



Department of Planning & Community & Economic Development

## Planning Division

Meagan Tuttle, Director

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**\*\*BY E-MAIL ONLY\*\***

August 8, 2024

Jim Hinze  
Berners Schober Architects  
310 Pine Street  
Green Bay, Wisconsin 54301

RE: Consideration of a demolition permit to demolish the McClain Athletic Center and Camp Randall Sports Center at 1430-1436 Monroe Street; and consideration of an Amended Planned Development–General Development Plan for Camp Randall Stadium and approval of a Specific Implementation Plan to allow construction of a new three-story, 536,000 gross square-foot indoor athletic training facility and 350-stall parking garage adjacent to Camp Randall Stadium. (Cindy Torstveit, University of Wisconsin-Madison) (LNDUSE-2024-00045; ID 83754 and 83909)

Dear Jim,

On August 6, 2024, the Common Council **approved** your request to amend the Planned Development–General Development Plan for Camp Randall Stadium and approved a Specific Implementation Plan for a new three-story, 536,000 gross square-foot indoor athletic training facility and 350-stall parking garage at 1430-1436 Monroe Street. On July 29, 2024, the Plan Commission recommended approval of the Amended PD(GDP-SIP) and **approved** your demolition permit. The demolition and Amended PD are subject to the conditions in the following sections, which shall be satisfied prior to final approval of the project and the issuance of any permits.

**Please contact Tim Troester of the City Engineering Division at (608) 267-1995 if you have any questions regarding the following seventeen (17) items:**

1. A Stormwater Management Report is required for this project.
2. Revise the plans to show a proposed private internal drainage system on the site. Include the depths and locations of structures and the type of pipe to be used.
3. It is understood that the City of Madison does not have the authority to issue a stormwater management or erosion control permit for this project but request that the University of Wisconsin-Madison comply with our redevelopment stormwater management requirements as detailed in these conditions.
4. Obtain a Permit to Excavate in the Right-of-Way for completing the improvements in the public right of way. The permit application is available on the City Engineering Division website. As a condition of the permit, a deposit to cover estimated City expenses will be required.

5. Construct sidewalk, terrace, curb and gutter, and pavement according to a plan as approved by the City Engineer.
6. Madison Metropolitan Sewerage District (MMSD) charges are due and payable prior to City Engineering Division sign-off, unless otherwise collected with a Developer's / Subdivision Contract. Contact Mark Moder ((608) 261-9250) to obtain the final MMSD billing a minimum of two (2) working days prior to requesting City Engineering signoff.
7. Obtain a permanent sewer plug permit for each existing sanitary sewer lateral serving a property that is not to be reused and a temporary sewer plug permit for each sewer lateral that is to be reused by the development.
8. Obtain a permit to plug each existing storm sewer.
9. This site appears to disturb over one (1) acre of land and requires a permit from the Wisconsin Department of Natural Resources (WDNR) for stormwater management and erosion control. The City of Madison has been required by the WDNR to review projects for compliance with NR-216 and NR-151; however, a separate permit submittal is still required to the WDNR for this work. The City of Madison cannot issue its permit until concurrence is obtained from the WDNR via their NOI or WRAPP permit process. Contact Eric Rortvedt at (608) 273-5612 of the WDNR to discuss this requirement.
10. An Erosion Control Permit is required for this project.
11. A Storm Water Management Report and Storm Water Management Permit is required for this project.
12. A Storm Water Maintenance Agreement (SWMA) is required for this project.
13. Revise the site plan 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.
14. Revise the plans to identify the location of the public storm sewer (proposed or existing) that will serve the development show the connection of the private internal drainage system to the public storm sewer.
15. This area is within a watershed study for flood mitigation and has a known flooding risk. The minimum opening elevations for structures proposed by this application shall have a low entrance elevation that is a minimum of two (2) feet above the adjacent sidewalk elevation. The stated elevation is intended to be protective but does not guarantee a flood-proof structure. The developer/owner are strongly encouraged to complete their own calculations and determine an elevation that protects their property to a level of service that they are comfortable with.
16. The Storm Water Management Plan & Report shall include compliance with the following:
  - Submit prior to plan sign-off, a stormwater management report stamped by a P.E. registered in the State of Wisconsin.
  - Provide electronic copies of any stormwater management modeling or data files including SLAMM, RECARGA, TR-55, HYDROCAD, Sediment loading calculations, or any other electronic modeling or data

files. If calculations are done by hand or are not available electronically, the hand copies or printed output shall be scanned to a PDF file and provided to City Engineering.

By design, detain the 10-year post construction design storm such that the peak discharge during this event is reduced 15% compared to the peak discharge from the 10-year design storm in the existing condition of the site. Further, the volumetric discharge leaving the post development site in the 10-year storm event shall be reduced by 5% compared to the volumetric discharge from the site in an existing condition during the 10-year storm event. These required rate and volume reductions shall be completed, using green infrastructure that captures at least the first half-inch of rainfall over the total site impervious area. If additional stormwater controls are necessary beyond the first half-inch of rainfall, either green or non-green infrastructure may be used.

Reduce TSS by 80% off of the proposed development when compared with the existing site.

17. Submit, prior to plan sign-off but after all revisions have been completed, digital PDF files to the Engineering Division. Email PDF file transmissions are preferred to: [bstanley@cityofmadison.com](mailto:bstanley@cityofmadison.com) (East) or [ttroester@cityofmadison.com](mailto:ttroester@cityofmadison.com) (West).

**Please contact Jeff Quamme of the City Engineering Division–Mapping Section at (608) 266-4097 if you have any questions regarding the following seven (7) items:**

18. The right of way of Monroe Street shall be located by a Professional Land Surveyor and monumented.
19. A maintenance agreement shall be recorded for the UW custom pavements and planters proposed within the public right of way of Monroe Street.
20. Move any private UW utilities outside of the public right of way to avoid the need for a Privilege in Streets Agreement.
21. The site plans shall include all ownership/ easement lines clearly mapped and labeled, existing building locations, proposed building additions, demolitions, parking stalls, driveways, sidewalks (public and/or private), existing and proposed signage, existing and proposed utility locations and landscaping.
22. Provide a complete site demolition plan.
23. Provide the parcel information for the Veterans Memorial Park and any other similar parcel information set forth by statute.
24. There will be three (3) addresses for this project: one for the practice facility, one for the parking ramp, and one for the proposed retail tenant. The practice facility entrance is facing north to the service drive and Engineering Drive. The other two will have Monroe Street addresses. Upon finalization of the addresses, add the addresses to the site plan and floorplans. The site plan shall reflect a proper street address of the property as reflected by official City of Madison Assessor's and Engineering Division records.

**Please contact Luke Peters of the Traffic Engineering Division at (608) 266-6543 if you have any questions regarding the following fourteen (14) items:**

25. The applicant shall submit one contiguous plan showing proposed conditions and one contiguous plan showing existing conditions for approval. The plan drawing shall be scaled to 1" = 20' and include the following, when applicable: existing and proposed property lines; parcel addresses; all easements; pavement markings; signing; building placement; items in the terrace such as signs, street light poles, hydrants; surface types such as asphalt, concrete, grass, sidewalk; driveway approaches, including those adjacent to and across street from the project lot location; parking stall dimensions, including two (2) feet of vehicle overhang; drive aisle dimensions; semitrailer movement and vehicle routes; dimensions of radii; and percent of slope.
26. The developer shall post a security deposit prior to the start of development. In the event that modifications need to be made to any City owned and/or maintained traffic signals, street lighting, signing, pavement marking and conduit/handholes, the Developer shall reimburse the City for all associated costs including engineering, labor and materials for both temporary and permanent installations.
27. The City Traffic Engineer may require public signing and marking related to the development; the developer shall be financially responsible for such signing and marking.
28. All parking facility design shall conform to the standards in MGO Section 10.08(6).
29. "Stop" signs shall be installed at a height of seven (7) feet from the bottom of the sign at all Class III driveway approaches, including existing driveways, behind the property line and noted on the plan. All directional/ regulatory signage and pavement markings on the site shall be shown and noted on the plan.
30. The applicant shall show the dimensions for the proposed Class III driveway including the width of the drive entrance, width of the flares, and width of the curb cut. Per MGO 10.08 (4)(a)3. A Class III has a maximum permitted entrance width of 30 feet.
31. The applicant shall submit for review a Waste Removal Plan. This shall include vehicular turning movements, times, vehicle size, use of loading zones and all related steps to remove trash from its location.
32. The driveway slope to the underground parking is not identified in the plan set, Traffic Engineering staff recommends driveway slope under 10%; if the slope is to exceed 10%, the applicant shall demonstrate inclement weather mitigation techniques to provide safe ingress/egress to be approved by the City Traffic Engineer.
33. All parking ramps as the approach the public right-of-way shall not have a slope to exceed 5% for 20 feet to ensure drivers have adequate vision of the right-of-way. If applicant believes public safety can be maintained they shall apply for a waiver, approval or denial of the waiver shall be the determination of the City Traffic Engineer.

34. The developer shall work with the City to resolve any construction-related issues. A detailed construction plan shall be provided showing all access and staging areas.
35. The applicant shall provide a clearly defined five-foot walkway from the front door to the public right of way clear of all obstructions to assist citizens with disabilities, especially those who use a wheelchair or are visually impaired. Obstructions include but are not limited to tree grates, planters, benches, parked vehicle overhang, signage and doors that swing outward into walkway.
36. The parking deck is insufficiently labeled/dimensioned for a proper review. If the parking does not meet MGO Section 10.08, the applicant can expect to be required to make major alteration, which may or may not impact structural elements of this site.
37. The applicant shall adhere to all vision triangle requirements as set in MGO Section 27.05 (no visual obstructions between the heights of 30 inches and 10 feet at a distance of 25 feet behind the property line at streets and 10 feet at driveways.). Alteration necessary to achieve compliance may include but are not limited to; substitution to transparent materials, removing sections of the structure and modifying or removing landscaping elements. If applicant believes public safety can be maintained they shall apply for a reduction of MGO Section 27.05(2)(bb), Vision Clearance Triangles at Intersections Corners. Approval or denial of the reduction shall be the determination of the City Traffic Engineer.
38. Items in the right-of-way are not approvable through the site plan approval process, work with City's Office of Real Estate Services to start the Privilege in Streets process to obtain approval for any items in the right of way. Make a note on all pages showing improvements in the right of way that states: "The public Right of Way is the sole jurisdiction of the City of Madison and is subject to change at any time per the recommendation/plan of the Traffic Engineering and City Engineering Divisions. No items shown on this plan in the Right of Way are permanent and may need to be removed at the applicant's expense upon notification by the City."

**Please contact Trent W. Schultz of the Parking Division at (608) 246-5806 if you have any questions regarding the following two (2) items:**

39. The proposed development requires the removal of on-street metered stalls. As per City policy, the applicant shall be financially responsible for any on-street stall removals as a result of their development. Contact Bill Putnam ([wputnam@cityofmadison.com](mailto:wputnam@cityofmadison.com)) with the Parking Division for more information about removing on- street metered stalls. NOTE: The developer will be required to compensate the Parking Division for the present value of the revenue from metered stalls, which is currently \$44,331.10 per metered stall removed.
40. The agency reviewed this project and determined a Transportation Demand Management (TDM) Plan is not required.

**Please contact Jenny Kirchgatter, Assistant Zoning Administrator, at (608) 266-4429 if you have any questions regarding the following ten (10) items:**

41. Section 28.185(9) requires that every applicant for a demolition or removal approval that requires approval by the Plan Commission is required to get a Reuse and Recycling Plan approved by the City Recycling Coordinator, Bryan Johnson at [streets@cityofmadison.com](mailto:streets@cityofmadison.com) prior to receiving a raze permit.

Every person who is required to submit a reuse and recycling plan pursuant to Section 28.185(9) shall submit documents showing compliance with the plan within 60 days of completion of demolition. A demolition or removal permit is valid for two (2) years from the date of the Plan Commission approval.

42. Submit the PD zoning text for review and approval by Zoning and Planning staff.
43. Submit the existing conditions site plan and demolition plan pages.
44. Provide a vehicle and bicycle parking summary for the site and parking garage. Include numbers of vehicle parking stalls, accessible stalls, electric vehicle ready stalls, and moped, and bicycle stalls.
45. Provide electric vehicle ready stalls per Section 28.141(8)(e) Electric Vehicle Charging Station Requirements. A minimum of 10% of the parking stalls (35 stalls) must be electric vehicle ready. Identify the locations of the electric vehicle ready stalls on the plans.
46. Bicycle parking shall comply with the requirements of MGO Sections 28.141(4)(g) and 28.141(11). Identify the existing and proposed bicycle parking locations and numbers of stalls on the plans. Submit a detail for the model of bike rack to be installed.
47. Submit the landscape plan and landscape worksheet stamped by the registered landscape architect. Show the existing landscaping to remain as well as the proposed landscaping. Per Section 28.142(3) Landscape Plan and Design Standards, landscape plans for zoning lots greater than 10,000 square feet in size must be prepared by a registered landscape architect.
48. Provide details demonstrating compliance with bird-safe glass requirements Section 28.129. Identify which glass areas will be treated, and provide a detail of the specific treatment product that will be used.
49. Verify whether new site lighting will be installed. If site lighting is provided, it must comply with the outdoor lighting standards in MGO Section 29.36. If exterior site lighting is provided, submit an exterior lighting plan and fixture cut sheets with the final plan submittal.
50. Per Section 28.186(4)(b), the property owner or operator is required to bring the property into compliance with all elements of the approved site plans by the date established by the Zoning Administrator as part of the site and building plan approval. Work with Zoning staff to establish a final site compliance date.

**Please contact Matt Hamilton of the Madison Fire Department at (608) 266-4457 if you have any questions regarding the following four (4) items:**

51. Provide fire apparatus access as required by IFC 503 2021 edition and MGO Section 34.503. All portions of the fire lanes for newly constructed public buildings and places of employment and open storage of combustible materials shall be within 500 feet of at least **two** fire hydrants. Distances are measured along the path traveled by the fire truck as the hose lays off the truck. See MGO Section 34.507 for additional information.

52. In planning for future high rise expansion, provide provisions for high rise requirements including but not limited to fire command center, fire system requirements, etc.
53. First point of response for the building to be on the address side of the building. Fire alarm annunciator, future fire command center for a high rise, etc. shall be located at this entrance location.
54. Provide updated Camp Randall evacuation plan for during construction and after the new building is built.

**Please contact Tim Sobota of Metro Transit at (608) 261-4289 if you have any questions regarding the following item:**

55. The applicant shall install and maintain a concrete amenity pad surface as part of the private landscape plan for the proposed redevelopment parcel located along the back side of the sidewalk at the bus stop zone that is on the north side of Monroe Street, west of the North Randall Street intersection. The applicant shall then install and maintain a new passenger seating amenity in this area, as part of the private landscape plan, to serve the users of the planned redevelopment parcel. The applicant shall include the location of any of these transit amenities on the final documents filed with their redevelopment permit application, so that Metro Transit may review the design.

**Please contact my office at (608) 261-9632 if you have any questions about the following two (2) items:**

56. Approval of the proposed Amended Planned Development District–General Development Plan and Specific Implementation for redevelopment of the McClain Athletic Center/Facility and Camp Randall Sports Center shall not constitute approval of any changes to the agreements and plans governing stadium game days and other events in the PD district.
57. Any changes to the zoning text governing this PD district shall be reviewed and approved by Planning and Zoning staff prior to final approval and recording of the Amended PD(GDP-SIP).

**Specific questions regarding the comments or conditions contained in this letter should be directed to the commenting agency.**

**Please now follow the procedures listed below for obtaining permits for your project:**

1. The applicant shall resubmit a PDF copy of the plan set and any other supporting materials that are necessary, as specified in this letter to [sprapplications@cityofmadison.com](mailto:sprapplications@cityofmadison.com). (Note: A 20MB email limit applies and multiple transmittals may be required.). A check for the site plan review fee shall be mailed to the City of Madison Building Inspection Division; PO Box 2984; Madison, WI 53701-2984.
2. City Agencies who submitted conditions of approval will review your revised plans to verify that their conditions, along with any applicable requirements, have been satisfied. When the revised plans are submitted, the applicant will be emailed a hyperlink to a website to follow, in real time, which agencies have reviewed the revised documents, and signed off or need additional information.
3. 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.

4. This Planned Development approval and any related approvals shall expire five (5) years after the date of the Common Council approval of the Specific Implementation Plan. No construction or alteration of the property included in this application shall be permitted until a Specific Implementation Plan has been approved and recorded.
5. No alteration of this proposal shall be permitted unless approved by the Plan Commission, provided, however, the Zoning Administrator may approve minor alterations that are approved by the Director of Planning and Community and Economic Development following consideration by the alderperson of the district, and which are compatible with the concept approved by the Common Council.

If you have any questions regarding obtaining your building permits, please contact the Zoning Administrator at (608) 266-4551. If you have any questions or if you may be of any further assistance, please do not hesitate to contact my office at (608) 261-9632 or [tparks@cityofmadison.com](mailto:tparks@cityofmadison.com).

Sincerely,



Timothy M. Parks  
Planner

- cc: Tim Troester, City Engineering Division  
Jeff Quamme, City Engineering Division  
Luke Peters, Traffic Engineering Division  
Trent Schultz, Parking Division  
Jenny Kirchgatter, Assistant Zoning Administrator  
Matt Hamilton, Madison Fire Department  
Tim Sobota, Metro Transit  
Jessica Vaughn, Urban Design Commission  
Heather Bailey, Landmarks Commission

LNDUSE-2024-00045			
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 checked="" type="checkbox"/>	Recycling Coord. (R&R)
<input checked="" type="checkbox"/>	Fire Department	<input type="checkbox"/>	Other:
<input type="checkbox"/>	Water Utility	<input type="checkbox"/>	Other: