



Department of Planning & Community & Economic Development  
**Planning Division**

Website: [www.cityofmadison.com](http://www.cityofmadison.com)

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April 18, 2012

Gary Brown  
University of Wisconsin–Madison  
University Facility Planning & Management  
614 Walnut Street  
Madison, Wisconsin 53726

RE: Approval of a request to rezone 1430-1440 Monroe Street and 1525 Engineering Drive from R5 (General Residence District), 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 stadium, remodel the McClain Center, and approve the Badgerville event area.

Dear Mr. Brown;

At its April 17, 2012 meeting, the Common Council **conditionally approved** your request to rezone 1430-1440 Monroe Street and 1525 Engineering Drive from R5, PUD-SIP and PUD-SIP to Amended PUD-GDP-SIP. The following conditions of approval shall be satisfied prior to final approval and recording of the planned unit development and the issuance of any permits related to the project:

**Please contact Janet Dailey, City Engineering Division, at 261-9688 if you have questions regarding the following six (6) items:**

1. City Engineering requests a copy of the Wisconsin Department of Natural Resources approval of the NR-151 WRAPP approval for stormwater management and erosion control.
2. The Applicant shall have their contractor take out a Permit to Excavate in the Right of Way for the work required on Randall and Dayton for the proposed utility construction. The Applicant's contractor shall take out this permit prior to approval of the PUD and shall provide a copy of the performance bond as required by the DOA.
3. All work in the public right of way shall be performed by a City-licensed contractor.
4. The applicant shall submit, prior to plan signoff, a digital CAD file (single file) to the Engineering Program Specialist in the Engineering Division (Lori Zenchenko). The digital CAD file shall be to scale and represent final construction. The single CAD file submittal can be either AutoCAD (dwg) Version 2001 or older, MicroStation (dgn) Version J or older, or Universal (dxf) format and contain only the following data, each on a separate layer name/level number: building footprints; internal walkway areas; internal site parking areas; other miscellaneous impervious areas lot lines; lot/ plat lines, dimensions and labels; right-of-way lines; street names, stormwater management facilities and; detail drawings associated with stormwater management facilities (including if applicable planting plans).

5. All outstanding Madison Metropolitan Sewerage District (MMSD) and City of Madison sanitary sewer connection charges are due and payable prior City Engineering Division signoff, unless otherwise collected with a Developer's/ Subdivision Contract. Contact Janet Dailey (261-9688) to obtain the final MMSD billing a minimum of 2 working days prior to requesting City Engineering Division signoff.
6. The site plan shall be revised 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.

**Please contact Bryan Walker, Traffic Engineering Division, at 267-8754 if you have questions about the following four (4) items:**

7. The University shall include in the zoning text that no truck access for operations of the facility will be taken on or off N. Breese Terrace.
8. This is a State of Wisconsin project; the applicant could note on the plan sheet or submit a letter to the Traffic Engineering Division that states: "The parking stalls design is according to State of Wisconsin parking design standards and approved by the State of Wisconsin."
9. The University shall post a deposit and reimburse the City for all costs associated with any modifications to traffic signals, street lighting, signing and pavement marking, and conduit and handholes, including labor, engineering and materials for both temporary and permanent installations.
10. Public signing and marking related to the development may be required by the City Traffic Engineer for which the developer shall be financially responsible.

**Please contact Bill Sullivan, Madison Fire Department, at 261-9658 if you have any questions regarding the following item:**

11. Provide fire apparatus access as required by IFC 503 2009 edition, MGO 34.503, as follows:
  - a.) Autoturn is not an acceptable alternative.
  - b.) Provide code compliant exiting from the Northeast corner of the practice field to accommodate Badgerville.
  - c.) Establish code compliant building separations between Camp Randall addition and McClain Center.

**Please contact Dennis Cawley, Madison Water Utility, at 261-9243 if you have any questions regarding the following two (2) items:**

12. Lands in this application are included in Wellhead Protection District WP-27. All proposed land uses in this district shall be reviewed by the Madison Water Utility General Manager or his/her designee in accordance with MGO Sections 13.22 and 28.107.
13. All wells located on this property shall be abandoned if no valid well operation permit has been obtained from the Madison Water Utility.

**Please contact my office at 261-9632 if you have questions about the following two (2) items:**

14. That a "Badgerville Management Plan" is submitted for staff approval prior to sign-off and recording of this PUD-GDP-SIP. Badgerville shall be operated in accordance with this plan. This plan shall include the agreed-to operating conditions between the University (UW) and the Regent Neighborhood Association (RNA) Leadership as listed in the following documents:

- March 1, 2012 meeting summary entitled "Student Athlete Performance Center - North Practice Field/Badgerville Meeting with Regent Neighborhood Association Leadership" (*3/1 Meeting Summary*)
- "What will UW Athletics do regarding RNA Sound Concerns at Badgerville?" (*Sound Concern Follow Up*)

The final Badgerville Management Plan shall include the following revisions:

- a.) In the *March 1 Meeting Summary*, revise the second bullet point in the "Set-Up" and "Tear Down" sections to state (revised text underlined) "No vendor/contractor parking on Breese Terrace related to Badgerville."
  - b.) In the *March 1 Meeting Summary*, revise the fifth bullet point in the "Sound" section to state: "Also prior to the season, a demonstration with a Decibel meter will be performed showing that the setup complies with the City's noise ordinance. This demonstration shall be arranged by UW Athletics and attended by a representative from UW Athletics, RNA, and the City of Madison Zoning Office."
  - c.) Repeat the amendment in 1b to the fourth bullet point in the *Sound Concern Follow Up*, where that operating condition is repeated.
  - d.) In the *March 1 Meeting Summary*, remove the first bullet under "Alcohol" as city Zoning staff will not be able to effectively enforce such a condition. In the alternative, this condition could remain with further information provided on how this condition will be enforced.
15. The following condition of approval is based on the March 28, 2012 Regent Street Neighborhood Association "Resolution of the Board of the Regent Neighborhood Association Regarding the University of Wisconsin Student Athletic Performance Center" and as modified below:
- a.) All construction vehicles shall enter the site from Engineering Drive. No construction vehicles shall be allowed on N. Breese Terrace, except during the construction of the retaining wall at the south end of the practice field. This condition shall also be approved by City Traffic Engineering;
  - b.) Construction on weekends shall not occur except during the hours of 9:00 AM and 5:30 PM;
  - c.) Light and noise resulting after the completion of this proposed project shall comply with the City of Madison Noise and Lighting Ordinances. (c.) is intended replace the original condition #3 recommended by the RNA Board which stated, "No additional noise shall be generated, and no additional light shall be directed toward the neighborhood after completion of the project);
  - d.) Amplified sound on the north practice field and in the new multi-purpose open space between the Lot 17 parking ramp and Engineering Hall shall meet City of Madison Noise Ordinances.

**You are also required to satisfy the conditions of approval of the Urban Design Commission prior to the final staff approval of the project and the issuance of building permits. Please contact Al Martin, Urban Design Commission Secretary, at 267-8740 if you have any questions about those conditions.**

**Approval of plans for this project does not include any approval to prune, remove or plant trees in the public right of way. Permission for such activities must be obtained from the City Forester, 266-4816.**

After the plans have been changed as per the above conditions, please file **nine (9) sets** of the final planned unit and any other documentation requested herein with the Zoning Administrator, Room LL-100, Madison Municipal Building, 215 Martin Luther King, Jr. Boulevard. The sets of final revised plans or documents will be circulated by the Zoning staff to the City department staff listed above for their signature of final approval.

Upon receipt of the aforementioned plans, documents and fees, and upon determining that they are complete, the Zoning Administrator shall record them with the Dane County Register of Deeds Office. The recorded originals will be returned to the applicant, with the recording information noted, when the Register of Deeds has completed the recording process.

If this plan is not recorded within one year of the date of approval by the Common Council, the approval shall be null and void. No construction or alteration of the property included in this application shall be permitted until a Specific Implementation Plan (SIP) has been approved and recorded.

Within thirty-six (36) months of Common Council approval of the general development plan, the basic right of use for the areas, when in conformity with the approved specific implementation plan, shall lapse and be null and void unless 1) the project, as approved, is commenced by the issuance of a building permit, or 2) if an application for an extension is filed at least thirty (30) days prior to the expiration of the thirty-six (36) month period and the Plan Commission, after a public hearing pursuant to Sec. 28.12 (10)(e), determines that no changes in the surrounding area or neighborhood since approval of the general development plan render the project incompatible with current conditions and grants an extension of up to twenty-four (24) months in which to obtain a building permit. In no case shall an extension allow a building permit to be issued more than sixty (60) months after approval of the general development plan by the Common Council. If a new building permit is required pursuant to sec. 29.06(4), Madison General Ordinances, a new petition and approval process shall be required to obtain general development plan approval and specific implementation plan approval.

If you have any questions regarding recording this plan or obtaining permits, please call Matt Tucker, Zoning Administrator, at 266-4551. If I may be of any further assistance, please do not hesitate to contact me at 261-9632.

Sincerely,

Timothy M. Parks  
Planner

cc: Janet Dailey, City Engineering Division  
Bryan Walker, Traffic Engineering Division  
Bill Sullivan, Madison Fire Department  
Dennis Cawley, Madison Water Utility  
Pat Anderson, Asst. Zoning Administrator

For Official Use Only, Re: Final Plan Routing			
<input checked="" type="checkbox"/>	Planning Div. (T. Parks)	<input checked="" type="checkbox"/>	Engineering Mapping Sec.
<input checked="" type="checkbox"/>	Zoning Administrator	<input type="checkbox"/>	Parks Division
<input checked="" type="checkbox"/>	City Engineering	<input checked="" type="checkbox"/>	Urban Design Commission
<input checked="" type="checkbox"/>	Traffic Engineering	<input type="checkbox"/>	Water Utility
<input checked="" type="checkbox"/>	Fire Department	<input type="checkbox"/>	Other: