



# City of Madison

City of Madison  
Madison, WI 53703  
www.cityofmadison.com

## Meeting Minutes - Approved JOINT WEST CAMPUS AREA COMMITTEE

---

Wednesday, August 24, 2016

4:45 PM

WARF Bldg., Room 132  
610 Walnut Street

---

### CALL TO ORDER / ROLL CALL

**Present:** 12 - Sara Eskrich; Mary Czyszczak-Lyne; Julia Billingham; Douglas K. Carlson; Gary A. Brown; Rob Kennedy; Sharon Devenish; Andrew Howick; Lisa M. Reese; Karl Frantz; Fred Wade and Liz E. Vowles

**Absent:** 8 - Shiva Bidar-Sielaff; Tim Gruber; Stephanie G. Jones; Bradley A. Cantrell; Duane Steinhauer; Kelly Ignatoski; Mark C. Wells and John R. Imes

**Excused:** 1 - Everett D. Mitchell

**Staff:** Aaron Williams (FP&M)

**Observers:** Ann Hayes (FP&M)

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

### REVIEW AGENDA / APPROVAL OF June 8, 2016 MINUTES

**A motion was made by Reese, seconded by Billingham, to Approve the June 8, 2016 Minutes. The motion passed by voice vote/other.**

### PUBLIC COMMENT / DISCLOSURES AND RECUSALS

Joint West would like to welcome Mary Czyszczak-Lyne to the committee. She will be the Regent Neighborhood Association representative taking over for Daniel O'Callaghan. (Also of note, Leslie Orrantia, the new UW-Madison director of Community Relations, will be taking Everett Mitchell's position on the committee representing the chancellor's office).

### Local Agency Updates

Village of Shorewood Hills (K. Frantz)

- Pyare Square demolition is almost complete for the expansion of The Lodge apartment housing.
- The Marshall Court project has been approved for the rezoning for a 95-unit (4-story) apartment building by the Village Board. Psychiatric Services will relocate and take the first floor of this building. This project will also complete the bike path along this stretch of Marshall Court.
- The Village is working to widen University Bay Drive from Marshall Court to University Ave. on the west side of the street later this fall. Anticipated a 2-4 week construction period. Buried electrical, street widening to allow for dedicated bike lanes north/south bound, will accommodate a left turn lane east bound. Southbound U-Bay drive will be one-lane with the detour directing cars down Marshall Court for this time frame. The village will be meeting and coordinating closely with the University and the UW Hospital

on this project.

City of Madison

- The N. Lake Street project by the city just finished between University Ave and W. Dayton Street.
- The Monroe Street Reconstruction Project continues in its public stakeholder information gathering phase. Work this year will be concentrating on getting a standard cross-section detailed approved along with broad recommendations for changes along the corridor.

University of Wisconsin-Madison

- Babcock Hall Dairy Plant Addition
  - Construction documents still being prepared.
- Meat Science Laboratory
  - Project will be bidding and ground breaking this fall.
- UW Hospital Parking Ramp Expansion
  - Ready to start hanging precast for the final section of the ramp, east end. Intersection construction is complete. Project is on schedule for December completion.
- Vet Med Expansion Planning
  - Continues in fundraising. Currently scheduled for the 2019-21 capital budget.
- UW Houses Renovation
  - Finishing up next phase, lead abatement work is currently underway.
- UW Police Department Addition
  - See notes below from presentation later in the agenda.
- Walnut Street Greenhouses
  - Deferred to a future biennium. The BOR acted on the 2017-19 capital budget recommendations last week and now are being sent to DOA and the legislature for review.
- ROTC Facility
  - Deferred to a future biennium. No timeline established.
- Athletic Facilities master Plan
  - In development. The UW will be sharing an update later this fall.
- West Natatorium Recreation Fields
  - Continues in construction.
- 2015 Campus Master Plan
  - September 13 public meeting coming up at Union South, 7 PM.
  - The UW will upload the draft executive summary up 1-week before open house.
- Haight Road Reconstruction
  - Still in construction, way behind schedule, was supposed to be done in July, finishing up in October.
- Willow Creek
  - Beginning in September, city of Madison project.
- Vet Med 2nd Floor Infill
  - In construction.
- Parking Lot 62
  - Parking Ramp feasibility study and advance planning for 2017-19 capital budget prior to the Vet Med expansion project. The UW will provide an overview of the feasibility study later this fall.
- West Campus Noise Mitigation Project
  - Materials delivered. Starting construction on mitigating the noise from the WIMR Tower II, HVAC penthouse.

University Hospital Authority (A. Howick)

- Tours available to the new roof top garden that opened up in July. Located on the E3 module.
- Emergency Department ceiling/loading dock work is complete.

### Neighborhood Association Updates

#### Regent (M. Czyszczak-Lyne)

- The Camp Randall Stadium Operations Committee met this past week. The Athletic Department has a group to help facilitate events. Mary is the new neighborhood association representative on the committee. Any issues with Camp Randall Stadium events should be funneled through Mary so she can bring it up at their on-going meetings through the year.

#### Sunset Village (L. Vowles)

- Hoyt Park to Midvale road reconstruction is complete. April 14 to mid-August construction period.
- Crimes of opportunity (vehicle "break-ins", vandalism) seem to be on the decline. They are continuing to get the word out to neighborhood residents.

#### Vilas (D. Carlson)

- Doug report similar incidents of crimes in their neighborhood and that it seems to be diminishing.
- The 1611 Monroe redevelopment, corner of Oakland and Monroe, is pushed back to Spring 2017 to start demolition.
- Monroe Street Reconstruction meetings and engagement have been robust with a high level of participation at meetings and through survey.
- Lucky's 1313 is now open in the former Foreign Car Specialists building on Regent Street.

#### Greenbush (S. Eskrich)

- The Sconnie Bar will be the new name of the previous Lucky's location further west on Regent Street.
- Regent Street implementation planning project. Focus currently is on the vision of Regent Street. How do you make it a destination beyond Camp Randall event days?
  - Vandewalle and Associates is the consultant that has been retained with funding from the UW Athletic Department, the hospitals and others.
  - A public information meeting will be held in September 2016, date TBD.
  - Includes the Regent/Monroe intersection as part of this study.
    - D. Carlson: Is this planning being done in the context of the 2007/2008 Regent Street-South Campus Study?
    - S. Eskrich: Yes, this study is focused on implementation and identifying some pilot projects to define the corridor.

#### Dudgeon-Monroe (J. Billingham)

- Bluephie's restaurant is in the process of becoming two venues called "Miko Poke" and "Everly".
- Roman Candle is going into the old Victor Allen location.
- DB Infusion Chocolates will be relocating from Hilldale into 2501 Monroe Street. There will be an outdoor dining component.
- Monroe Street Reconstruction is generating a lot of interest in the neighborhood. A mobility meeting and business meeting have already occurred, next week a green infrastructure meeting is planned.
- Last Science Thursday is tomorrow 8/25 at 6PM at Wingra Boats.

### UW Police Department Addition (ACTION: recommendation to Plan Commission)

- This is the project for the UW-Madison Police Department to add on to their existing facility located at 1429 Monroe Street. Refer to handout for exhibits and summary information.
- Nothing has changed since Joint West was given an informational presentation last

December 2015. The project continues to be a permitted use within the zoning district, but the addition is larger than 50% of the existing building and was not discovered by city staff that this initiates the Conditional Use process. A recommendation is requested from this committee to the Plan Commission in light of this new Conditional Use zoning review process.

- The UW is going to the zoning board of appeals on 8/25 to address two issues:
  - Façade Articulation
  - Window and Door Openings

**A motion was made by M. Czyszczak-Lyne and seconded by A. Howick to approve the project as presented.** Discussion followed:

- D. Carlson: This is an area zoned for 8, possibly 10 stories with exemplary architecture. The Vilas neighborhood just approved a building 5 stories in an area of 4 story buildings. While Vilas is supporting infill development it does not appear the UW is doing the same. I encourage the UW to increase density in this area to free up other land around campus for other uses.
  - G. Brown: We looked at a much larger building in this block previously as a public private partnership design back in 2009, but the State currently does not allow public-private ventures. The future proposed ROTC building, which will be taller, was recently deferred by the Board of Regents to a future biennium when GPR funding is available. We could look to increase the size of that building at that time.
- F. Wade: What is the project life of this building?
  - G. Brown: 30-40 years, much like the existing facility.
- S. Eskrich: Can you build on top of it later?
  - G. Brown: The UW PD facility is not planned to handle more stories.
- D. Carlson: When was the original building constructed?
  - G. Brown: I believe in the early to mid-90's [NOTE confirmed to have been built in 1988 and occupied in 1989]
- S. Eskrich: What is the state law that will not allow for a public private partnership?
  - G. Brown: Not a state law, just currently the DOA is not accepting, or supporting these types of public-private development opportunities. Both the UWPD and ROTC facilities will be 100% general purpose revenue (GPR) funded projects and in most cases academic facilities have a higher priority use of these funds.
- M. Czyszczak-Lyne: Any donor names?
  - G. Brown: Although we just had a chief recently retire, there is a 5-year waiting period on naming facilities at UW-Madison. No other donor opportunities have been proposed including naming this facility.
- A. Howick: D. Carlson, your comments ring true. I was thinking in terms of the greater campus, should there be a commitment to densify?
  - G. Brown: The UWPD project is too far along into construction documents. The adjacent ROTC building, since it has been deferred, could have some additional program attached to that project. We need to have that discussion later when we get into the programming of that project.
- D. Carlson: I would encourage the UW to consider Athletic offices, College of Engineering offices and/or staff swing space offices to increase the density to free up other development sites within campus.
- G. Brown: The biggest thing is the lack of general purpose revenue (GPR) dollars for these kinds of projects and the ability to use those funds to build anything significant on this small footprint.
  - S. Devenish: Can we design a portion of the UWPD building to handle more stories yet?
  - G. Brown: The CD's are on the street and we are at the \$5M budget mark. There is not really an opportunity at this point in the project.

**Recommend approval of the UW Police Department Addition as presented to the City of Madison Plan Commission with the understanding that there was spoken concern among Joint West Campus Area Committee members that the UW's projects in this area of the campus do not significantly increase density or**

building heights per the adopted Regent Street South Campus Neighborhood Plan. Motion passed by a voice vote with D. Carlson opposing.

**ADJOURNMENT**

The meeting adjourned at 5:35 PM.