



City of Madison

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

Meeting Minutes - Approved JOINT CAMPUS AREA COMMITTEE

Wednesday, June 12, 2019

4:45 PM

WARF Building
Room 132
610 Walnut Street

CALL TO ORDER / ROLL CALL

Chair Kinderman called the meeting to order at 4:45pm.

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

Excused: 4 - Tag Evers; Melissa M. Berger; John R. Imes and Karl Frantz

APPROVAL OF MINUTES

Motion by Czyszczak-Lyne, seconded by Kennedy, to approve the minutes of March 13, 2019. The motion passed unanimously by voice vote.

PUBLIC COMMENT

None.

DISCLOSURES AND RECUSALS

None.

NEW BUSINESS

1 [54492](#) BRT UPDATE

Dave Trowbridge, City of Madison Principal Transportation Planner presenting:

- The MPO undertook a BRT study in 2011.
- The first leg of BRT will be City-led.
- The differences between BRT and standard bus service were reviewed.
- 20-40% improvement in travel times with BRT over standard bus service.
- Low income populations are being pushed further out towards the edge of the City, where transit service is less frequent - faster bus service needed.
- The east-west corridor will be implemented first - East Towne to West Towne being routing is being studied. Unsure of route between Odana vs. Mineral Point - choice has not yet been made.
- The project team has hosted two well-attended public meetings on BRT.
- City intends to apply to the FTA for a grant in fall of 2020.
- How to get through Downtown is being studied - there many special events on

- the square that tend to divert bus service. The route analysis is focusing on examining the Square vs. Wilson/Doty.
- A median runningway is unlikely - curb lane service is more likely.
 - The consultant is modeling whether a traffic lane could be taken on University Avenue for BRT. That may not be needed if traffic signal improvements are made to accommodate buses.
 - BRT could be operational in 2024.
 - Czyszczak-Lyne: Will bikes be accommodated in front of buses? Trowbridge: Bikes will likely fit inside of BRT busses.
 - Perkins: If dedicated bus lane is done, how do right turns function? Trowbridge: lane will accommodate right turns too.
 - Perkins: Why no airport service? Trowbridge: bus service to the airport will be examined as part of a north-south route in the future.
 - Warman: Is the City looking at park-and-ride locations as part of the BRT study? Trowbridge: Yes - the City would like to formalize current park-and-ride use as part of BRT planning.
 - Perkins: What about "smart road" enhancements - will that help BRT? Trowbridge: Yes.
 - Carlson: What advantages does BRT have over rail when applying for federal funds? Trowbridge: BRT is funded by a different federal program - Small Starts - it is much easier to get funding than the New Starts program that funds rail. Larger cities pursue New Starts funding, and Madison doesn't compare well on the metrics for that program.
 - McKay: Has the study explored service to American Center? Trowbridge: Staff has met with American Center representatives, but it would be difficult to provide bus service that would attract riders because there is so much free parking.

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

2 [56148](#)

Sellery Residence Hall Renovation & Addition

Sellery Residence Hall Renovation & Addition - Nate Novak, SmithGroup presenting:

- The Sellery project is similar to the Witte project - it will add two floors to the existing 10 floor building.
- The project includes window replacements, a new elevator core, a new entry off of Johnson, and infilling the existing open area along Park.
- The project will better separate the bus stop on Johnson from the building entrance and better delineate the front entrance along Johnson.
- The Amazon Store will remain.
- A drop-off lane will be added off of Dayton.
- Two basketball courts will be maintained.
- There will be a pedestrian entrance off of East Campus Mall.
- 500 bike parking stalls will be located off of East Campus Mall. All bike parking will be removed from the north side of the building.
- The project is looking to surrounding context for choosing paver materials.
- Permeable pavers will be used for much of the site.
- Campus standard site furnishings and lighting will be used.
- The project is hoping to have final signoff in March 2020, with anticipated completion in 2023.
- Kaysen: it would be helpful to include the bus shelters in the renderings.
- Carlson: will the enclosed courtyard along Park Street remain? Novak: that is

- planned to remain; much of the Park Street frontage will remain the same.
- Perkins: how many bike parking stalls are there currently? Will the 500 stalls in the plan be an increase? Novak: campus standard is one stall per two beds. Would put number at 650 for the project - the project is proposing a 25% reduction. If needed, more could be added in the future - the project team wanted to avoid over-paving and preserve greenspace. Perkins: sometimes there are events at Gordon that can draw bicyclists and create high demand for bike parking.
 - Kinderman: The project team will provide a comparison bike stall count. Kennedy: The situation will be monitored to ensure proper number of bike stalls are provided.
 - Verveer: what is the moped parking count? Novak: slight reduction - not sure of precise numbers - right now there are 40-45 stalls, and the project will bring that down to the high 30s. Kennedy: now that there is signed parking for mopeds the use is down.
 - Verveer: how many beds will be added? Kinderman: 250 total (125 for each floor).

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

OLD BUSINESS

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[54992](#)

Field House Improvements

Field House Improvements - Nate Novak, Smithgroup, presenting:

- Kinderman asked if there were any objections to taking the Field House ahead of Sellery. There were no objections.
- The project shrinks the parking lot, adds new fencing, adds a new plaza in front of the Field House, and replaces the retaining wall. Field House façade, window, and door maintenance will also be undertaken.
- The monument sign has been updated since the introductory presentation - the wall is now brick, with a central precast sign. "W" crest would be in piers to either side of precast.
- Plaza will be standard concrete interspersed with red stained concrete.
- There will be terraced seating in front of the Field House.
- The retaining wall will be made of piers with precast panels that have a brick veneer to match existing brick used around the stadium.
- There will be a 4.5-5' wall along Little Street facing Regent and a taller wall along Monroe. Fencing atop the wall will match existing fencing in the area.
- Enhanced landscaping of shrubs and perennials will be in front of the Field House.
- New doors for the Field House will be installed, windows will be replaced, and tuck pointing and mortar repair for the Field House façade is included in the project.
- Schedule: start construction late winter/early spring 2020, with sitework completed by August 1, 2020.
- Perkins: Nails Tails is absent in the renderings. Brown: there is no agreed-upon site for relocation of the sculpture. Right now the plan is to remove it and store it and try to find a new home in the next year.
- Wells: This looks like a beautiful project.
- Bidar: The plaza looks amazing.
- Czyszczak-Lyne: Vilas and Regent held an open house in April where Gary

Brown and Aaron Williams presented. Other than discussion on Nails Tails, the neighborhoods had no major discussion points/concerns.

- Carlson: These improvements will complement the plaza across the street. Has the area where "Badgerville" is held been considered for Nails Tails relocation? Brown: The UW has considered a variety of locations, but nothing has been settled yet.
- Carlson: can the retaining wall be further improved to address sightlines for bicycles? Brown: the new wall is a separate wall in front of the existing wall, so options are limited. Design also has to consider skateboard use.
- Perkins: is any pedestrian lighting being added? Novak: three lights are being added to the plaza, but there is no additional lighting along the sidewalk to supplement the existing City streetlights. The lights on the face of the Field House will also be replaced. All project lighting will be LED.
- Kaysen: could a fisheye mirror be added to the support pole to enhance vision? Novak: We will look at that option.
- Verveer: was undergrounding of utility wires studied? Novak: the pole is actually a support pole for a power pole across Regent - it cannot be undergrounded.
- Verveer: has the Historical Society signed off? Brown: They have signed off.
- Czyszczak-Lyne: stair wall has stone - will that match Field House? Brown: it will be close, but won't be an exact match.

Moved by Carlson to recommend approval of the project to the UW Design Review Board, with the recommendation that the retaining wall blind spot at Little Street and Monroe be further studied for possible sightline improvements. Seconded by Perkins. Motion approved unanimously, with Czyszczak-Lyne abstaining.

4 [53400](#)

University Avenue Reconstruction Project

Staff updated the Committee on the upcoming public informational meeting.

DISCUSSION ITEMS

Present: 13 - Michael E. Verveer; Shiva Bidar; Avra Reddy; John C. Perkins; Douglas K. Carlson; Mary Czyszczak-Lyne; Larry J. Warman; L. Jesse Kaysen; Gary A. Brown; Rob Kennedy; Mike Kinderman; Mark C. Wells and Michael McKay

Excused: 5 - Tag Evers; Melissa M. Berger; Jason W. King; John R. Imes and Karl Frantz

5 [51256](#)

University of Wisconsin-Madison Project Updates

Brown updated the Committee on UW-Madison projects:

- WIMR West Wedge: In construction. Site work beginning.
- Lot 129/130 Reconstruction: In construction.
- UW Houses Renovations: Working on roofing repairs/replacement project.
- Lot 76 Sanitary Lift Station: In construction. Finishing up with site work in Summer 2019.
- McClimon Soccer Field Turf Replacement: Out for bid.
- Vet Med Expansion: Awaiting enumeration in the 2019-2021 Capital Budget.
- Gym/Nat Replacement: Awaiting enumeration in the 2019-2021 Capital Budget.
- Linden Drive Parking Garage (Lot 62): In final design.
- Meat Science and Muscle Biology: In construction. Site restoration Spring

- 2019.
- Elm Drive Sanitary Lift Station: In construction. Site restoration in Spring 2019.
 - Babcock Hall Renovation/Addition: In construction.
 - Camp Randall South End Zone: Awaiting enumeration in the 2019-2021 Capital Budget.
 - UW Field House Renovations: See agenda item #3 above.
 - UW Field House South Plaza: See agenda item #3 above.
 - Engineering Hall Structures Lab: In construction.
 - Chemistry Addition & Renovation: Tower crane erected. Subbasement concrete/steel in progress.
 - Hoofers Boat Dock and Deck Replacement: In construction.
 - Limnology Sanitary Lift Station: Out for bid.
 - SERF Replacement (The Nick): In construction. ROW work for bus stop beginning.
 - Hamel Music Center: In construction. Bus stop and sidewalks open.
 - Witte Hall Renovation & Addition: In construction. Site work in progress.
 - Sellery Hall Renovation & Addition: Awaiting enumeration in the 2019-2021 Capital Budget. See agenda item #2 above.
 - Kohl Center Addition: Awaiting enumeration in the 2019-2021 Capital Budget.
 - Charter Street Utility Upgrades: Completing construction.
 - South Campus Utility Project: Presented at previous meeting. In construction. Charter St. to Park St.
 - Primate Ctr. Emergency Generator: Holding off on project - bids were rejected.
 - Curtis Pond Rehabilitation: In design development.

6 [51257](#)

City of Madison Project Updates

Staff updated the Committee on City projects and development projects:

- Triangle-Monona Bay Neighborhood Plan (Legistar 47510): CDA is reviewing the project - it is expected to be at 6/24 PC.
- "Mifflandia" Special Area Plan (Legistar 21892): Expected to be introduced to Council in July, referred to committees for approval process. Changes from Downtown Plan: Mifflin is no longer mixed-use - W. Wash is now more mixed-use. Building heights are 6 stories along W. Dayton, 4+2 set back along W. Mifflin, W. Washington, 4 along W. Main. Creation of a new UDD is recommended. W. Washington lane configuration recommendation is in the plan.
 - o Warman: Neighborhood Association is concerned about mixed-use along West Washington - there is a potential for new bars. Concerns about the reduction in the setback from West Washington from 30 feet to 15 feet. Most people are happy with the W. Mifflin height change. W. Mifflin is recommended for a bike boulevard. A June 28th meeting with the neighborhood is planned.
 - o Carlson: We can learn from projects on Park, Monroe, and Regent. Is the Mifflin Plan setback 15' from the sidewalk? Warman: yes.
- Hotel Infill Development - 760 Regent St. (Legistar 54466): Project referred to 6/24 PC - the developer wanted time to review and address some staff comments.
- ULI Associated Bank Redevelopment - 1722 Monroe St. (Legistar 49895): Construction ongoing. As of today 43/63 apartment units are reserved. The building opens in August.
 - o Czyszczak-Lyne: hopefully the retail space will be filled better than the

University Avenue space.

- o Carlson: some businesses interested in the space, including a small pub.
- Hotel RED Expansion - 1501 Monroe St. (Legistar 46115): City staff is still waiting for final construction plans to be submitted for approval - current approvals expire in August.
- Party Port Redevelopment, aka "The Quarry" - 2903-2913 University Ave. (Legistar 49896 and 49692): Opening in June.
- Wisconsin Council for Children and Families/Credit Union building - 555 W. Washington Ave. (Legistar 51507): Project has been approved; City staff is waiting for final plans before construction can start.
- Evans Scholars - 141 Langdon St. (Legistar 48775): Construction ongoing.
- 616-632 W. Wilson St. Redevelopment (Legistar 55023): Approved; developer is working through final staff sign-offs.
- The Planning Division Annual Report is available.

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[52289](#)

Vilas Neighborhood Association Updates

Carlson updated the Committee on Vilas Neighborhood activities: 1403 Regent St. - Proposed take-out restaurant with Class A liquor license (Legistar 54555). Condition of no more than 10% of sales to be alcohol was removed at ALRC; Council changed license to beer and wine. People in the neighborhood are generally OK with the change. Bidar: The 10% requirement would have been very difficult to enforce.

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[52290](#)

Regent Neighborhood Association Updates

Czynszak-Lyne updated the Committee on Regent Neighborhood Activities: Regent Neighborhood Association Annual Meeting and Elections: Sheila Stubbs attended meeting. Betsy Rapaske is the new association president.

ADJOURNMENT

Motion by Brown, seconded by Czynszak-Lyne, to adjourn. Motion passed unanimously by voice vote, and the meeting was adjourned at 6:24pm.