



PREPARED FOR THE JOINT CAMPUS AREA COMMITTEE

Project Address: 1430-1436 Monroe Street

Application Type: Presentation for Major Amendment to a Planned Development (PD) for Exterior Building Modifications to the Camp Randall Sports Center and the McClain Athletic Facility Buildings
JCAC is an Advisory Body

Legistar File ID #: [83909](#) (note: plans submitted for JCAC review are posted to Legistar [#81097](#), which covers the JCAC's recommendation to the UW DRB)

Prepared By: Ben Zellers, AICP, CNU-A, JCAC Secretary

Background Information

Applicant | Contact: Janine Glaeser, University of Wisconsin | Ian Griffiths, Berners-Schober Associates, Inc.

Project Description: The applicant is proposing a major amendment to an existing Planned Development for the demolition of the existing Camp Randall Sports Center and McClain Athletic Facility for the construction of a new athletics training facility, indoor practice field, and associated spaces.

Background: A modification to the Camp Randall Planned Development (PD) zoning has been referred to the Joint Campus Area Committee for review and recommendation. The modification is to replace the Camp Randall Sports Center (McClain and Shell buildings) with a new athletics training facility and indoor practice field of up to 500,000 gross square feet for football, soccer, and track. Planned Development (PD) is a site-specific zoning district providing unique standards intended to implement a specific development proposal. All PDs are reviewed by the Urban Design Commission (UDC) and Plan Commission (PC), who are advisory to the Common Council. Final UDC review of the project is scheduled for July 17, 2024, Plan Commission review is scheduled for July 29, 2024, and a Council vote is scheduled for August 6, 2024. Aside from Camp Randall there are a few other PDs on the UW Campus, such as the Kohl Center and Union South.

The JCAC can also make a recommendation on the project to the UW's Design Review Board (DRB) as a separate action. Most projects reviewed by the JCAC only require a recommendation to the DRB (and not the City of Madison Plan Commission) because they are part of the UW's adopted Campus-Institutional (CI) zoning Master Plan. PD-zoned areas are not part of CI zoning, and therefore not part of the CI Master Plan, but the Committee may still comment to the UW's DRB under City ordinance (Sec. 33.32(5)(b)). When the UW Campus Institutional Master Plan and Zoning was established in 2019, it was determined that due to their unique nature, certain campus PDs, including Camp Randall, were to remain under existing PD Zoning. A brief history of PD zoning for the area follows:

- On December 2, 1998, the Common Council approved a request by the University to rezone various properties addressed along Engineering Drive from R5 (General Residence District) to PUD-GDP-SIP [1966 Zoning Code]¹ 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 (see Legistar #25650, Camp Randall Stadium/ McClain Center Project).
- 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.
- The current PD boundaries were established in 2012, when additional land was rezoned from R5 to PUD to bring the PD area to 28.6 acres. The district includes the two above separate PUD-SIP districts so that

1: The City's old (1966) zoning code calls the zoning district a "Planned Unit Development (PUD)." The terminology has changed to "Planned Development (PD)" under the current (2013) zoning code.

all of the uses centered around Camp Randall Stadium are governed by one Planned Development zoning district.

Planned Developments are intended to facilitate the development of land in an integrated and innovative fashion, to allow for flexibility in site design, and to encourage development that is sensitive to environmental, cultural and economic considerations. The resulting development should feature high-quality architecture and building materials. Specific design objectives include promoting green building technologies, integrated land uses, preservation and enhancement of environmental features, preservation of historic buildings, enhanced open space, and the facilitation of high-quality development consistent with adopted plans.

Approval Standards: The JCAC is an **advisory body** to the Plan Commission (PC) on this Planned Development request. The JCAC should provide a recommendation to the PC with findings on the design objectives listed in Zoning Code sections [28.098\(1\)](#), Statement of Purpose, and (2), Standards for Approval. The JCAC's findings may be simply that the relevant standards of approval are met ((2)(a) through (2)(g)), that further design elements need to be considered to meet the standards for approval, or that the PD proposal does not meet certain standards of approval.

Historic Preservation Planning Information: This project site is located adjacent to an existing local landmark (the Field House). The Landmarks Commission received an Informational Presentation at their May 6, 2024, meeting and will be reviewing the project for final approval on July 1, 2024, which is required for projects adjacent to local landmarks. Please refer to Legistar ID [#83187](#) for more information. Note that Camp Randall Memorial Park is a State and National Register site – as such, the City Landmarks Commission does not review the project with respect to the Park.