



City of Madison

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

Wednesday, September 11, 2019

4:45 PM

WARF Building
Room 132
610 Walnut Street

CALL TO ORDER / ROLL CALL

Chair Kinderman Called the meeting to order at 4:46pm.

Present: 14 - Michael E. Verveer; John C. Perkins; Douglas K. Carlson; Mary Czyszczak-Lyne; Larry J. Warman; L. Jesse Kaysen; Brenda S. Gonzalez; Gary A. Brown; Rob Kennedy; Jason W. King; Mike Kinderman; Mark C. Wells; Jacob Broehm and Michael McKay

Absent: 2 - Tag Evers and Jason S. Hagenow

Excused: 4 - Shiva Bidar; Avra Reddy; John R. Imes and Karl Frantz

APPROVAL OF MINUTES

Motion by Czyszczak-Lyne, seconded by McKay, to approve the minutes of June 12, 2019. The motion passed unanimously by voice vote.

PUBLIC COMMENT

None.

DISCLOSURES AND RECUSALS

Czyszczak-Lyne stated she would be recusing herself from the Sellery Hall vote due to her position on the UW's Design Review Board.

OLD BUSINESS

1 [56148](#) Sellery Residence Hall Renovation & Addition

Nate Novak, SmithGroup presenting:

- The project will house about 1,300 students when it's done.
- The building will have a new elevator core.
- The project will start construction in July 2020 and completion is planned for 2023.
- There will be some infill of currently unenclosed first floor space and a re-aligning of the main entry to the east.
- The connection on the south side of the building to the East Campus Mall will be improved and there will be better separation of plaza space from the pedestrian route to the building.
- Permeable pavers will be installed under the bike parking and vehicle parking

areas.

- A variety of seatwalls will be installed off of the Mall entrance.
- There will be improved separation between the bus shelter area along the north side of the building and the building entrance.
- A planting plan is still being developed. The focus will be on plants that provide the most interest when students are around.
- The building will be similar to the Witte project, but will have two additional floors (vs. the one additional floor at Witte).
- The UW Master Plan will be clarified to state that the maximum building height allowed can exceed the maximum number of floors shown in the plan so long as the building does not exceed the maximum height in feet.
- Czyszczak-Lyne asked about the Master Plan amendment process - would the JCAC participate in an amendment? Staff: yes
- Perkins: what is the floor to floor height? Kinderman: about 8.5 feet; the new upper floors will be more.
- Verveer: what is the City process? Staff: Zoning and Planning staff are discussing what the process would be for the Master Plan amendment and will be reaching out to alders.
- Carlson: does the height/floor issue need to come back to JCAC if the project is approved tonight? Staff: yes - the height/floors issue is broader than just this project - that would come back to the Committee.
- Perkins: what are the changes to the basketball courts? Novak: the pavement around the courts is being reduced.
- Perkins: what are the bike/moped parking counts? Kennedy: Transportation Services is asking for the standard ratio, but exact numbers are not finalized yet.
- Perkins: will UW look at adding more bike parking if needed? Kinderman: yes.
- Kaysen: what about snow management? Kinderman: Physical Plant takes care of the mall and does haul snow away; housing has typically not needed to have snow hauled away.

Moved by Perkins to recommend approval of the project as presented, contingent on approval of the Master Plan being amended to clarify that the maximum number of stories shown in the Plan may be exceeded so long as the maximum building height in feet is not exceeded. Seconded by McKay. Motion approved unanimously by voice vote with Czyszczak-Lyne abstaining.

NEW BUSINESS

2 [57294](#) 935 W. Johnson Street

Gary Brown, UW-Madison, presenting:

- The UW is closing on the property and is planning to rezone it into the Campus Institutional District.
- The UW will, at the same time, be requesting demolition approval and temporarily be landscaping the property with grass.
- The area is the future site of a Humanities building, as shown in the UW Master Plan.
- More land will still need to be acquired before the new building is constructed.
- The home has no significant historical value according to the Historical Society. The City Landmarks Commission has also been consulted and found no significance.
- Czyszczak-Lyne: are there any salvageable portions of the building? Brown:

the building has been unoccupied for about five years and is likely in poor shape. Habitat for Humanity will be contacted for salvaging opportunities.

- Perkins: who owns the other parcels along Brooks Street? Brown: The UW is optimistic that they will be able to acquire the remaining parcels.

No action was taken, as this item was an informational presentation and discussion.

DISCUSSION ITEMS

3 [51256](#) University of Wisconsin-Madison Project Updates

Brown updated the Committee on UW-Madison projects:

- Babcock Hall Renovation/Addition: In construction.
- Camp Randall South Endzone: In pre-design.
- Chemistry Addition and Renovation: Erection of steel frame and concrete pouring in progress - the project is going vertical.
- Curtis Pond Rehabilitation: In final design.
- Elm Drive Sanitary Lift Station: Project complete.
- Engineering Hall Structures Lab: Substantially complete.
- Gym/Nat Replacement: In design development.
- Hamel Music Center: Grand opening on October 25-27.
- Hoofers Boat Dock and Deck Replacement: Complete.
- Kohl Center Addition: In design development.
- Lathrop Drive/Bascom Hill Utilities: In the midst of this multi-phase project.
- Limnology Sanitary Lift Station: In construction.
- Linden Drive Parking Garage (Lot 62): Construction kick-off meeting this week.
- Lot 76 Sanitary Lift Station: Finishing up with site work in Spring 2020.
- Lot 129/130 Reconstruction: Working through the final punch list.
- McClimon Soccer Field Turf Replacement: Substantially complete.
- Meat Science and Muscle Biology: Phase 1 is complete.
- Primate Center Emergency Generator: Project will be rebid this winter.
- Sallery Hall Renovation and Addition: See agenda item #1.
- SERF Replacement (The Nick): In construction - site work in progress. Goal of finishing by the end of the year, but may slip into early 2020.
- South Campus Utility Project: In construction - Charter St. to Park St.
- UW Field House Renovation: In final design.
- UW Field House South Plaza: In final design.
- Vet Med Expansion: In design development.
- WIMR West Wedge: Working through the final punch list.
- Witte Hall Renovation and Addition: Complete.

4 [51257](#) City of Madison Project Updates

Staff update the Committee on City projects and development projects:

- Intercity bus boarding relocation (Legistar 57015): two options to relocate from Langdon have risen to the top - Lake Street on either the 300 or 400 blocks.
- Triangle-Monona Bay Neighborhood Plan (Legistar 55528): Adopted in July.
- Mifflandia Special Area Plan (Legistar 56838): In the approval process - was referred to Sustainable Madison Committee, Landmarks, TPPB, DCC, MAC, Parks, UDC. Anticipated adoption in November.
- Hilton Garden Inn, 760-780 Regent Street (Legistar 54466): Construction has begun. Anticipated completion is in August 2020.

- Wisconsin Council for Children and Families/Credit Union building - 555 W. Washington Ave. (Legistar 51507): An extension to the approval was requested. Verveer: a current tenant has several years left on their lease and does not want to vacate, so construction will be delayed.
- 616-632 W. Wilson St. (Legistar 55023): Construction has begun.
- 636 W. Washington Ave. (Legistar 57114, 56726): 5-story, 50 unit, 71 underground parking stalls, ~7,300 square feet of ground-floor commercial spaces. If approved construction is expected to start in Spring 2020, with completion in May of 2021. Landmarks approved in August. Informational presentation at UDC held on 9/4.
- Monroe Street Plaza: Whitehorse Badger installed on August 17th. A dedication ceremony will be held on 9/13. A plaque commemorating Elroy "Crazylegs" Hirsch is planned for installation in October.

5 [51258](#)**Village of Shorewood Hills Project Updates**

Staff updated the Committee on the Blackhawk Shared-Use Path connection - the connection from University Bay Drive to Post Farm Park is complete and officially opened on September 7th.

6 [52290](#)**Regent Neighborhood Association Updates**

Czynszak-Lyne updated the Committee on Regent Neighborhood Activities:

- Improvements at Regent/Highland/Speedway intersection: a recent pedestrian-vehicle collision has raised the prospects of working with the City to make improvements.
- Athletics Stadium Operations Committee updates: The four neighborhoods adjacent to campus have taken turns sitting on the UW committee - Mary is now on the committee. King: there was recently a group that met with Ald. Bidar to discuss whether pyrotechnics could be used after the national anthem. That prospect needs to be tested before a final determination is made as to whether it is feasible - that's an announcement that was conveyed to the neighborhoods.

7 [52292](#)**Capitol Neighborhood Association Updates**

Warman updated the Committee on Capitol Neighborhoods Activities:

- Downtown BRT routing: Downtown Madison, Inc. will be taking a position on BRT routing once further information is provided by City transportation. The majority of feedback at DMI is that it would be best if BRT doesn't go around the square due to frequent detours.
- Hovde buildings on W. Mifflin St.: Historical Museum is years away. Hovde wants to demolish buildings and just fence in the area to lease out to people for events. Details are scarce.
- Central Library ordinance enforcement, behavioral concerns around Capitol Square: There have been meetings in the neighborhood about concerns with behavior at the top of State and other areas. Library staff and Police have been improving enforcement of rules and ordinances, which has helped.

8 2020 Meeting Schedule

Staff summarized planned 2020 meeting dates - meetings are generally scheduled for the end of the month instead of the second Wednesday. All dates are shown on the agenda.

ADJOURNMENT

Motion by Warman, seconded by Carlson, to adjourn. Motion passed unanimously by voice vote, and the meeting was adjourned at 6:15pm.