



**Project Address:** 1430-1436 Monroe Street

**Application Type:** Major Amendment to a Planned Development (PD) for Exterior Building Modifications to the Camp Randall Sports Center and the McClain Athletic Facility Buildings  
**UDC is an Advisory Body**

**Legistar File ID #:** [83152](#)

**Prepared By:** Jessica Vaughn, AICP, UDC Secretary

## Background Information

**Applicant | Contact:** Cindy Torstveit, University of Wisconsin | Jim Hinze, Berners-Schober Associates, Inc.

**Project Description:** The applicant is proposing a major amendment to an existing Planned Development for the demolition of the existing Camp Randall Sports Center and McClain Athletic Facility for the construction of a new athletics training facility, indoor practice field, and associated spaces.

### Project Schedule:

- The Landmarks Commission received and Informational Presentation on May 6, 2024.
- The UDC received an Informational Presentation on May 8, 2024.
- The Landmarks Commission recommended approval without conditions at their July 1, 2024, meeting.
- The Plan Commission is scheduled to review this item at their July 29, 2024.
- Common Council is scheduled to review this item at their August 6, 2024

**Approval Standards:** The UDC is an **advisory body** on the Planned Development request. For Planned Developments the UDC is required to provide a recommendation to the Plan Commission with specific findings on the design objectives listed in Zoning Code sections 28.098(1), Statement of Purpose, and (2), Standards for Approval (PD Standards Attached), including, more specifically:

PD Standard (e), which generally speaks to coordinating “...*architectural styles and building forms to achieve greater compatibility with surrounding land uses and create an environment of sustained aesthetic desirability compatible with the existing or intended character of the area and the statement of purpose of the PD District.*”

**Historic Preservation Planning Information:** This project site is located adjacent to an existing landmark. The Landmark Commission reviewed this project at their July 1, 2024, meeting. Please refer to Legistar ID #[83187](#) for more information, including the Historic Preservation Planner’s staff report.

The Landmarks Commission’s discussion noted that the new construction is set back from the landmarked Field House and that there was not a concern about the proposed construction having an adverse impact on the historic character of integrity of the Field House. In addition, the Landmarks Commission agreed with the findings of the UW’s Cultural Landscape Survey and State Historic Preservations Office’s report that noted that the triangle area in front of the training facility is highly disturbed. Therefore the Commission did not impose requirements for completing an archeological mitigation for ground disturbing activities.

Overall, the Landmarks Commission found that the proposal met the standards for granting a Certificate of Appropriateness for the demolition and new construction on a designated landmark site and approved the project as proposed.

## Summary of Design Considerations

Staff requests that the UDC review the proposed development and provide feedback and findings regarding the aforementioned standards. Upon review of the application materials the proposed development largely appears to be consistent with the existing buildings, as well as what they are replacing, in mass, scale, and materiality. In addition, the proposed landscape appears to address the UDC's previous comments related to providing native Wisconsin planting.

At this time, staff has not identified any areas that appear to be in conflict with the aforementioned standards.

## Summary of Informational Presentation Comments

As a reference, the Commission's discussion and comments from the May 8, 2024, Informational Presentation are provided below.

The Commission inquired about how snow was going to be handled on the curved roof and the applicant team clarified that snow cleats and gutters will be used to catch falling/sliding snow.

The Commission inquired about the programming of the rooftop plaza on Monroe Street. The applicant team noted that the goal with that space is to maintain flexibility in programming and vegetation. Ultimately, they are still working through it. The turf area is an extension of the indoor practice facility and break-up concrete surface of the deck.

The Commission noted that this plaza and mass is the most "front door" of the building. There is something long and horizontal and low that is strange relative to the rest of the building massing. How that becomes integrated and used will be interesting. What happens on top of the plaza could be a uniquely Wisconsin landscape expressed through the landscape could be interesting there.

The Commission noted that the pleated material was similar to that on the newer music facility on the other side of campus – was that intentional? There is a lot of texture to the music building. The applicant team agreed but noted that it is not exactly the same. They really wanted to work with the shadowing that the material provides and how those panels come down to the ground. The tone of the material is intended to be a warm buff color, similar to the renderings.

Overall, the Commission noted that this is an attractive project. The building composition is nice, unique elevations with repetition. The barrel roof recalls the previous Shell building – you are giving something new but referencing the old. That is nice because it is somehow familiar.

The Commission inquired about what will happen to the hall of fame wall on the shell and the applicant team noted that it will be recreated. Currently there are over 300 plaques and 10 get added annually. The question is where and how to accommodate the level of growth.