

JOINT WEST CAMPUS AREA COMMITTEE

REPORT of ACTION

June 9, 2010

Agenda Item / Project Name:	WISCONSIN ENERGY INSTITUTE
Street Address:	1552 UNIVERSITY AVENUE
Project Contact(s)/Phone #'s:	UW - Alan Fish, 262-3488, Pete Heaslett, 263-3012 Potter Lawson Architects - Jim Moravec, 274-2741
Date of JWCAC meeting(s):	June 9, 2010
JWCAC Members in Attendance:	Allen Arntsen, Dawn Crim, Nan Fey, Alan Fish, Karl Frantz, Sherwood Malamud, Micheal Nenmetz, Brad Ricker, Laura Rose, Chris Schmidt, Laura Shere, Caitlin Seifert, Mark VanderWoude, Liz Vowles, Robbie Webber.
Committee staff present:	Gary Brown

Brief Project Description & Background:

The Wisconsin Energy Institute is a new, phase one 107,000 GSF building to be built at the intersection of University Avenue/Campus Drive and Breese Terrace (1552 University Avenue) on the current site of the prior University Health Services building. The total building will be built in two phases for an approximate total 207,000 GSF building with the second phase based on future funding availability. No schedule has been established for phase II. The existing building and surface parking lot will be removed with this project. When phase II is eventually built, the existing Naval ROTC building will also be removed.

The committee heard a presentation by Alan Fish (UW), Pete Heaslett (UW) and Jim Moravec (Potter Lawson Architects). The proposed building is 5 stories tall (approximately 16 feet floor-to-floor for a total of approximately 82 feet tall above grade at the main entrance) on the south side along University Avenue and 115 feet tall on the north side along Campus Drive. The additional height of the building (approximately 33 feet) is mainly for an enclosed mechanical penthouse to reduce overall noise impacts of the building. The height of the building steps back from University Avenue with the lower side toward the neighborhood and the taller side along Campus Drive.

The UW's 2005 Campus Master Plan calls for a 5-story, 195,000 GSF building at this site. The draft Old University Avenue Corridor Plan suggested the building height for this site to be approximately the same height as the roof ridgeline over the nave of the First Congregational Church, across the street, at the corner of Breese Terrace. The current plans call for the south office block of the building to be approximately one story (~14 feet) taller than the roof ridgeline, the north lab block would be an additional 3 stories taller (total of about 47 feet).

Action or Recommendation by JWCAC:

Motion by Robbie Webber, seconded by Laura Rose to convey the following concerns about the project to the necessary City of Madison zoning review bodies:

- Overall height of the building (especially the south office block compared to the height of the church across University Avenue)
- Building materials (especially the large glass curtain wall on south façade of office block)
- Overall mass of the building (especially when phase II of the building is fully built-out)
- Noise (the new building should produce no additional new noise levels in the neighborhood over existing ambient noise)

The motion passed via voice vote with Nan Fey and Chris Schmidt abstaining.