

**APPLICATION FOR
URBAN DESIGN COMMISSION
REVIEW AND APPROVAL**

AGENDA ITEM# _____
Project # _____
Legistar # _____

| | |
|------------------------------------------|----------------------------------------------------------------------------|
| DATE SUBMITTED: <u>February 29, 2012</u> | <input type="checkbox"/> Informational Presentation |
| UDC MEETING DATE: <u>March 7, 2012</u> | <input checked="" type="checkbox"/> Initial Approval and/or Recommendation |
| | <input type="checkbox"/> Final Approval and/or Recommendation |

PROJECT ADDRESS: 1430 and 1440 Monroe Street; 1475 Engineering Dr (formerly 1436 Monroe)
ALDERMANIC DISTRICT: 5

OWNER/DEVELOPER (Partners and/or Principles):

State of Wisconsin, Dept. of Administration _____

UW System Board of Regents _____

University of Wisconsin - Madison _____

ARCHITECT/DESIGNER/OR AGENT:

Joseph G. Dettlaff, PE _____

Berners-Schober _____

310 Pine Street _____

Green Bay, WI 54301 _____

(920) 432-4865 _____

jdettlaff@bsagb.com _____

CONTACT PERSON:

Gary A. Brown, ASLA – Director, Campus Planning _____

Address:

610 Walnut Street; Madison, WI 53726 _____

Phone:

608-263-3023 _____ Fax: **608-265-3139** _____

E-mail address:

gbrown@fpm.wisc.edu _____

TYPE OF PROJECT:

(See Section A for:)

Planned Unit Development (PUD)

General Development Plan (GDP)

Specific Implementation Plan (SIP)

Planned Community Development (PCD)

General Development Plan (GDP)

Specific Implementation Plan (SIP)

Planned Residential Development (PRD)

New Construction or Exterior Remodeling in an Urban Design District * (A public hearing is required as well as a fee)

School, Public Building or Space (fee may be required)

New Construction or Addition to or Remodeling of a Retail, Hotel or Motel Building

Exceeding 40,000 S.F.

Planned Commercial Site

(See Section B for:)

New Construction or Exterior Remodeling in C4 District (Fee required)

(See Section C for:)

R.P.S.M. Parking Variance (Fee required)

(See Section D for:)

Comprehensive Design Review* (Fee Required)

Street Graphics Variance* (Fee Required)

Other _____

* Public Hearing Required (Submission Deadline 3 Weeks in Advance of Meeting Date)

Where fees are required (as noted above) they apply with the first submittal for either initial or final approval of a project.



February 8, 2012

Mr. Matthew Tucker
City of Madison Zoning Administrator
215 Martin Luther King Jr. Blvd
Rm. LL-100, Municipal Bldg
Madison, WI 53710

**RE: PLANNED URBAN DEVELOPMENT AMENDMENT – Letter of Intent
STUDENT ATHLETE PERFORMANCE CENTER
1430, 1436 and 1440 Monroe Street and 1525 Engineering Drive
University of Wisconsin-Madison**

Dear Mr. Tucker,

This is an application for a Planned Urban Development amendment request for a proposed 3-story 32,088 gross square foot expansion of the Fetzer Academic Center, remodeling of the McClain Center, upgrades to Engineering Drive, creation of a multi-purpose outdoor plaza between Lot 17 Parking Ramp and Engineering Hall and landscape upgrades along the new Badger Way pedestrian/bicycle path. Construction of the improvements is scheduled to begin July 2012 and be completed in January 2014. All land is owned by the Board of Regents of the University of Wisconsin System.

This application will amend the Camp Randall PUD to provide a unified zoning plan for Camp Randall Stadium area. The amended Camp Randall PUD will include all of Camp Randall Stadium, the Fieldhouse, McClain Center, the practice field west of Lot 17 Parking Ramp, Lot 17 Parking Ramp, and open space adjacent to Lot 17. Except as noted in the project summary below, no new construction to the rest of the complex is proposed. The stadium, Lot 17 Parking Ramp, Fieldhouse and arch will not be changed. Incorporation of these related facilities into one comprehensive PUD was recommended by Planning staff.

Application Materials

- Zoning Application
- Plans (7 full size copies, 7 reduced size 11" x 17" copies, 1 letter size copy)
- Letter of Intent (12 copies)
- Legal Description

Facilities Planning & Management

9th Floor WARF Building 610 Walnut Street Madison, Wisconsin 53726-2397
(608) 263-3000 FAX (608) 265-3139 TTY (608) 265-5147

Project Participants

- Owner:** **State of Wisconsin**
Agency: University of Wisconsin System
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
919 WARF Building
610 Walnut Street
Madison, Wisconsin 53726
Phone: 608-263-3023
Fax: 608-265-3139
Attn: Gary Brown
E-Mail: gbrown@fpm.wisc.edu
- Architect:** **Berners-Schober**
310 Pine Street
Green Bay, WI
Phone: 920-432-4865
Attn: Ian W. Griffiths, RIBA, LEED AP
E-Mail: igriffiths@bsagb.com
- Architect:** **VOA Associates, Inc.**
224 S. Michigan Avenue, Suite 1400
Chicago, IL 60604
Phone: 312-453-7538
Attn: William F. Ketcham, AIA, LEED AP
E-Mail: wketcham@voa.com
- Structural Consultant:** **Arnold & O'Sheridan, Inc.**
4125 N. 124th Street
Brookfield, WI 53005
Phone: 262-790-5304
Attn: Steve Roloff, PE, LEED AP
E-Mail: sroloff@arnoldandosheridan.com
- Electrical Consultant:** **Arnold & O'Sheridan, Inc.**
4125 N. 124th Street
Brookfield, WI 53005
Phone: 262-790-5326
Attn: Mark Stifter
E-Mail: MStifter@arnoldandosheridan.com
- Landscape Architect:** **JJR, Inc.**
625 Williamson Street
Madison, Wisconsin 53703-3543
Phone: 608-251-1177
Attn: Bill Patek, ASLA, LEED AP
E-Mail: bill.patek@jjr-us.com

Building Use, Area, and Occupancy

Introduction: In 2007, the Division of Intercollegiate Athletics undertook a facilities master plan to assess programmatic facility needs for a number of sports. A concept of an “Athletic Village” with its hub at the Camp Randall site was developed. Nine projects were identified to address the needs of the Athletic Division’s programs, including the proposed Student Athlete Performance Center facility at the Camp Randall site.

Project Description: This multi-faceted, three major phase proposal will accommodate programs for the Division of Intercollegiate Athletics including football, strength and conditioning, and a new student athlete academic center. Major components will consist of the following: (1) renovations to Camp Randall Stadium to provide swing space for McClain lower level occupants; creation of a new lower level football team stadium access tunnel, and replacement of the turf within Camp Randall Stadium; (2) replacement of the McClain Center roof and renovations to the lower level of the McClain Center; (3) construction of the Fetzer Center addition on the north end of Camp Randall stadium and a new building link back to the McClain Center; a new north end zone stadium scoreboard; remodeling in Camp Randall Stadium, site development related to Badger Way and a new plaza/gathering area east of the Lot 17 parking ramp, and upgrades to the north practice field west of the Lot 17 parking ramp.

Design of the new Student Athlete Performance Center projects will incorporate sustainable features, including energy efficiency and cost-effectiveness, with the goal of seeking LEED™ Silver certification. Phase 1, currently in construction, includes renovation of existing space in the Camp Randall Stadium, an extended tunnel connection from the McClain Center to Camp Randall stadium and replacement of the artificial turn system in Camp Randall. None of this works requires approval from the City of Madison. A brief description of Phases 2 and 3 follows:

Phase 2: The second phase of the project will replace the existing roof on the McClain Center and rebuild the north wall to provide protection for pedestrians from ice, snow and water coming off the roof. The lower level of the McClain Center will house new Badger Football locker rooms, including 125 lockers; a multi-media instructional space; recovery, steam and shower rooms; locker rooms for the football coaches; and an equipment/issue area.

Phase 3: The third phase component provides for the creation of a 32,088 gross square foot, 3-story addition to the north end of Camp Randall Stadium to be developed as an upgraded and expanded Fetzer Center. Expansion of the Fetzer Academic Center will provide offices, study rooms, an auditorium, open seating/lounge/study spaces, workroom, quiet room, computer lab, library, and restrooms. The addition will include a new Strength and Conditioning Center, including offices and spaces for counseling/conferences, a recovery/supplement station, weight training, cardio training, storage/equipment maintenance space, restrooms, and a speed training facility.

The final portion of the project, as part of Phase 3, involves upgrades to the west end of Engineering Drive near Mechanical Engineering and the new multi-purpose outdoor plaza/green lawn between the Lot 17 Parking Ramp and Engineering Hall. Landscape upgrades include upgraded paving and landscaping along the new Badger Way pedestrian and bicycle path from Breese Terrace to the Camp Randall Arch on North Randall Avenue, as well as completion of Engineering Drive from the Engineering Centers Building to Engineering Hall. New paving materials and campus standard site lighting will provide an improved and consistent identity for both areas.

The overall design for the addition includes elements that create a more collegiate athletic feel to the north end of the Camp Randall Stadium (brick and stone with arches, the university’s iconic W-crest logo, etc.). The site landscape has been designed to unify the overall pedestrian experience with simple paving patterns, more trees and improved areas for bike and moped parking.

Currently, many of the proposed Fetzer Center expansion uses are provided in the basement of the McClain Center. Traffic and parking impacts are expected to be minimal because the users of the Fetzer Center expansion are currently using the McClain Center and the space freed up in the McClain Center will become locker space.

Badgerville

Badgerville, the official tailgate of Wisconsin Athletics, provides a pregame attraction for the entire family. It is currently located on the north practice field west of the Lot 17 Parking Ramp and includes a variety of entertainment, food and activities. Typically, gates to Badgerville open 2 hours before home-game kickoffs in September and October. Approximately 1 hour before game time a short program is presented featuring Coach Alvarez, visiting celebrities, guests from the visiting team, former student-athletes, etc. Alcohol sales end 30 minutes before game time and Badgerville closes 15 minutes before kickoff. Food, beer and non-alcoholic beverages are available. Negotiations with the city of Madison and Regent Neighborhood Association are on-going related to the future of this event. It is expected that during the zoning review process, an agreed upon action related to the future of this event will result.

Badger Way

The pedestrian and bicycle path connecting Breese Terrace with N. Randall Avenue, north of the Camp Randall Stadium and the McClain Center, is being named "Badger Way". As part of the overall project, this pathway will be upgraded with new paving, new landscape plantings and signage to direct pedestrians and bicycles safely through the space. Additional sharp-cutoff, campus standard light fixtures will be installed to assure the space is adequately lit for safety and yet not impact nearby residents along Breese Terrace. Badger Way is also being widened on the west end to provide additional room for event patrons on game days and assure adequate room for emergency vehicles. No regular vehicular traffic will be provided during normal use periods. The gate at Breese Terrace will be reconfigured to allow for this expansion. On the east end, near the Camp Randall Memorial Arch, and in Camp Randall Memorial Park (a registered historic landscape on the National Register of Historic Places), upgrades will include new paving, landscaping and emergency/fire access lanes for servicing the east side of the McClain Center. Access to the south loading dock and yard areas associated with Engineering Hall will also be maintained. A mountable curb will be installed along N. Randall Avenue to facilitate infrequent use of the service drive immediately adjacent to Engineering Hall.

Fetzer Center Hours of Operation

The Fetzer Center hours of operation will not change. The hours are:

Fall and Winter Semesters:

Monday through Thursday: 8 AM – 10 PM
Friday: 8 AM – 4:30 PM
Sunday: 10 AM – 10 AM
Closed Saturday

Summer and Break Hours:

Monday through Friday: 8 AM – 4:30 PM
Closed weekends

Project Schedule:

Implementation of this project will be staged, with renovations to the existing Camp Randall Stadium and McClain Center occurring first, followed by further renovations in Camp Randall and the addition to the north end of Camp Randall Stadium. Interior remodeling of Phase 1 is anticipated to start in February 2012 to achieve targeted final project completion of Phases 2 and 3 in early 2014. The additional phased work schedule is outlined below.

Construction Start:

Phase 1 February 2012
Phase 2 July 2012
Phase 3 July 2012

Construction Completion:

Phase 1 June 2012
Phase 2 December 2012
Phase 3 January 2014

The project was presented to the City of Madison Development Assistance Team on January 19, 2012 and to the Joint West Campus Area Committee for informational purposes on Oct. 26, 2011. It was also presented to the Urban Design Commission on February 1 as an informational item.

Legal Description of Site - See attached.

Please contact me at 608-263-3023 if you have any questions or need further information.

Thank you,

A handwritten signature in cursive script that reads "Gary A. Brown".

Gary A. Brown, FASLA
Director, Campus Planning & Landscape Architecture
Facilities Planning & Management, University of Wisconsin-Madison

cc: Ann Hayes, UW-Madison FP&M Project Manager
Tim Luttrell, DOA/DSF Project Manager

Alder Shiva Bidar-Sielaff, District 5
Tim Wise, UW Athletics



Berners-Schrober Associates, Inc.
310 Pine Street
Green Bay, WI 54301

EXHIBIT A
LEGAL DESCRIPTION









Part of the Southwest Quarter and the Northwest Quarter of the Northeast Quarter of Section 22, Township 7 North, Range 9 East, City of Madison, Dane County, Wisconsin more particularly described as follows:

Commencing at the Southwest corner of the Northeast Quarter of Section 22, aforesaid; thence North 00 degrees 00 minutes 24 seconds West along the West line of the Northeast Quarter, 32.54 feet; thence North 89 degrees 59 minutes 36 seconds East, 30.00 feet to the East right-of-way line of Breese Terrace, also being the Point of Beginning; thence North 00 degrees 00 minutes 24 seconds West along said right-of-way line, 1,588.06 feet; thence South 88 degrees 38 minutes 18 seconds East, 250.00 feet; thence North 00 degrees 00 minutes 24 seconds West, 55.00 feet; thence South 89 degrees 12 minutes 33 seconds East, 430.82 feet; thence South 00 degrees 21 minutes 21 seconds West, 369.52 feet; thence South 89 degrees 07 minutes 54 seconds East, 573.09 feet more or less to the Westerly right-of-way line of North Randall Avenue; thence South 00 degrees 09 minutes 31 seconds East along said right-of-way line, 114.07 feet; thence North 88 degrees 49 minutes 04 seconds West, 307.75 feet; thence South 45 degrees 46 minutes 26 seconds West, 55.75 feet; thence South 00 degrees 03 minutes 01 seconds East, 538.31 feet; thence North 78 degrees 24 minutes 28 seconds East, 46.22 feet to the Northwesterly right-of-way line of Monroe Street; thence South 50 degrees 13 minutes 53 seconds West along said right-of-way line, 908.57 feet to the Northerly right-of-way line of Regent Street; thence North 89 degrees 07 minutes 19 seconds West along said right-of-way line, 251.35 feet to the point of beginning.

Said parcel contains Camp Randall Stadium, Camp Randall Sports Center, Field House, McClain Athletic Facility, University Parking Lot 17, University Parking Lot 18, University Parking Lot 19, Kellner Hall, a portion of G.A.R. Park and Little Street R.O.W.

Said parcel contains 1,247,671 square feet or 28.642 acres more or less.

LEGEND

-  GOVERNMENT CORNER
-  PARCEL BOUNDARY
-  RIGHT-OF-WAY LINE
-  CENTERLINE
-  SECTION LINE
-  EDGE OF PAVEMENT
-  CONCRETE CURB & GUTTER
-  BUILDING

NOTES

1. BEARINGS FOR THIS EXHIBIT ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY, THE WEST LINE OF THE NORTHEAST QUARTER BEARS N 00°00'24" W.
2. FIELD WORK PERFORMED BY JSD PROFESSIONAL SERVICES, INC., JANUARY 2011.

| LINE TABLE | | |
|------------|---------------|-----------|
| LINE | BEARING | DISTANCE |
| L-1 | N 00°00'24" W | 32.54' |
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| L-11 | S 00°03'01" E | 581.07' |
| L-12 | N 78°24'28" E | 60.00' |
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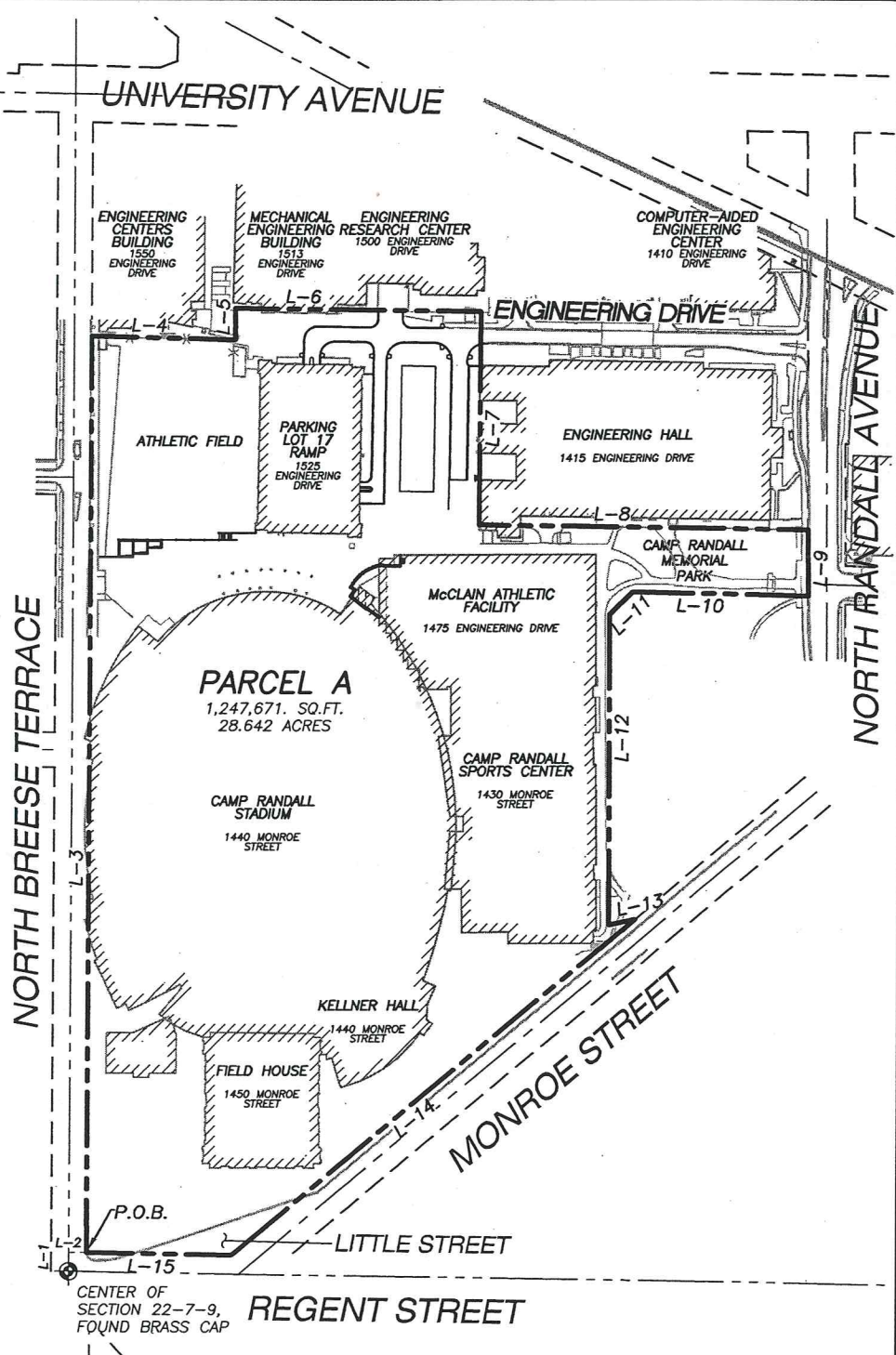


EXHIBIT-OVERALL CAMP RANDALL PUD

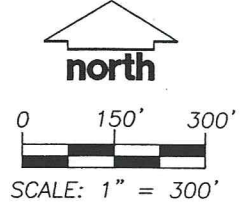
PART OF THE SOUTHWEST QUARTER AND THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 7 NORTH, RANGE 9 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

PREPARED BY:
JSD Professional Services, Inc.
 • Engineers • Surveyors • Planners
 161 HORIZON DRIVE, SUITE 101
 VERONA, WISCONSIN 53593
 PHONE: (608)848-5060

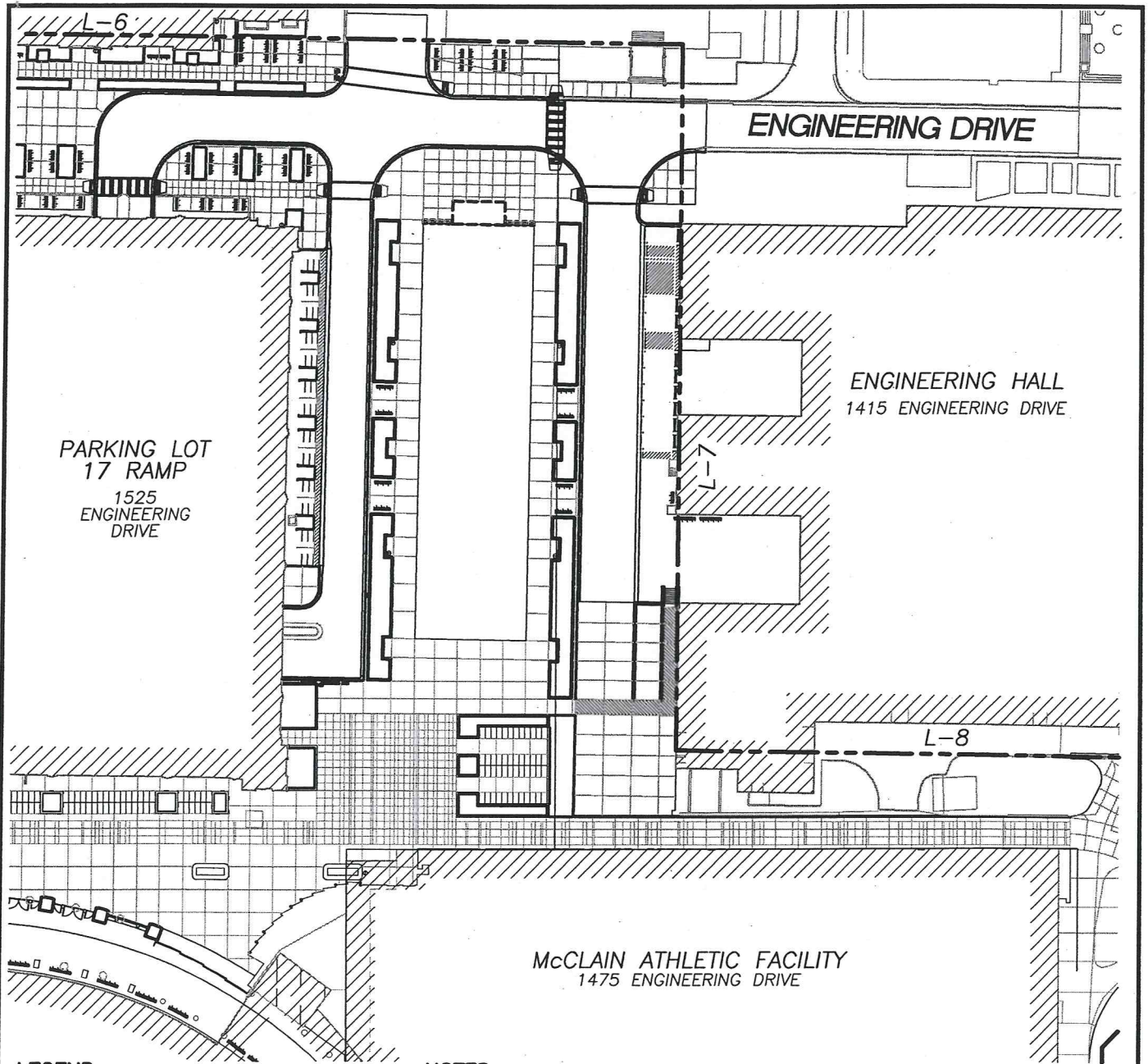
PREPARED FOR:
 BERNERS-SCHROBER
 ASSOCIATES, INC.
 310 PINE STREET
 GREEN BAY, WI 54301

PROJECT NO: 10-4509A
 FILE NO: A-219
 FIELDBOOK/PG: -
 SHEET NO: 1 OF 1

SURVEYED BY: -
 DRAWN BY: JK
 CHECKED BY: DRS
 APPROVED BY: HPJ



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PARKING LOT
17 RAMP
1525
ENGINEERING
DRIVE

ENGINEERING HALL
1415 ENGINEERING DRIVE

McCLAIN ATHLETIC FACILITY
1475 ENGINEERING DRIVE

LEGEND

- GOVERNMENT CORNER
- PARCEL BOUNDARY
- RIGHT-OF-WAY LINE
- CENTERLINE
- SECTION LINE
- EDGE OF PAVEMENT
- CONCRETE CURB & GUTTER
- BUILDING

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EXHIBIT-SAPC DETAIL

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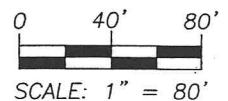
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DRAWN BY: JK

CHECKED BY: DRS

APPROVED BY: HPJ







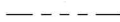







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ZONING TEXT

**Planned Unit Development (PUD)
University of Wisconsin–Madison
Camp Randall Stadium
University Fieldhouse | McClain Center
Student Athlete Performance Center
1430, 1436 and 1440 Monroe Street and 1525 Engineering Drive**

- A. **Statement of Purpose:** This Planned Unit Development zoning district is intended to provide a unified zoning plan for Camp Randall Stadium, the University Fieldhouse, the McClain Center and Fetzer Center, and accessory uses related to the University of Wisconsin Athletic Department.
- Current projects include the construction of an addition to the north side of Camp Randall Stadium, significant renovations to the McClain and Fetzer centers, upgrades to Engineering Drive, creation of a multi-purpose plaza between the Lot 17 Parking Ramp and Engineering Hall, and landscape updates along the new Badger Way bicycle/ pedestrian path.
- B. **Permitted Uses:** The permitted uses in this Planned Unit Development shall include:
1. Athletic events occurring at Camp Randall Stadium and the Fieldhouse, including events hosted by the University of Wisconsin – Madison.
 2. Training and educational facilities for University athletes and students.
 3. Outdoor athletic practice fields.
 4. Non-accessory uses associated with events taking place within Camp Randall Stadium limited to the sale of merchandise, food and beverages to the public, and including the offering of live or amplified music.
 5. Parking structures owned and operated by the University.
 6. Park and open space uses, including Badger Way and Camp Randall Memorial Park.
 7. Accessory uses related to the permitted uses as denoted herein.
- C. **Lot Area:** 28.642 Acres
- D. **Floor area ratio:** As shown on the approved specific implementation plans.
- E. **Yard requirements:** Yard areas will be provided as shown on approved specific implementation plans.
- F. **Landscaping:** Site landscaping will be provided as shown on approval specific implementation plans.
- G. **Accessory Off-Street Parking & Loading:** Accessory off-street parking and loading shall be provided as shown on approved specific implementation plans.
- H. **Lighting:** Site lighting will be provided as shown on the approved specific implementation plans.
- I. **Signage:** Signage will be allowed as per Chapter 31 of the Madison general ordinances, as approved on the recorded specific implementation plans.
- J. **Family Definition:** Does not apply.
- K. **Alterations and Revisions:** No alteration or revision of this Planned Unit Development shall be permitted unless approved by the City Plan Commission, however, the Zoning Administrator may issue permits for minor alterations or additions which are approved by the Director of Planning and Development, and the district Alderperson, and are compatible with the concept stated in the underlying General Development Plan approved by the City Plan Commission.

LEGEND

-  GOVERNMENT CORNER
-  PARCEL BOUNDARY
-  RIGHT-OF-WAY LINE
-  CENTERLINE
-  SECTION LINE
-  EDGE OF PAVEMENT
-  CONCRETE CURB & GUTTER
-  BUILDING
-  ENGINEERING CENTER PUD
-  LOT 17 RAMP PUD
-  CAMP RANDALL STADIUM PUD
-  SAPC ADDITIONAL PUD AREA

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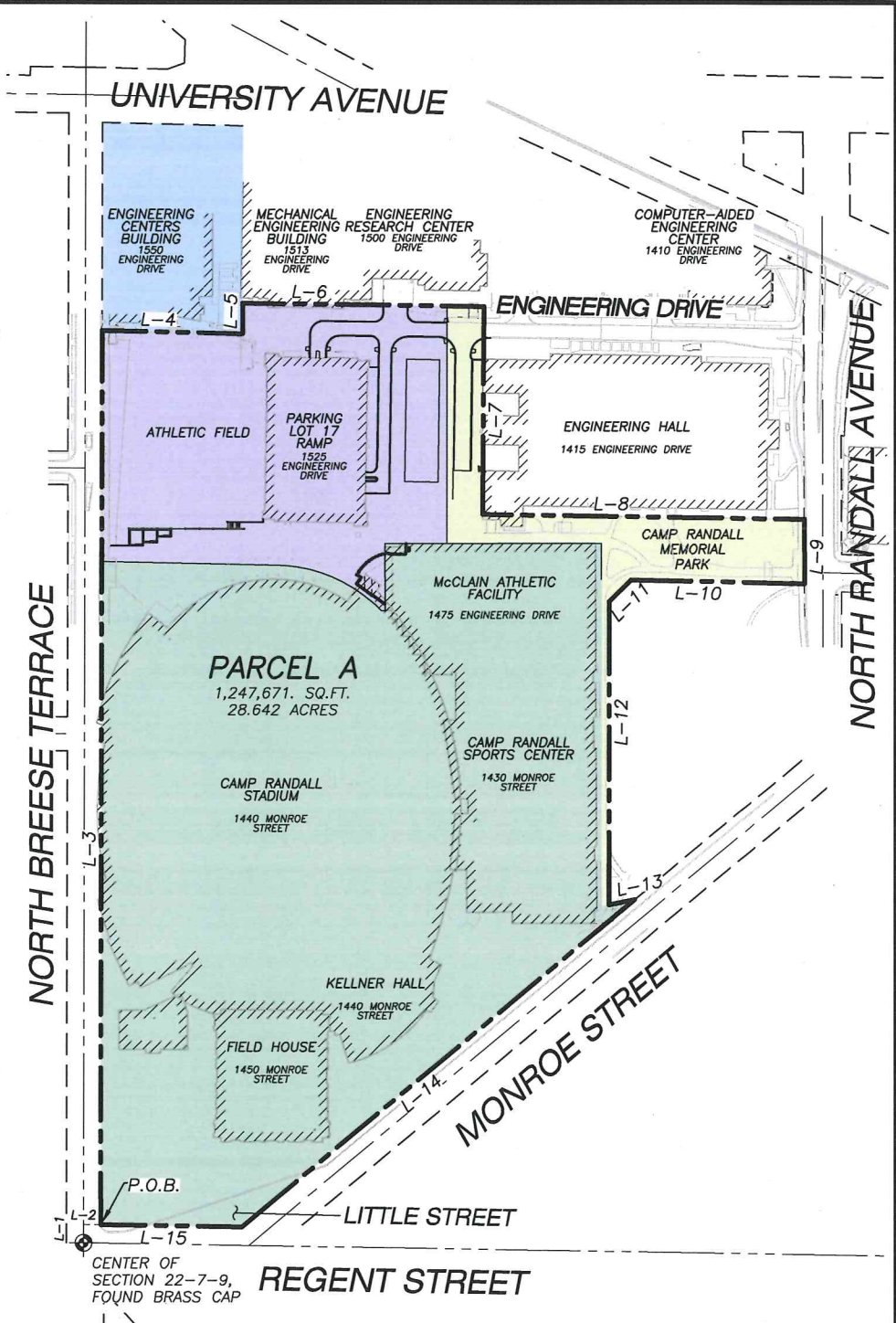


EXHIBIT-EXISTING PUD CAMP RANDALL

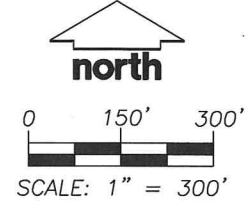
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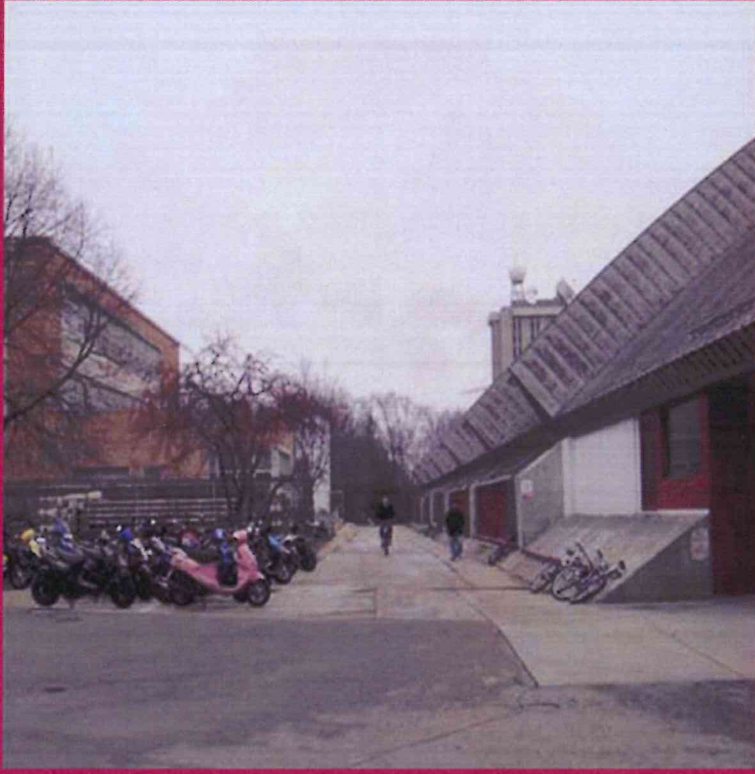
Site Plan (To Be Revised)



Context Photos



Engineering Service



Badger Way east



McClain Entry



Badger Way west



Stadium Entry

Chapter 4: Materials in Context & Photos



Engineering Hall

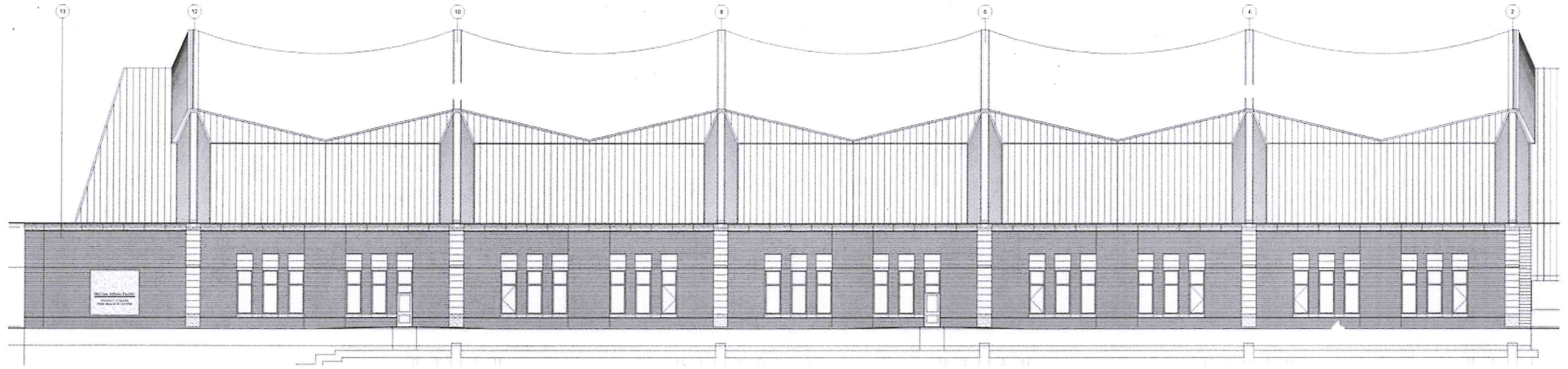


McClain Field House

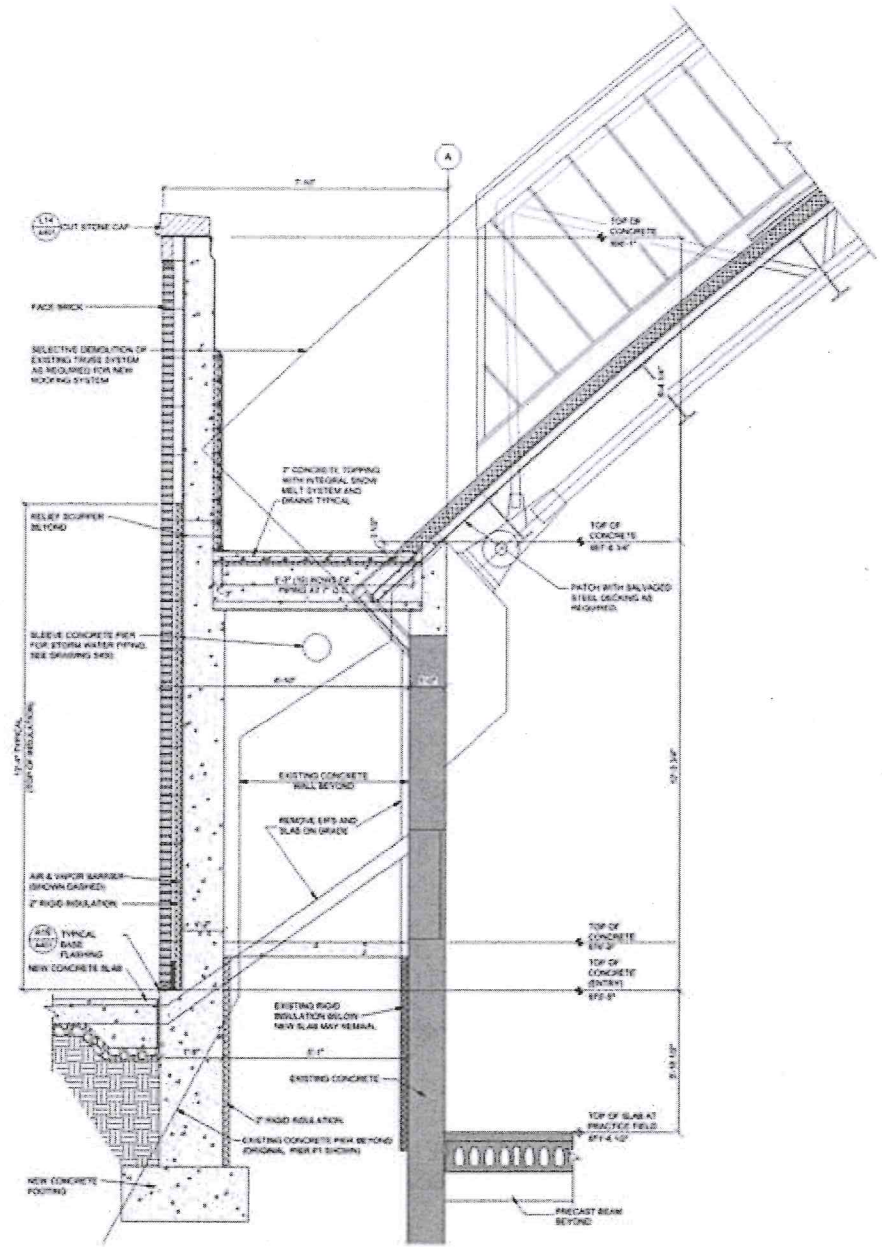


Camp Randall Stadium

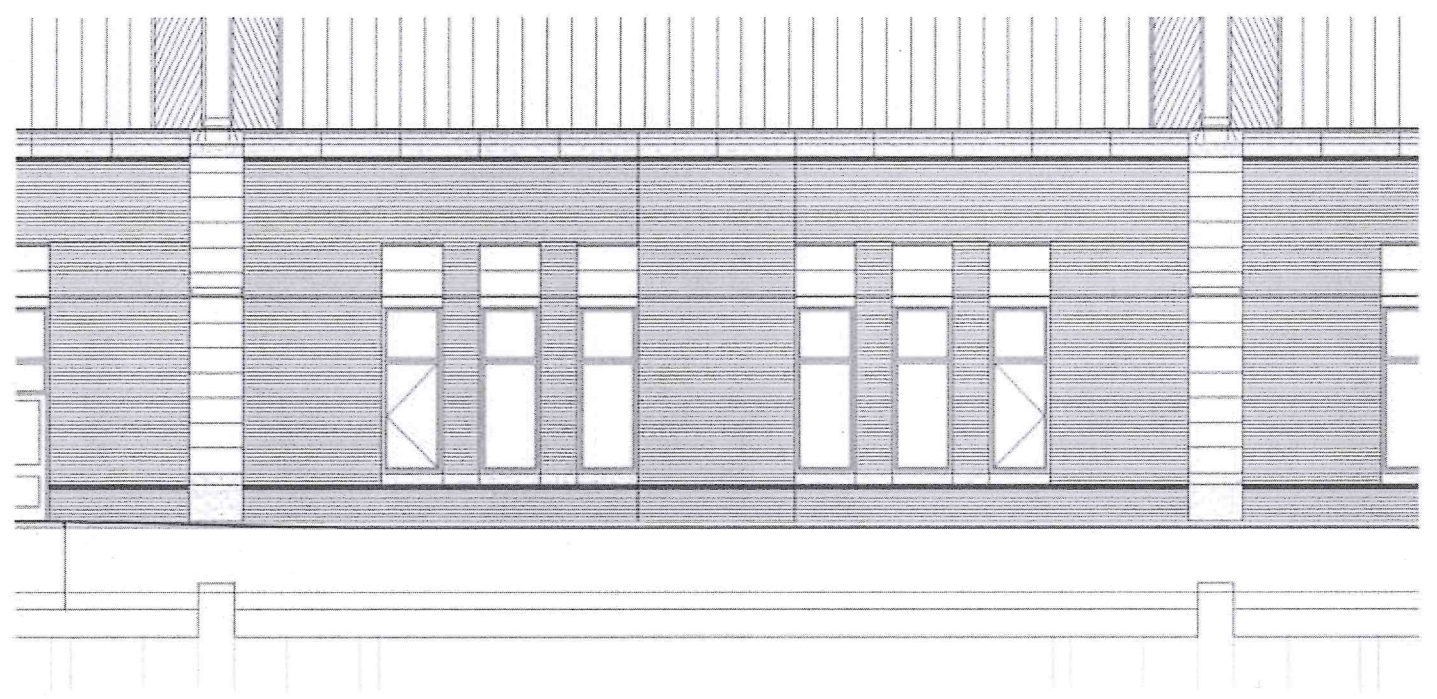




NORTH ELEVATION



WALL SECTION

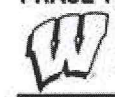


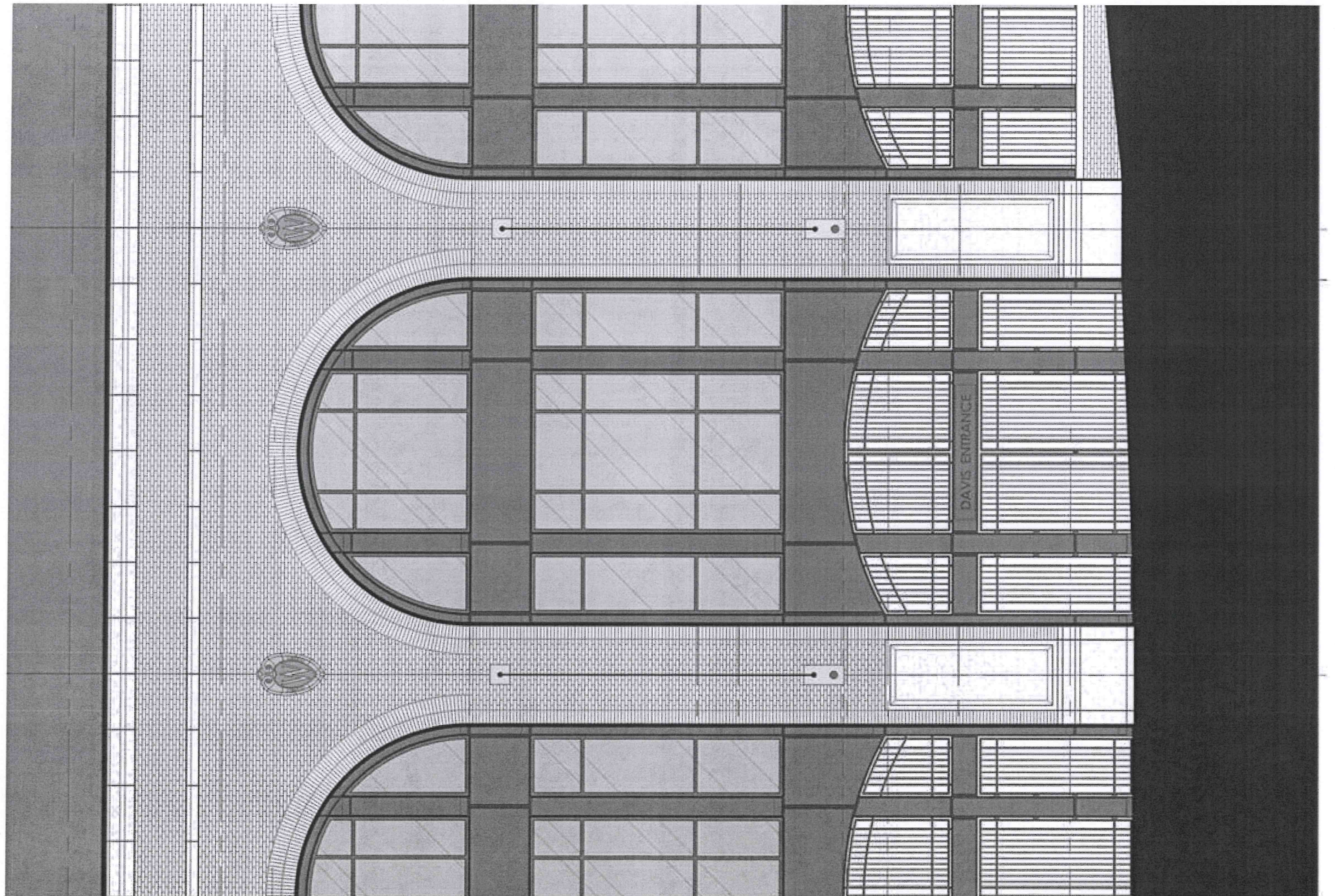
PARTIAL ELEVATION

17jan2012 - Comm No. 5079.00

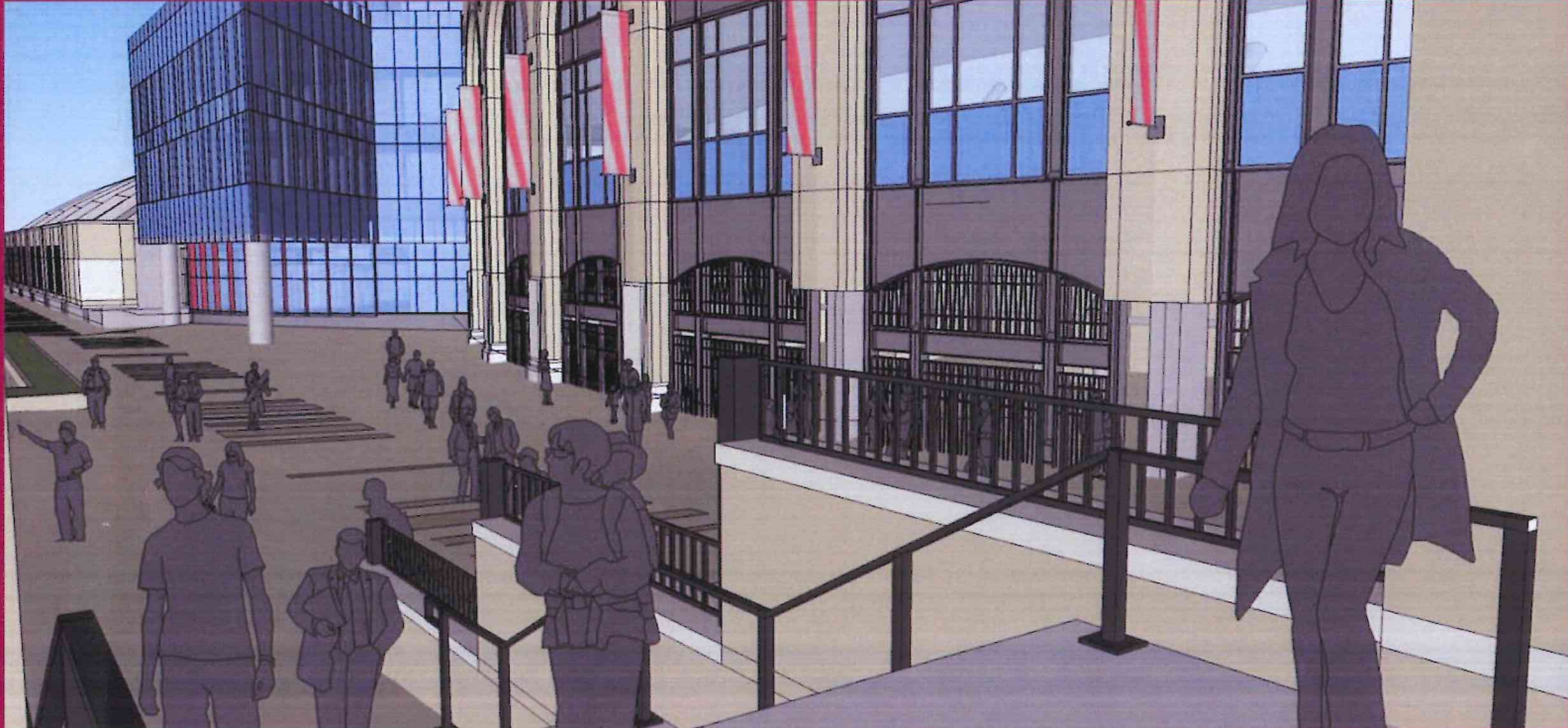
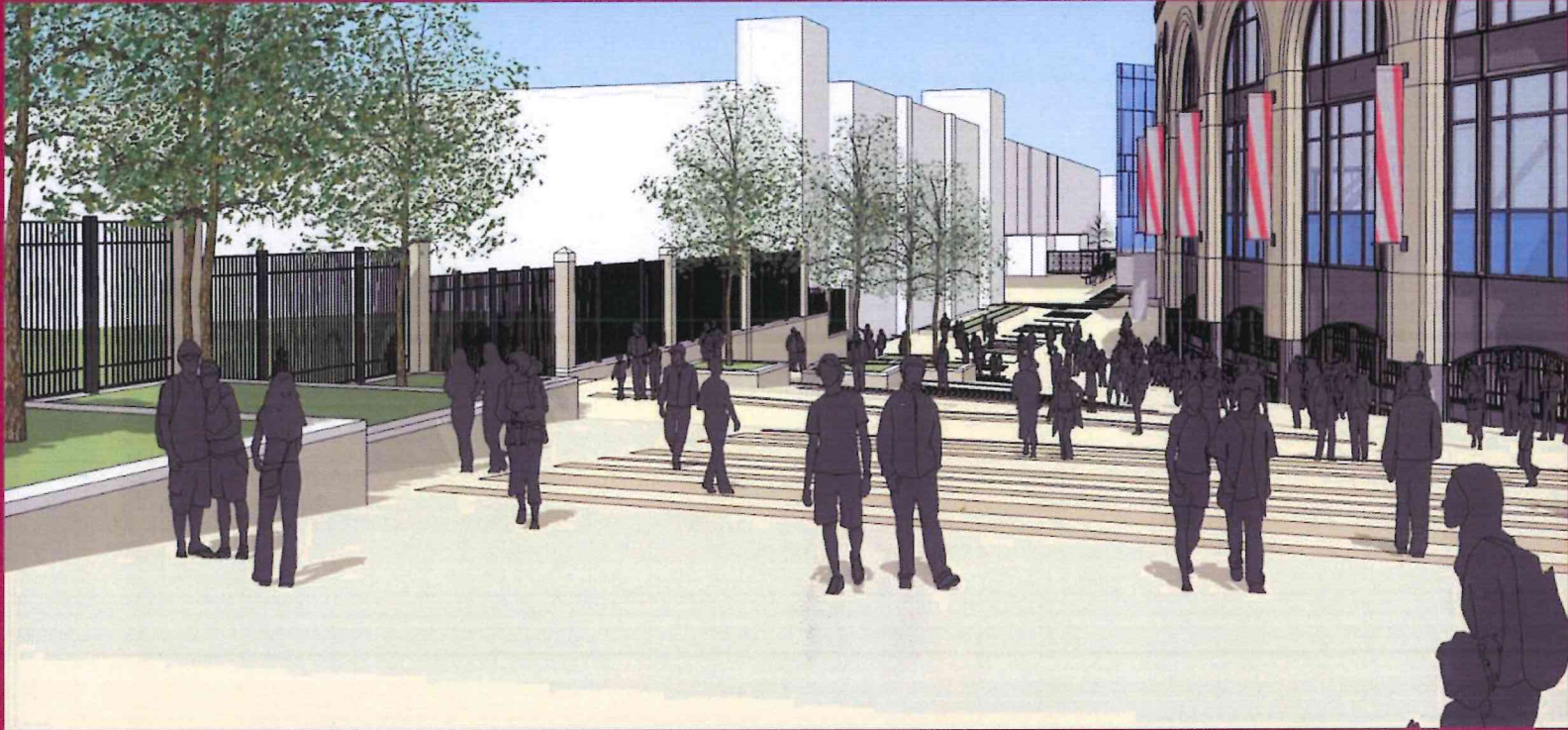
STUDENT ATHLETIC PERFORMANCE CENTER PHASE TWO

State of Wisconsin Department of Administration
Division of State Facilities
DSF 6 12-0A

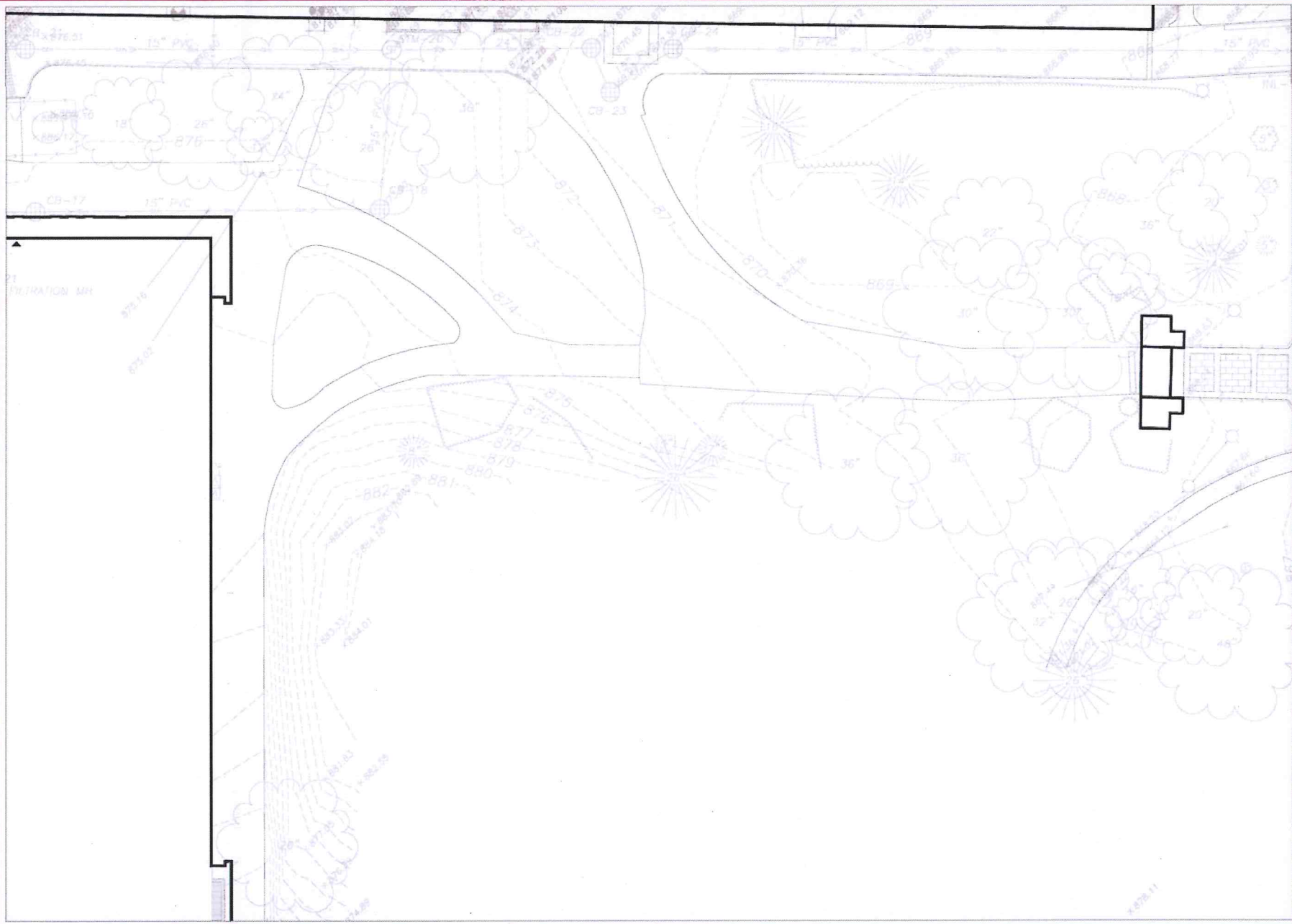




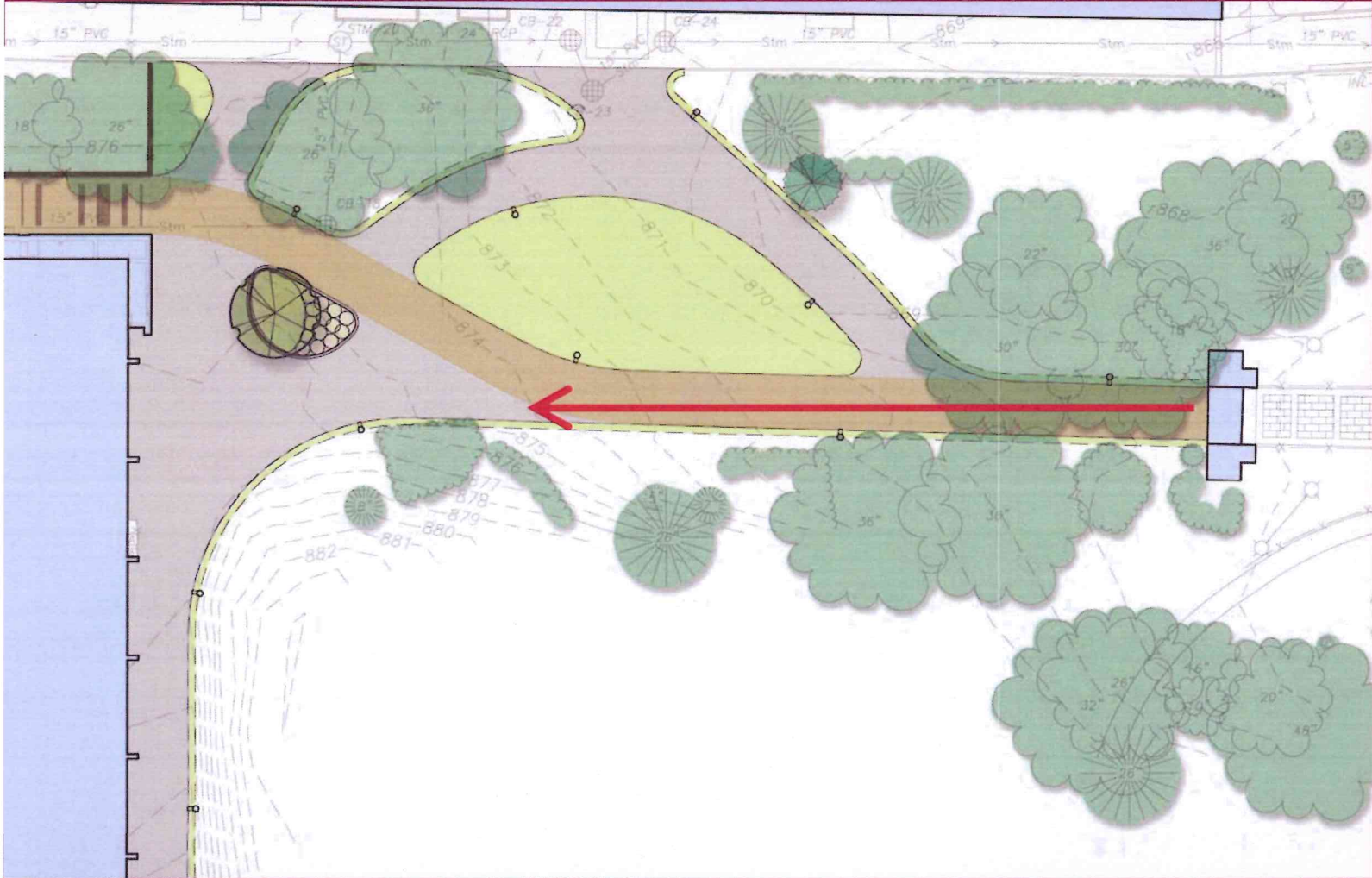
Badger Way West: Views



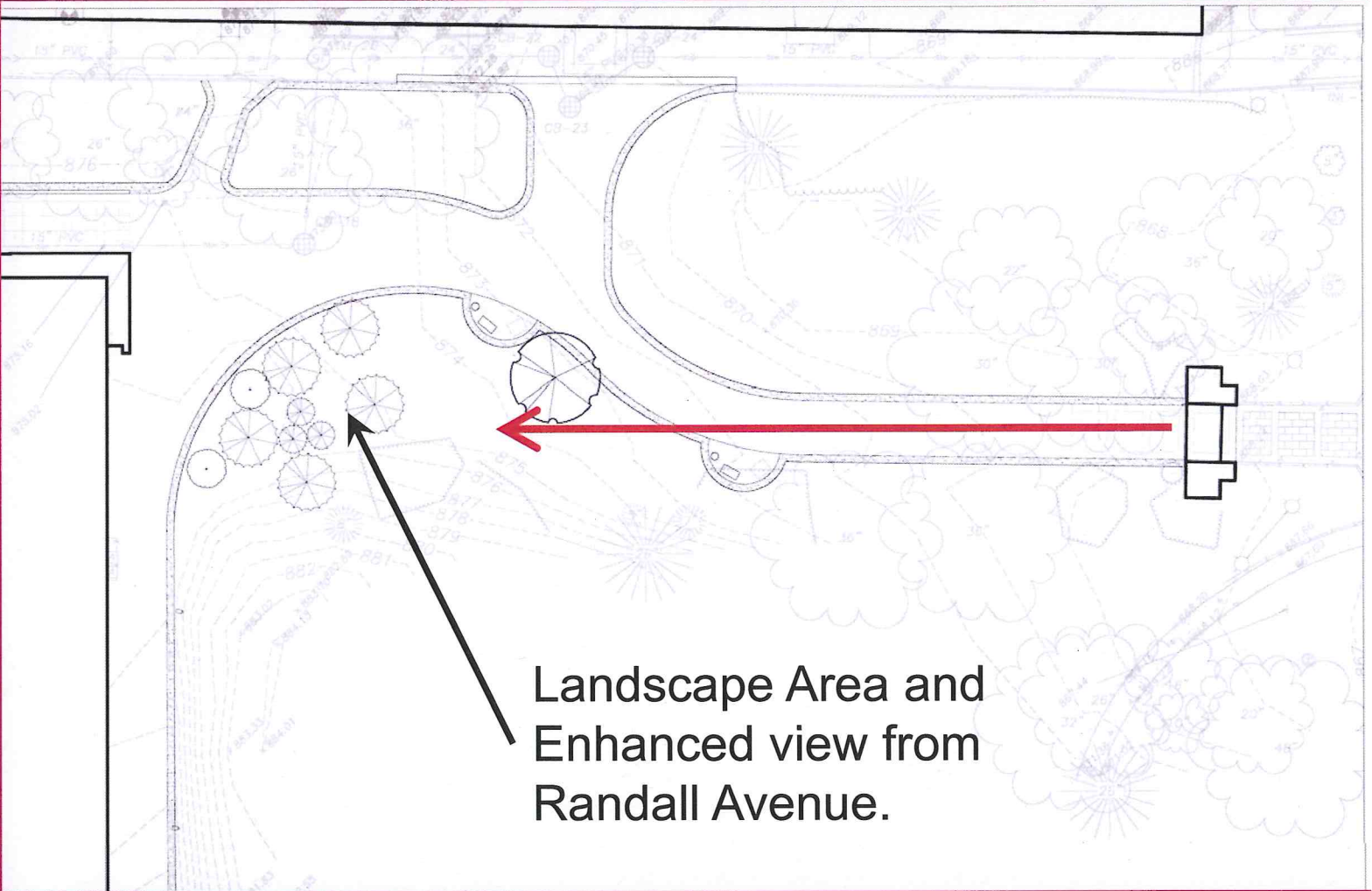
Camp Randall Memorial Park – Existing Conditions



Camp Randall Memorial Park – Revised Plan



Previous Plan/View from Randall Ave.



Landscape Area and Enhanced view from Randall Avenue.

Revised Plan/Enhanced View from Randall Ave.

Lot 17 Plaza Viewsheds



View looking North – Bucky Wagon Garage



View looking North

Lot 17 Plaza Viewsheds

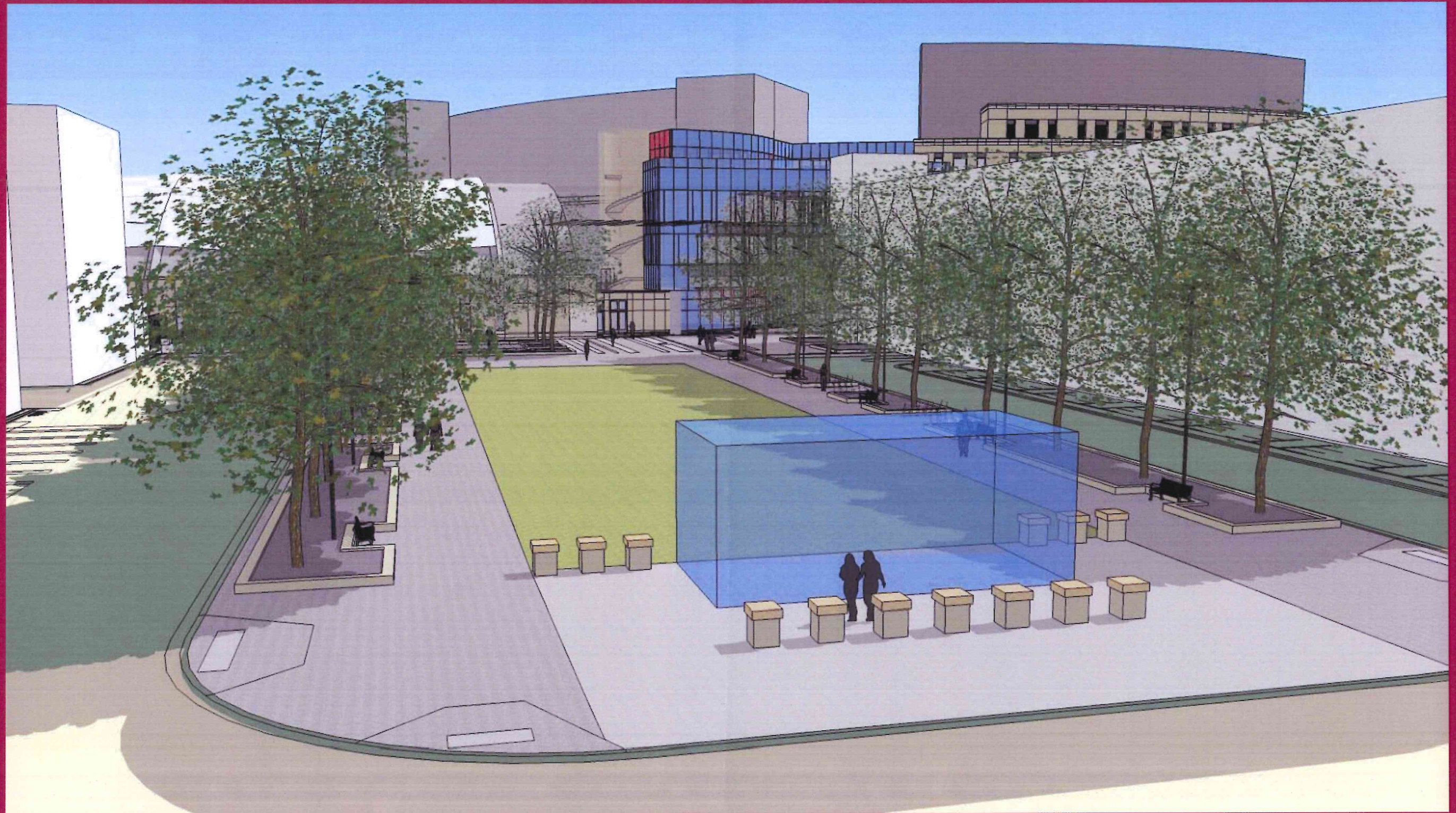


View looking South – Bucky Wagon Garage

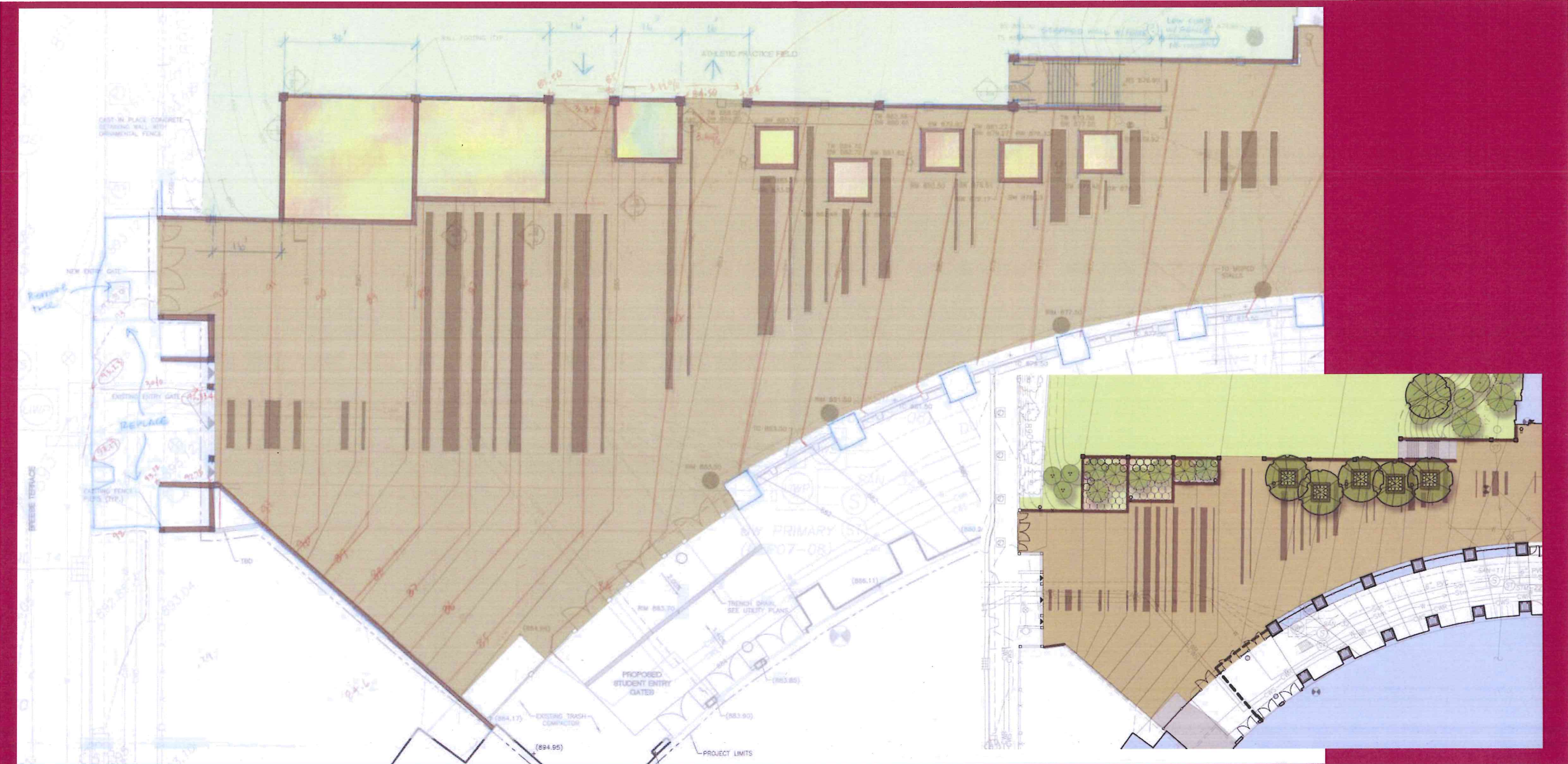


View looking South

Lot 17 Plaza Viewsheds



Practice Field Access – Gates



Pavement

