

PREPARED FOR THE PLAN COMMISSION



Project Address: 1430-1436 Monroe Street

Application Type: Demolition Permit and Amended Planned Development – General Development Plan and Specific Implementation Plan

Legistar File ID # [83754](#) and [83909](#)

Prepared By: Timothy M. Parks, Planning Division
Report includes comments from other City agencies, as noted.

Summary

Applicant: Cindy Torstveit, University of Wisconsin-Madison; 21 N Park Street, #6101; Madison.

Contact Person: Jim Hinze, Berners Schober Architects; 310 Pine Street; Green Bay.

Property Owner: The Board of Regents of the Universities of Wisconsin (UWSA); 1220 Linden Drive; Madison.

Requested Actions: Consideration of a demolition permit to demolish the McClain Athletic Center and Camp Randall Sports Center at 1430-1436 Monroe Street; and consideration of an Amended Planned Development–General Development Plan for Camp Randall Stadium and approval of a Specific Implementation Plan to allow construction of a new three-story, 536,000 gross square-foot indoor athletic training facility and 350-stall parking garage adjacent to Camp Randall Stadium.

Proposal Summary: The University of Wisconsin-Madison (“UW”) is requesting approval of a major alteration to the Planned Development zoning district that governs Camp Randall Stadium, which also includes the University’s Field House, McClain Athletic Center, Camp Randall Sports Center (“The Shell”), Lot 17 parking garage, “north practice field,” and Camp Randall Memorial Park. The alteration calls for the demolition of the McClain Center and Shell, which will be replaced by a new three-story indoor athletic training facility. A 350-stall parking garage with access from Monroe Street is proposed within the footprint of the new athletic facility. No changes to the stadium, Field House, parking garage, or north practice field are proposed with the project.

The application indicates that the project is scheduled to commence on September 1, 2024 and be completed on December 16, 2026 (the letter of intent notes an August 2027 completion date for the project).

Applicable Regulations & Standards: The approval process and standards for Planned Development districts is outlined in Section 28.098 of the Zoning Code. Section 28.182 of the Zoning Code provides the process for zoning map amendments. Section 28.185 provides the process and standards for the approval of demolition and removal permits.

Review Required By: Urban Design Commission, Plan Commission and Common Council.

Summary Recommendation: The Planning Division recommends the following to the Plan Commission:

- That the Plan Commission that the standards for demolition permits are met to **approve** demolition of the McClain Athletic Center and Camp Randall Sports Center at 1430-1436 Monroe Street; and
- That the Plan Commission forward Zoning Map Amendment 28.022–00678 and 28.022–00679, amending the General Development Plan for Camp Randall Stadium and approving a Specific Implementation Plan to allow construction of a new athletic facility and parking facility, to the Common Council with a

recommendation of **approval** subject to input at the public hearing and the conditions from reviewing agencies beginning on **page 7** of this report.

Background Information

Parcel Location and Existing Conditions: The Planned Development district that includes Camp Randall Stadium, the Field House, McClain Athletic Center, Camp Randall Sports Center, Lot 17 parking garage, the “north practice field,” and Camp Randall Memorial Park comprises the southern 28.6 acres of an approximately 44.5-acre parcel bounded by University Avenue on the north, N Randall Avenue on the east, Monroe and Little Streets on the south, and N Breese Terrace on the west. The remainder of the 44.5-acre parcel is zoned CI (Campus–Institutional District) and governed by the CI District Master Plan for the University of Wisconsin-Madison Campus. The letter of intent indicates that the specific area of the project is 5.77 acres roughly bounded by Camp Randall Stadium and Camp Randall Memorial Park. The PD district and larger parcel are located in Alder District 5 (Vidaver) and Madison Metropolitan School District.

Surrounding Land Uses and Zoning:

- North: UW Engineering Centers Building and Mechanical Engineering Building, Materials Science & Engineering Building and Engineering Research Building, zoned CI (Campus–Institutional District);
- South: Located across Monroe Street north of Regent Street, University Police and Security Facility and UW Credit Union, zoned CC-T (Commercial Corridor–Transitional District), and the “Lark at Randall” mixed-use building and Fire Station 4, zoned TSS (Traditional Shopping Street District);
- West: Single-family residences across N Breese Terrace north of Summit Street, zoned TR-C2 (Traditional Residential – Consistent 2 District); single- and multi-family residences across N Breese Terrace between Summit and Regent streets, zoned TR-U1 (Traditional Residential–Urban 1 District); and
- East: Engineering Hall, Wendt Commons, and Union South, zoned CI; various residential buildings located across N Randall Avenue, zoned PD and TR-U2 (Traditional Residential–Urban 2 District).

Adopted Land Use Plans: The 2023 Comprehensive Plan includes the subject site and surrounding properties in the Special Institutional district.

The subject site is not located within the boundaries of an adopted neighborhood or sub-area plan; the western edge of the Regent Street-South Campus Neighborhood Plan (2008) is located across N Randall Avenue, while the eastern boundary of the University Avenue Corridor Plan (2014) is N Breese Terrace.

Zoning Summary: The site is zoned PD. The project will be reviewed in the following sections.

Requirements	Required	Proposed
Auto Parking	As per plan	350
Electric Vehicle (EV) Stalls	10% EV ready (35)	None (See Zoning conditions)
Accessible Stalls	Yes	Yes
Bike Parking	Colleges, universities: 1 per classroom and 1 per 5 students (TBD)	0 (See Zoning conditions)
Loading	As per plan	As shown on plan

Other Critical Zoning Items	
Yes:	Urban Design (PD zoning), Wellhead Protection (WP-27), Barrier Free, Utility Easements, Landmark Site
No:	Transit-Oriented Development Overlay, Waterfront Development, Wetlands, Floodplain, Adjacent to Park,
Prepared by: Jenny Kirchgatter, Assistant Zoning Administrator	

Environmental Corridor Status: This property is not located within a mapped environmental corridor.

Public Utilities and Services: The site is served by a full range of urban services, including Metro Transit, which operates daily all-day transit service along Monroe Street adjacent this property, with trips at least every 30 minutes (every 15 minutes or less during the day on weekdays). Metro Transit would initially estimate the following counts of potentially eligible trips towards US Green Building Council/LEED Quality Access to Transit points: 230 Weekday and 117 Weekend (average). Please contact Metro Transit if additional analysis would be of interest.

Previous Approvals

On December 2, 1998, the Common Council approved a request by the University of Wisconsin-Madison to rezone various properties addressed along Engineering Drive from R5 (General Residence District) to PUD(GDP-SIP) (Planned Unit Development-General Development Plan-Specific Implementation Plan) [1966 Zoning Code] to allow demolition of 11 buildings and construction of the Engineering Centers Building and 800-stall Lot 17 parking ramp. Those two projects were recorded as separate specific implementation plans.

On January 8, 2002, the Common Council approved a request to rezone 1440 Monroe Street from R5 to PUD(GDP-SIP) to allow the renovation and expansion of Camp Randall Stadium.

On April 17, 2012, the Common Council approved a request to rezone 1430-1440 Monroe Street and 1525 Engineering Drive from R5, Planned Unit Development-Specific Implementation Plan (PUD-SIP) and PUD-SIP to Amended Planned Unit Development-General Development Plan-Specific Implementation Plan (PUD(GDP-SIP)) to allow construction of an addition to Camp Randall Stadium and access/landscaping improvements north of the stadium, remodel the McClain Center, and approve the “Badgerville” event area on the north practice field. The request to join the PUD zoning districts for the stadium and student athlete facilities and the Lot 17 parking facilities and adjacent practice field was suggested by Planning staff to allow all the uses centered around Camp Randall Stadium to be governed by one Planned Unit Development zoning district.

Project Description

The University of Wisconsin-Madison is requesting approval of a major alteration to the Planned Development zoning district that governs Camp Randall Stadium, which also includes the University’s Field House, McClain Athletic Center, Camp Randall Sports Center (“The Shell”), Lot 17 parking garage, “north practice field” adjacent to N Breese Terrace, and Camp Randall Memorial Park. The alteration and related demolition permit call for the demolition of the McClain and Shell buildings and construction of a new three-story, 536,000 gross square-foot indoor athletic training facility and 350-stall parking garage.

According to information provided by the University, the McClain Athletic Center/Facility at 1436-1440 Monroe Street is a 169,320 gross square-foot, two-level facility originally constructed in 1988 and renovated and expanded in 2014. The building includes spaces for a variety of Athletics Department users, including the locker room,

offices, meeting rooms, training facilities, and an indoor practice facility (with partial-length field) for the men's football team. The Camp Randall Sports Center was constructed in 1955 and expanded in 1970 according to the letter of intent; the one-story structure includes 107,312 gross square feet of space, including an indoor track, sports courts, and an ice rink. The University indicates that control of The Shell transferred recently from the student recreation program to the Athletics Department. Floorplans and photos of the interior and exterior of both buildings are included in the application materials for the demolition permit (ID [83754](#)).

In addition to the two buildings, the subject site is developed with Lot 18, a University-operated surface parking lot located southwest of the Shell and adjacent to the Kellner Hall section of Camp Randall Stadium. According to the letter of intent, Lot 18 contains 47 parking stalls, which will be removed to accommodate the new athletic facility. A portion of the project site is part of Camp Randall Memorial Park; most of the park extends from the eastern walls of the Shell and McClain to N Randall Avenue, though a small section extends along Monroe Street to the eastern edge of Lot 18. According to the application materials, two sections of Wisconsin Statutes require the State Department of Veterans Affairs (DVA) and State Legislature to approve any changes to Camp Randall Memorial Park; the University indicates that discussions with the DVA regarding changes to the park are ongoing.

The grade of the site is characterized by a modest slope from north to south. The proposed athletic facility that will replace McClain, and The Shell will stand approximately three stories in height when viewed from the south and Monroe Street but will appear as closer to a two-story mass along the northern edge of the project site due to the grades present across the site.

The lower level of the proposed three-story facility will primarily include structured parking for approximately 350 automobiles, as well as a variety of storage, mechanical, and shell spaces (for future undisclosed uses). Access to the parking will be provided by a new driveway to be constructed along Monroe Street at the southeastern corner of the building. The 350 parking spaces will be used as both permit and limited public parking and will be operated by University Transportation Services.

On the level above the parking (labeled as Level 1 on the plans), the facility will include an indoor football practice facility. One of the highlights of the new facility will be a full-size 100-yard indoor football practice field with full endzones and buffer/overrun spaces around the field; the existing indoor practice facility in the McClain Center only includes a partial-length football field with limited overrun space. The letter of intent indicates that the new facility will also allow full kicking and punting drills to occur due to a higher roof compared to the existing facility. In addition to the new indoor practice field, the first level above the parking will include a variety of offices and athlete support spaces located north of the field. A large plaza is proposed at the south end of Level 1, which will be located above Monroe Street the footprint of the lower parking level; an entrance, concession stand, bathrooms, and storage spaces will be located adjacent to the raised plaza at the southwestern corner of Level 1.

Level 2 of the facility will include additional office and support spaces for athletics programs, which will be located north and west to the airspace located above the practice field. Located on a mezzanine level above the indoor football field and Level 2, the new facility will include a full-sized running track. Detailed floorplans of the proposed facility are included in the project plans attached to rezoning file (ID [83909](#)). The total footprint of the project will be 204,267 square feet, with a total gross area of 536,000 square feet. Two tunnels will connect the new facility to Camp Randall Stadium.

The proposed building will be a combination of concrete and steel structures including architectural precast panels, composite metal wall panels, and aluminum curtain wall. The roof will be a combination of membrane roofing and preformed metal roofing.

Analysis

Consideration of Demolition Permit Standards

In order to approve a demolition request, the Plan Commission shall consider the factors and information specified in Section 28.185(9)(c) and find that the proposed demolition or removal is consistent with the statement of purpose of the demolition permits section and with the health, prosperity, safety, and welfare of the City of Madison. The standards for demolition approval state that the Plan Commission shall consider the report of the City's historic preservation planner regarding the historic value of the property as well as any report that may be submitted by the Landmarks Commission. On May 6, 2024, the Landmarks Commission recommended to the Plan Commission that McClain Athletic Center/Facility and Camp Randall Sports Center had no known historic value. The Planning Division has no information otherwise to suggest that the demolition would not meet the standards of approval in Section 28.185(9)(c) and recommends that the demolition be approved.

In approving a demolition permit, the Plan Commission may stipulate conditions and restrictions on the proposed building demolition as deemed necessary to promote the public health, safety and general welfare of the community, and to secure compliance with the standards of approval. The proposed conditions for this demolition may be found in the 'Recommendation' section of the report, which follows.

Consideration of Planned Development Standards

As noted in the 'Previous Approvals' section of this report, the request to join the PUD zoning districts for Camp Randall Stadium and student athlete facilities and the Lot 17 parking facilities and adjacent practice field was suggested by Planning staff in 2012 to allow all the uses involving the stadium to be governed by one Planned Unit Development (now Planned Development (PD)) zoning district. The resulting Camp Randall Stadium PD district approved in 2012 was intentionally left out of the CI (Campus-Institutional District) zoning assigned to most of the University of Wisconsin-Madison Campus in 2013 and the CI zoning district master plan approved in 2017, which took effect on January 1, 2019, by agreement between the City and University to allow the many agreements related to the stadium and gamedays referenced in the PD to remain in effect separately rather than be subsumed into the campus master plan.

The Planning Division believes that the amended General Development Plan for Camp Randall Stadium and the Specific Implementation Plan to allow construction of the proposed athletic facility can meet the standards and criteria for approval of zoning map amendments in Section 28.182 of the Zoning Code, and for Planned Developments in Section 28.098. Staff has received no comments from reviewing agencies that would suggest that the standards for approval cannot be met, including the Traffic Engineering Division, which expressed no concerns about the 350 proposed parking stalls or the new driveway from Monroe Street. Staff believes that the proposed building is well designed and will contribute positively to the east side of Camp Randall Stadium once final details about changes to Camp Randall Memorial Park have been negotiated by the University, DVA, and State Legislature as required by statute.

Review by the Urban Design Commission

As required by Section 28.098 of the Zoning Code, the Urban Design Commission reviewed the Amended PD(GDP-SIP) at its July 17, 2024 meeting and made an **advisory recommendation** to the Plan Commission to **approve** the project, finding that "the development is generally consistent with the Planned Development standards for review and approval." The full Urban Design Commission file for the project is ID [83152](#), which includes the materials presented to that body.

Review of the Proposed Building by the Landmarks Commission

The subject site is located on a parcel containing City of Madison-designated [landmark](#), the University of Wisconsin Field House, which was designed by the State Architect's Office and constructed in 1929 in the Renaissance Revival style. Over time, the property on which the Field House sits has evolved, including the addition of Camp Randall Stadium, the McClain Center, and Camp Randall Sports Center/The Shell. When the City of Madison designated the Field House as a landmark in 2009, it was for the building as a historic architectural resource on the site and not related to the site's history as Camp Randall during the Civil War. As noted above, any changes to Camp Randall Memorial Park are subject to State approvals that are external to the City's zoning processes.

Because the proposed athletic facility is located on the same parcel as the landmark Field House, a Certificate of Appropriateness is required to be granted by the Landmarks Commission per MGO Section 41.18 of the Historic Preservation Code. On July 1, 2024, the Landmarks Commission granted a Certificate of Appropriateness for the new athletic facility, finding that the new structure is significantly stepped away from the historic structure and will not have an adverse effect on the historic character of the historic resource. More information on the Landmarks Commission review may be found in the Legislative Information Center under File ID [83187](#).

Review by the Joint Campus Area Committee

Finally, the demolition of the McClain Athletic Center/Facility and Camp Randall Sports Center and the Amended PD(GDP-SIP) to construct the new three-story, 536,000 square-foot athletic facility and parking were reviewed by the Joint Campus Area Committee (JCAC) pursuant to MGO Section 33.32(5)(d), which requires that the JCAC "review and provide comments to the appropriate City of Madison... committee(s)/ commission(s) on development projects, rezoning requests, and Planned Development alterations that are inside the UW-Madison Campus boundary but not covered under Campus-Institutional zoning." The ordinance to amend the PD zoning for the project (ID [83909](#)) was referred to the for a recommendation prior to Plan Commission consideration. At its June 27, 2024 meeting, the JCAC recommended approval of the Amended PD(GDP-SIP) to the Plan Commission.

Conclusion

The University of Wisconsin-Madison is requesting approval of a major alteration to the Planned Development zoning district that governs Camp Randall Stadium, the University's Field House, McClain Athletic Center, Camp Randall Sports Center ("The Shell"), Lot 17 parking garage, "north practice field," and Camp Randall Memorial Park and approval of a demolition permit to allow for the demolition of the McClain Center and Shell. Following the demolition of those buildings and a surface parking lot, the University proposes to construct a new three-story, 536,000 gross square-foot indoor athletic training facility and 350-stall parking garage. No changes to the stadium, Field House, parking garage, or north practice field are proposed with the project. The changes proposed to Camp Randall Memorial Park to accommodate the proposed athletic facility require approval by the State Department of Veterans Affairs and State Legislature per Wisconsin Statutes and external to the City zoning approval process.

The Planning Division has reviewed the demolition permit and Amended PD(GDP-SIP) and believes that the Plan Commission may find the applicable standards for approval to be met subject to the conditions in the following section. The Landmarks Commission, Urban Design Commission, and Joint Campus Area Committee have reviewed the project and recommended or granted approval as noted in the preceding section.

Recommendation

Planning Division Recommendation (Contact Timothy M. Parks, (608) 261-9632)

The Planning Division recommends the following to the Plan Commission:

- That the Plan Commission that the standards for demolition permits are met to **approve** demolition of the McClain Athletic Center and Camp Randall Sports Center at 1430-1436 Monroe Street; and
- That the Plan Commission forward Zoning Map Amendment 28.022–00678 and 28.022–00679, amending the General Development Plan for Camp Randall Stadium and approving a Specific Implementation Plan to allow construction of a new athletic facility and parking facility, to the Common Council with a recommendation of **approval** subject to input at the public hearing and the conditions from reviewing agencies that follow:

Recommended Conditions of Approval Major/Non-Standard Conditions are Shaded

1. Approval of the proposed Amended Planned Development District–General Development Plan and Specific Implementation for redevelopment of the McClain Athletic Center/Facility and Camp Randall Sports Center shall not constitute approval of any changes to the agreements and plans governing stadium game days and other events in the PD district.
2. Any changes to the zoning text governing this PD district shall be reviewed and approved by Planning and Zoning staff prior to final approval and recording of the Amended PD(GDP-SIP).
3. A Stormwater Management Report is required for this project.
4. 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.
5. It is understood that the City of Madison does not have the authority to issue a stormwater management or erosion control permit for this project but request that the University of Wisconsin-Madison comply with our redevelopment stormwater management requirements as detailed in these conditions.
6. Obtain a Permit to Excavate in the Right-of-Way for completing the improvements in the public right of way. The permit application is available on the City Engineering Division website. As a condition of the permit, a deposit to cover estimated City expenses will be required.
7. Construct sidewalk, terrace, curb and gutter, and pavement according to a plan as approved by the City Engineer.
8. 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 signoff.

9. Obtain a permanent sewer plug permit for each existing sanitary sewer lateral serving a property that is not to be reused and a temporary sewer plug permit for each sewer lateral that is to be reused by the development.
10. Obtain a permit to plug each existing storm sewer.
11. This site appears to disturb over one (1) acre of land and requires a permit from the Wisconsin Department of Natural Resources (WDNR) for stormwater management and erosion control. The City of Madison has been required by the WDNR to review projects for compliance with NR-216 and NR-151; however, a separate permit submittal is still required to the WDNR for this work. The City of Madison cannot issue its permit until concurrence is obtained from the WDNR via their NOI or WRAPP permit process. Contact Eric Rortvedt at (608) 273-5612 of the WDNR to discuss this requirement.
12. An Erosion Control Permit is required for this project.
13. A Storm Water Management Report and Storm Water Management Permit is required for this project.
14. A Storm Water Maintenance Agreement (SWMA) is required for this project.
15. Revise the site plan to show all existing public sanitary sewer facilities in the project area as well as the size, invert elevation, and alignment of the proposed service.
16. Revise the plans to identify the location of the public storm sewer (proposed or existing) that will serve the development show the connection of the private internal drainage system to the public storm sewer.
17. This area is within a watershed study for flood mitigation and has a known flooding risk. The minimum opening elevations for structures proposed by this application shall have a low entrance elevation that is a minimum of two (2) feet above the adjacent sidewalk elevation. The stated elevation is intended to be protective but does not guarantee a flood-proof structure. The developer/owner are strongly encouraged to complete their own calculations and determine an elevation that protects their property to a level of service that they are comfortable with.
18. 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.
 - 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.

19. 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 ttroester@cityofmadison.com (West).

City Engineering Division – Mapping Section (Contact Jeffrey Quamme, (608) 266-4097)

20. The right of way of Monroe Street shall be located by a Professional Land Surveyor and monumented.
21. A maintenance agreement shall be recorded for the UW custom pavements and planters proposed within the public right of way of Monroe Street.
22. Move any private UW utilities outside of the public right of way to avoid the need for a Privilege in Streets Agreement.
23. The site plans shall include all ownership/ easement lines clearly mapped and labeled, 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.
24. Provide a complete site demolition plan.
25. Provide the parcel information for the Veterans Memorial Park and any other similar parcel information set forth by statute.
26. There will be three (3) addresses for this project: one for the practice facility, one for the parking ramp, and one for the proposed retail tenant. The practice facility entrance is facing north to the service drive and Engineering Drive. The other two will have Monroe Street addresses. Upon finalization of the addresses, add the addresses to the site plan and floorplans. 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.

Traffic Engineering Division (Contact Luke Peters, (608) 266-6543)

27. The applicant shall submit one contiguous plan showing proposed conditions and one contiguous plan showing existing conditions for approval. The plan drawing shall be scaled to 1" = 20' and include the following, when applicable: existing and proposed property lines; parcel addresses; all easements; pavement markings; signing; building placement; items in the terrace such as signs, street light poles, hydrants; surface types such as asphalt, concrete, grass, sidewalk; driveway approaches, including those adjacent to and across street from the project lot location; parking stall dimensions, including two (2) feet of vehicle overhang; drive aisle dimensions; semitrailer movement and vehicle routes; dimensions of radii; and percent of slope.
28. The developer shall post a security deposit prior to the start of development. In the event that modifications need to be made to any City owned and/or maintained traffic signals, street lighting, signing, pavement marking and conduit/handholes, the Developer shall reimburse the City for all associated costs including engineering, labor and materials for both temporary and permanent installations.
29. The City Traffic Engineer may require public signing and marking related to the development; the developer shall be financially responsible for such signing and marking.

30. All parking facility design shall conform to the standards in MGO Section 10.08(6).
31. "Stop" signs shall be installed at a height of seven (7) feet from the bottom of the sign at all Class III driveway approaches, including existing driveways, behind the property line and noted on the plan. All directional/regulatory signage and pavement markings on the site shall be shown and noted on the plan.
32. The applicant shall show the dimensions for the proposed Class III driveway including the width of the drive entrance, width of the flares, and width of the curb cut. Per MGO 10.08 (4)(a)3. A Class III has a maximum permitted entrance width of 30 feet.
33. The applicant shall submit for review a Waste Removal Plan. This shall include vehicular turning movements, times, vehicle size, use of loading zones and all related steps to remove trash from its location.
34. The driveway slope to the underground parking is not identified in the plan set, Traffic Engineering staff recommends driveway slope under 10%; if the slope is to exceed 10%, the applicant shall demonstrate inclement weather mitigation techniques to provide safe ingress/egress to be approved by the City Traffic Engineer.
35. All parking ramps as the approach the public right-of-way shall not have a slope to exceed 5% for 20 feet to ensure drivers have adequate vision of the right-of-way. If applicant believes public safety can be maintained they shall apply for a waiver, approval or denial of the waiver shall be the determination of the City Traffic Engineer.
36. The developer shall work with the City to resolve any construction-related issues. A detailed construction plan shall be provided showing all access and staging areas.
37. The applicant shall provide a clearly defined five-foot walkway from the front door to the public right of way 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.
38. The parking deck is insufficiently labeled/dimensioned for a proper review. If the parking does not meet MGO 10.08, the applicant can expect to be required to make major alteration, which may or may not impact structural elements of this site.
39. The applicant shall adhere to all vision triangle requirements as set in MGO Section 27.05 (no visual obstructions between the heights of 30 inches and 10 feet at a distance of 25 feet behind the property line at streets and 10 feet at driveways.). Alteration necessary to achieve compliance may include but are not limited to; substitution to transparent materials, removing sections of the structure and modifying or removing landscaping elements. If applicant believes public safety can be maintained they shall apply for a reduction of MGO Section 27.05(2)(bb), Vision Clearance Triangles at Intersections Corners. Approval or denial of the reduction shall be the determination of the City Traffic Engineer.
40. Items in the right-of-way are not approvable through the site plan approval process, work with City's Office of Real Estate Services to start the Privilege in Streets process to obtain approval for any items in the right of way. Make a note on all pages showing improvements in the right of way that states: "The public Right of Way

is the sole jurisdiction of the City of Madison and is subject to change at any time per the recommendation/plan of the Traffic Engineering and City Engineering Divisions. No items shown on this plan in the Right of Way are permanent and may need to be removed at the applicant's expense upon notification by the City.”

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

41. The proposed development requires the removal of on-street metered stalls. As per City policy, the applicant shall be financially responsible for any on-street stall removals as a result of their development. Contact Bill Putnam (wputnam@cityofmadison.com) with the Parking Division for more information about removing on-street metered stalls. NOTE: The developer will be required to compensate the Parking Division for the present value of the revenue from metered stalls, which is currently \$44,331.10 per metered stall removed.

42. The agency reviewed this project and determined a Transportation Demand Management (TDM) Plan is not required.

Zoning Administrator (Contact Jenny Kirchgatter, (608) 266-4429)

43. Section 28.185(9) requires that every applicant for a demolition or removal approval that requires approval by the Plan Commission is required to get a Reuse and Recycling Plan approved by the City Recycling Coordinator, Bryan Johnson at streets@cityofmadison.com prior to receiving a raze permit. Every person who is required to submit a reuse and recycling plan pursuant to Section 28.185(9) shall submit documents showing compliance with the plan within 60 days of completion of demolition. A demolition or removal permit is valid for two (2) years from the date of the Plan Commission approval.

44. Submit the PD zoning text for review and approval by Zoning and Planning staff.

45. Submit the existing conditions site plan and demolition plan pages.

46. Provide a vehicle and bicycle parking summary for the site and parking garage. Include numbers of vehicle parking stalls, accessible stalls, electric vehicle ready stalls, and moped, and bicycle stalls.

47. Provide electric vehicle ready stalls per Section 28.141(8)(e) Electric Vehicle Charging Station Requirements. A minimum of 10% of the parking stalls (35 stalls) must be electric vehicle ready. Identify the locations of the electric vehicle ready stalls on the plans.

48. Bicycle parking shall comply with the requirements of MGO Sections 28.141(4)(g) and 28.141(11). Identify the existing and proposed bicycle parking locations and numbers of stalls on the plans. Submit a detail for the model of bike rack to be installed.

49. Submit the landscape plan and landscape worksheet stamped by the registered landscape architect. Show the existing landscaping to remain as well as the proposed landscaping. Per Section 28.142(3) Landscape Plan and Design Standards, landscape plans for zoning lots greater than 10,000 square feet in size must be prepared by a registered landscape architect.

50. Provide details demonstrating compliance with bird-safe glass requirements Section 28.129. Identify which glass areas will be treated, and provide a detail of the specific treatment product that will be used.

51. Verify whether new site lighting will be installed. If site lighting is provided, it must comply with the outdoor lighting standards in MGO Section 29.36. If exterior site lighting is provided, submit an exterior lighting plan and fixture cut sheets with the final plan submittal.
52. Per Section 28.186(4)(b), the property owner or operator is required to bring the property into compliance with all elements of the approved site plans by the date established by the Zoning Administrator as part of the site and building plan approval. Work with Zoning staff to establish a final site compliance date.

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

53. Provide fire apparatus access as required by IFC 503 2021 edition and MGO Section 34.503. All portions of the fire lanes for newly constructed public buildings and places of employment and open storage of combustible materials shall be within 500 feet of at least **two** fire hydrants. Distances are measured along the path traveled by the fire truck as the hose lays off the truck. See MGO Section 34.507 for additional information.
54. In planning for future high rise expansion, provide provisions for high rise requirements including but not limited to fire command center, fire system requirements, etc.
55. First point of response for the building to be on the address side of the building. Fire alarm annunciator, future fire command center for a high rise, etc. shall be located at this entrance location.
56. Provide updated Camp Randall evacuation plan for during construction and after the new building is built.

Parks Division (Contact Ann Freiwald, (608) 243-2848)

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

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

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

Forestry Section (Contact Brandon Sly, (608) 266-4816)

This agency did not submit comments or conditions of approval for this request.

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

57. The applicant shall install and maintain a concrete amenity pad surface as part of the private landscape plan for the proposed redevelopment parcel located along the back side of the sidewalk at the bus stop zone that is on the north side of Monroe Street, west of the North Randall Street intersection. The applicant shall then install and maintain a new passenger seating amenity in this area, as part of the private landscape plan, to serve the users of the planned redevelopment parcel. The applicant shall include the location of any of these transit amenities on the final documents filed with their redevelopment permit application, so that Metro Transit may review the design.