



# City of Madison

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

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Wednesday, March 13, 2019

4:45 PM

WARF Building  
Room 132  
610 Walnut Street

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### CALL TO ORDER / ROLL CALL

Chair Kinderman called the meeting to order at 4:48pm.

**Present:** 14 - Michael E. Verveer; Shiva Bidar; John C. Perkins; Douglas K. Carlson; Mary Czyszczak-Lyne; L. Jesse Kaysen; Gary A. Brown; Rob Kennedy; Jason W. King; Mike Kinderman; Matthew D. Mitnick; Michael McKay; John R. Imes and Karl Frantz

**Absent:** 3 - Allen A. Arntsen; Melissa M. Berger and Mark C. Wells

**Excused:** 3 - Zach Wood; Larry J. Warman and Leslie G. Orrantia

### 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

Czyszczak-Lyne stated she will abstain from voting on agenda item #1, as she serves on the Design Review Board.

### OLD BUSINESS

1 [53372](#) Linden Drive Parking Garage

Brian Reed, Potter Lawson, presenting:

- The garage has 600+ car stalls, 51 bike stalls, and 14 motorcycle stalls.
- The garage is included in the UW Master Plan.
- The project addresses parking loss due to the VetMed expansion into Lot 62.
- The setback is same as the neighboring Meat Science building.
- A new north-south street connecting Linden to Observatory is included in the project.
- There is a 30 foot setback from the face of the curb along the new north-south street to the parking structure.

- Stair towers are located at the northeast and southwest corners of the structure.
- There will be new at-grade crossings of Observatory Drive.
- The existing bus pull-out will be moved west.
- Stormwater management will be along the east side of the site.
- An existing MG&E substation will remain but will have a new enclosure consistent with garage materials.
- There will be a raised plaza-like condition at the corner of Linden and the new street that will feature pavers.
- New benches will be installed along Observatory. Trash and recycling receptacles will be inside the garage, and pedestrian-scale lighting will be around the garage.
- There will be a double row of trees along Observatory and ornamental plantings around the stair towers.
- A small shop is included on the first floor for Transportation Services.
- Four EV charging stations are included on the first floor.
- There will be a ribbed precast concrete for the façade of each floor - generally buff colored. The stair towers will have a curtain wall of fritted glass to reduce bird strikes, and will have brick clad concrete accents. There will be champaign metal canopies at garage entrances.
- Brick clad wall panels and metal fencing are included around the MG&E substation.
- The project will start construction in September 2019, with substantial completion planned in December of 2020.
- The southwest stair tower will be constructed for easy future connection of a pedestrian bridge from the planned VetMed building to the 4th floor of the garage.
- Perkins asked about lighting details. Reed said that outside lighting will be at a pedestrian scale. Interior garage light will be focused on the central bay to reduce spillage. The stair towers will be well lit for safety, as is typical of most parking garages - this project will be similar to the UW Hospital garage stair towers. LED fixtures will be used throughout. Full cutoff fixtures will be used throughout, per UW standards.
- Carlson asked about consideration of a skywalk over Observatory to the planned new Natatorium. Reed said that the plan for the new Nat is to have it set back far from Observatory Drive, which would make a skywalk less desirable. Such a skywalk connection was not examined as part of this project.
- Kaysen asked if the planned plaza is going to have pavers. Reed said yes - the pavers will be set in an asphalt bed on concrete to reduce movement - similar to East Campus Mall, which has held up well.
- Kaysen asked about the reason for the lower number of accessible stalls on the southern end of the garage. Patrick Kass (UW-Madison Transportation Services Director) said that there is a parking lot close by with more accessible stalls - a demand study was done for accessible stalls prior to design of the garage. Changes to stripe more accessible stalls can be made in the future to respond to demand.
- Verveer asked about the criteria for determining the number of EV charging stations included in the project. Kass said that the number of stations was planned based on the use of other stations installed in the area. There are four EV stalls included in the project, but the capacity can be at least doubled without substantial additional effort, should demand be there. The UW will be

keeping an eye on demand - the need to charge during the day is going down with better battery technology.

- Verveer asked whether the new road will be a public street. What will it be named? Brown said the new street is University property. The UW will have a process to name it. The new name will need to be approved by the City.
- Brown noted that this is the first project going through the new City-UW approval process under Campus-Institutional zoning.

**Motion by Carlson to recommend approval of the project to the Committee's representative on the UW's Design Review Board. The motion was seconded by Imes. The motion was approved unanimously by voice vote, with Czyszak-Lyne abstaining.**

## NEW BUSINESS

### 2 [54992](#) Field House Improvements

Brown introduced the project:

- Brown said the project will replace the south side windows and renovate the north side windows. At-grade entry doors will be replaced. The façade stone will be repaired. The project will be on the April 8th Madison Landmarks Commission meeting agenda because the structure is a City landmark. New windows will be energy efficient and transparent.
- Verveer asked about the project timelines - will the Field House work and the plaza work run concurrently? Novak said the project is expected to go to bid in the fall of this year, with construction starting April next year. The planned finish is late July/early August 2020. The work on the Field House and the plaza is planned to be simultaneous, though some façade work may go later than the planned August completion.
- Imes asked if the parking area at the corner of Breese and Regent could be put to a different use over the long-term. Brown said that having parking in that location is critical to providing game day TV coverage.

Nate Novak, Smithgroup, presenting:

- The project will create a new plaza in front of the Field House along Little Street. The stairs to the Field House will be reconstructed in their current location. A new plaza will be constructed along the Little Street frontage.
- The project will reconfigure Lot 19. The parking stalls in between the Field House and Little Street will be removed.
- The existing retaining wall along Little Street is in disrepair. A few options to address the failing wall have been examined. The leading option is to leave the existing wall in place and build a new wall in front of the old wall. The UW does not want to disturb utilities running close to the existing wall or risk damage to the Field House if the old wall were to be demolished.
- The new retaining wall will have a similar brick treatment as the wall around the football practice field - brick veneer on concrete panels. There will be a fence along the top of the new wall for fall protection
- The new wall would encroach into City right-of-way by about 1.5 feet. The UW is coordinating with City Engineering on the feasibility of the encroachment.
- The layout of Lot 19 be similar to the existing layout. New fencing with brick piers will be installed to replace the existing chain link - new fencing will match fencing along Breese, likely with a knee wall in some places to meet security

- requirements.
- A monument sign for the UW is shown at the corner of Breese and Regent - similar to the existing sign on Walnut.
  - There is the potential for engraving in the plaza walls to the north of Little Street to provide a subtle accent.
  - Existing parking lot lighting will remain. Three new pedestrian fixtures are planned for the new plaza. New pedestrian fixtures will match East Campus Mall fixtures.
  - Brown said that people are concerned about the fate of the Nails Tails sculpture, which was a percent for art project that has been there for about 13 years. Inclusion of the new monument sign would require the sculpture to be moved. The UW is looking at options for the sculpture - potentially moving it to a differently location close to the stadium or potentially decommissioning it. Decommissioning would require a specific process.
  - Carlson said the sculpture is a dialog-starter in the neighborhood.
  - Czyszczak-Lyne said that the Regent Neighborhood has been asking 'when are we getting rid of this thing?' about the sculpture for some time.
  - Bidar said that she loves the proposed entrance sign.
  - Imes said he likes the historic stair location. Have you looked at including a water feature in the planned plaza? Brown said maintenance issues make water features a challenge. Plaza features are still being examined and discussed.
  - McKay said that he likes the new UW sign at Breese and Regent and the plaza. What is the accessible route to the Field House? Brown said the north-south sidewalk shown on the concept plan just to the west of the Field House meets Little Street at grade.
  - King said the project may install bollards to eliminate traffic in front of the Field House. Brown said that route would still be able to be opened for emergency access.
  - Kaysen asked if the plaza terraces double as planters. King said yes - the project will look to add color to the area with plantings. Novak noted that though the plans show green spaces, there is actually no lawn planned for the project. All areas shown in green will be landscaping areas with plantings and mulch.
  - Carlson said that losing 2 feet along Little Street is concerning - that will push pedestrians into the street. Aren't there also vendors at that location? Novak said the project team is talking to the City about vendor locations - vendors will likely be moved elsewhere on City right-of-way. Aaron Williams (UW-Madison Assistant Planner & Zoning Coordinator) stated that the UW is talking with the City's Street Vending coordinator to relocate vendors. Brown noted that private vendors would not be on UW property.
  - Verveer asked if the UW has met with vendors. King said no - just with City vending staff.
  - Verveer asked if vending relocation ideas have been discussed. Brown said the likely solution is to move vendors further west on Little Street, towards Breese Terrace.
  - Verveer asked about the earliest time vendors would be relocated. Brown said fall of 2020.
  - Kaysen said that a six foot sidewalk should be the minimum. Has anyone asked City for more sidewalk space? Brown said the UW is discussing the design with the City.
  - Czyszczak-Lyne asked if enhancing pedestrian access to the new plaza has

been discussed. Perhaps a raised crossing? Brown said the City would need to address those considerations - both the street and the sidewalk are controlled by the City.

- Verveer said that he has come to accept Nails Tails in spite of controversy. It is fine if it stays. However, the new gateway sign outweighs keeping the sculpture in its current location. He stated he gets questions about the clock gifted to the UW that used to be on Library Mall and the Bucky clocks that disappeared. Have relocation ideas been discussed for Nails Tails? Brown said that the UW will need to talk to the artist - the sculpture can be moved. It makes sense to keep it around the stadium, but there are no proposed locations at this time. The Class of '27 clock is awaiting reinstallation when Library Mall is reconstructed.
- Verveer asked what about the cost of the proposed gateway sign. Brown said it is about \$125,000.
- Verveer asked about the funding source for the whole project. King said the project is 100% gift funded.
- Verveer asked about the purview of the City Landmarks Commission. Brown said the Landmarks Commission will look at the project from the right-of-way line north, including the whole front part of the property. The Wisconsin Historical Society has been consulted about the project and they have generally endorsed it, but the project will need to be submitted for more formal review.

No action was taken, as this item was an informational presentation and discussion.

**Present:** 13 - Michael E. Verveer; John C. Perkins; Douglas K. Carlson; Mary Czyszczak-Lyne; L. Jesse Kaysen; Gary A. Brown; Rob Kennedy; Jason W. King; Mike Kinderman; Matthew D. Mitnick; Michael McKay; John R. Imes and Karl Frantz

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**Excused:** 4 - Shiva Bidar; Zach Wood; Larry J. Warman and Leslie G. Orrantia

3      [54993](#)

### South Campus Utility Project

Jeff Pollei, UW Director of Utilities and Energy Management, presenting:

- The project will be on Dayton from Charter to Park.
- The project was enumerated in 2015 and bid in 2018, but the bids came in over budget. Some scope was removed and the project was rebid in January 2019.
- The project includes replacement and construction of UW steam utilities, electric lines, and communication lines. MG&E will also be doing electrical work, and a City water line will also be replaced.
- The UW will come back in the future to do additional steam work planned as part of the original scope.
- The project anticipates an April 2019 start with completion before the end of the year.
- The contractor will do work 8am to 7pm Monday through Friday. No work will be done during final exams, move-out/move-in, football game days, or commencement.
- The contractor will do staging on UW property.
- North-south streets will remain open throughout the project, with some traffic shifts during the project.

- Dayton will be closed to through traffic during the project. Emergency access will be maintained.
- The south sidewalk along Dayton will remain open for pedestrians.
- Construction fencing will border the project to prevent pedestrian cross-traffic.
- Kaysen stated she is concerned about width of the sidewalk during construction. Kennedy said the south side sidewalk will be as it is now. The project will need to maintain the Mills street crossing. Charter and Park will be virtually untouched with regard to pedestrians.
- Czyszczak-Lyne asked about Campus bus routes - some of those run on Dayton. Kennedy stated that the routes would not be detoured to Regent. They will probably be relocated to Johnson, but no final decision has been made. The UW will need to coordinate with Metro.

No action was taken, as this item was an informational presentation and discussion.

## DISCUSSION ITEMS

### 4 [51256](#) University of Wisconsin-Madison Project Updates

Brown updated the Committee on UW-Madison projects:

- WIMR West Wedge: In construction.
- Lot 129/130 Reconstruction: Construction docs are out for bid.
- UW Houses Renovations: Working on roofing repairs/replacement project.
- Lot 76 Sanitary Lift Station: In construction. Finishing up with site work in Spring 2019.
- McClimon Soccer Field Turf Replacement: Out for bid.
- Vet Med Expansion: Awaiting enumeration in the 2019-2021 Capital Budget.
- Gym/Nat Replacement: Awaiting enumeration in the 2019-2021 Capital Budget.
- Linden Drive Parking Garage (Lot 62): See agenda item #1 above.
- Meat Science and Muscle Biology: In construction. Grand opening planned for September 2019.
- Elm Drive Sanitary Lift Station: In construction. Site restoration in Spring 2019.
- Babcock Hall Renovation/Addition: In construction.
- Camp Randall South End Zone: Awaiting enumeration in the 2019-2021 Capital Budget.
- UW Field House Renovations: See agenda item #2 above.
- UW Field House South Plaza: See agenda item #2 above.
- Engineering Hall Structures Lab: In construction. Reconstruction of bearing wall is underway.
- Chemistry Addition & Renovation: Demolition is underway.
- Hoofers Boat Dock and Deck Replacement: In construction.
- Limnology Sanitary Lift Station: Out for bid.
- SERF Replacement (The Nick): In construction.
- Hamel Music Center: In construction. Grand opening planned for Fall 2019.
- Witte Hall Renovation & Addition: In construction.
- Sallery Hall Renovation & Addition: Awaiting enumeration in the 2019-2021 Capital Budget.
- Kohl Center Addition: Awaiting enumeration in the 2019-2021 Capital Budget.
- Charter Street Utility Upgrades: Completing construction.
- South Campus Utility Project: Working on final construction documents; see

agenda item #3 above.

- Primate Ctr. Emergency Generator: In design development.
- Curtis Pond Rehabilitation: In design development.

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### City of Madison Project Updates

Staff updated the Committee on City projects and development projects:

- Triangle-Monona Bay Neighborhood Plan (Legistar 47510): The final open house was held on 3/6/18. One more Steering Committee meeting is expected. The City approval process of the draft plan is expected in April/May. Major recommendations include: improving pedestrian crossings of Regent Street, evaluating the Park Street corridor for ped/bike/transit improvements, creating new North-South street through the area to connect Regent to West Washington, and extending East Campus Mall to Monona Bay.
- "Mifflandia" Special Area Plan (Legistar 21892): a public meeting was held on March 4th. Staff presented a project update to the Plan Commission on March 11th. There may be some tweaks to the proposed height map based on PC feedback.
- Wilson St. & Bassett Street Corridor Study (Legistar 54100): The TPPB approved the study on February 4th. Some changes are planned for the street cross-section. The two blocks of N. Bassett closest to W. Washington are planned for reconstruction this year. Other changes to South Bassett planned for future years.
- Hotel Infill Development - 760 Regent St. (Legistar 54466): A UDC informational meeting has been held. The project is a proposed hotel infill of the parking lot just south of the railroad tracks and Kohl Center. 176 rooms and 235 parking stalls are planned.
- 222 N. Charter St. project (Legistar 53608): The project was placed on file with prejudice.
- ULI Associated Bank Redevelopment - 1722 Monroe St. (Legistar 49895): Construction is ongoing. As of last week 18 of 63 apartment units have been reserved.
- Hotel RED Expansion - 1501 Monroe St. (Legistar 46115): City staff is still waiting for final construction plans to be submitted for approval.
- Party Port Redevelopment - 2903-2913 University Ave. (Legistar 49896 and 49692): Construction is ongoing.
- Wisconsin Council for Children and Families/Credit Union building - 555 W. Washington Ave. (Legistar 51507): The project has been approved. Final plans must be submitted before construction starts.
- Evans Scholars - 141 Langdon St. (Legistar 48775): Construction is ongoing.
- 616-632 W. Wilson St. Redevelopment (no Legistar number): There is no official submittal on this project yet. It is a proposed 5-floor, 59-unit apartment building that would require demolition of three 2-unit homes and 2 single-family homes.

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### Village of Shorewood Hills Project Updates

Frantz updated the Committee on Village of Shorewood Hills projects:

- Marshall Court and Bike Path Improvements: The Village has received bids for street and bike path work. The bids are higher than expected due to high asphalt prices. The Village Board will consider bids on Monday and is expected to approve the low bid, with construction starting in June. The

Lodgic project will need to fill in its excavation along the street before the project starts.

- Garden Homes Planning Process Update: 16 homes have been demolished due to last summer's flooding, with three more to be demolished. Vandewalle was hired to help with planning for the area - they are establishing design guidelines. Redevelopment will likely occur in three phases, with the east phase proceeding first. The Village is working with the City to address flooding issues over the long term. The plan for the area is expected to be approved in the next few months. Redevelopment is expected to be residential in nature.

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#### Vilas Neighborhood Association Updates

Carlson updated the Committee on Vilas Neighborhood activities:

- The Vilas Neighborhood Association held elections. A new President was elected: Chris Kelly.
- 1403 Regent Street has a proposed take-out restaurant with a Class A liquor license (see Legistar 54555). The proposal is for Chinese carryout with convenience store items, and includes a liquor license. The neighborhood was skeptical of the liquor license. The neighborhood endorsed the project on the condition that no more than 10% of gross sales comes from alcohol.

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#### Regent Neighborhood Association Updates

Czynszak-Lyne updated the Committee on Regent Neighborhood activities:

The Highland Avenue underpass art project that had been presented to the Joint West Campus Area Committee stalled out due to fundraising challenges. Alder Bidar has obtained \$150,000 of City arts funding. The project will need to raise \$50,000 to \$75,000 more to have the project constructed and installed. The neighborhood is working with 1000 Friends of Wisconsin to raise funds.

### ADJOURNMENT

**Motion by Kaysen, seconded by Verveer, to adjourn. The motion passed unanimously by voice vote, and the meeting was adjourned at 6:39pm.**