



# 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, December 11, 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 4:46pm.

**Present:** 12 - Michael E. Verveer; John C. Perkins; Douglas K. Carlson; Mary Czyszczak-Lyne; Jason S. Hagenow; Badrinath Lankella; Gary A. Brown; Rob Kennedy; Jason W. King; Mike Kinderman; Mark C. Wells and Karl Frantz

**Absent:** 1 - Jacob Broehm

**Excused:** 7 - Shiva Bidar; Sally Rohrer; Tag Evers; Larry J. Warman; Brenda S. Gonzalez; Michael McKay and John R. Imes

### APPROVAL OF MINUTES

Motion by Czyszczak-Lyne, seconded by Verveer, to approve the minutes of October 30, 2019. The motion passed unanimously by voice vote.

### PUBLIC COMMENT

None.

### DISCLOSURES AND RECUSALS

None.

### NEW BUSINESS

1 [58540](#) Camp Randall Stadium South End Zone Renovation

Jason King, Senior Associate Athletic Director, presenting:

- The project has been approved by the state for design-build.
- It will be designed in the spring, start construction after end of 2020 football season, and be completed before the 2021 season. The 36 week construction schedule is very condensed.
- UW Athletics is undertaking the project because it currently has nothing to offer people seeking premium seating. There is no premium seating inside the stadium bowl.
- Loge boxes will be added - those are 4-8 person boxes, inside the bowl. There will also be ledge seating with bar a surface, a 4000 sq. ft. field-level club, an open air terrace, and two levels of premium seating.

- The project is currently in the concept phase - no architect has been hired yet.
- Carlson: I can see the need for premium seating. Hadn't previous plans sought to uncover more of the Field House facade? Does this cover more?  
King: this plan covers about the same as the current configuration, but the angles of the seating are different in the proposed design. The design presented is very similar as in the Athletics Master Plan. Brown: seating to the right of the Field House, above the dock space, is still being conceptualized and may change. King: those seats may be difficult for Athletics to sell - that part will be further examined as design progresses.
- Brown: all Field House windows will be replaced as part of the Field House restoration. The UW will be sitting down with the Historical Society to review the Camp Randall project and its impact on the Field House, which is a State Landmark.
- Perkins: what is the net change in seating capacity? King: seating capacity will decrease by about 3,000.
- Czyszczak-Lyne: at the DRB meeting some members discussed other possible changes to make the Field House more visible. Brown: the details of that will be reviewed and discussed.
- Brown: there will likely be a spring presentation with more details at JCAC - that is planned for April.
- Brown: project approval with the City will likely be a minor alteration to the existing Camp Randall Planned Development.
- King: The budget is \$65 million.
- Verveer: how will this project impact events like Band Day? King: Athletics has been holding back seats to move a few remaining season ticket holders in the area - they will get first opportunity to choose a new spot. There will be other space where groups can be relocated elsewhere in the stadium for events like band day.

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

**Present:** 13 - Michael E. Verveer; Sally Rohrer; John C. Perkins; Douglas K. Carlson; Mary Czyszczak-Lyne; Jason S. Hagenow; Badrinath Lankella; Gary A. Brown; Rob Kennedy; Jason W. King; Mike Kinderman; Mark C. Wells and Karl Frantz

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**2**      [58541](#)

**School of Veterinary Medicine Renovation and Addition**

Mark Walker and Ross Pinski, Flad Architects, presenting:

- The project expands the capacity and capabilities of the current VetMed facility.
- The new building will be constructed and connected to the existing building and the existing building will be renovated.
- A new parking garage will connect to both the existing and new building.
- There will be three entrances around the perimeter of the building and a 4th for trash/service. Large animal traffic will arrive from Walnut Street.
- Easterday Lane will be pushed 15 feet to the east to provide more greenspace along Willow Creek. A 12 foot wide multipurpose trail will be installed along Willow Creek and connect across Observatory Drive to the Gym/Nat project.

- The path will connect up to the lakeshore path on the north and the Campus Drive path on the south.
- A separate project will extend Linden Drive across Willow Creek to allow large animal drop off to the back of the building.
  - There may be some minor realignment to the multiuse trail leading up to the Campus Avenue path in order to preserve oak trees.
  - The new building will match the parking garage setback on the east side of Linden.
  - A new courtyard space between the new building and the existing building will be created. The existing building and the new building will be connected by a one story breezeway. There is a need to maintain a flat connection between the old and new buildings with no ramps or need to go up then down via elevators so large patients can be easily moved back and forth.
  - The new building will be three stories with mechanicals above along Linden and part of Observatory. The rest of the building is one story, with the possibility of a green roof on a portion of the one story building.
  - The Emergency Room entrance will be along Observatory for visibility and access.
  - Brown: there is currently a Campus Master Plan requirement to step back at the third floor along Observatory; the current building design steps back above the third floor. UW staff is discussing a minor alteration to the Master Plan with City Planning staff.
  - Carlson: will the parking ramp be completed before the remaining parking is disrupted? Kennedy: yes. The parking ramp project is on schedule.
  - Lankella: is the new Linden bridge over Willow Creek going over the new multi-use path? Walker: no - the crossing will be at grade.
  - Brown: funding from the state has been requested to improve Willow Creek. The UW would partner with the City on that project.
  - Brown: the project will be back to JCAC in a few months.

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

**Present:** 12 - Sally Rohrer; John C. Perkins; Douglas K. Carlson; Mary Czyszczak-Lyne; Jason S. Hagenow; Badrinath Lankella; Gary A. Brown; Rob Kennedy; Jason W. King; Mike Kinderman; Mark C. Wells and Karl Frantz

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3 [58542](#)

### Gymnasium-Natatorium Replacement

Adam Bastjan, Kahler-Slater Architects, presenting:

- This is the second building project in the Rec Sports Master Plan, after The Nick.
- There will be an ice rink in the facility to replace the Shell.
- The project's purpose is to serve wellness, recreation, intramurals and club sports. The building will be a community facility and not just about sports, but also wellness.
- Building is planned to be 262,000 sq. ft., including 7,700 sq. ft. of Kinesiology space. There is a planned 88,000 square foot Kinesiology addition to the east. In the interim, that space will have paths, landscaping, and unprogrammed greenspace.

- 35% design is planned for completion in June 2020, with the project bid in December 2020 and completed in July 2023.
- There are recreational fields to east and west and effigy mounds to the north - the project is adjacent to green/open space on three sides - the building needs to be well-connected to the surrounding natural landscape.
- The building entrance will be across from where Linden intersects Observatory.
- Service will happen at the northeast corner of the building, close to the DeJope service area.
- The path along Willow Creek will be included with the project, with small outdoor spaces between the building, path, and creek.
- There will be a curvilinear building form. The building is about human movement - its form speaks to the functions happening within the building.
- There will be stone materials at the base. The building will be stepped back above the second level along Observatory. Floors three and four are for fitness.
- Brown: materials are still preliminary. All glass will likely be bird safe glass.
- Lankella: will building have a similar offset from the creek of Vet Med?  
Bastjan: yes.
- Lankella: the proposed path weaves a bit. Bastjan: it does - design is preliminary. Brown: goal is to get people to move slowly.
- Carlson: any idea of when the planned Kinesiology addition will move forward? Does the Gym Nat building design provide flexibility to adjust programming if the Kinesiology project does not happen? Brown: Kinesiology will be submitted for budget approval in the 2025-2027 timeframe. If it doesn't get approved then or later, the space could be used for expansion of Gym Nat. Bastjan: the central circulation corridor could easily be extended to the east for an addition to Gym Nat.
- Perkins: how does the footprint compare to the existing building? Bastjan: the current building is further back from the street. The footprint square footage isn't too much different, but the building will be taller and there will be more usable interior space due to a more efficient interior layout.
- Brown: The Campus Master Plan will need to be amended to boost the building height limit in the area from 68 feet to about 72 feet. The building's finished floor elevation will be higher than the current floorplate.
- Brown: the new building will be shorter along Observatory and step up further to the north. The roof above the second level is planned to have a synthetic turf surface for the southwest portion of the building.
- Brown: the UW is looking at whether solar panels could be installed on the roof.
- Sadat Khan, UW Recreation & Wellbeing Associate Director: The community accessibility of the Shell facility will be replicated at the new Gym Nat.
- Carlson: where does the Zamboni access the facility? What is the locker room space configuration? Khan: There will be flexible locker rooms for tournaments and club events. Bastjan: The Zamboni will be stored inside the building and will have an interior ice melt area.

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

4      [58537](#)      UW Campus Master Plan Amendment #1 - 935 W. Johnson St. Rezoning

Note that at the request of Ald. Verveer, and with no objections from the Committee, agenda items #4 and #5 were considered prior to item #1.

Brown: the UW has purchased 935 West Johnson Street and is seeking to rezone it so the property can be used in accordance with the Campus Master Plan.

**Motion by Czyszczak-Lyne, seconded by Wells, to recommend the Plan Commission approve rezoning the property at 935 West Johnson Street from Traditional Residential Urban 2 (TR-U2) to Campus-Institutional (C-I) District. The motion passed unanimously by voice vote.**

### OLD BUSINESS

5      [57910](#)      UW Campus Master Plan Amendment #2 - Building Heights

Brown: the UW is seeking to clarify building height listings in the adopted Campus Master Plan by replacing semicolons with "or," such that building height maximums listed in number of floors may be exceeded so long as the height limit in feet is not exceeded. All proposed edits are included with the JCAC packet. This was the intent of the Campus Master Plan originally, but was not fully addressed in the text - this amendment provides clarity to the language.

**Motion by Czyszczak-Lyne, seconded by Perkins, to recommend the Plan Commission approve the proposed amendment of the UW Campus Master Plan/Campus-Institutional Zoning to clarify that the maximum building height in floors may be exceeded so long as the maximum building height in feet is not exceeded. The motion passed unanimously by voice vote.**

### DISCUSSION ITEMS

6      [51256](#)      University of Wisconsin-Madison Project Updates

Brown updated the Committee on UW-Madison projects:

- Babcock Hall Renovation/Addition: in construction.
- Camp Randall Stadium Renovation: see informational presentation earlier in the agenda.
- Chemistry Addition & Renovation: in construction. Concrete is being poured and steel is being erected. North Mills Street will be closed through June of 2020.
- Curtis Pond Rehabilitation: in bidding.
- Elm Drive Sanitary Lift Station: complete.
- Gym/Nat Replacement: see informational presentation earlier in the agenda.
- Kohl Center Addition: in design development. The land use application will be submitted to the City on 1/15/20.
- Lathrop Drive/Bascom Hill Utilities: ongoing work - project will be completed in multiple phases.
- Linden Drive Parking Garage (Lot 62): in construction.
- Lot 129/130 Reconstruction: working through the final punch list and awaiting lighting installation.
- Meat Science and Muscle Biology: phase one complete.
- Primate Ctr. Emergency Generator: will be rebid this winter.

- Sellery Hall Renovation & Addition: in final design.
- SERF Replacement (The Nick): in construction. Site work is in progress. The project opening has been pushed back to potentially latter part of 2020, but hoping to open earlier - trying to address a variety of unforeseen issues.
- South Campus Utility Project: in construction - parts of Dayton Street will open by the end of the year, with the rest opening just before students return in January.
- UW Field House Renovations: in bidding.
- UW Field House South Plaza: awarded to JP Cullen.
- Vet Med Expansion: see informational presentation earlier in the agenda.

**7**      [51257](#)

## City of Madison Project Updates

Zellers updated the Committee on City of Madison projects:

- Mifflandia Special Area Plan (Legistar 56838): approved Nov. 5th.
- Hilton Garden Inn, 760-780 Regent Street (Legistar 54466): fences are up for construction start, starting to dig. Project originally estimated an August 2020 completion, but now signage says Winter 2020.
- 616-632 W. Wilson St. (Legistar 55023): Construction continues, working on the fourth floor.
- 636 W. Washington Ave. (Legistar 57114, 56726): approved by Plan Commission on 12/9, but will still need to get final design approval from UDC.
- 126 Langdon Street redevelopment - Hub II: 2nd UDC informational presentation tonight. 88 units with a total of 373 bedrooms.
- Bayview is expected to submit plans for redevelopment soon.

**8**      [51258](#)

## Village of Shorewood Hills Project Updates

Frantz updated the Committee on Village of Shorewood Hills projects:

- The Village is updating its 2009 Comprehensive Plan.
- The Village is moving ahead with a Garden Homes Neighborhood Plan that will allow for more density than what had been there, but remain as a residential use. 19 homes were demolished in the area after the 2018 floods. One developer owns most of the homes and submitted building permits to build homes to preserve the option of constructing single-family development.

**9**      [53400](#)

## University Avenue Reconstruction Project

Frantz updated the Committee on the University Avenue reconstruction project:

- Project construction will move from 2021 to 2022.
- There is a public informational meeting on December 18th at the InnTowner at 6pm.
- The design plans to add a sidewalk along the north side of University, dual left turn lanes on to University Bay Drive, add a sidewalk along the east side of University Bay Drive, and add a bike/ped overpass of University Bay Drive.
- The Veterans Hospital looking for a traffic signal at Marshall Court and University Bay Drive in order to build a parking ramp.
- A 96" stormwater pipe will be installed under University Avenue as part of the project.
- Carlson: why construct an underpass instead of overpass of University Bay?  
Frantz: there is a major ATC line that ATC says would require \$3 million to

relocate. As the overpass itself would cost about \$3.5 million, so the power line relocation is cost-prohibitive.

- The project has \$12 million of federal funding and a total cost estimated at \$32 million. The non-federal costs will be split between the Village and the City.
- The University Avenue speed limit will be reduced from 35 to 30 as part of the project. The Campus Avenue speed limit will likely be reduced from 40 to 35 at the same time.

10      [52290](#)      Regent Neighborhood Association Updates

Czynszak-Lyne reported that the City is looking at possible changes to the Regent-Speedway-Highland intersection to improve safety.

11      Approval of 2020 Meeting Schedule

Moved by Brown, seconded by Wells, to approve the 2020 meeting schedule, as shown on the agenda. The motion carried unanimously by voice vote.

**ADJOURNMENT**

**Motion by Czynszak-Lyne, seconded by Carlson, to adjourn. The motion passed unanimously by voice vote, and the meeting was adjourned at 6:31pm.**