



**Facilities Planning
& Management**

UNIVERSITY OF WISCONSIN-MADISON

TO: City of Madison Planning Division
FROM: Cindy Torstveit, Associate Vice Chancellor of Facilities Planning and Management, UW-Madison
RE: **1430-1436 Monroe Street – Major Amendment to a Planned Development**
DATE: June 26, 2024

DS
CMT

Per the June 27, 2024, Planning Division Staff Report related to the existing Planned Development located at 1430-1436 Monroe Street, the JCAC should provide a recommendation to the Plan Commission with findings on the design objectives listed in Zoning Code sections 28.098(1), Statement of Purpose, and (2), Standards for Approval (2)(a) through (2)(g). The JCAC is an advisory body to the Plan Commission (PC) on this Planned Development request.

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.

The Camp Randall Sports Center and McClain Athletic Facility meets the requirements and approvals identified. Further information is provided for clarification below.

- 2(a) UW Response: The UW-Madison 2015 Campus Institutional-District (C-I District) Master Plan was established and approved to recognize the City's major educational and medical institutions as important activity center and traffic generators, accommodate the growth and development needs of the institutions, and coordinate the master plans of these institutions with the City's plans, policies and zoning standards. As an outcome of that process Camp Randall and Kohl Center were retained as Planned Development sites due to their potential for high traffic generation and event programming for campus, community, and regional visitors. As Athletic venues they also undergo more frequent change than traditional academic campus buildings. As such, the base zoning (C-I District) is not applicable.
- 2(b) Planning for the Camp Randall PD site most recently began with the Athletics Master Plan (2017) and was further reinforced in the 2019 UW-Madison C-I District Master Plan. Goals identified in these plans relate to the needs of the institution as well as city and neighborhood planning efforts to ensure coordination.
- 2(c) The area is currently developed within an urban area of the city and connected to the infrastructure of the university. Capacity has been accounted for and accommodated as necessary. Service connection to City services will remain in their current location off of Monroe Street.
- 2(d) The project underwent a Traffic Impact Assessment per the C-I District requirements. The study was conducted to assess the existing and future transportation conditions, focusing on typical weekdays and gameday scenarios. The study found that the new 315-space parking garage and its associated traffic would not add noticeable impacts to local traffic conditions during non-game day events. The use as an indoor practice facility and associated training, dining, student space will not create traffic or parking

demands disproportionate to the facilities and improvements designed to meet those demands. Recommendations include the removal of five metered spaces on Monroe Street, three-lane access to the garage, and maintaining current traffic controls. Additionally, there are suggested measures for managing gameday traffic to ensure efficient and safe transportation around the site.

- 2(e) The architectural character of the proposed building references the architectural vocabulary established by the Camp Randall stadium complex. Buff colored precast concrete, metal, and fenestration are appropriate to the scale of the facility without detracting from the historic Field House aesthetic. This approach to design and aesthetic development is supported with comments in initial reviews by the Design Review Board, City of Madison Landmarks Commission, and Urban Design Commission.
- 2(f) Open space on campus is of critical importance. The Camp Randall Memorial Park is an existing passive use recreation space that will be retained as a campus amenity. An urban plaza with pedestrian amenities will act as the primary open space supporting both game day and non-game day users as well as occupants of the building.
- 2(g) The project will be completed over six phases of work accommodating relocation of Athletic user groups and means and methods of constructability. The \$285,163,000 project is entirely funded.
 - a. Deconstruction of the Camp Randall Sports Center
 - b. Construct the Indoor Practice Facility
 - c. Move Out of the McClain Athletic Facility
 - d. Deconstruction of the McClain Athletic Facility
 - e. Construct Camp Randall Veteran's Plaza and Training Facility
 - f. Renovate Vacated Spaces
- 2(h) Not applicable
- 2(i) Not applicable

We appreciate your continued support and work on this important project for the University of Wisconsin-Madison and find the standards of approval are being met and the final development will be a beneficial addition to this part of campus and the community.

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



REQUEST COVER SHEET OVERVIEW

Campus Planning and Design

OTHER

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Document Type: Zoning Memo
Value: N/A

REQUESTING: Signature on Camp Randall Sports Center Zoning Memo

Signature Required:

DocuSigned by:
 Cindy Torstveit, Associate Vice Chancellor, Facilities Planning & Management
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NOTES:

- This is related to the Planned Development zoning at the CRSCR project #22D5A and UW responses to City Approval Standards.

Scott Utter
No additional comments. Document is approved.



SIGNATURE ROUTING SLIP

Attach form to front of folder containing document(s) requiring approval or signature.

ROUTING SEQUENCE	Department	Position	Name	Responsibility	Rcvd	Date
	FP&M Campus Planning	Director	Scott Utter	Originator. Please review and add a note to the overview page and initial the Routing Slip for approval.	DS SU	6/27/2024
	FP&M OAVC	Asst. to AVC	Molly Lenz	Signature log	ML	6/27/24
	FP&M – AVC Office	AVC FP&M	Cindy Torstveit	Please review, initial the routing slip for approval and initial the attached memo.	DS CWT	6/27/2024
FROM Scott Utter		Department CPLA	Phone No. 263-3015	Email Scott.utter@wisc.edu	Date 6.27.24	

Description: Camp Randall Sports Center Planning Division Zoning Memo
Requesting Signature on Letter
Recommendation: SIGN/INITIAL DOCUMENT

Admins: Route and log as necessary
Approvers: Initial approval on routing slip
Signers: Please sign where noted on document; initial routing slip
Additional Notes: NA
Thank you