

BOARD OF REGENTS OF THE UNIVERSITY OF WISCONSIN SYSTEM

I.3. Capital Planning and Budget Committee

Thursday, October 5, 2017
8:30 a.m. – 10:00 a.m.
UW-Stout
Memorial Student Center
Cedarwood/Maplewood
Menomonie, Wisconsin

- a. Approval of the Minutes of the July 6, 2017 Meeting of the Capital Planning and Budget Committee
- b. UW-Madison: Approval of Amendments to the Declaration of Covenants, Conditions, and Restrictions for University Research Park
[Resolution I.3.b.]
- c. UW-Madison: Authority to Sell a 1.06-Acre Parcel of Land with Improvements in the Town of Dunn, Wisconsin
[Resolution I.3.c.]
- d. UW-Stevens Point: Authority to Execute a Temporary Land Use Agreement for Construction of an Amphitheater in the Schmeeckle Reserve and to Accept the Completed Facility as a Gift-In-Kind
[Resolution I.3.d.]
- e. UW-Whitewater: Approval to Enter Into a Lease of Space for Student Housing
[Resolution I.3.e.]
- f. UW System: Authority to Construct All Agency Maintenance and Repair Projects
[Resolution I.3.f.]
- g. Discussion Item: Capital Budget 2019-2021 Strategy Focus
- h. UW-Stout Presentation: University of Wisconsin-Stout Campus Master Plan
- i. Report of the Associate Vice President
 - 1. State Building Commission Actions
 - 2. Other Updates
- j. Closed session for purposes of considering (a) personal histories related to the naming of a facility at UW-Madison, as permitted by s.19.85(1)(f), *Wis. Stats.*; and (b) the purchase of an easement on behalf of UW-Extension, as permitted by s. 19.85(1)(e), *Wis. Stats.*

Approval of Amendments to the
Declaration of Covenants,
Conditions, and Restrictions for
University Research Park,
UW-Madison

CAPITAL PLANNING AND BUDGET COMMITTEE

Resolution:

That, upon the recommendation of the UW-Madison Chancellor and the President of the University of Wisconsin System, the amendments to the Declaration of Covenants, Conditions, and Restrictions for University Research Park be approved.

THE UNIVERSITY OF WISCONSIN SYSTEM

REQUEST FOR BOARD OF REGENTS ACTION OCTOBER 2017

INSTITUTION: University of Wisconsin-Madison

REQUEST: Approval of the Amendments to the Declaration of Covenants, Conditions, and Restrictions for University Research Park.

DESCRIPTION:

University Research Park is requesting to amend the Declaration of Covenants, Conditions, and Restrictions (the “Covenants”) that establish land and building development guidelines. The guidelines vested the Board of Regents, or its designee, with the right to approve the design of buildings and other structures built within the platted area. This review authority was delegated to the University Research Park (URP) Design Review Board, an independent architectural review board appointed by the Regents.

The proposed amendments to the Covenants are written in response to the market needs of corporate real estate users and to implement the strategic plan adopted by the University Research Park Board of Trustees. To date, URP has been developed in a park-like manner, with large lots, expansive building setbacks, and ample landscaping, which was the norm when the park was platted starting in 1984. For the recruitment and retention of employees, employers now need to locate in areas with more amenities—such as restaurants, coffee shops, and fitness centers—within walking distance to provide a more lively work environment for their employees. The proposed amendments to the Covenants will allow for additional development that will be attractive to these employers, while preserving the park-like setting where desired by building owners. The Design Review Board and the Board of Trustees have approved the proposed changes to the Covenants.

JUSTIFICATION:

University Research Park at the University of Wisconsin-Madison is an office and laboratory park platted by the Board of Regents in phases between 1984 and 1996, and is currently home to approximately 150 companies employing more than 3,600 people. URP is located on the former university agricultural experimental farm bordered by Mineral Point Road, Whitney Way, Tokay Boulevard, and Odana Road. University Research Park, Incorporated, is a non-profit, non-stock corporation organized to develop the University Research Park for the benefit of UW-Madison. URP either ground leases land to private sector businesses or directly develops buildings for science and technology-related companies, such as its MGE Innovation Center business incubator.

The corporation is governed by a Board of Trustees, chaired by the Chancellor of UW-Madison. At least one member of the Board of Regents also serves on the Board of Trustees. The Design

Review Board was created within the original Covenants to administer and apply the design guidelines. Comprised of three but not more than five members, the Design Review Board has complete authority to approve, reject, or require modifications to any plan or proposal for development. The Design Review Board will continue to administer and control the Covenants.

Under the proposed amended Covenants, building owners may submit proposed development plans under updated general design standards, or owners may submit a master plan for their site to be considered by the Design Review Board under the “Planned Design District” process.

Amendments to General Design Standards

The proposed amendments to the design standards emphasize efficient storm water infrastructure, allow for renewable energy generation, and directly address structured parking and future transportation modes. In addition, floor area ratios and lot coverage limits have been eliminated as standard building setbacks also governed density. The amended Covenants leave any specific floor-area-ratio or lot coverage constraints to the discretion of the Design Review Board.

Planned Design Districts

Each planned design district shall include a detailed master plan that establishes site-specific design standards that address the surrounding buildings and streetscape. Once approved by the Design Review Board, the master plan’s design standards will supersede the general design standards. Buildings may be larger and closer to the streets, may have more prominent tenant signage, and may incorporate retail or other amenities into their design. Planned design district master plans should emphasize structured parking, efficient storm water infrastructure, and overall high-quality design. The planned design district process creates a mechanism for the Design Review Board to approve projects which otherwise would be prohibited by the design standards in the Covenants.

BUDGET: Not applicable.

PREVIOUS ACTION:

December 6, 2013
Resolution 10302

Approved the amendments to the Declaration of Covenants, Conditions, and Restrictions for the University Research Park: the Plat of the First Addition, the Plat of the Second Addition, the Lot 1 Certified Survey Map 5417 and the Certified Survey Map 5551.



Office of the Mayor

Paul R. Soglin, Mayor

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August 7, 2017

Regent Bryan Steil
Members of UW Capital Planning
and Budget Committee
1220 Linden Drive
Madison, WI 53706

Dear Regent Steil and members of the Capital Planning and Budget Committee,

I am writing to support the proposed changes to University Research Park's Declaration of Covenants, Conditions, and Restrictions. Since University Research Park was founded in the 1980s, the environment for innovation companies has changed. As Mayor, I recognize the importance for allowing cities to evolve as well.

In the Cold War era, innovation took place in cloistered labs, epitomized by Bell Labs. In fact, companies deliberately spread out to avoid making good missile targets. Today, companies are more collaborative, integrated, and focused on what they do best. They need environments that promote communication and collaboration.

The boundaries between living, working, and playing are also blurring. As people's lives grow busier, working in urban settings with mixed-use offerings, transportation options, and retail amenities is increasingly desirable.

I have had the opportunity to be briefed on University Research Park's plans and appreciate the direction they are going in. University Research Park is seeking to create a pathway in which additional density can be added in a thoughtful, planned fashion. Doing so will allow the park to attract amenities, create a stronger place, encourage interaction between companies, enable more transportation options, and create new opportunities for businesses. And importantly, it will allow the park to evolve in a way that protects its value to both the University of Wisconsin and the community.

I encourage you to support these changes and pledge to work to ensure that University Research Park continues to be a great asset to Madison and the UW.

Best regards,

A handwritten signature in dark ink, appearing to read "Paul R. Soglin", is written over a light blue horizontal line.

Paul R. Soglin
Mayor

Declaration ~~Of~~ Covenants, Conditions ~~And~~ and Restrictions ~~For~~ for University Research Park

The Board of Regents of the University of Wisconsin ~~Systems~~ System, hereinafter referred to as the Regents, ~~owner~~ and the University Research Park, Incorporated, owners of the property known as the University Research Park, a subdivision of the City of Madison, Dane County, Wisconsin, on behalf of themselves, their successors and assigns, for the purpose of preserving the ~~values of said subdivision, do~~ subdivision's value, hereby covenant, grant, declare and provide that all lands or lots in said subdivision shall be used only for purposes and in the manner set forth herein. This document repeals and replaces the Declaration of Covenants, Conditions, and Restrictions for University Research Park recorded on _____ with the Dane County Register of Deeds as Document No. _____, as amended by _____ recorded on _____ as Document No. _____.

1. Purposes

- ~~1-a.~~ To establish the University Research Park as an area devoted to fostering business, research, science, technology, entrepreneurship, and related production activities which could benefit from a proximity to the University of Wisconsin-Madison and be in harmony with furthering the development and the economy of the City of Madison and the State of Wisconsin.
- ~~2-b.~~ To develop the University Research Park with a ~~park~~ campus-like character that is walkable, accessible to all forms of transportation, and contains an active streetlife and mix of building uses which will ensure its being a continuing asset to the University, City, and ~~the~~ State.
- ~~3-c.~~ To ensure the proper, desirable ~~use,~~ and appropriate development and improvement of each site within the University Research Park.
- ~~4-d.~~ To protect the owners of buildings against improper and undesirable uses of surrounding ~~buildings~~ building sites ~~which~~ that could depreciate the value of their properties.
- ~~5-e.~~ To encourage the erection of attractive improvements, which ~~utilizes~~ utilize suitable building materials and are appropriately located on the building ~~–~~ sites.

~~6. To ensure and maintain proper setbacks from streets, and adequate open spaces between structures which will ensure a park-like character.~~

f. To encourage the development of environmentally sustainable sites, buildings, and infrastructure using principles of green infrastructure.

g. To ensure high-quality landscape design that balances the natural and built environments to create an inspirational research and business community.

~~7.h.~~ In general, to provide for a high quality of improvement of said ~~property which will~~ land to protect both the ~~development~~ University Research Park itself and the surrounding ~~—~~ areas.

2. Design Review and Approving Authority

These covenants, conditions, restrictions and architectural controls shall be administered and applied by a committee ~~entitled~~ titled the University Research Park Design Review Board, hereinafter referred to as the Design Review Board, which shall be

a. appointed by the Regents. ~~Said~~ The Design Review Board shall consist of at least three members and not more than five members. At least all but one of such members shall be professional persons with backgrounds in the environmental design fields of architecture, urban design planning ~~and, or~~ landscape architecture.

b. The covenants, conditions, restrictions, and architectural controls contained herein are supplementary to the governmental land use controls applicable to the University Research Park.

c. In instances where the Design Review Board is considering proposals on the ~~Rieder Farm~~ lots east of Whitney Way, which is included within the area of the Midvale Heights Association, the President of the Association, or an appointed designee, may sit with and consult with the Design Review Board and advise it. In instances where the Design Review Board is considering proposals on land fronting on Mineral Point Road east of Whitney Way, the President of the Hill Farms neighborhood organization, or an appointed designee, may sit with and consult with the Design Review Board and advise it. In all other instances, where the Design Review Board is considering proposals on ~~the remainder~~ lots west of the Research Park property Whitney Way, a duly selected representative of an adjacent ~~owner's~~ owners' or ~~occupant's~~ occupants' association, if any exists, may sit with and consult with the Design Review Board and advise it.

- d. ~~The Each~~ Alderperson ~~of with jurisdiction over the district~~ University Research Park shall be notified of any meeting of the Design Review Board and shall be entitled to attend, consult and advise.
- e. The Design Review Board shall have complete authority to approve, reject, or require modification to any plan or design proposal for development or construction. This authority shall also pertain to the parking and transportation strategy of any development or construction under its purview. The Board shall also establish the conditions upon which design proposals will be evaluated, and to may allow variations to standards and design criteria only where such variations will assist in carrying out the intent and the spirit of this declaration and document. The Board may also consult other currently existing or proposed design guidelines for design may exist or come into being.
- f. The Design Review Board may adopt clarifying guidelines or standards that do not directly contradict those guidelines or standards contained in this Declaration of Covenants, Conditions, and Restrictions.
- g. A majority of the members of the Design Review Board shall constitute a quorum. Action of the Board will be by a majority vote of those members in attendance at any meeting at which a quorum is present. Board members or neighborhood organization, property owners', or occupants' association representatives having conflicts of economic interest on matters before the Board shall not participate in such considerations.
- h. In the event of death, resignation, or other retirement of any member of the Design Review Board, the remaining members shall have full authority to nominate a successor, subject to the appointment of the ~~nominee by the~~ Regents, and the remaining members shall have full authority to act until the vacancy is filled.

~~Restrictions on Transfer Use~~

~~All lands within the University Research Park shall be for the sole use of the occupant, user, owner, lessee or tenant. No tract of land different from that originally granted may be sold, leased or otherwise transferred by the occupant unless the transaction shall be first approved by the Regents or their designee.~~

3. Architectural Content and Control

- a. No construction or exterior alteration of buildings, utilities, signs, pavements, fences, walls, landscaping and other facilities or structures may be made on any land until the preliminary construction plans and specifications showing the nature, kind, shape, height, materials and locations of the same shall have been submitted and approved in writing by the Design Review Board. The final working plans and specifications shall be submitted to and approved in writing by the Design Review Board, and the final working plans and specifications may be disapproved in the event that they fail to constitute clear and logical and satisfactory extensions of the approved preliminary plan and specifications as determined by the Design Review Board.

4. Building Location

~~In all cases, buildings~~

- a. Buildings shall be placed on each site in consideration of:
 - i. Potential or existing streetscapes or community gathering spaces, and
 - ii. Existing desirable natural features, including native woodlands, vistas, prairie, or wetlands, as well as environmental corridors and stormwater management features.
- b. Buildings shall be set back a minimum of 100 feet from street right-of-way of Mineral Point Road and Whitney Way and a minimum of ~~80~~80 feet from the right-of-way of Research Park Boulevard and from South Rosa Road as it may be extended southward into the property and from Tokay Boulevard. Along all other streets the minimum building set back is 55 feet from the street right-of-way. ~~The Design Review Board may vary established setbacks in special circumstances.~~ Sideyards and rear setbacks shall be not less than 40 feet from property lines. ~~Within these setbacks areas nothing is permitted except walks, turf and landscapes unless such exception is specifically approved by the Design Review Board.~~ The Design Review Board may vary established setback widths in special circumstances.
- c. ~~Along Research Park Boulevard and Rosa Road extended there shall be no parking or use other than landscaping in the yards~~ Within a setback area, nothing is permitted except walks, turf, landscapes, public art commensurate with the

mission of the University Research Park, or non-private automobile transportation infrastructure; however, the Design Review Board may permit improvements in setbacks to foster social interaction, encourage pedestrian public uses, such as park-like features, community gathering areas, and general landscaping features that create an active, green streetscape. Along Research Park Boulevard and South Rosa Road extended there shall be no parking between the building wall and the street right of way regardless of the distance the building is set back unless exceptions are specifically approved by the Design Review Board on the basis of special circumstances, such as the presence of retail, or hardships.

d. Lots ~~which~~that include any segment of the eastern property lines of the ~~Rieder Farm~~University Research Park at the time of platting shall have reserved a buffer area 100 feet in depth from said property line. The occupant of each parcel with such reservation for buffer purposes will develop, as soon as practicable after occupancy and in all instances within one year of occupancy, maintain and use such area only for the purpose of a landscaped buffer zone.

e. No lot as platted or otherwise established shall be ~~resubdivided~~re-subdivided or otherwise further divided except by ~~the~~ consent of the Design Review Board.- This covenant shall not be construed to prevent the use of more than one lot as a building site subject to the approval of ~~the~~ Design Review Board.

Building

5. ~~Architectural Content and Control~~

~~No construction or exterior alternation of buildings, utilities, signs, pavements, fences, walls, landscaping and other facilities or structures may be made on any land until the preliminary construction plans and specifications showing the nature, kind, shape, height, materials and locations of the same shall have been submitted and approved in writing by the Design Review Board. The final working plans and specifications shall also be submitted to and approved in writing by the Design Review Board, and the final working plans and specifications may be disapproved in the event that they fail to constitute clear and logical and satisfactory extensions of the approved preliminary plan and specifications as determined by the Design Review Board.~~

5. Design Standards

The Design Review Board may prepare or cause to be prepared specific guides, criteria, -standards -and procedures ~~which~~that shall be the basis -for all -approved building and

- a. ~~site design~~designs within the area. The Design Review Board shall be the final arbiter regarding the acceptable conformance of plans and specifications to such guides, criteria and standards for design.
- b. The general character of the Research Park shall be campus ~~or park-like~~ ~~with emphasis on the natural characteristics of the site.~~ An image ~~which is naturalistic, spacious and~~ where the ~~landscape predominates should result. To achieve a density of development which will~~ natural and built environments interact to create these characteristics, actual a walkable, campus-like community of well-proportioned buildings ~~on each site shall not cover more than 24% of the gross land area. Further, access drives, loading zones, service areas, parking lots should result. Building lot coverage and other vehicular surfaces should not exceed 40% of any total site area. A floor area ratio not greater than .35 (FAR) shall be adhered to, thereby effectively limiting buildings to between four~~ in accord with standards approved and six stories. Floor Area Ratio (F.A.R.) adopted by the Design Review Board. FAR shall be determined by dividing the gross floor area of all buildings on a parcel by the land area of that parcel. Parking and outside, however structured parking, storage areas are not included in the calculation of permitted floor area outbuildings, unoccupied mechanical penthouses, unoccupied basement storage, and transportation infrastructure shall be excluded from the measurement of gross floor area.
- c. Determination of building height should be in response to individual site characteristics, such as topographical and vegetative features, solar orientation, as well as building function. ~~Sites directly adjacent to residential area shall not exceed a four story building height limit except those adjacent to single family residence which shall be limited to a three story height.~~
- d. The architectural character of each building and/or structure shall be of contemporary design and style. No commercial statement of ~~the occupants'~~ any occupant's products or services shall be allowed as a part of the building ~~facade~~ façade or elevation. ~~Design, with the exception of buildings~~ limited ground floor signage accompanying a retail use. Building design will be evaluated in terms of professional standards and in regard to the sensitive integration of form, textures and colors with the particular landscape and topographical character of each site.
- e. The exterior walls of each building are to be constructed of durable, permanent architectural materials ~~which are~~ compatible with campus-like standards. ~~Buildings proposed to be fabricated of or to predominately utilize metal siding generally will be disapproved~~

- f. Building roofs are to be uncluttered. ~~At the discretion of the Design Review Board, when flat roof surfaces will be, but may include~~ visible from roads rooftop amenities like decks, arrays of solar energy panels (or ~~adjacent areas, pitched~~ similar non-fossil fuel energy systems), or green roofs ~~will be required.~~
- g. Cooling towers, rooftop and ground mounted mechanical units and ventilation fans are to either be integrated into the design of the structure or screened from view.
- h. Signage ~~In general, signage~~ may be limited ~~by the Design Review Board~~ to one free-standing or applied building identification sign at an approved location and in accord with any signage and graphic standard which may be adopted by the Design Review Board. One additional sign may be approved where building entrances are immediately adjacent to more than one street. The Design Review Board shall establish written guidelines for signage, including retail signage, located within the University Research Park.

6. Landscape and Stormwater Management Design Standards

- a. Landscaping shall be designed in accord with professional standards and landscape plans will require Design Review Board approval. Landscaping should emphasize native plantings or other flora predicted to be suited to future climate patterns. Such landscaping, including lawn areas, trees and shrubbery, shall be maintained in excellent condition by cutting, trimming, feeding, watering and weeding.
- b. No tree of three-inch caliper or greater may be cut or otherwise removed from any site without the permission of the Design Review Board. Every effort shall be exerted to preserve all existing trees ~~which exist on the site.~~ The Design Review Board may require extensive measures to assure the preservation of existing trees or other site amenities during construction.
- c. As a general rule, fences are not allowed and will be approved only for limited service areas. ~~Perimeter fencing will~~ shall not be permitted.
- d. All external lighting shall be subject to the review and approval of the Board. External lighting should be designed to current City of Madison standards and in a manner to ameliorate light pollution.
- e. All site plans for new buildings or for the expansion of existing buildings submitted to the Design Review Board shall include a stormwater management plan, the adequacy of which is the sole determination of the Board, however in no case may

the Design Review Board approve a stormwater management plan that does not meet minimum standards set forth by any relevant governmental authority. A strong effort should be made to incorporate surface stormwater management infrastructure into setbacks in an aesthetically pleasing manner. The implementation of any surface stormwater plan should create an amenity serving both the environment and the aesthetics of the park. For example, all bioretention areas and swales must be attractively vegetated. When and where feasible, green roofs, underground cisterns, and pervious pavements are recommended to be incorporated into a building or site's stormwater plan.

- f. The Design Review Board shall establish a written policy for landscape design within the University Research Park. Such policy may include landscape design standards for integrating the University Research Park with the surrounding community, standards for types and locations of flora, and the integration of stormwater management with the landscape.

7. Parking and Access

- a. To facilitate efficient land use within the University Research Park, structured parking facilities are strongly encouraged. As described elsewhere herein, structured parking facilities shall be architecturally complementary to the primary buildings served, and shall include environmentally sustainable features where feasible, including plantings, green walls (i.e. walls covered with vegetation), or solar energy installations. Any site that has structured parking shall consider strategies that provide a visual buffer between major rights of way and the parking structure itself, such as landscaping, green walls, ground floor retail or commercial space, "liner" buildings (i.e. surrounding a parking structure with buildings used for purposes other than vehicle storage), and high quality architectural design.
- b. Parking ~~will not~~ shall be permitted on ~~any~~all public ~~street or access drive~~streets in accord with local ordinances or restrictions. The Design Review Board may permit parking along interior drives at their sole discretion.
- c. All parking areas and drives shall be paved with ~~an asphalt of~~ concrete, brick, stone, or a high-quality pervious surface, and similar materials shall have appropriate be used for curbing or bumper guards where needed, ~~and have concrete or brick curbing.~~
- d. Each building shall include a sufficient amount of bicycle parking that is accessible to a building entrance. There shall be a clear and direct path from on-street bicycle

infrastructure or dedicated bicycle paths to bicycle parking facilities, designed in a manner such that a bicycle rider need not traverse curbs, stairs, or through landscaped areas. Covered bicycle parking is permitted and encouraged.

e. Electric vehicle charging stations located within parking areas are permitted and encouraged.

f. All parking areas shall provide security and pedestrian lighting that complies with Section 6(d). All lighting, for walks, driveways and lots, will be specified and all wiring must be underground.— The placement of lighting within or around parking areas shall not interfere with any other obligations of this section.

g. Employee ~~surface~~ parking areas shall not be located within any setback area or in front of any building.

~~Parking areas for visitors, customers or clients shall not be located closer than 40 feet to any property line.~~

h. Limited visitor parking is permitted in front of buildings consistent with Design Review Board guidelines and City zoning.

i. Provision of parking spaces shall be in accord with City standards.

~~All driveways shall be paved with asphalt or concrete. Where curbs are desired, they shall be of a durable material.~~

j. All parking areas ~~will~~shall be ~~screened~~separated from road rights-of-way, and adjacent developed parcels, by ~~earth berms~~aesthetically attractive screenings. These may include landscaping or architectural elements.

~~For new developments or planting to assure that the visual effect of large paved areas and standing automobiles is minimized, and that the effect of the natural landscape and the architecture dominates.~~

k. ~~Parking areas will be subdivided by substantial redevelopment of existing building sites,~~ islands containing large shade trees ~~or~~and other landscaping materials, shall subdivide surface parking areas. Surface parking bays shall be designed so that no parking bay exceeds 12 contiguous ~~open~~parking stalls; however, the Design Review Board may approve exceptions if:

i. The parking area ~~will exceed half an acre.~~includes significant installation of solar panels or other landscape and environmental features that reduce heat absorption and reflection and mitigate stormwater runoff,

- ii. Topographic or other site constraints that prevent the construction of appropriately dense development with sufficient parking, or
 - iii. The Design Review Board determines in its sole discretion that strictly adhering to a 12-stall maximum parking bay would be an undue burden.
 - i. All parking areas shall ~~provide security and~~ have pedestrian ~~lighting~~walkways linking the entirety of the parking area to the building entrance(s) serving such parking area.
 - m. Notwithstanding anything else contained herein, the Design Review Board may issue variances at its sole discretion to any of the above standards in order to promote alternative forms of transportation including the infrastructure to support public transportation, autonomous vehicles, electric vehicles, flying vehicles, and other forms of transportation deemed desirable by the University Research Park and the Design Review Board.

8. Planned Design Districts

- a. Purpose of a Planned Design District. The inclusion of Planned Design Districts in this Declaration of Covenants, Conditions, and Restrictions is intended to give the Design Review Board the flexibility to consider and approve, at its discretion, the evolution of land use and building design within the University Research Park in a manner consistent with the vision of a more walkable and dense campus environment. A Planned Design District is not a mechanism for thwarting the standards set forth elsewhere in this document simply because they may be considered inconvenient, but is instead a mechanism for furthering the land use and building design goals of the University Research Park in a thoughtful, deliberate manner. In general, a Planned Design District is only available for exceptional, future-oriented projects. Any proposal for a Planned Design District must further the land use goals of walkability, sustainability, appropriate density, opportunities for shared or reduced parking, accessibility to multiple transportation alternatives, the addition of retail or services and other public amenities, or interaction with the public realm. The design of buildings within the Planned Design District must further the goals of high-quality design and construction, sustainability, transparency, and interplay between the natural and built environment.

- b. The Design Review Board may approve any number of Planned Design Districts. A Planned Design District shall be comprised of a contiguous, legal parcel of land. The Design Review Board shall only approve Planned Design Districts for land parcels where the requesting individual or entity has substantial control over the existing improvements, if any. The building location, design standards, and parking and access standards of an approved Planned Design District shall supersede those standards set forth in Section 4, 5, and 6 of this document. The Design Review Board may establish signage policies on specific Planned Design Districts.**
- c. Each Planned Design District shall include a master plan prepared by a relevant design professional, such as an architect, urban planner, or landscape architect. Each master plan shall contemplate:**

 - i. Superior building and landscape design, including both aesthetics and environmental sustainability features such as energy efficiency;**
 - ii. Site-wide sustainability features, including a stormwater mitigation plan conscious of adjacent land parcels and their improvements;**
 - iii. An avoidance of surface parking and opportunities for shared or reduced parking facilities;**
 - iv. Walkability and accessibility to transportation other than private vehicles, including public transit, bicycles, electric vehicles, and vehicular ride share services;**
 - v. The relationship of the building(s) to the streetscape or other public or natural areas;**
 - vi. Tenant signage and directional or restrictive signage;**
 - vii. The phasing of development and construction;**
 - viii. The proposed uses of the buildings and other improvements; and**
 - ix. The site's relationship to the University Research Park and the surrounding community.**
- d. The Board may establish separate guidelines for the review and approval of Planned Design Districts. However, Board's review and approval process may include the following:**

 - i. Conceptual Design Conference – The purpose of this meeting is for the persons proposing a Planned Design District to explore the conceptual design plans with the Board, specifically the potential options and constraints of a site. The result of this meeting should be the general agreement between all parties over the proposed direction of the Planned**

Design District. At this meeting, the Design Review Board will establish the graphical standards to be included in the master plan.

ii. Preliminary Master Plan Review – At this meeting, the Design Review Board and the persons proposing the Planned Design District will review and provide feedback on a preliminary master plan prepared in consideration of the standards and guidelines set forth in this Section 8.

iii. Final Master Plan Review – At this meeting, the Design Review Board and the persons proposing the Planned Design District will review the master plan that incorporates the feedback provided during the plan’s preliminary review. The Design Review Board, at its sole discretion, may then approve the master plan as it is presented, approve the master plan contingent on design changes, reject, or refer the master plan to a later meeting of the Design Review Board.

e. A master plan developed under Section 8 may consider the construction of new streets, which are encouraged to be public and dedicated to the City of Madison. Any new street must further the creation of a street grid, and must enhance the University Research Park’s connection to existing transportation corridors.

f. The Design Review Board shall continue to have authority over the implementation of the master plan at all its phases of construction as detailed in Sections 2 and 3 herein. No building, building addition or exterior modification, improvement, or landscape shall be constructed without the approval of the Design Review Board.

9. Nuisances

a. No noxious, dangerous, or offensive activity shall be conducted upon any land, lot or portion of any lot, nor shall anything be done thereon which may be or may become any annoyance, hazard or nuisance to abutting properties or the area or neighborhood in general. It is the intent that research, office and permitted light industrial activity shall be created and maintained with proper appearance from streets and adjoining properties and to ensure that no effect upon properties in the area shall occur from the emission of noise, dust, odor, glare, vibration, smoke or any other emission or waste which might constitute a nuisance or hazard.

10. Restrictions on Transfer, Use

a. All buildings within the University Research Park shall be for the sole use of the occupant, user, owner, lessee, sublessee, tenant, or subtenant.

b. All public easements, including bicycle and pedestrian walkways and open space shall remain accessible to the public for their enjoyment. The University Research Park reserves the right to reasonably limit use, including hours of operation, commensurate with City of Madison standards and the safety of both persons and property. No tract of land different from that originally granted may be sold, leased or otherwise transferred without the approval of the Regents or their designee.

11. General Provisions

a. Severability: Invalidation of any one of the covenants or restrictions herein, or any severable part thereof, by judgment or court order shall continue in full force and effect.

b. Duration and Amendment: The covenants and restrictions of the declaration shall run with the land and bind any owner, ~~tenants~~tenant, or ~~occupants~~occupant of any land subject to this declaration, their respective successors and assigns, in perpetuity, or until these covenants and restrictions are duly amended. Such amendment shall require ~~unanimous~~the consent of ~~the owners~~three-fourths of ~~property~~landowners subject to this declaration and by the Regents.

c. Enforcement: These covenants and restrictions may be enforced by the Regents, ~~their designee~~, or by any ~~land owner~~landowner by proceedings at law or in equity against any person or persons violating or attempting to violate the same, either to restrain the violation or to recover damages. The failure to enforce any restriction shall in no event be deemed to waive any right to do so thereafter or the right to enforce any other restriction.

d. Governmental Approvals and Permits: Approval of plans and specifications as described herein in no way relieves any party from obtaining any required approvals and permits from any governmental authority. A complete set of plans and specifications with the Design Review Board approval thereon shall be filed with the Inspection Unit of the Madison Planning and Development Department for its files. Any application for approvals and permits shall be based on the plans approved by the Design Review Board.

~~Board of Regents of the University of
Wisconsin System~~

By /s/ Ben R. Lawton President

—/s/ Judith A. Tomby
—Secretary

Declaration of Covenants, Conditions and Restrictions for University Research Park

The Board of Regents of the University of Wisconsin System, hereinafter referred to as the Regents, and the University Research Park, Incorporated, owners of the property known as the University Research Park, a subdivision of the City of Madison, Dane County, Wisconsin, on behalf of themselves, their successors and assigns, for the purpose of preserving the subdivision's value, hereby covenant, grant, declare and provide that all lands or lots in said subdivision shall be used only for purposes and in the manner set forth herein. This document repeals and replaces the Declaration of Covenants, Conditions, and Restrictions for University Research Park recorded on _____ with the Dane County Register of Deeds as Document No. _____, as amended by _____ recorded on _____ as Document No. _____.

1. Purposes

- a. To establish the University Research Park as an area devoted to fostering business, research, science, technology, entrepreneurship, and related production activities which could benefit from a proximity to the University of Wisconsin-Madison and be in harmony with furthering the development and the economy of the City of Madison and the State of Wisconsin.
- b. To develop the University Research Park with a campus-like character that is walkable, accessible to all forms of transportation, and contains an active streetlife and mix of building uses which will ensure its being a continuing asset to the University, City, and State.
- c. To ensure the proper, desirable, and appropriate development and improvement of each site within the University Research Park.
- d. To protect the owners of buildings against improper and undesirable uses of surrounding building sites that could depreciate the value of their properties.
- e. To encourage the erection of attractive improvements, which utilize suitable building materials and are appropriately located on the building sites.
- f. To encourage the development of environmentally sustainable sites, buildings, and infrastructure using principles of green infrastructure.
- g. To ensure high-quality landscape design that balances the natural and built environments to create an inspirational research and business community.

- h. In general, to provide for a high quality of improvement of said land to protect both the University Research Park itself and the surrounding areas.

2. Design Review and Approving Authority

- a. These covenants, conditions, restrictions and architectural controls shall be administered and applied by a committee titled the University Research Park Design Review Board, hereinafter referred to as the Design Review Board, which shall be appointed by the Regents. The Design Review Board shall consist of at least three members and not more than five members. At least all but one of such members shall be professional persons with backgrounds in the environmental design fields of architecture, urban design planning, or landscape architecture.
- b. The covenants, conditions, restrictions, and architectural controls contained herein are supplementary to the governmental land use controls applicable to the University Research Park.
- c. In instances where the Design Review Board is considering proposals on the lots east of Whitney Way, which is included within the area of the Midvale Heights Association, the President of the Association, or an appointed designee, may sit with and consult with the Design Review Board and advise it. In instances where the Design Review Board is considering proposals on land fronting on Mineral Point Road east of Whitney Way, the President of the Hill Farms neighborhood organization, or an appointed designee, may sit with and consult with the Design Review Board and advise it. In all other instances, where the Design Review Board is considering proposals on lots west of Whitney Way, a duly selected representative of an adjacent owners' or occupants' association, if any exists, may sit with and consult with the Design Review Board and advise it.
- d. Each Alderperson with jurisdiction over the University Research Park shall be notified of any meeting of the Design Review Board and shall be entitled to attend, consult and advise.
- e. The Design Review Board shall have complete authority to approve, reject, or require modification to any plan or design proposal for development or construction. This authority shall also pertain to the parking and transportation strategy of any development or construction under its purview. The Board shall also establish the conditions upon which design proposals will be evaluated, and may allow variations to standards and design criteria only where such variations will

assist in carrying out the intent and spirit of this document. The Board may also consult other currently existing or proposed design guidelines.

- f. The Design Review Board may adopt clarifying guidelines or standards that do not directly contradict those guidelines or standards contained in this Declaration of Covenants, Conditions, and Restrictions.
- g. A majority of the members of the Design Review Board shall constitute a quorum. Action of the Board will be by a majority vote of those members in attendance at any meeting at which a quorum is present. Board members or neighborhood, property owners', or occupants' association representatives having conflicts of economic interest on matters before the Board shall not participate in such considerations.
- h. In the event of death, resignation, or other retirement of any member of the Design Review Board, the remaining members shall have full authority to nominate a successor, subject to the appointment of the Regents, and the remaining members shall have full authority to act until the vacancy is filled.

3. Architectural Content and Control

- a. No construction or exterior alteration of buildings, utilities, signs, pavements, fences, walls, landscaping and other facilities or structures may be made on any land until the preliminary construction plans and specifications showing the nature, kind, shape, height, materials and locations of the same shall have been submitted and approved in writing by the Design Review Board. The final working plans and specifications shall be submitted to and approved in writing by the Design Review Board, and the final working plans and specifications may be disapproved in the event that they fail to constitute clear and logical and satisfactory extensions of the approved preliminary plan and specifications as determined by the Design Review Board.

4. Building Location

- a. Buildings shall be placed on each site in consideration of:
 - i. Potential or existing streetscapes or community gathering spaces, and

- ii. Existing desirable natural features, including native woodlands, vistas, prairie, or wetlands, as well as environmental corridors and stormwater management features.
- b. Buildings shall be set back a minimum of 100 feet from street right-of-way of Mineral Point Road and Whitney Way and a minimum of 80 feet from the right-of-way of Research Park Boulevard and from South Rosa Road as it may be extended southward into the property and from Tokay Boulevard. Along all other streets the minimum building set back is 55 feet from the street right-of-way. Sideyards and rear setbacks shall be not less than 40 feet from property lines. The Design Review Board may vary established setback widths in special circumstances.
- c. Within a setback area, nothing is permitted except walks, turf, landscapes, public art commensurate with the mission of the University Research Park, or non-private automobile transportation infrastructure; however, the Design Review Board may permit improvements in setbacks to foster social interaction, encourage pedestrian public uses, such as park-like features, community gathering areas, and general landscaping features that create an active, green streetscape. Along Research Park Boulevard and South Rosa Road extended there shall be no parking between the building wall and the street right of way regardless of the distance the building is set back unless exceptions are specifically approved by the Design Review Board on the basis of special circumstances, such as the presence of retail, or hardships.
- d. Lots that include any segment of the eastern property lines of the University Research Park at the time of platting shall have reserved a buffer area 100 feet in depth from said property line. The occupant of each parcel with such reservation for buffer purposes will develop, as soon as practicable after occupancy and in all instances within one year of occupancy, maintain and use such area only for the purpose of a landscaped buffer zone.
- e. No lot as platted or otherwise established shall be re-subdivided or otherwise further divided except by consent of the Design Review Board. This covenant shall not be construed to prevent the use of more than one lot as a building site subject to the approval of Design Review Board.

5. Building Design Standards

- a. The Design Review Board may prepare or cause to be prepared specific guides, criteria, standards and procedures that shall be the basis for all approved building and site designs within the area. The Design Review Board shall be the final arbiter

regarding the acceptable conformance of plans and specifications to such guides, criteria and standards for design.

- b. The general character of the Research Park shall be campus-like. An image where the natural and built environments interact to create a walkable, campus-like community of well-proportioned buildings should result. Building lot coverage and floor area ratio (FAR) shall be in accord with standards approved and adopted by the Design Review Board. FAR shall be determined by dividing the gross floor area of all buildings on a parcel by the land area of that parcel, however structured parking, storage outbuildings, unoccupied mechanical penthouses, unoccupied basement storage, and transportation infrastructure shall be excluded from the measurement of gross floor area.
- c. Determination of building height should be in response to individual site characteristics, such as topographical and vegetative features, solar orientation, as well as building function.
- d. The architectural character of each building and/or structure shall be of contemporary design and style. No commercial statement of any occupant's products or services shall be allowed as a part of the building façade or elevation, with the exception of limited ground floor signage accompanying a retail use. Building design will be evaluated in terms of professional standards and in regard to the sensitive integration of form, textures and colors with the particular landscape and topographical character of each site.
- e. The exterior walls of each building are to be constructed of durable, permanent architectural materials compatible with campus-like standards.
- f. Building roofs are to be uncluttered, but may include visible rooftop amenities like decks, arrays of solar energy panels (or similar non-fossil fuel energy systems), or green roofs.
- g. Cooling towers, rooftop and ground mounted mechanical units and ventilation fans are to either be integrated into the design of the structure or screened from view.
- h. In general, signage may be limited to one free-standing or applied building identification sign at an approved location and in accord with any signage and graphic standard which may be adopted by the Design Review Board. One additional sign may be approved where building entrances are immediately adjacent to more than one street. The Design Review Board shall establish written

guidelines for signage, including retail signage, located within the University Research Park.

6. Landscape and Stormwater Management Design Standards

- a. Landscaping shall be designed in accord with professional standards and landscape plans will require Design Review Board approval. Landscaping should emphasize native plantings or other flora predicted to be suited to future climate patterns. Such landscaping, including lawn areas, trees and shrubbery, shall be maintained in excellent condition by cutting, trimming, feeding, watering and weeding.
- b. No tree of three-inch caliper or greater may be cut or otherwise removed from any site without the permission of the Design Review Board. Every effort shall be exerted to preserve all existing trees. The Design Review Board may require extensive measures to assure the preservation of existing trees or other site amenities during construction.
- c. As a general rule, fences are not allowed and will be approved only for limited service areas. Perimeter fencing shall not be permitted.
- d. All external lighting shall be subject to the review and approval of the Board. External lighting should be designed to current City of Madison standards and in a manner to ameliorate light pollution.
- e. All site plans for new buildings or for the expansion of existing buildings submitted to the Design Review Board shall include a stormwater management plan, the adequacy of which is the sole determination of the Board, however in no case may the Design Review Board approve a stormwater management plan that does not meet minimum standards set forth by any relevant governmental authority. A strong effort should be made to incorporate surface stormwater management infrastructure into setbacks in an aesthetically pleasing manner. The implementation of any surface stormwater plan should create an amenity serving both the environment and the aesthetics of the park. For example, all bioretention areas and swales must be attractively vegetated. When and where feasible, green roofs, underground cisterns, and pervious pavements are recommended to be incorporated into a building or site's stormwater plan.
- f. The Design Review Board shall establish a written policy for landscape design within the University Research Park. Such policy may include landscape design standards for integrating the University Research Park with the surrounding

community, standards for types and locations of flora, and the integration of stormwater management with the landscape.

7. Parking and Access

- a. To facilitate efficient land use within the University Research Park, structured parking facilities are strongly encouraged. As described elsewhere herein, structured parking facilities shall be architecturally complementary to the primary buildings served, and shall include environmentally sustainable features where feasible, including plantings, green walls (i.e. walls covered with vegetation), or solar energy installations. Any site that has structured parking shall consider strategies that provide a visual buffer between major rights of way and the parking structure itself, such as landscaping, green walls, ground floor retail or commercial space, “liner” buildings (i.e. surrounding a parking structure with buildings used for purposes other than vehicle storage), and high quality architectural design.
- b. Parking shall be permitted on all public streets in accord with local ordinances or restrictions. The Design Review Board may permit parking along interior drives at their sole discretion.
- c. All parking areas and drives shall be paved with asphalt, concrete, brick, stone, or a high-quality pervious surface, and similar materials shall be used for curbing or bumper guards where needed.
- d. Each building shall include a sufficient amount of bicycle parking that is accessible to a building entrance. There shall be a clear and direct path from on-street bicycle infrastructure or dedicated bicycle paths to bicycle parking facilities, designed in a manner such that a bicycle rider need not traverse curbs, stairs, or through landscaped areas. Covered bicycle parking is permitted and encouraged.
- e. Electric vehicle charging stations located within parking areas are permitted and encouraged.
- f. All parking areas shall provide security and pedestrian lighting that complies with Section 6(d). All lighting, for walks, driveways and lots, will be specified and all wiring must be underground. The placement of lighting within or around parking areas shall not interfere with any other obligations of this section.
- g. Employee surface parking areas shall not be located within any setback area or in front of any building.

- h. Limited visitor parking is permitted in front of buildings consistent with Design Review Board guidelines and City zoning.
- i. Provision of parking spaces shall be in accord with City standards.
- j. All parking areas shall be separated from road rights-of-way and adjacent developed parcels by aesthetically attractive screenings. These may include landscaping or architectural elements.
- k. For new developments or the substantial redevelopment of existing building sites, islands containing large shade trees and other landscaping materials shall subdivide surface parking areas. Surface parking bays shall be designed so that no parking bay exceeds 12 contiguous parking stalls; however, the Design Review Board may approve exceptions if:
 - i. The parking area includes significant installation of solar panels or other landscape and environmental features that reduce heat absorption and reflection and mitigate stormwater runoff,
 - ii. Topographic or other site constraints that prevent the construction of appropriately dense development with sufficient parking, or
 - iii. The Design Review Board determines in its sole discretion that strictly adhering to a 12-stall maximum parking bay would be an undue burden.
- l. All parking areas shall have pedestrian walkways linking the entirety of the parking area to the building entrance(s) serving such parking area.
- m. Notwithstanding anything else contained herein, the Design Review Board may issue variances at its sole discretion to any of the above standards in order to promote alternative forms of transportation including the infrastructure to support public transportation, autonomous vehicles, electric vehicles, flying vehicles, and other forms of transportation deemed desirable by the University Research Park and the Design Review Board.

8. Planned Design Districts

- a. Purpose of a Planned Design District. The inclusion of Planned Design Districts in this Declaration of Covenants, Conditions, and Restrictions is intended to give the

Design Review Board the flexibility to consider and approve, at its discretion, the evolution of land use and building design within the University Research Park in a manner consistent with the vision of a more walkable and dense campus environment. A Planned Design District is not a mechanism for thwarting the standards set forth elsewhere in this document simply because they may be considered inconvenient, but is instead a mechanism for furthering the land use and building design goals of the University Research Park in a thoughtful, deliberate manner. In general, a Planned Design District is only available for exceptional, future-oriented projects. Any proposal for a Planned Design District must further the land use goals of walkability, sustainability, appropriate density, opportunities for shared or reduced parking, accessibility to multiple transportation alternatives, the addition of retail or services and other public amenities, or interaction with the public realm. The design of buildings within the Planned Design District must further the goals of high-quality design and construction, sustainability, transparency, and interplay between the natural and built environment.

- b. The Design Review Board may approve any number of Planned Design Districts. A Planned Design District shall be comprised of a contiguous, legal parcel of land. The Design Review Board shall only approve Planned Design Districts for land parcels where the requesting individual or entity has substantial control over the existing improvements, if any. The building location, design standards, and parking and access standards of an approved Planned Design District shall supersede those standards set forth in Section 4, 5, and 6 of this document. The Design Review Board may establish signage policies on specific Planned Design Districts.
- c. Each Planned Design District shall include a master plan prepared by a relevant design professional, such as an architect, urban planner, or landscape architect. Each master plan shall contemplate:
 - i. Superior building and landscape design, including both aesthetics and environmental sustainability features such as energy efficiency;
 - ii. Site-wide sustainability features, including a stormwater mitigation plan conscious of adjacent land parcels and their improvements;
 - iii. An avoidance of surface parking and opportunities for shared or reduced parking facilities;
 - iv. Walkability and accessibility to transportation other than private vehicles, including public transit, bicycles, electric vehicles, and vehicular ride share services;
 - v. The relationship of the building(s) to the streetscape or other public or natural areas;

- vi. Tenant signage and directional or restrictive signage;
 - vii. The phasing of development and construction;
 - viii. The proposed uses of the buildings and other improvements; and
 - ix. The site's relationship to the University Research Park and the surrounding community.
- d. The Board may establish separate guidelines for the review and approval of Planned Design Districts. However, Board's review and approval process may include the following:
 - i. Conceptual Design Conference – The purpose of this meeting is for the persons proposing a Planned Design District to explore the conceptual design plans with the Board, specifically the potential options and constraints of a site. The result of this meeting should be the general agreement between all parties over the proposed direction of the Planned Design District. At this meeting, the Design Review Board will establish the graphical standards to be included in the master plan.
 - ii. Preliminary Master Plan Review – At this meeting, the Design Review Board and the persons proposing the Planned Design District will review and provide feedback on a preliminary master plan prepared in consideration of the standards and guidelines set forth in this Section 8.
 - iii. Final Master Plan Review – At this meeting, the Design Review Board and the persons proposing the Planned Design District will review the master plan that incorporates the feedback provided during the plan's preliminary review. The Design Review Board, at its sole discretion, may then approve the master plan as it is presented, approve the master plan contingent on design changes, reject, or refer the master plan to a later meeting of the Design Review Board.
- e. A master plan developed under Section 8 may consider the construction of new streets, which are encouraged to be public and dedicated to the City of Madison. Any new street must further the creation of a street grid, and must enhance the University Research Park's connection to existing transportation corridors.
- f. The Design Review Board shall continue to have authority over the implementation of the master plan at all its phases of construction as detailed in Sections 2 and 3 herein. No building, building addition or exterior modification, improvement, or landscape shall be constructed without the approval of the Design Review Board.

9. Nuisances

- a. No noxious, dangerous, or offensive activity shall be conducted upon any land, lot or portion of any lot, nor shall anything be done thereon which may be or may become any annoyance, hazard or nuisance to abutting properties or the area or neighborhood in general. It is the intent that research, office and permitted light industrial activity shall be created and maintained with proper appearance from streets and adjoining properties and to ensure that no effect upon properties in the area shall occur from the emission of noise, dust, odor, glare, vibration, smoke or any other emission or waste which might constitute a nuisance or hazard.

10. Restrictions on Transfer, Use

- a. All buildings within the University Research Park shall be for the sole use of the occupant, user, owner, lessee, sublessee, tenant, or subtenant.
- b. All public easements, including bicycle and pedestrian walkways and open space shall remain accessible to the public for their enjoyment. The University Research Park reserves the right to reasonably limit use, including hours of operation, commensurate with City of Madison standards and the safety of both persons and property. No tract of land different from that originally granted may be sold, leased or otherwise transferred without the approval of the Regents or their designee.

11. General Provisions

- a. Severability: Invalidity of any one of the covenants or restrictions herein, or any severable part thereof, by judgment or court order shall continue in full force and effect.
- b. Duration and Amendment: The covenants and restrictions of the declaration shall run with the land and bind any owner, tenant, or occupant of any land subject to this declaration, their respective successors and assigns, in perpetuity, or until these covenants and restrictions are duly amended. Such amendment shall require the consent of three-fourths of landowners subject to this declaration and by the Regents.
- c. Enforcement: These covenants and restrictions may be enforced by the Regents, or by any landowner by proceedings at law or in equity against any person or persons violating or attempting to violate the same, either to restrain the violation

or to recover damages. The failure to enforce any restriction shall in no event be deemed to waive any right to do so thereafter or the right to enforce any other restriction.

- d. Governmental Approvals and Permits: Approval of plans and specifications as described herein in no way relieves any party from obtaining any required approvals and permits from any governmental authority. A complete set of plans and specifications with the Design Review Board approval thereon shall be filed with the Inspection Unit of the Madison Planning and Development Department for its files. Any application for approvals and permits shall be based on the plans approved by the Design Review Board.

Authority to Sell a 1.06-Acre Parcel
of Land with Improvements in the
Town of Dunn, Wisconsin,
UW-Madison

CAPITAL PLANNING AND BUDGET COMMITTEE

Resolution:

That, upon the recommendation of the UW-Madison Chancellor and the President of the University of Wisconsin System, authority be granted to sell a 1.06 acre parcel of land with improvements located at 2014 Green Road, Town of Dunn, Wisconsin.

THE UNIVERSITY OF WISCONSIN SYSTEM

REQUEST FOR BOARD OF REGENTS ACTION OCTOBER 2017

INSTITUTION: University of Wisconsin-Madison

REQUEST: Authority to sell a 1.06 acre parcel of land with improvements located at 2014 Green Road, Town of Dunn, Wisconsin.

DESCRIPTION:

The Board of Regents owns a 1.06 acre parcel of land containing an 11,000 square foot building located approximately two-thirds of a mile from the UW-Madison Kegonsa Research Center (KRC) in the Town of Dunn. The building was used as lodging for visiting scientists to the KRC.

JUSTIFICATION:

The building, a former elementary school, was constructed in 1954. The school was purchased by a private individual in the 1980s and converted to dormitory-style housing with single and double rooms and shared bathrooms. The purpose of the conversion was to provide lodging for visiting scientists to the Synchrotron Radiation Center (SRC), which was part of the KRC. The visiting scientists rented rooms for three-week blocks of time to correspond with their scheduled research. In 2007, the building and land were donated to the University of Wisconsin Foundation, which in turn donated it to UW-Madison. The university continued to allow visiting scientists to live there during their research activities. In 2014, the SRC lost funding from the National Science Foundation and the center was dissolved. Since that time, the building has remained unoccupied.

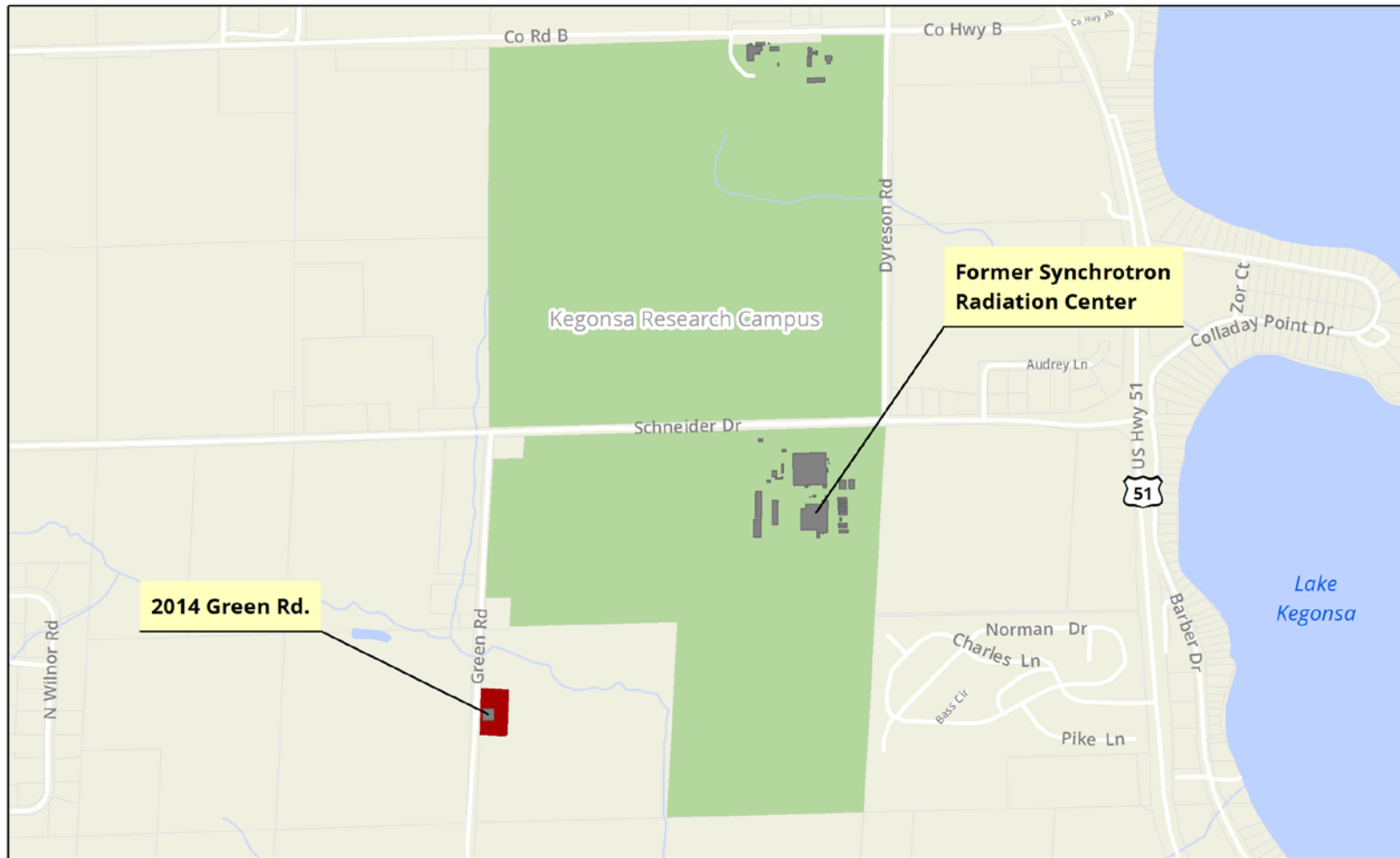
The facility has two floors, each level containing approximately 5,500 GSF. It was constructed primarily of cement block with a partially exposed lower level. A commercial-style kitchen and a dining area are located on the lower level. The age of the mechanical systems, the lack of ADA accessibility, and the presence of an above-ground storage tank renders the property expensive to renovate for another use. Additionally, the university has no other use for this facility.

BUDGET:

Not applicable.

PREVIOUS ACTION:

April 13, 2007	Granted authority to accept a gift-in-kind from the University of
Resolution 9336	Wisconsin Foundation of land and a structure located in the Town of
	Dunn, Dane County, Wisconsin. The value of this gift-in-kind is
	approximately \$400,000.



Sources: UW System Administration,
State of Wisconsin, Wisconsin State
Cartographer's Office,
US Census Bureau

This map is for reference purposes only.

UW-Madison: Proposed Sale 2014 Green Rd.

- Proposed Sale Property
- Kegonsa Research Campus Buildings
- UW-Madison Property

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Authority to Execute a Temporary
Land Use Agreement for
Construction of an Amphitheater in
the Schmeeckle Reserve and to
Accept the Completed Facility as a
Gift-In-Kind, UW-Stevens Point

CAPITAL PLANNING AND BUDGET COMMITTEE

Resolution:

That, upon the recommendation of the UW-Stevens Point Chancellor and the President of the University of Wisconsin System, authority be granted to: (a) execute a temporary land use agreement between the Board of Regents and the Friends of Schmeeckle Reserve, Inc. to allow the construction of an amphitheater in the Schmeeckle Reserve in Stevens Point, Wisconsin, and (b) accept the completed facility as a gift-in-kind.

THE UNIVERSITY OF WISCONSIN SYSTEM

REQUEST FOR BOARD OF REGENTS ACTION OCTOBER 2017

INSTITUTION: University of Wisconsin-Stevens Point

REQUEST: Authority to: (a) execute a temporary land use agreement between the Board of Regents and the Friends of Schmeckle Reserve, Inc. to allow the construction of an amphitheater in the Schmeckle Reserve in Stevens Point, Wisconsin, and (b) accept the completed facility as a gift-in-kind.

DESCRIPTION: This project will design and construct an approximately 16,000 square foot open-air amphitheater equipped with stage lighting and a sound system, seating for 200 people, and a 25' by 25' stage. The site will be fully landscaped to blend into the woodland setting. The amphitheater will be located approximately 200 feet southeast of the existing visitor center and 200 feet southwest of the parking lot. The facility will be fully Americans with Disabilities Act (ADA) compliant, and a hard surface path will connect it to the parking lot and visitor center. Total estimated cost is \$235,000 Gift Funds.

Construction of the amphitheater will proceed only after review and approval of the plans by the University of Wisconsin System staff and the State Division of Facilities Development.

JUSTIFICATION: The Schmeckle Reserve is a 280-acre public conservancy area on the campus of UW-Stevens Point. Its mission is to protect and restore natural communities of central Wisconsin, serve as an outdoor laboratory for teaching and research, and provide recreational opportunities for the community. One of the core goals in advancement of this mission is to provide outdoor educational programming for the central Wisconsin community. The popularity of Schmeckle Reserve sponsored programs and events continues to rise, such as candlelight hike festivals that attracted 3,400 participants last year and UW-Stevens Point student-led programming for 1,150 attendees. Outdoor programming space is currently limited to a campfire ring with wooden benches, which is inadequate to meet the needs of current and future audiences.

A rustic amphitheater, designed to blend into the natural landscape behind the Schmeckle Visitor Center, will provide a fully-accessible, essential space for sharing the natural and cultural history of the region and meet the needs of campus and community audiences. It will also be available to other community individuals and organizations, serving as a unique outdoor venue for public programs and artistic performances.

The Friends of Schmeckle Reserve, Inc. is a non-profit 501(c)(3) corporation dedicated to supporting Schmeckle Reserve through programs and outreach, land management and acquisition, funding, and resources. That organization will serve as the project manager using gift funds provided by the donors, Dallas and Edith Pankowski and others. Upon completion of the project, the amphitheater will be gifted to the Board of Regents.

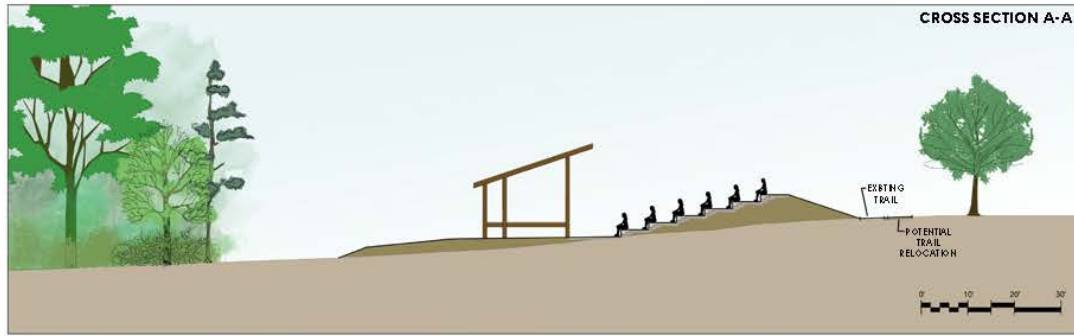
BUDGET: Not applicable.

PREVIOUS ACTION:

June 10, 1977 Resolution 1480	Granted authority to name the Reserve the Schmeeckle Reserve and the residence hall, Steiner Hall.
September 8, 1978 Resolution 1739	Granted authority to acquire two parcels of land as additions to the Schmeeckle Reserve and to request Heritage Conservation and Recreation Service funding support (LAWCON).
May 9, 1980 Resolution 2162	Granted authority to purchase a 3-1/3 acre parcel of unimproved land from Arthur Waldowski, at a cost of \$18,000 as an addition to the Schmeeckle Reserve, with \$8,150 of LAWCON-Non-GPR funds and \$9,850 of GPR-supported General Obligation Bonding.
April 10, 1981 Resolution 2371	Granted authority to purchase a parcel of land, as an addition to the Schmeeckle Reserve at a cost of \$80,710 from federal LAWCON funds (\$38,500 Non-GPR) and \$42,210 State Land Acquisition Funds, which includes appraisal fees and closing costs.
September 7, 1990 Resolution 5600	Granted authority for the Chancellor to execute a Land Use Agreement with the Wisconsin Conservation Hall of Fame, Inc., for construction of an addition to the Schmeeckle Reserve Visitor Center and to accept, upon completion, this gift-in-kind valued at approximately \$90,000. Approval is conditioned on the construction contract providing liability insurance coverage of \$1 million.
September 9, 1994 Resolution 6752	Granted authority to name the lake in Schmeeckle Reserve "Lake Joanis."
September 13, 1996 Resolution 7281	Granted authority to accept a gift of 15.48 acres of land from Portage County to become part of the University's Schmeeckle Reserve Conservancy.
April 9, 1999 Resolution 7890	Granted authority to adjust the campus boundary and accept a donation of 42.6 acres of land from the City of Stevens Point to become a part of the University's Schmeeckle Reserve Nature Conservancy.
November 9, 2007 Resolution 9405	Granted authority to accept a donation of two separate adjoining parcels of land approximately 6.63 acres in size to become a part of the university's Schmeeckle Reserve Nature Conservancy.
April 7, 2017 Resolution 10855	Granted authority to execute a 25-year ground lease between Board of Regents and Portage County to allow the construction of a trailhead shelter, restrooms, and parking lot addition in the Schmeeckle Reserve.

Schmeckle Reserve: Proposed Activity Hub Development





Approval to Enter Into a Lease of
Space for Student Housing,
UW-Whitewater

CAPITAL PLANNING AND BUDGET COMMITTEE

Resolution:

That, upon the recommendation of the UW-Whitewater Chancellor and the President of the University of Wisconsin System, approval be granted for the Department of Administration to enter into a new lease of approximately 83,496 gross square feet at Cambridge Apartments on behalf of UW-Whitewater, for the purpose of housing.

THE UNIVERSITY OF WISCONSIN SYSTEM

REQUEST FOR BOARD OF REGENTS ACTION OCTOBER 2017

INSTITUTION: University of Wisconsin-Whitewater

REQUEST: Approval for the Department of Administration to enter into a new lease of approximately 83,496 gross square feet at Cambridge Apartments on behalf of UW-Whitewater, for the purpose of housing.

LEASE DESCRIPTION:

The university is proposing to lease Cambridge Apartments for a five-year term. The lease rate includes all utilities, maintenance, real estate taxes, insurance, snow removal, and landscaping. The apartment building was constructed in 1986 by a private owner as student housing for up to 293 students. As sought in the request for proposal, the owner will be converting a second floor apartment into an additional study lounge thereby reducing the total occupancy to 285 students. The lease will include a 365-day cancellation clause after the first year to accommodate fluctuations in enrollment. UW-Whitewater will provide the necessary staffing to provide student services such as resident assistants, security, social programming, and counseling.

JUSTIFICATION:

UW-Whitewater residence halls have a designed capacity for 4,142 students. There are 4,800 students eligible to live in the residence halls for the 2017-2018 school year. For the last four years, the Office of Housing and Residence Life has operated at between 110 to 114 percent capacity. In order to meet demand, more than 90 students lived in converted study lounges and many resident assistants were required to have roommates. In addition, the residency requirement for sophomores to remain on campus has been waived during the last several years. This year, more than 700 students were granted exemptions from this requirement.

Since 2010, the university has entered into short-term arrangements with local apartment owners to house 450 students in campus-managed space. However, a longer term solution is needed. A request for proposal was issued by the Department of Administration to lease additional student housing for a five-year term. The lease term will accommodate demand until a new residence hall, which was enumerated in the 2013 Wisconsin Act 20, opens in fall of 2019. In addition, there are planned renovations of two other residential halls in 2021 and 2022 that will remove them from inventory.

The most recent update to Cambridge Apartments was in 2016 when a new elevator was installed. The owner will provide each apartment with two couches, a dining set for four, and a bed, desk, and dresser for each resident. Prior to occupancy, each apartment will be painted. As a requirement of the request for proposal, all appliances and carpeting must have been replaced within the last five years.

University Function	Student housing																		
Lease Location	375 N. Harmony Lane, Whitewater, Wisconsin																		
Type of Negotiation or Selection Process	Request for proposal																		
Lessor	D.L.K. Enterprises, Inc.																		
Anticipated Occupancy Date	August 2018																		
Lease Term	5 years																		
Escalation Rate	One percent																		
Renewal Option(s)	Two five-year renewals																		
Purchase Option	No																		
Space Type	<p>Housing for 285 students (not including food service)</p> <table> <tr> <td>1 bedroom</td><td>2 units/4 students</td></tr> <tr> <td>1 bedroom-ADA</td><td>1 units/1 student</td></tr> <tr> <td>2 bedroom</td><td>51 units/204 students</td></tr> <tr> <td>2 bedroom-RA units</td><td>3 units/6 students</td></tr> <tr> <td>2 bedroom-ADA</td><td>3 units/6 students</td></tr> <tr> <td>2 bedroom-ADA single</td><td>3 units/3 students</td></tr> <tr> <td>2 bedroom-house fellow</td><td>1 units/ student</td></tr> <tr> <td>3 bedroom – double/single</td><td>12 units/48 students</td></tr> <tr> <td>3 bedroom – single</td><td>12 units/12 students</td></tr> </table>	1 bedroom	2 units/4 students	1 bedroom-ADA	1 units/1 student	2 bedroom	51 units/204 students	2 bedroom-RA units	3 units/6 students	2 bedroom-ADA	3 units/6 students	2 bedroom-ADA single	3 units/3 students	2 bedroom-house fellow	1 units/ student	3 bedroom – double/single	12 units/48 students	3 bedroom – single	12 units/12 students
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3 bedroom – single	12 units/12 students																		
Square Feet	Total: 83,496																		
Total Gross Cost per Square Foot	Base rent \$13.26																		
Initial Lease Term Cost	Base rent \$1,107,200																		
Funding Source	Program revenue																		

BUDGET:

Not applicable.

PREVIOUS ACTION:

None.

Authority to Construct All Agency
Maintenance and Repair Projects,
UW System

CAPITAL PLANNING AND BUDGET COMMITTEE

Resolution:

That, upon the recommendation of the President of the University of Wisconsin System, authority be granted to construct various maintenance and repair projects at an estimated total cost of \$11,384,500 (\$9,363,200 Program Revenue Supported Borrowing; \$1,440,100 Agency Cash; and \$581,200 Gifts and Grants).

THE UNIVERSITY OF WISCONSIN SYSTEM

REQUEST FOR BOARD OF REGENTS ACTION OCTOBER 2017

INSTITUTION: University of Wisconsin System

PROJECT REQUEST: Authority to construct various maintenance and repair projects at an estimated total cost of \$11,384,500 (\$9,363,200 Program Revenue Supported Borrowing; \$1,440,100 Agency Cash; and \$581,200 Gifts and Grants).

FACILITY MAINTENANCE AND REPAIR

INST	PROJ. NO.	PROJECT TITLE	GFSB	PRSB	CASH	GIFT/GRANT	TOTAL
MIL	16H3A	Multi-Building Parking Structure Repairs		\$2,000,000	\$498,400		\$2,498,400
WTW	16F1U	Drumlin Dining Hall Roof Replacement			\$477,900		\$477,900
WTW	17A2C	Wells Hall Exterior Windows Replacement		\$2,709,200	\$250,000		\$2,959,200
FMR SUBTOTALS			\$0	\$4,709,200	\$1,226,300	\$0	\$5,935,500

UTILITY REPAIR AND RENOVATION

INST	PROJ. NO.	PROJECT TITLE	GFSB	PRSB	CASH	GIFT/GRANT	TOTAL
STP	16K1C	Parking Lot T Expansion		\$421,000			\$421,000
PRR SUBTOTALS			\$0	\$421,000	\$0	\$0	\$421,000

PROGRAMMATIC REMODELING AND RENOVATION

INST	PROJ. NO.	PROJECT TITLE	GFSB	PRSB	CASH	GIFT/GRANT	TOTAL
EXT	16F1D	Pyle Center Lower Level & First Floor Renovation		\$2,815,000			\$2,815,000
MSN	17H2I	McClain Center Nutrition Facility				\$520,000	\$520,000
STP	16J2N	Central Wisconsin Environmental Station Sleep Cabins			\$213,800	\$61,200	\$275,000
PRR SUBTOTALS			\$0	\$2,815,000	\$213,800	\$581,200	\$3,610,000

ENERGY CONSERVATION

INST	PROJ. NO.	PROJECT TITLE	GFSB	PRSB	CASH	GIFT/GRANT	TOTAL
STO	17E1P	Multi-Building Energy Conservation (Lighting)		\$1,418,000			\$1,418,000
EC SUBTOTALS			\$0	\$1,418,000	\$0	\$0	\$1,418,000

	GFSB	PRSB	CASH	GIFT/GRANT	TOTAL
OCTOBER 2017 TOTALS	\$0	\$9,363,200	\$1,440,100	\$581,200	\$11,384,500

PROJECT DESCRIPTION:

Facility Maintenance and Repair Requests

MIL – Multi-Building Parking Structure Repairs (\$2,498,400): This project completes repairs to six parking structures (Engineering and Mathematical Science Parking Ramp, Kenilworth Building Parking Ramp, Lubar Hall Parking Ramp, Northwest Quadrant Parking Ramp, Pavilion Parking

Ramp, and Sandburg Hall Parking Ramp) to mitigate safety and structural concerns. Project work includes caulking and sealing cracks and patching spalled areas of all concrete surfaces and structural members; remediation repairs to concrete and exposed metal rebar reinforcement; repairing uneven topping slabs; replacing slab membrane top coat; restoring and repairing expansion joint and wall sealants; and repairing masonry wall cracks and exterior insulation finish system damaged areas. All doors, frames, handrails, and stairwells will be repainted. The stairwell flooring surface will also be replaced.

Completing this project mitigates further risk and damage to the structures, protective systems, and ancillary parking structure components. Repairing these items diminishes the safety risk posed to vehicles and other property stored within the structures. UW-Milwaukee Facility Services inspects the structures in the spring and fall each year (and on demand) to remove loose concrete and reduce damage risk, but as degrading conditions go untreated the ability to control the risk to vehicles and property has become untenable.

WTW – Drumlin Dining Hall Roof Replacement (\$477,900): This project replaces all roofing systems for Drumlin Dining Hall. Project work includes replacing approximately 20,800 SF of rubber ballasted roof and built-up roof with a fully adhered Ethylene Propylene Diene Monomer (EPDM) roofing system. The existing roof insulation will be removed down to the concrete deck and properly disposed. The deck will be inspected to ensure it is clean and free of defects, and new insulation with an average R-value equal to 25.2 will be installed. The roof systems will be tapered to drain areas as needed. Drains will be inspected and clamping bowl rings and bowl bolts replaced to ensure a proper seal. Staging areas will be strictly defined and coordinated with the campus to ensure pedestrian safety and that underground utilities are protected as roof replacement proceeds.

The roof sections are more than 25 years old. Recent site inspections by the Physical Plant staff and the Division of Facilities Development staff determined these roof sections require replacement to address current leaking, weathered, worn, and/or damaged sections. These repairs will extend the life of the roof sections and prevent moisture from penetrating the building envelope. The flashing is beginning to split open and allow water infiltration. Roof drains are buckling due to poor installation. Past roof patches are starting to fail at the seams and the pitch pockets adhesive material has failed.

WTW – Wells Hall Exterior Windows Replacement (\$2,959,200): This project replaces exterior windows with new energy efficient units and performs masonry repairs to the exterior envelope. Project work includes replacement of all original resident room and lounge area exterior window assemblies. The exterior joint sealants will be replaced at the vertical expansion joints, control joints, expansion joints, and precast concrete joints. Face brick units will be replaced as necessary, tuckpointing performed, and repairs made to flashing, vents, and head joints. Project work will be limited to floors 4 through 10, unless favorable bids are received and floors 2 through 3 can be accomplished at the same time.

During an exterior inspection of the building, it was discovered that the face brick had spalled and was falling off the building. Most of the spalled material was located in the top four feet of the 10-story building. A small project was completed to repair most of the spalled brick and while the contractor's lift was onsite a more detailed building inspection was completed. The inspection

determined that the caulk for the vertical expansion joints had deteriorated past repair. It is cracked and weathered in many instances, which is allowing wasps and other pests to make nests in the building. The building also has settlement cracks and some additional spalled brick that was not addressed in the small project. The settlement cracks contained within the exterior veneer will be routed, chemically cleaned and re-caulked. Any spalled brick will be cut out and replaced.

The windows are original to the building constructed in 1967 and they have exceeded their useful life. The windows are no longer weather tight and the gaps are allowing wasps and other pests into the resident's rooms. This has resulted in many instances where the occupant was stung. The frames are not thermally improved and the window glass is single pane. The new windows will provide a much higher thermal performance.

Utility Repair and Renovation

STP – Parking Lot T Expansion (\$421,000): This project expands Parking Lot T by approximately 24 spaces and provide two additional driveways to different city streets. Design is based upon a concept approved by the City of Stevens Point in September 2016. Project work includes land boundary and topographic surveying, utility identification, site preparation, tree clearing and grubbing, installation of new concrete curb and gutters and internal circulation walkways, connection to existing storm sewers, and extension of underground electrical service to new lot lighting fixtures and sidewalk lighting along Fourth Avenue. New asphalt pavement, pavement markings, and striping will be installed on the expanded areas. Internal and buffer landscaping, and an irrigation system connected to the campus central control system will be installed. A 5-foot wide pedestrian walkway along Fourth Ave will be replaced with an 8-foot wide sidewalk. The new walkway will be lit with the current campus standard walkway light fixtures. A dumpster pad will be relocated and new dumpster screening installed. Two parking spaces will have electrical capacity installed to re-charge electric vehicles (EVs). Sufficient circuit capacity will be provided for up to two additional EV charging stations, if needed. The charging stations will be owner-furnished but installed by the contractor.

Located near the eastern mid-section of campus, Parking Lot T (221 spaces) has 111 metered spaces and 91 permitted spaces. In spring 2016 the campus lost 340 spaces of metered parking on the east side of campus for the construction of a new science facility. These spaces were partially replaced by the construction of a 75-space hourly metered lot on the west side of campus and reassigning 111 permit spaces in Lot T to meters. Expanding Lot T with 24 additional metered spaces would bring the amount meter space replacement to about 62% of the previous lost capacity. Current access to Parking Lot T is through a private residential area along Illinois Avenue further to the east. Although the 111 spaces were converted to metered parking prior to the start of the Chemistry Biology Building project, users experience problems identifying access to the lot and its utilization is comparatively below other metered lots on campus. Two new driveways will alleviate this problem and also divert traffic out of the adjoining residential neighborhood.

Programmatic Remodeling and Renovation

EXT – Pyle Center Lower Level and First Floor Renovation (\$2,815,000): This project renovates approximately 12,752 ASF on the lower and first floor levels of the Pyle Center for office suites and media support. Project work includes developing a Cooperative Extension Suite with offices, open workstations, collaboration spaces, and a workroom on the first floor; renovating the lower

level into offices, open workstations, and media support areas for the Instructional Communication Systems (ICS) and Cooperative Extension's Technical Services and Distance Education operations; and creating new collaboration spaces and a break room for buildingwide use. Select areas of the first floor will serve as swing space during the phased project work. This renovation will focus on the finish and furnishing of space to support the intended uses. The building infrastructure and services will be modified as necessary to accommodate intended repurposing and renovation.

Cooperative Extension has a broad and varied mission to teach, lead, and serve, connecting people with the University of Wisconsin and engaging them to transform lives and communities. The new office suite will renovate space for three of the distinct program areas within Cooperative Extension: (1) Community, Natural Resource and Economic Development (including Center for Community Economic Development, Local Government Center, Solid and Hazardous Waste Education Center, and Broadband & E-Commerce Education Center); (2) 4-H Youth Development; and (3) Leadership Wisconsin. These user groups are currently occupying spaces in the north wings of Lowell Hall on the second, third and fourth floors. These spaces were originally designed as dorm rooms and were subsequently used for office needs with minimal modification. Relocation of these uses to renovated portions of the Pyle Center will improve efficiency of operations; better support employees' expanding needs for space and technology that facilitate both in-person and virtual collaboration with statewide colleagues and clients who are engaged in education programs; and vacate space at Lowell Hall to provide expansion space for additional guest rooms in the future.

The ICS suite and shop area will be shared by employees from Broadcast and Media Innovations, including three ICS departments that focus on virtual communication, instructional design, and distance education using specialized media equipment and technology; and employees from Cooperative Extension's Distance Education and Technology Services groups. Some relocation to this suite will also occur over time to vacate additional space on upper levels of the Pyle Center for repurposing to other anticipated future critical needs. The renovated space will better serve the specific integrated work modes of technical staff by creating bench officing, nearby collaborative spaces, shop and storage areas, and by collocating groups with similar physical space requirements.

MSN – McClain Center Nutrition Facility (\$520,000): This project renovates 3,300 SF of space to create a new NCAA-compliant athlete nutrition facility that efficiently serves student athletes for routine use and recruitment in the McClain Center (1,100 SF) and expands the strength and conditioning weight room facilities in Camp Randall Stadium (2,200 SF). The project relocates the Nutrition Center from the Camp Randall Forward Center - Strength and Conditioning space to an area located on the first floor of the McClain Center. Project work includes removal and replacement of interior finishes, creation of a nutrition lounge and associated serving counter and prep space, converting the oversized storage closet into an office for the staff dietitian, and the purchase and installation of all furnishings and equipment. The vacated space in Camp Randall Stadium will be repurposed as a new strength and conditioning weight room.

In an effort to align with current NCAA regulations related to meals, snacks, and nutritional supplements, the proposed new nutrition facility provides the opportunity for student athletes to receive nutrition education, customized nutrition needs per athlete to restore energy levels, and

protection against adulterated foods or supplements. The space arrangement and inefficiencies of the current Camp Randall location do not support the required activities, often cause friction between occupants, and inhibits the ability for the Nutrition Office to adequately provide services. The new nutrition facility will accommodate the nutritional demands of student-athletes and allow for program expansion to accommodate feeding student athletes of 23 competing sports. By creating an efficient and effective facility UW-Madison Athletics will be able to enhance its recruitment and retention activities.

STP – Central Wisconsin Environmental Station Sleeping Cabins (\$275,000): This project constructs two twelve-person sleeping cabins at the Central Wisconsin Environmental Station (CWES) in eastern Portage County to accommodate increased usage by summer campers, school groups, and weekend education retreat groups. Project work includes constructing two additional 730 GSF sleeping cabins, each with capacity to house six bunk beds, six dressers, a table, and chairs. Heating will be provided by electric baseboard units with programmable thermostats for control. The sleeping cabins will have half-log siding, laminated asphalt roof shingles, and wood interior wainscoting. Neither will have kitchen or restroom/bath facilities since these services are available in central facilities. Both cabins will be used as classrooms use during the academic school year. The cabin design will use the same plans and specifications developed for a single cabin constructed in 2015 under DFD project 13B2F on the same site in the southwest portion of the CWES. A walkout basement will be added to one of the cabins to be located on a sloped site for storage and severe weather sheltering. The project will use utility capacity completed under a previous project, which was designed to accommodate these two additional cabins.

CWES currently operates at capacity during the summer. In late 2012 CWES secured a significant three-year challenge grant from the Margaret A. Cargill Foundation to offer camp-themed after-school programming for up to 200 central Wisconsin youths per year. These classroom activities occur during the academic year from September through May. The grant also provides partial scholarship opportunities for these same children to attend a week of summer camp at CWES during the following summer. Because of this increased usage, additional cabin, training, and bathroom/shower facilities were needed, and in 2015 a bath house and one 12-bed cabin were constructed under a separate grant with two additional cabins planned for when additional funds were raised. Now that additional donations have been received and internal program revenue funds committed, this project can continue with the two additional cabins following the same design as the first cabin. A basement will be added to one of the cabins for storage and severe weather sheltering.

In 2013, CWES became the designated location for a K-6 charter school developed by the Tomorrow River School District. The cabins will meet the additional classroom space needs as the school grows from its initial enrollment of 51 students to an anticipated 150 students. Funding for both cabins has been secured through donations and matching program revenue funds through the College of Natural Resources.

Energy Conservation

STO – Multi-Building Energy Conservation (\$1,418,000): This project implements energy conservation measures based on a recently completed comprehensive investment grade energy audit. The debt service will be paid from the annual energy cost savings from the fuel and utilities appropriation (Fund 109). Eleven energy conservation measures will be implemented by this

project. All of the energy savings will be achieved through lighting upgrades and LED retrofits in ten selected buildings and limited outdoor areas.

The Department of Administration and the University of Wisconsin System embrace high-performance green building standards and energy conservation for state facilities and operations. 2005 Wisconsin Act 141 requires each agency to develop energy cost reduction plans. Plans must include all system and equipment upgrades that will pay for themselves in energy cost reductions over their useful life. The energy savings performance contracting program provides a process for UW System institutions to effect energy cost reductions in existing buildings and utility systems.

This project will assist UW-Stout in complying with energy reduction goals. The implementation of the energy conservation measures (ECMs) identified in this request will result in an anticipated annual energy cost savings of approximately \$89,000 with a simple payback of 15.94 years. This is below the state energy fund simple payback requirement of 16 years or 20-year payback with repayment at a 5.25% bond rate and a 3% inflation rate.

PROJECT JUSTIFICATION:

UW System Administration continues to work with each institution to develop a comprehensive campus physical development plan, including infrastructure maintenance planning. After a thorough review and consideration of All Agency Project proposals and infrastructure planning issues submitted, as well as the UW All Agency Projects Program funding targets set by the Division of Facilities Development, this request represents high priority University of Wisconsin System infrastructure maintenance, repair, renovation, and upgrade needs. This request focuses on existing facilities and utilities, targets the known maintenance needs, and addresses outstanding health and safety issues. Where possible, similar work throughout a single facility or across multiple facilities has been combined into a single request to provide more efficient project management and project execution.

BUDGET AND SCHEDULE:

Program Revenue Supported Borrowing	\$ 9,363,200
Gifts and Grants.....	581,200
Agency Cash.....	\$ <u>1,440,100</u>

Total Requested Budget\$ 11,384,500

PREVIOUS ACTION: None.