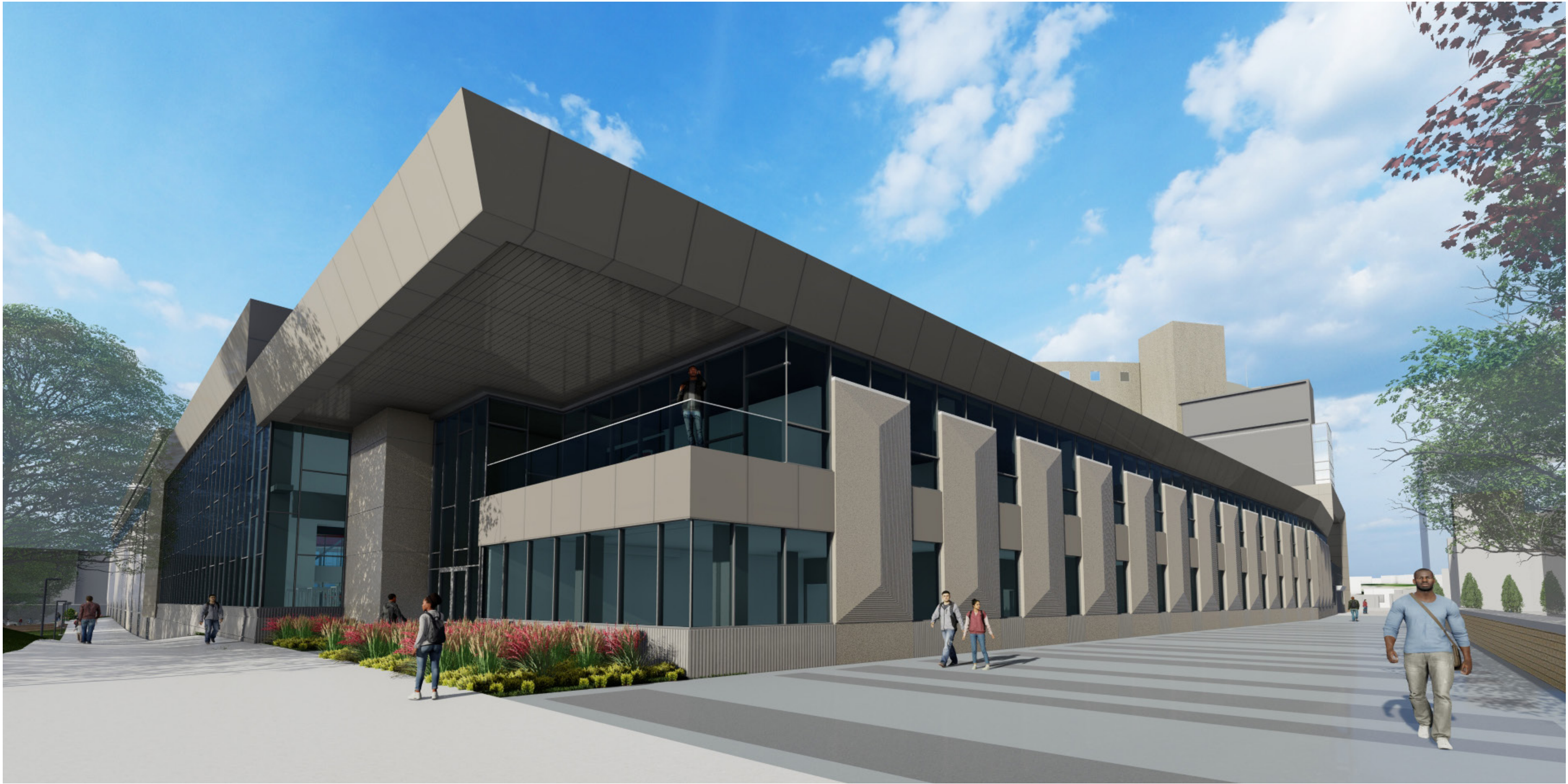
EAST WALKWAY



NORTHEAST CORNER - EXISTING



NORTHEAST CORNER



MAIN ENTRY - EXISTING



MAIN ENTRY



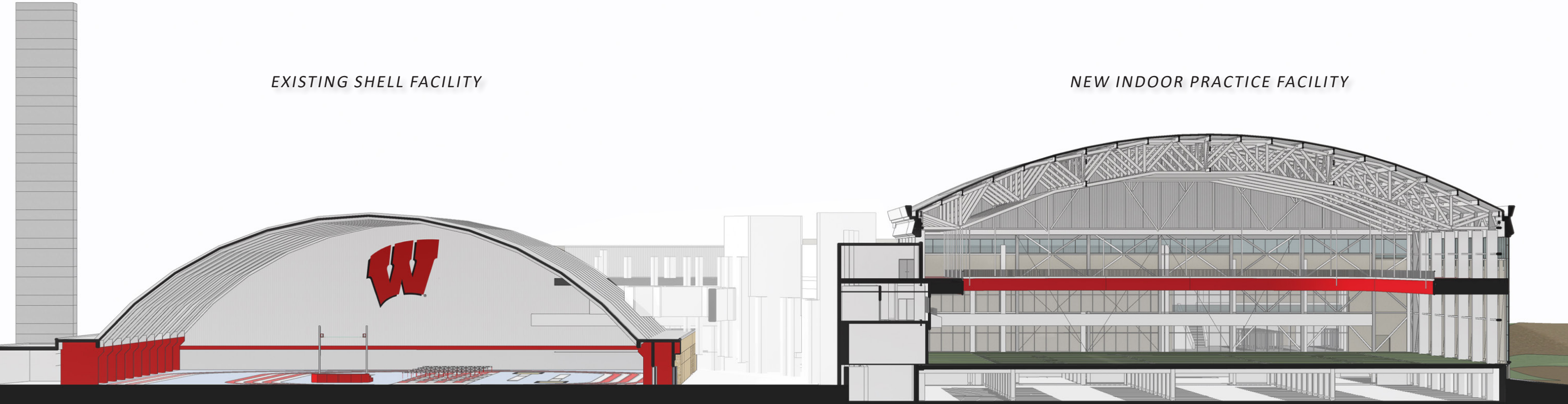
CAMP RANDALL ARCH



SHELL COMPARISON

EXISTING SHELL FACILITY

NEW INDOOR PRACTICE FACILITY



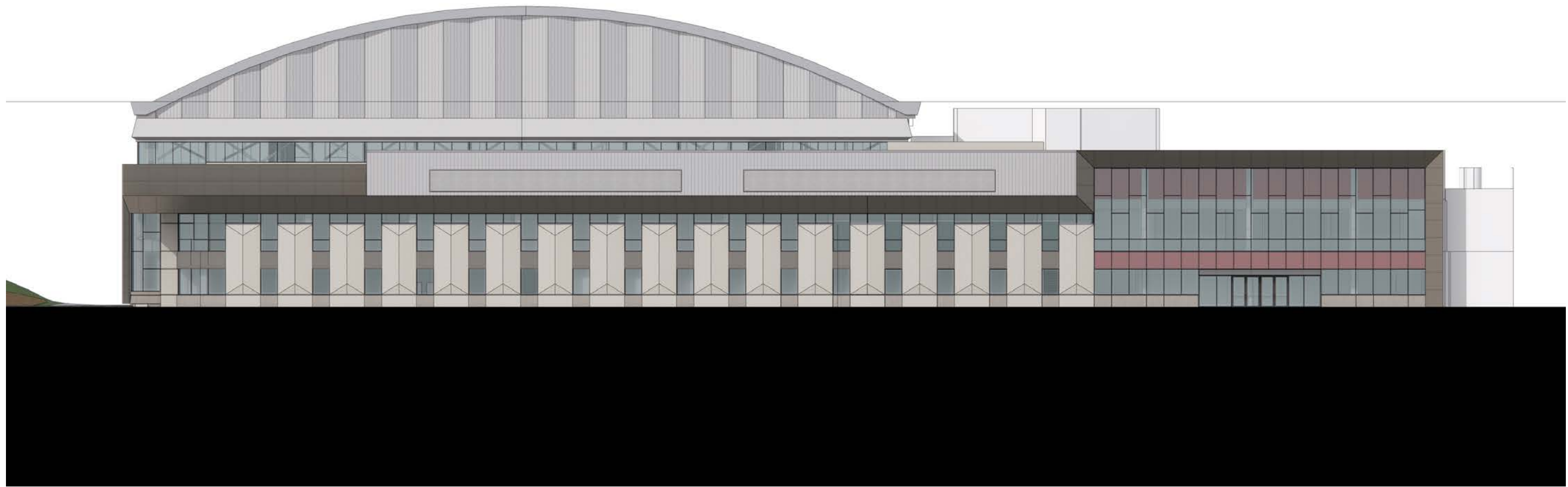
SOUTH ELEVATION



EAST ELEVATION



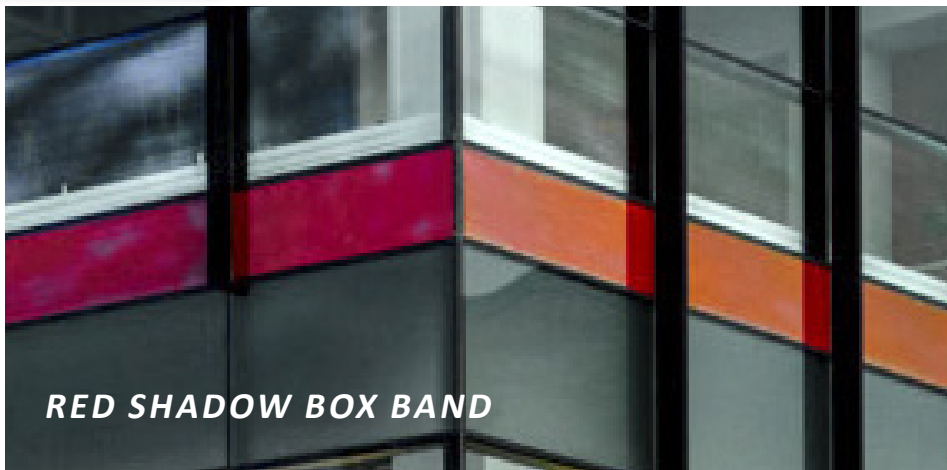
NORTH ELEVATION



EXTERIOR MATERIALS COLLAGE



METAL PANEL CURTAIN WALL INFILL



RED SHADOW BOX BAND



VIRACON GLASS

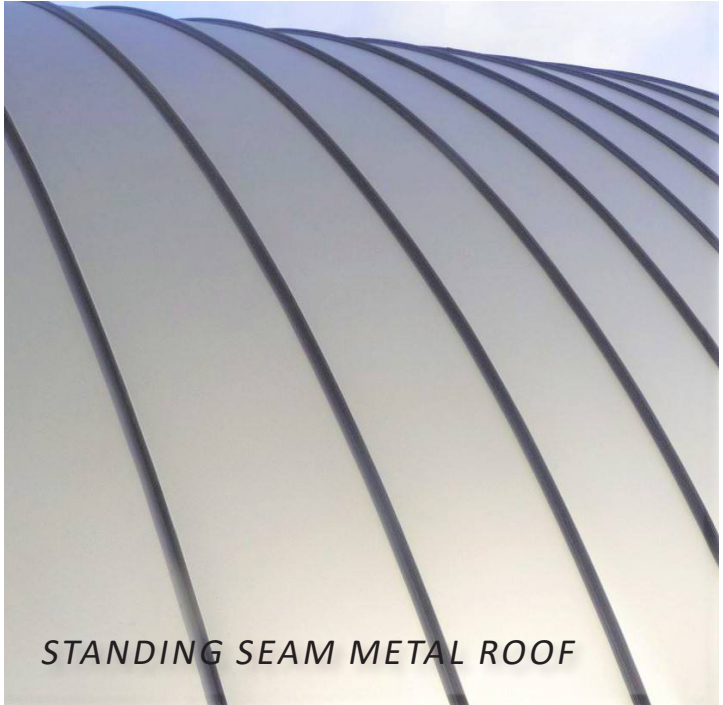
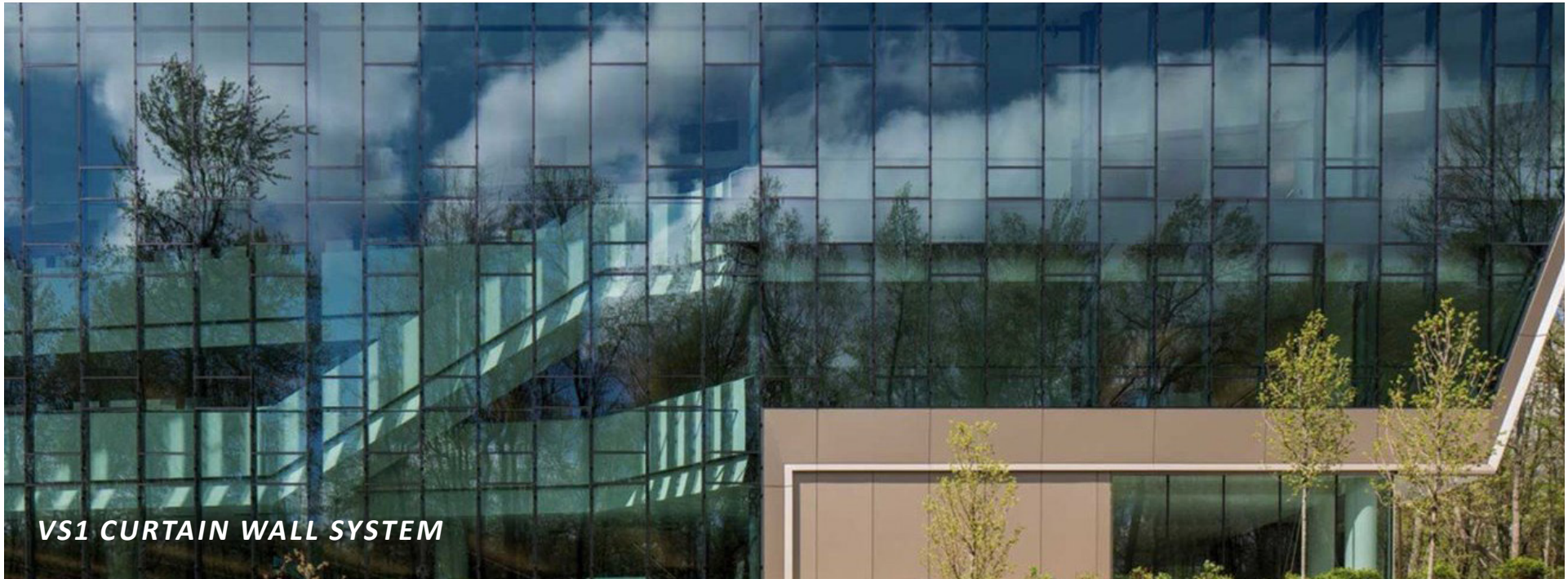


CHAMPAGNE / BRONZE METAL PANEL



METAL PANEL SYSTEM

EXTERIOR MATERIALS COLLAGE



FACETED INSULATED PRECAST PANEL - BUFF

RIB FINISH INSULATED PRECAST PANEL

STANDING SEAM METAL ROOF