



City of Madison

City of Madison
Madison, WI 53703
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Meeting Minutes - Draft JOINT CAMPUS AREA COMMITTEE

Wednesday, November 7, 2018

4:45 PM

WARF Building
Room 132
610 Walnut Street

CALL TO ORDER / ROLL CALL

Chair Kinderman called the meeting to order at 4:45pm.

- Present:** 14 - Allen A. Arntsen; John C. Perkins; Douglas K. Carlson; Mary Czyszczak-Lyne; Larry J. Warman; Melissa M. Berger; L. Jesse Kaysen; Leslie G. Orrantia; Gary A. Brown; Rob Kennedy; Mike Kinderman; Mark C. Wells; Michael McKay and Karl Frantz
- Excused:** 6 - Michael E. Verveer; Shiva Bidar-Sielaff; Zach Wood; Jason W. King; Malcolm C. Stern and John R. Imes

APPROVAL OF MINUTES

Motion by Czyszczak-Lyne, seconded by Wells, to approve the minutes of November 7, 2018. The motion passed unanimously by voice vote.

PUBLIC COMMENT

None.

DISCLOSURES AND RECUSALS

Brown stated he will be abstaining from voting on the 222 North Charter Street project.

NEW BUSINESS

1

53608

Creating Section 28.022 - 00350 and Section 28.022 - 00351 of the Madison General Ordinances to change the zoning of property generally located at 222 N. Charter Street, 8th Aldermanic District, from TR-U2 (Traditional Residential - Urban 2) District to PD(GDP-SIP) (Planned Development (General Development Plan, Specific Implementation Plan)) District.

Motion by Czyszczak-Lyne, seconded by Kennedy, to recommend that the Plan Commission not approve the rezoning of property generally located at 222 N. Charter Street, 8th Aldermanic District, from TR-U2 (Traditional Residential - Urban 2) District to PD (GDP-SIP) (Planned Development (General Development Plan, Specific Implementation Plan)) District (ID 53608). The motion passed on the following 9-1 vote: AYE: Czyszczak-Lyne, Frantz, Kaysen, Kennedy, Kindermann, McKay, Orrantia, Perkins, Wells. NAY: Carlson. ABSTENSIONS: Berger, Brown. Note that Warman left prior to the vote.

Please see "JCAC_222NCharter_Discussion" under ID 53608 for a full summary of JCAC discussion.

A motion was made by Czyszczak-Lyne, seconded by Kennedy, to Return to Lead with the Recommendation to Place on File to the PLAN COMMISSION.
The motion passed by voice vote/other.

DISCUSSION ITEMS

2 51256 University of Wisconsin-Madison Project Updates

Brown updated the Committee on UW-Madison projects:

- WIMR West Wedge - on schedule.
- Nielsen Tennis Outdoor Courts - complete. Sound study complete - the system is functioning well.
- Lot 129/130 Reconstruction - developing construction documents.
- UW Houses Renovations - Working on roof repairs.
- Vet Med Expansion - 2019-2021 budget request.
- Gym/Nat Replacement - 2019-2021 budget request.
- Linden Drive Parking Garage (Lot 62) - 2019-2021 budget request. In design development; project will be back to the Committee, likely in January.
- Meat Science and Muscle Biology - in construction - planned April opening.
- Babcock Hall Renovation/Addition - in construction.
- Center for Dairy Research Addition - 2019-2021 budget request.
- Camp Randall South End Zone - pushed to 2022.
- UW Field House Renovations - in design development - project will come to the Committee in the future.
- UW Field House South Plaza - in design development- project will come to the Committee in the future.
- Engineering Hall Structures Lab - in construction.
- Chemistry Addition & Renovation - in construction.
- Hoofers Boat Dock and Deck Replacement - in construction.
- SERF Replacement (The Nick) - in construction
- Hamel Music Center - in construction. Working on enclosing the building and will be starting on interiors.
- Witte Hall Renovation & Addition - in construction with an August 2019 completion planned.
- Sellery Hall Renovation & Addition - in 2019-2021 budget.
- Kohl Center Addition - in 2019-2021 budget.
- Charter Street Utility Upgrades - new date is January 15th to reopen - the contractor will need to use temporary concrete.
- South Campus Utility Project - working on final construction documents.

3 51257 City of Madison Project Updates

Staff provided updates on City projects and development projects:

- W. Washington Ave. construction: Paving is complete. Most pavement markings have not yet been painted.
- "Mifflandia" Plan (Legistar 21892): About 90 attendees were at the October 29th public meeting. A web survey is currently active at www.surveymonkey.com/r/mifflandia.
- The project is working with social practice artists to gather feedback.
- Triangle Monona Bay Neighborhood Plan: A Plan draft is expected to be introduced at Council in February for referral. Bayview continues to work with City staff on its redevelopment concept. The CDA is looking to start engagement with residents on future redevelopment.

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION	PRESENTED: November 21, 2018
TITLE: 222 N. Charter Street – New Development of a 12-Story Student Housing Building. 8 th Ald. Dist. (52856)	REFERRED:
	REREFERRED:
	REPORTED BACK:
AUTHOR: Janine Gläeser, Secretary	ADOPTED: POF:
DATED: November 21, 2018	ID NUMBER:

Members present were: Richard Wagner, Chair; Lois Braun-Oddo, Cliff Goodhart, Christian Harper, Amanda Hall, Rafeeq Asad, Craig Weisensel, Jessica Klehr and Tom DeChant.

SUMMARY:

At its meeting of November 21, 2018, the Urban Design Commission **GRANTED FINAL APPROVAL** of new development of a 12-story student housing building located at 222 N. Charter Street. Registered in support of the project were Randy Bruce, James Stoppie, Alan Fish, Jeff Vercauteren, Jay Ferm and Ald. Zach Wood. Registered and speaking in opposition were Gary Brown, representing UW-Madison; Christopher McMahan, representing UW-Madison Facilities Planning & Delivery; Aaron Williams, representing UW-Madison; Leslie Orrantia, representing UW-Madison and Mary Czyszczak-Lyne, representing the Joint Campus Area Committee.

The team presented the same plans the Commission saw in February 2018, noting they are seeking approval to move forward to the Plan Commission. Fish reviewed the site layout and project history. The bike path was incorporated in the Planned Development, without this project it would be difficult for the path to move forward. The 12-story mass is still of concern to staff and others regarding setbacks and stepbacks. The building is 15-feet shorter than the Chemistry building and 15-feet taller than the Computer Science building. A full 1,450 square foot green roof will be incorporated to address stormwater issues. The roof can hold 4-inches of rain, longer on the site than what is existing. Review of the site plan shows a 14-foot easement and circulation. Landscaping on the south edge would buffer the rail corridor, with trees being added on Charter Street. Loading zones were shown on the site plan while discussing move-in/move-out dates; all the units will be furnished. Architecturally the project remains the same with a cast stone base wrapping the building, metal panel, and a pulled out entry area to activate the street. Bicycle and scooter parking is provided on-site.

Public Comment

Gary Brown, representing UW-Madison. He distributed handouts of what was presented to PC after UDC last spring showing illustrations of the setbacks and stepbacks, building mass and floor-to-area ratios; a review of different ratios was recommended. He reviewed floor-to-area ratios for other projects in the South Campus area and projects since the 2008 South Area Campus Plan was adopted. The average floor-to-area ratio on campus is 2.8; the proposed development is 8.7.

Christopher McMahan spoke to concerns regarding the precedent this could set, while reviewed the massing that meets the current plan and sharing massing models. It's important to think closely about what is being recommended.

Brown reviewed other slides relative to the PD standards and the proposed development response:

- “Must be consistent with the goals, objectives, policies, and recommendation of the Comprehensive Plan and adopted neighborhood plans.”
- “No application to reduce or limit setbacks may be granted unless it finds that all of the following conditions are present.”

Aaron Williams spoke about concerns that the roof won't hold the amount of stormwater proposed and would like more details. Planning takes time and sacrifice to determine what is the right answer; the plans at this point have taken a lot of work, the UW Master Plan has incorporated the South Campus Plan recommendations, and the Comprehensive Plan talks about the extension of the Downtown Plan as being appropriate. We have to consider all the work that's going to come before us.

Leslie Orrantia spoke as Director of Community Relations of the Chancellor's Office, noting they have talked about the context but are concerned about affordability. They have incorporated a lot of programs to help students. She reviewed the gross income of some students and the consideration of Madison being an inclusive community. There is concern some students will be pushed out because of a lack of affordable housing. Speaking at Joint Campus, a 2-bedroom apartment is \$2,000 per month. We need to be more thoughtful of how we develop this site. A lot of energy was invested into the area plans; this project ignores “good neighbor” protocols. The Joint Campus Area Committee recommended the project does not move forward.

Gary Brown followed up on University elements. The loading space will be 16-feet, the minimum for vehicles (most on campus are 18-feet). This is an urban design issue. Aaron's comments about the green roof – holding 4” of storm water, it would need to be 3' deep. The bike path is 10-feet wide with a 2-foot shoulder. Think about the traffic under there and the different forms of transportation, there is concern about volume and safety. Review vision triangle issues, this could be a very unsafe situation. These things are about Urban Design.

Jay Ferm spoke. He was once the Chair of the City's Bike Plan Committee, served on Urban Design Commission and recently served on the Transportation Plan Committee. The missing bike path link will be a great service to the neighborhood as the existing corridor already sees significant traffic. There are safety issues with building close to path but good design can address those issues. He thinks this project meets those. Good design can add cues to address safety. Charter Street will be key traffic turning and the developers have agreed to address this. The bike parking is adequate – good underground, but limited surface parking; he suggested looking at increasing the surface bike parking. He further suggested bringing the front of the building back and making an area for bike parking. Without adequate bike parking, they end up parking on the terrace.

Mary Czyszczak-Lyne spoke as a member of the Joint Campus Area Committee and president of the Regent Area Neighborhood Committee. The Joint Campus Area Committee made two motions not to support the proposal and to place it on file. They cited concerns regarding setbacks and setbacks, noting these changes are going to creep out. The UW is a great neighbor but the process touches our borders. They would like to see this project not move forward. The neighborhood committee also cited safety concerns.

Alder Wood, District 8 spoke, thanking the local developers and the UW for presenting. What is the floor-to-area ratio of City View on Frances Street? (Think it's at 9). This should be noted. He does not think this is a

perfect project, but it is as good as we can do with the feasibility of the site. This would be unbuildable if it follows current zoning. The recommendation is for high density housing that is bikeable and accessible to campus.

The Commission discussed the following:

- According to the staff memo in the packet, the standards have not been met.
- What happens with the parking lot where the bike path terminates on the edge of the property?
Supposing something is going to happen there, if you build this, what does it connect to?
 - If this project goes through with the bike path, it will elevate the other site bike path.
 - We'd lose 17 stalls, there is a lot we would have to do – it's an issue. It's a good idea, but we don't have funding set aside to do that.
- What are you doing to address bike path safety? Lighting, guards, pads, other?
 - With a canopy we can do some lighting that is focused on that stretch. We don't have immediate neighbors so some spill would happen at the rail corridor edge.
- Lighting could go beyond the perimeter for safety.
 - We're working with Rob Phillips.
- Can you speak to the green roof?
 - We are looking at a "blue roof" where you store water below the trays.
- What is the interim bike path plan?
 - If the path doesn't happen, pedestrians use the rail corridor all the time. We may go with crushed stone or seed it. An easement would be granted as part of the development. We were initially looking at covered outdoor seating areas, which would be easy to convert later on. Having be an active outdoor seating area and/or delivery parking.
- We looked at this in February and we did find a way to approve it in this configuration. We had to make findings on the standards. We all recognized the NH plan was done and is appropriate for that neighborhood. In general the area north of the bike path is really part of the campus. The Comprehensive Plan and the neighborhood plan determined it is not appropriate, but you can't expect every block to be designed. This is why this commission was put into place, to make these judgements. This is a PD so precedent is not a concern, a PD is a one off, it does not give by right to do in other places. Providing a little history.
- It's helpful to have the history (passed around Minutes from the UDC meeting of February 21, 2018).
- Given the standards, we can make these findings: I don't see anything about floor-to-area ratio being specific or required. Under the 29.098 statement of purpose, I see B and F easily being achieved, and for the (2) a number of those being achieved. The Alder summed it up that this is a very difficult site and that facilitating the development of the bike path is not happening otherwise. The rendering with the building in context doesn't make it as much of an outlier as we've been offered.

ACTION:

On a motion by Goodhart, seconded by Braun-Oddo, the Urban Design Commission **GRANTED FINAL APPROVAL** noting the PD standards have been met. The motion was passed on a vote of (3-2) with Weisensel and Harper voting no.