



City of Madison

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

Wednesday, December 6, 2017

4:45 PM

WARF Bldg., Room 132
610 Walnut Street

CALL TO ORDER / ROLL CALL

Co-chair Carlson called the meeting to order at 4:45 PM.

Present: 14 - Sara Eskrich; Melissa M. Berger; Susan M. De Vos; Mary Czyszczak-Lyne; Julia Billingham; Douglas K. Carlson; Gary A. Brown; Rob Kennedy; Kelly Ignatoski; Liz Douglas; Lisa M. Reese; Karl Frantz; John R. Imes and Liz E. Vowles

Absent: 2 - Stephanie G. Jones and Mark C. Wells

Excused: 5 - Shiva Bidar-Sielaff; Arvina Martin; Leslie G. Orrantia; Sharon Devenish and Felice Borisy-Rudin

APPROVAL OF MINUTES

Moved by Czyszczak-Lyne, seconded by Vowles, to approve the minutes of October 25, 2017. Motion carried unanimously by voice vote.

PUBLIC COMMENT

None.

DISCLOSURES AND RECUSALS

Staff reminded City-appointed committee members to fill out their statement of interest forms before the end of the year. There were no disclosures or recusals.

1 LOCAL AGENCY UPDATES

- University of Wisconsin-Madison (Brown)
 - Babcock Dairy Plant and Center for Dairy Research Addition: There will be a presentation later in the agenda.
 - Meat Science and Muscle Biology Lab: Final concrete pour is this week - the project is on schedule.
 - UW Houses Renovations: Done with work for the season; some exterior finishing work will be done in Spring 2018.
 - Natatorium Replacement Study: The final draft is complete and will be posted on the Rec Sports website soon. The project is being put into the 2019-2021 budget process.
 - Lot 62 Structure: About to start on architecture and engineering.
 - Vet Med Addition: Project is in the 2019-2021 capital budget.

- WIMR West Wedge: Project will be bid soon.
 - Camp Randall South End Zone Seating: Included in the 2019-2021 capital budget proposal.
 - Nielsen Tennis Court Outdoor Expansion: Project is in design development - work is starting on the construction drawings. The project is a permitted use in the City.
- Village of Shorewood Hills (Frantz and Imes)
 - There is a proposed project on Marshall Court at the former Forest Products site - the concept includes shared workspace, food service, and a drop-in daycare. The building will have underground parking. Stonehouse, the developer, has been to the Plan Commission for an initial presentation. If the final plans are approved, construction is estimated to start in summer 2018.
 - The Village completed a full reassessment of Village properties.
 - The Governor assigned a new law that has changed standards for CUPs and the basis on which they are granted.
- City of Madison (Eskrich & Berger)
 - The City budget was passed, and it includes the Monroe Street project. The project will start in the spring and run through the fall. There will be one lane inbound during construction. There is a new plaza at the intersection of Regent and Monroe. There is a public art component to the project.
 - There is a ULI proposal to redevelop the Associated Bank site on Monroe Street.
 - The January 22nd Plan Commission agenda will have a proposal to redevelop the Party Port site on University Avenue into mixed-use project.
 - There was an accessory dwelling unit discussion at the last Plan Commission meeting. An ADU was recently approved in the Edgewood/Vilas area.
 - Plan Commission has recommended further study of a startup bus rapid transit (BRT) system on an east-west alignment, through campus and downtown.
 - Demolition of the Evans Scholars building was approved.
 - There is a proposed building at 222 N Charter that conflicts with the UW Campus Master Plan. Carlson asked if Joint West can discuss the project and offer feedback at the January meeting. Brown mentioned that he asked the development team to present the project to Joint West, but the developers did not want to do that. Staff mentioned that the Planning Division's position is that the project does not comply with the Regent Street-South Campus Neighborhood Plan. Staff will inquire with the Development Review section as to whether the project could be referred to Joint West for discussion.

2 NEIGHBORHOOD ASSOCIATION UPDATES

- Regent (Czynszak-Lyne)
 - There was a recent graffiti incident close to Lombardino's - cleanup is already taken care of.
- Sunset Village (Vowles):
 - The neighborhood is in between major road projects - things are quiet right now.
- Vilas (Carlson):
 - The 1609 Monroe redevelopment project is to full height and set for completion in April.
 - Hotel Red addition is starting in April.
 - The neighborhood will have its holiday party in a couple weeks.
 - Three new members have been appointed to the Vilas neighborhood council; Craig Stanley is still President.
 - Accessory dwelling units (ADUs) are a hot topic on the listserv recently; concerns that ADUs will be built and turned into an Air B&B unit. Berger said that a license would need to be granted to do Air B&B and that the ADU must be a long-term rental, unless the ADU tenant applies to use the unit as an Air B&B unit. Any parcel with an ADU must have an owner living on the parcel.
 - Maurie's Chocolates will be closing - the owner is retiring.
- Greenbush - no updates.
- Dudgeon-Monroe (Billingham) - topics covered in other updates.

3 CAMPUS DESIGN REVIEW BOARD STATUS UPDATE

All appointments have been made to the campus design review board. The UW is seeking final City sign-off on the Master Plan document.

4 ACTION ITEM: CONSIDER RECOMMENDATION REGARDING DESIGN REVISIONS FOR BABCOCK HALL RENOVATION AND ADDITION

Tom Witte from Zimmerman Architectural Studios presented, with Stu LaRose from UW Facilities Planning and Management available to answer questions.

- The project has been delayed - it was previously presented in 2015.
- One of 6 or 7 buildings worldwide that will host the planned uses.
- Similar design objectives to 2015; more work has been done on Linden frontage.
- The design team worked on the relation between the Stock Pavilion and Babcock addition.
- The building will house professional short courses.
- The building will be for the industrial, not agricultural, side of the dairy industry.
- Changes from 2015: the building is 13 feet narrower, there has been a simplification of the exterior façade, reduced interior specialized processes and equipment, relocation of specialized "sweetwater" refrigeration system to ground-level along Linden.
- A comparison between the 2015 and 2017 building design was presented. The new building is three feet taller than the 2015 design.
- The HVAC system will be in the building penthouse.
- The milk industry is moving toward full-size trailers; the new milk intake area included with the project will be totally enclosed, per industry standards.

- Equipment delivery will happen on the Campus Avenue elevation at the second floor.
- Air intake faces north, towards Linden - it does not face the neighborhood to the south.
- Kennedy said that site will be losing approximately 40 parking spaces.
- Czyszczak-Lyne asked whether there will be any improvements dairy store accessibility as part of the project. Witte said that is not included as part of this project.
- Carlson asked about the refrigeration unit being close to the dairy store area. Witte said that the refrigeration units are totally enclosed, and that there are no condensers at ground level.
- Carlson asked about the Campus Drive frontage - the 2015 version had more architectural interest along Campus Drive. Brown said that the reduction in architectural detailing was a cost issue, but that the UW will be looking at landscaping improvements to screen the facade. Carlson asked if more detail could be added to the milk delivery facade.
- Czyszczak-Lyne asked if there will be any public art inside the building. LaRose said there will be a donor wall, but no art component.
- Czyszczak-Lyne said it would be nice if there was an opportunity for students to design something or to do something interesting with the lighting.
- Berger mentioned that the sweetwater screening along Linden lacks visual interest. Witte said that glass block was discussed - because there will be moisture associated with that part of the building, any sort of glazing would not be appropriate. Berger mentioned that public art, a green screen, or a trellis might work.
- LaRose mentioned that keeping the sweetwater processing where it is now will minimize downtime of the dairy plant.
- Imes about asked what the reduction in square footage has been from 2015 to 2017. Witte said building is about 15% smaller; cost reduction was about 10%. Imes said there is a lot of plain brick - if there are any opportunities to address the large expanses of brick, that should be explored.
- Gaffney asked about signage. LaRose said signage will be the campus standard monument signage.
- Reese asked about ADA access - does design keep in mind future improvements to ADA access? DeVos then asked about ADA access to the addition. Witte said the addition is fully accessible.
- Berger asked if the addition precludes ADA improvements to dairy store in the future. LaRose said no.

Moved by Czyszczak-Lyne, seconded by Reese, to recommend approval of the minor alteration to City staff. Berger asked for a friendly amendment to encourage further exploration of improvements to the sweetwater and milk intake facades to create more visual interest. The friendly amendment was accepted by unanimous consent. The motion, as amended, passed unanimously by voice vote.

Kennedy left at 5:50 PM. Douglas left at 6:03 PM.

Present: 12 - Sara Eskrich; Melissa M. Berger; Susan M. De Vos; Mary Czyszczak-Lyne; Julia Billingham; Douglas K. Carlson; Gary A. Brown; Kelly Ignatoski; Lisa M. Reese; Karl Frantz; John R. Imes and Liz E. Vowles

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5 CONSIDER SHIFTING SCHEDULED MARCH 28, 2018 MEETING DATE

By consensus, the Committee decided to move the March meeting to March 21st.

6 ADJOURNMENT

Motion by Ignatoski, seconded by Brown, to adjourn. The motion passed unanimously by voice vote. The meeting adjourned at 6:10 PM.