



# City of Madison

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

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Wednesday, February 22, 2017

4:45 PM

WARF Bldg., Room 132  
610 Walnut Street

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### CALL TO ORDER / ROLL CALL

**Present:** 18 - Tim Gruber; Stephanie G. Jones; Bradley A. Cantrell; Susan M. De Vos; Mary Czyszczak-Lyne; Julia Billingham; Douglas K. Carlson; Leslie G. Orrantia; Gary A. Brown; Rob Kennedy; Kelly Ignatoski; Sharon Devenish; Liz Douglas; Lisa M. Reese; Beth M. Richmond; John R. Imes; Fred Wade and Liz E. Vowles

**Absent:** 1 - Mark C. Wells

**Excused:** 3 - Shiva Bidar-Sielaff; Sara Eskrich and Karl Frantz

### APPROVAL OF MINUTES

A motion was made by Czyszczak-Lyne, seconded by Imes, to Approve the Minutes of January 25, 2017. The motion passed by voice vote/other.

### PUBLIC COMMENT

None.

### DISCLOSURES AND RECUSALS

None.

### LOCAL AGENCY UPDATES

#### *Village of Shorewood Hills (Imes)*

- The Boulevard and Lodge II projects are progressing and will be opening this summer.
- The west end of Locust Drive by the Lodge Apartments will be reconstructed this summer.

#### *City of Madison (Cantrell & Gruber)*

- The SERF redevelopment was approved by the Plan Commission.
- The hotel project on Frey Street by Hildale has submitted plans to the Urban Design Commission.
- The Midtown police station is on track to start construction this year.
- Kennedy mentioned that there will be a utility project on Randall that may start as early as April and is anticipated to be finished by summer.

#### *UW Madison (Brown)*

- Babcock Hall Dairy Plant Addition is in redesign - it will be coming back to the

Committee for review.

- Meat Science Laboratory has started demolition and abatement.
- UW Hospital Parking Ramp Expansion - landscaping work will be done this spring.
- Vet Med Expansion is in the capital budget for 2019-2021.
- UW Houses Renovation - the scope has increased, and the project is seeking additional funding for completion.
- UW Police Department Addition is under construction and on schedule.
- Parking Lot 62 Ramp Feasibility Study - further details will be provided later in the meeting.
- West Campus Noise Study has been completed, and the UW is waiting for the consultant's acoustic report.
- Athletic Facilities Master Plan - further details will be provided later in the meeting.
- Camp Randall North Practice Field plans are being finalized and will be submitted to the City soon as a minor alteration to the stadium's SIP.
- West Natatorium Fields Upgrade will be finishing this spring.
- 2015 Campus Master Plan Update discussion is continuing in meetings with the City. There will be an informational presentation to the Plan Commission on March 6 and a similar presentation to the Urban Design Commission on March 8.
- Willow Creek Stormwater Facility is under construction.
- Vet Med 2nd Floor Infill is under construction and will be finishing soon.
- Barley-Malt Lab demolition (federal project) - the building has been vacant for about 10 years and is being demolished by the federal government before the land is returned to the UW.
- Kennedy mentioned that there will be a utility project on Charter Street close to Johnson Street that will start in April or May and run through November. The project will make Charter Street one-way through the construction area for the duration.

*UW Hospital (Douglas)*

- New signage has been installed at the Inn Towner.
- The hospital has undertaken a generator upgrade.

## **NEIGHBORHOOD ASSOCIATION UPDATES**

*Sunset Village (Vowles)*

- A District 11 alder forum was held at the last neighborhood meeting.

*Vilas (Carlson)*

- Hotel RED had a presentation to the neighborhood on their expansion plans about a month ago. The hotel expansion will be presented to the Plan Commission on March 20th.
- The 1600 block apartment project on Monroe Street is moving forward. Associated Bank is looking to relocate to the project. The bank needs to secure a conditional use permit for the bank drive-through. The CUP will be considered at the April 3rd Plan Commission meeting.
- Discussions are continuing on the proposed Edgewood football field renovations.
- Imes mentioned that there are meetings coming up in April and May on the Monroe Street reconstruction, including a discussion of the reconstruction of Crazylegs triangle. Monroe will be one-way inbound for the duration of the construction in 2018.

*Greenbush*

No updates.

*Dudgeon-Monroe (Billingham)*

- The store next to Everly and Miko Poke has closed.
- Mallatt's is closing, and their building may be sold.

*Regent (Czynszak-Lyne)*

- There was a community meeting on the Edgewood football field project.

*Regent - Highland Avenue Underpass Art Project*

- Sam Dennis and Yi Ding presented a short video on the Highland Avenue Underpass project.
- The project would install panels of corten steel that will weather to a rust-brown along one sidewalk of the underpass. The panels will have backlit cut-outs in geometric patterns to create visual interest and enhance safety by providing better lighting.
- Gruber asked about the lifespan of the bridge. Dennis said that they would work with City engineering on installation of the project, and bridge reconstruction is fairly far in the future - likely 25+ years. The project could be disassembled and reinstalled. The LEDs used for backlighting can last for decades.
- Reese asked about the height of the panels and whether there is any concern of vandalism. Dennis said that the panels are eight feet tall, and that both ends are closed to prevent people from accessing the lighting. It is possible to remove graffiti from the panels if that occurs.
- Carlson asked if the panels are internally lit. Dennis said yes - the lights are behind the panels, and the lighting will be indirect. New LEDs will be installed to replace the existing underpass lights as well.
- Carlson asked about fundraising - how is it going? Czynszak-Lyne said that more funding needed. UW Hospital has been generous and Oliver's has had a fundraiser. \$200,000 is needed, and they are almost halfway there. Yi said that they are reaching out for more funding.
- Cantrell mentioned that city tax increment funding could potentially be used if the area is in a tax increment district.
- Imes complemented Yi on the video and said that it would be of great use for fundraising.
- Carlson asked if there are any examples of similar projects. Dennis said that some projects are using similar computer algorithms to generate patterns, and some projects are using the same materials, but none that he knows of are using both together.
- Brown mentioned that Alumni Park has some corten steel included in the project.
- Orrantia suggested that sharing the video as part of a GoFundMe page would be a great way to raise the remaining funds.

**PARKING LOT 62 RAMP FEASIBILITY STUDY - Informational Presentation**

- The project is to replace surface parking when the VetMed building is expanded to the north, in an area currently occupied by Lot 62 surface parking. Lot 62 has 435 spaces, and the ramp would need to be built before the VetMed expansion project.
- The parking ramp would be about 600 spaces to replace Lot 62 and Lot 43, and add about 70 to 100 new spaces. There would be at least two pedestrian and vehicle entry-exit points. The ramp will include bike and motorcycle parking. Moped parking may be included. The existing on-site substation at the southeast corner of the site will remain - it is too expensive to move it. The height of the structure will be similar to surrounding buildings that are planned for the area - it will likely 5 levels if a north-south orientation is chosen and six levels if an east-west orientation is chosen. The east-west orientation is more expensive, but provides for more stormwater management space. Many different configurations are being explored as part of the feasibility study.
- The project may start design this summer, depending on funding considerations. Bidding would not be until fall 2018 at the earliest.
- Czynszak-Lyne asked about how the ramp would be accessed. Brown said that

- access would be off Observatory and/or Linden.
- Gruber asked if the structure can be wrapped with another use to screen the structure and make it more pedestrian friendly. Brown said that wrapping parking garages is a concept that is used elsewhere in campus master plan, but this site is very constrained, especially with the substation.
- Imes asked if charging stations will be included as part of the project. Kennedy said that the UW is doing that in general in parking structures on campus, and he expects that will continue with this project.
- Brown mentioned that the UW is starting to look at autonomous vehicles and how to integrate those into parking designs.
- Kennedy said that the project will need to maintain pedestrian connections across Observatory to the Vet Med building, as the bus stop on the north side of Observatory is heavily used.
- Cantrell asked where cars will park during construction. Kennedy said they will be spread around to other lots, which will be difficult due to the limited amount of parking on campus.

## ROLL CALL

**Present:** 15 - Tim Gruber; Stephanie G. Jones; Bradley A. Cantrell; Susan M. De Vos; Mary Czyszczak-Lyne; Julia Billingham; Douglas K. Carlson; Gary A. Brown; Kelly Ignatoski; Sharon Devenish; Lisa M. Reese; Beth M. Richmond; John R. Imes; Fred Wade and Liz E. Vowles

**Absent:** 1 - Mark C. Wells

**Excused:** 6 - Shiva Bidar-Sielaff; Sara Eskrich; Leslie G. Orrantia; Rob Kennedy; Liz Douglas and Karl Frantz

## ATHLETIC FACILITIES MASTER PLAN - Informational Presentation

- Gary Brown presented, with Jason King from Athletics is available for questions.
- The last Athletics Master Plan was done in 2007 - most of the projects in that plan have been completed.
- The current plan performs a top-to-bottom assessment of Athletics buildings and programs.
- The Plan calls for four main hubs - Camp Randall, the Kohl Center, McClimon, and Nielsen.

### Camp Randall

- There is a waiting list for premium seating. One way to address that demand is to remodel south side end zone seating. A remodel could include a club terrace along the Field House façade, which would simultaneously open up the Field House windows. The remodel includes potential for an indoor-outdoor space between the Field House and Camp Randall that could be used for games/events in both facilities. The remodel would result in a slight decrease in seating. It includes restoration of Field House windows.
- There are opportunities for enhancing the area just outside The Field House - The idea is to clean up a "front door" to campus by pushing the retaining wall back from the street and opening up more pedestrian space.
- Czyszczak-Lyne mentioned a concern about busses along Monroe Street during game days - would anything be done for that? King said that busses that park along Monroe Street are charter busses used by people who park elsewhere then ride to games. Brown said that the busses are using the parking lane, which generally works pretty well. King said that he hasn't seen any major issues, and that the plan doesn't propose changing that section of Monroe Street.
- The plan looks at potential alterations to the West Side of Camp Randall Stadium to add club seats, a field level club area, and replace the press box. That project

would be expensive, and is likely fifteen or more years down the road. King said that the Field House project is more of a priority.

- Cantrell asked about whether reopening the Field House upper deck is part of the Field House project. King said that Athletics is making other investments in the Field House, such as video board. The upper deck is not major priority at this time.
- Czyszczak-Lyne asked if the zoning for the area will remain a PUD. Brown said yes.

#### Kohl Center

- The Plan Commission approved a teardown and rebuild of the SERF. The new SERF includes a competition swimming and diving pool with room for 1,000 spectators. It will host state high school championships, replacing the Natatorium.
- The plan includes an expansion of the Kohl Center at the southeast corner of the facility. The expansion would expand athlete support services. King said that they want to make it a one-stop shop for basketball and hockey. The project would triple the academic support space and double the strength & conditioning space. Both spaces are used by more than just hockey and basketball. There would also be new office space for hockey and basketball.
- Billingham said that she likes how the facade curves on the south side of the Kohl Center - the diagram shows that being squared off. Brown said that there is no design yet - the diagram is for planning purposes, and that the architectural design will provide more detail when the project moves beyond the planning stage.

#### McClimon

- There is a need to expand support services and the spectator complex at McClimon. The plan includes a new press box, locker rooms, and restrooms.
- The Campus Master Plan moves McClimon to Lot 60, but that is a long way away - the facility needs to be improved before that is implemented.

#### Nielsen

- Improvement to Nielsen is one of the few projects in the 2007 Master Plan that were not carried out. Nielsen needs eight outdoor courts to serve most competitions, and it only has six right now. The plan adds two more courts, plus outdoor spectator seating and a press box.
- Czyszczak-Lyne asked whether the facility will host night competitions. King said that there is a possibility that lighting will be added for nighttime matches.

#### General questions/discussion

- Gruber asked about how the Athletics plan relates to the Campus Master Plan. Brown said that the Athletics projects are generally to renovate existing facilities, and that the Master Plan generally deals with new facilities/major expansions.
- Billingham asked about why the SERF is being torn down. Brown said that there capacity issues - there is four times the use today than what the facility was originally designed for. There is very convoluted circulation in the building, frequent lines to get in to the building, and students frequently have to wait to use facilities/equipment inside the building.
- Imes asked about the completion date of the SERF project. Brown said it will be complete in fall of 2019.
- Brown reviewed the process for rolling out the plan to neighborhoods.
- Imes suggested that coordination is needed between the Crazylegs redesign and the Field House plaza. Brown said the UW would look to coordinate with the City on those projects.

## **ADJOURNMENT**

**A motion was made by Billingham, seconded by Gruber, to Adjourn at 6:30 p.m. The motion passed by voice vote/other.**