



Monday, June 1, 2026

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City of Madison  
215 Martin Luther King, Jr. Blvd.  
Madison, WI 53710-2985

Attached please find the formal conditional use submittal for Edgewood High School of the Sacred Heart's proposed facilities improvements to the Goodman Athletics Facilities Complex.

**Project Name:** Edgewood High School of the Sacred Heart  
Goodman Athletics Facilities Complex Improvements

**Properties:** 2219 Monroe Street Madison 53711

**Applicant:** Edgewood High School of the Sacred Heart  
2219 Monroe Street  
Madison, WI 53711

**Design Team:**

Architecture: OPN Architects  
301 N Broom Street  
Suite 100  
Madison, WI 53703

Engineering/Landscape: JSD Professional Services  
507 W Verona Avenue  
Suite 500  
Verona, WI 53593

Entitlements: Vandewalle & Associates  
120 East Lakeside Street  
Madison, WI 53715

**Request:**

Conditional Use Permit for enhancements to Goodman Athletics Facilities Complex.

**Project Summary:**

Edgewood High School of the Sacred Heart (EHS) is proposing improvements to the Goodman Athletics Facilities Complex to elevate standards to be in line with other high schools in Madison that enjoy adequate and comfortable home facilities for their student athletes and guests from visiting schools. At present the quality of Edgewood's facility does not meet the standards of excellence present in both

local public schools and other independent school peers. The projects' inspiration originates in Edgewood's mission to develop the whole student so that they might lead lives of purpose and service in line with the school's Catholic mission and Sininawan Dominican values of truth, partnership, community, justice and compassion.

Edgewood does not seek to change the use or capacity of the facility but instead to enhance the experience of all current user groups including students, coaches, parents, grandparents and visiting public school teams and coaches. Edgewood seeks to maintain the standards of aesthetic and architectural excellence in the surrounding neighborhoods of Dudgeon Monroe and Vilas.

## **Key Elements:**

### Use

The proposed changes do not alter the approved use of the field which is focused on serving the needs of Edgewood High School and other mission appropriate events. The current use of the field will not be expanded, nor will the capacity of the facility. While there will be a limited number of events with over 1,000 attendees (consistent with the use today), the vast majority of the events on the field will be well under 500 attendees (again, consistent with the use today).

### Proposed Facilities

The improvements to the field facilities will offer additional seating for attendees along with a press box, concession stands, restrooms, team rooms, coaches offices, visiting referees' changing room, a physical trainer room and storage enhancements. These facilities are consistent with facilities typical at high school athletic fields throughout Madison and will enhance the experience for facility users.

### Amplified Sound

The overall design focuses on standards and priorities intended to minimize amplified sound bleed and intrusion into the surrounding neighborhood. Edgewood has prioritized a limited number of very high quality speakers directed at the bleachers. 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.

### Neighborhood Outreach

This project has included extensive outreach and community dialogue between EHS and both Dudgeon Monroe and Vilas Neighborhood Associations. Commencing last summer (2025) and extending throughout the 2025-2026 school year, the process of communication included outreach to Alder Evers who attended homecoming as a guest of Edgewood. Additional gatherings took the form of committee meetings, a general meeting in which over 50 attendees from both DMNA and VNA came to the Edgewood campus for a presentation and Q&A with EHS leadership, more intimate gatherings on the Edgewood campus and outreach on behalf of Edgewood High School to individual homeowners, in one case attending a meeting in the homeowners house.

## Conditional Use Standards

1. *The establishment, maintenance or operation of the conditional use will not be detrimental to or endanger the public health, safety, or general welfare.*  
The proposal for enhancements to the Goodman Athletics complex is consistent with the aesthetics of current Edgewood campus facilities as well as the surrounding neighborhood area.
2. *The City is able to provide municipal services to the property where the conditional use is proposed, given due consideration of the cost of providing those services.*  
The site is well served with readily available municipal services adjacent to the site.
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.*  
The proposed improvements are consistent with other High Schools in the area and do not expand the existing approved uses of the facility. Great care has been undertaken to work collaboratively with the adjoining neighborhoods to address concerns and design a facility that meets the needs of the high school while minimizing impacts on the adjoining neighborhood.
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.*  
The proposal will not preclude development or improvement of the surrounding properties.
5. *Adequate utilities, access roads, drainage, parking supply, internal circulation improvements, including but not limited to vehicular, pedestrian, bicycle, public transit and other necessary site improvements have been or are being provided.*  
The proposal incorporates the necessary site improvements to support the project and overall campus.
6. *Measures, which may include transportation demand management (TDM) and participation in a transportation management association have been or will be taken to provide adequate ingress and egress, including all off-site improvements, so designed as to minimize traffic congestion and to ensure public safety and adequate traffic flow, both on-site and on the public streets.*  
Not applicable.
7. *The conditional use conforms to all applicable regulations of the district in which it is located.*  
The project meets the standards of the Campus Institutional District and is consistent with the High School institutional use.
8. *When applying the above standards to an application by a community living arrangement, the Plan Commission shall:*  
Not Applicable.
9. *When applying the above standards to any new construction of a building or an addition to an existing building the Plan Commission shall find that the project creates an environment of sustained aesthetic desirability compatible with the existing or intended character of the area*

*and the statement of purpose for the zoning district. In order to find that this standard is met, the Plan Commission may require the applicant to submit plans to the Urban Design Commission for comment and recommendation. (Am. by ORD-14-00030, 2-18-14)*

Not applicable.

10. *When applying the above standards to an application for a reduction in off-street parking requirements, the Plan Commission shall consider and give decisive weight to all relevant facts, including but not limited to, the availability and accessibility of alternative parking; impact on adjacent residential neighborhoods; existing or potential shared parking arrangements; number of residential parking permits issued for the area; proximity to transit routes and/or bicycle paths and provision of bicycle racks; the proportion of the total parking required that is represented by the requested reduction; the proportion of the total parking required that is decreased by Sec. 28.141. The characteristics of the use, including hours of operation and peak parking demand times design and maintenance of off-street parking that will be provided; and whether the proposed use is now or a small addition to an existing use.*

Not applicable.

11. *When applying the above standards to telecommunication facilities, the Plan Commission shall consider the review of the application by a professional engineer required by Sec. 28.143.*

Not applicable.

12. *When applying the above standards to an application for height in excess of that allowed in the district, the Plan Commission shall consider recommendations in adopted plans; the impact on surrounding properties, including height, mass, orientation, shadows and view; architectural quality and amenities; the relationship of the proposed building(s) with adjoining streets, alleys, and public rights of ways; and the public interest in exceeding the district height limits.*

Not applicable.

13. *When applying the above standards to lakefront development under Sec. 28.138, the Plan Commission shall consider the height and bulk of principal buildings on the five (5) developed lots or three hundred (300) feet on either side of the lot with the proposed development.*

Not applicable.

14. *When applying the above standards to an application for height in excess of that allowed by Section 28.071(2)(a) Downtown Height Map for a development located within the Additional Height Areas identified in Section 28.071(2)(b), the Plan Commission shall consider the recommendations in adopted plans, and no application for excess height shall be granted by the Plan Commission unless it finds that all of the following conditions are present:*

- a. *The excess height is compatible with the existing or planned (if the recommendations in the Downtown Plan call for changes) character of the surrounding area, including but not limited to the scale, mass, rhythm, and setbacks of buildings and relationships to street frontages and public spaces.*
- b. *The excess height allows for a demonstrated higher quality building than could be achieved without the additional stories.*
- c. *The scale, massing and design of new buildings complement and positively contribute to the setting of any landmark buildings within or adjacent to the projects and create a pleasing visual relationship with them.*

- d. *For projects proposed in priority viewsheds and other views and vistas identified on the Views and Vistas Map in the City of Madison Downtown Plan, there are no negative impacts on the viewshed as demonstrated by viewshed studies prepared by the applicant.*  
Not applicable.

15. *When applying the above standards to an application to redevelop a site that was occupied on January 1, 2013 by a building taller than the maximum building height allowed by [Section 28.071\(2\)\(a\) Downtown Height Map](#), as provided by [Section 28.071\(2\)\(a\)1.](#), no application for excess height shall be granted by the Plan Commission unless it finds that all the following additional conditions are also present:*

- a. *The new building is entirely located on the same parcel as the building being replaced.*
- b. *The new building is not taller in stories or in feet than the building being replaced.*
- c. *The new building is not larger in total volume than the building being replaced.*
- d. *The new building is consistent with the design standards in [Section 28.071\(3\)](#) and meets all of the dimensional standards of the zoning district other than height.*
- e. *The Urban Design Commission shall review the proposed development and make a recommendation to the Plan Commission.*

Not applicable.

16. *When applying the above standards to an application for limited production and processing use, the Plan Commission shall consider the effect of such a use on the surrounding properties, including the effects of odors, noise, vibration, glare, hours of operation, and other potential side effects of a manufacturing process. (Cr. by ORD-15-00124, 11-11-15)*

Not Applicable