



City of Madison

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

Wednesday, August 26, 2015

4:45 PM

WARF Bldg., Room 132

CALL TO ORDER / ROLL CALL

Present: 11 - Duane Steinhauer; Douglas K. Carlson; Gary A. Brown; Rob Kennedy; Kelly Ignatoski; Mark C. Wells; Sharon Devenish; Andrew Howick; Karl Frantz; John R. Imes and Liz E. Vowles

Absent: 5 - Chris Schmidt; Bradley A. Cantrell; Daniel A. O'Callaghan; Julia Billingham and Everett D. Mitchell

Excused: 4 - Shiva Bidar-Sielaff; Sara Eskrich; Lisa M. Reese and Fred Wade

Staff: Aaron Williams (FP&M)

Observers: Mary Czynstak-Lyne, Lynn Pittman, Stu LaRose, Bill Elvey, Doug Hursch

The meeting was called to order by co-chair R. Kennedy at 4:45 p.m. with a quorum being present and the meeting noticed per City of Madison requirements.

REVIEW AGENDA / APPROVAL OF July 22, 2015 MINUTES

Agenda was reviewed and modified as identified. The 5:40 p.m. Meat Science and Muscle Biology Laboratory was moved to the 5:00 p.m. time slot to accommodate the consultant team.

There was a request to correct the July 22, 2015 minutes. Under the Local Agency Update, VOSH, bullet 9 (last bullet). Change the number '2,400' to '1,928'.

The minutes of July 22, 2015 were approved by G. Brown seconded by K. Ignatoski.

PUBLIC COMMENT / DISCLOSURES AND RECUSALS

No public comment, disclosures or recusals were heard.

Meat Science and Muscle Biology Laboratory (ACTION ITEM)

- Doug Hursch, project manager/architect of Potter Lawson presented an overview of the project.
- The project is a \$42.8 million new facility to replace the existing Meat & Muscle Biology Lab current located west of the Stock Pavilion on Linden Drive. The new building site is at 1933 Observatory Drive, the current site of the Seeds facility which will be removed.
- Building materials will be typical of the 'Agricultural campus' including grey granite and red brick
- J. Imes: Was green roof or green infrastructure considered? D. Hursch: The roof is designed to hold such a feature, but a green roof is currently not in the program. Stormwater management is being addressed to exceed the City of Madison requirements with an underground stormwater catchment facility.

- The project goal is to receive a LEED silver rating.
- Current Project Schedule:
 - May-June 2016: Bidding
 - Aug-Sept 2016: Demolition of Seeds Building
 - October 2016: Construction-19 months
 - May 2018: Move-in
- D. Carlson: What again is being done for stormwater and runoff? S. LaRose: UW staff are reviewing the draft stormwater management plan with the civil engineering team. It includes and an underground vault on the southeast corner of the site to capture sediment and exceed City of Madison requirements.
- S. Devinish: What happens with the Seeds program? S. LaRose: The Seeds program is being moved temporarily off-site to the West Madison Ag Research Station and then the university will be renovating the existing Meat Science building on Linden Drive to house the relocated Seeds program when they return to campus in 2019.
- J. Imes: What is the funding for the Meat Science project? S. LaRose: This is a 50/50 split of State funds and private gift money.
- L. Pittman: How long is this building designed to last? S. LaRose: We design our buildings per the DFD guidelines and seek a minimum of 75-year building life.
- **D. Steinhauer moved that the project be recommended for approval to the City of Madison Plan Commission. S. Devinish seconded the motion. Motion passed unanimously.**

Local Agency Updates

Village of Shorewood Hills (Karl Frantz)

- The Pyare Square building redevelopment site will have a minimum of 10 affordable housing units.
- The AT&T plaza redevelopment project will have 36 apartments, 10,000 square feet of retail and a minimum of 3 affordable housing units.

City of Madison

- No alders or city representatives present.
- G. Brown, some pedestrian crossing improvements have been made at Ridge St./University Ave. as a result of the recent accident.
- Charter Street paving is to occur at the beginning of September.

University of Wisconsin-Madison (G. Brown)

- Babcock Hall Dairy Plant Addition
 - Continues in design development; may be some changes based on cost reductions and moving of the HVAC systems on the roof of the proposed building addition. Original plan had the HVAC penthouse on top of the existing building.
- Meat Science Laboratory
 - Continues in design development; have met with the City's Development Assistance Team for initial review; will see an informational presentation later tonight on the project; have submitted for zoning review; presentation and action tonight. See notes above on action.
- UW Hospital Parking Ramp Expansion
 - In Phase 1 construction is underway. The project is currently creating temporary access drives and walks around the project area.
- Vet Med Expansion Planning
 - An informational meeting will be presented to Joint West in October later this fall. The final draft planning document being completed.
- UW Houses Renovation
 - K. Ignatoski reported that 40-50% of apartment renovations are completed and reoccupied. Project continues with hopeful completion of the interior renovations later this fall.
 - Phase 2, which includes upgrades to the exteriors of the buildings, was just approved by the State Building Commission. That work will begin next year.

- UW Police Department Addition
 - Project is in early design development; likely a two-story addition over an at-grade parking garage for police vehicles. The project design will be presented to Joint West later this fall.
 - College of Engineering Facilities Master Plan
 - An informational presentation will be provided to Joint West in October.
 - West Natatorium Fields Upgrade
 - Kick-off meeting has been scheduled and an Environmental Impact Statement will be developed for the project. Design will be shared with Joint West early in 2016.
 - 2015 Campus Master Plan Update
 - Consultants are working through the background data and site analysis; will be back on campus next week to share information and begin the draft concept planning stage; we are working on our next set of public meetings which are scheduled for Sept. 15 & Sept. 16 , see presentation summary below.
 - Haight Road Reconstruction
 - In early design development.
 - Willow Creek Stormwater Facility
 - In construction beginning in the summer of 2016
 - City staff are working on construction drawings for bidding in early 2016.
 - Vet Med 2nd Floor Infill
 - Continues in design development.
- University Hospital Authority (A. Howick)
- Roof replacement project on the west side of the hospital including a useable, green roof and patio space.

Neighborhood Association Updates

Regent (M. Czynstak-Lyne)

- 4-story project east of Blue Moon in the planning stages. Underground parking including a small amount of retail with apartments above.

Sunset Village (L. Vowles)

- Road construction discussions continue about curb and gutter projects in 2016.
- Mid-town police station discussions on-going to move into the prior Mount Olive church building.

Vilas (D. Carlson)

- Double-S BBQ in the 1800 block of Monroe Street continues in their negotiations with the neighborhood on their plans for and outdoor smoker/BBQ.
- The 2015 football season Stadium Operations neighborhood meeting was held on August 26th. One of the new scoreboard speakers was pointed incorrectly and has been adjusted to reduce the sound impact on the neighborhoods to the south on game days.
- The Adams/Randall street reconstruction project complete.
- Madison St. is currently under reconstruction and will continue through football season.

Greenbush (D. Steinhauer)

- Lucky's has lost their lease at their existing location on Regent Street and have purchased the Foreign Cars Specialist building and site to the east. It does not appear that the building will be demolished due to the existing contracts for billboards on the roof.
- The 3 to 4-story apartment building proposed behind the Foreign Cars Specialist continues in design development.
- The development at the corner of S. Park Street and Fish Hatchery is moving forward.
- The apartment construction project on the former Lane's Bakery site continues with a brew pub planned for the first floor.
- The Church Supply site on S. Park Street is currently in the planning stages for a proposed apartment complex with up to 40% affordable housing.
- The local Octopus Car Wash franchise was sold to a new owner, but will remain as a

car wash business under a new name.

Dudgeon-Monroe (L. Pittman)

- The neighborhood association has been in touch with Edgewood College about parking issues around their campus. The local streets, Keyes and Westland, are being impacted.

2015 Campus Master Plan Update - Analysis & Background (info. presentation)

- A recent presentation on the Master Plan Analysis Summary was given to the City of Madison Plan Commission on August 24, 2015. The presentation also included an overview of the public review and approval process through city staff, committees and commissions.
- Current Schedule:
 - o About 30% complete through the process.
 - o The UW anticipates 6 formal public reviews/open houses over the 18-month planning process.
- Planning Principles and Goals
 - o The 2005 Campus Master Plan planning principles will carry over for this update plan.
 - o Broad goals for the 2015 update are currently being vetted by the consultant team and campus staff.
- Background and Analysis
 - o G. Brown provided a general overview of the type of data being created and analyzed.
 - o All new facility growth is being program driven.
 - o Existing Academics/Research facilities are about 17.6M gross square feet on campus.
 - o The existing total build-out plan, from 2005, shows a potential growth up to 28M gross square feet (including parking garages, rec sports, housing, etc).
 - o A comparison of existing to proposed green space percentages was of interest to the committee.
- Stormwater/Green Infrastructure
 - o For stormwater management, there is a desire by the UW administration to increase pervious areas to 70%. Currently the campus is approximately 63% pervious.
 - o D. Steinhauer: Are there techniques to make the campus more pervious? G. Brown: There are plenty of ways to make it more pervious. We've been installing pervious pavements, green roofs, cisterns, rain gardens, etc. but there continues to be room for improvements.
 - o D. Steinhauer: UW's stormwater message needs to be front and center and disseminated to educate viewers and the general public.
- Transportation
 - o Reviewed trip generation maps, improvements since 2005, vehicle congestion on local streets, bike transit, metro transit, and existing park and ride facilities.
- Utilities
 - o There is an overall need to consider the sub-grade infrastructure (steam, chilled water, potable water, sanitary sewer, storm sewers, etc.) to help plan for the future to increase efficiencies and eliminate redundancy.
- City Approvals
 - o The master plan process will have extensive participation from many city committee and commissions including, Joint West, Joint Southeast, Joint Public Works (a UW-City staff group that meets quarterly), Planning, Traffic, Engineering Staff, and of course the local Neighborhood Associations, etc.
 - o Plan Commission: Intro Aug 2015, Concepts Spring 2016, Final Approval Winter 2016
- D. Steinhauer: When would you anticipate a JWCAC recommendation will be needed?
G. Brown: A preliminary plan for review will be ready in April of 2016. Joint West will be

- asked for a final recommendation to the Plan Commission in the late fall of 2016.
- September 2016 is the anticipated timeframe for the University Administration to sign-off on the plan. A Joint West recommendation would not come until after this occurs.
 - D. Steinhauer: The 2005 campus master plan had numerous recommendations and design guidelines proposed. What is the history if this? What was or was not followed after the plan had been completed? G. Brown: With over 35% of that plan having been implemented to date, the UW consistently refers to the master plan to guide decisions. As a big picture planning effort it helps tremendously in staying the course. Exact details are worked out in design development when funding and approvals are sought on each specific major project.
 - L. Vowles: Is there anything occurring on the Far West Fields on University Bay Drive? G. Brown: The Rec Sports master plan identifies what they would like to occur at the University Bay Drive fields. Currently, the existing active recreational fields are heavily programmed by Recr Sports with a desire to increase this programming ability in the future. The consistently wet fields are a problem and prohibit use frequently during the academic year.

ADJOURNMENT

A motion to adjourn by Liz Vowles, seconded by D. Carlson