

01/28/2025

## BOARD OF REGENTS OF THE UNIVERSITY OF WISCONSIN SYSTEM

### **Capital Planning and Budget Committee**

Thursday, February 6, 2025

8:45 a.m. – 10:00 a.m.

Varsity Hall I, 2<sup>nd</sup> Floor  
UW-Madison Union South  
1308 W. Dayton St,  
Madison, Wisconsin  
& via Zoom Videoconference

- A. Calling of the Roll
- B. Declaration of Conflicts
- C. Approval of the Minutes of the December 5, 2025 Meeting of the Capital Planning & Budget Committee
- D. Proposed Consent Agenda
  - 1. UW-Green Bay: Authority to Sell Approximately 80 Acres of Vacant Land Located in Door County
  - 2. UW System: Authority to Construct All Agency Maintenance and Repair Projects
- E. UW-Madison: Host Campus Presentation, "Building for the Future"
- F. Report of the Senior Associate Vice President

**AUTHORITY TO SELL APPROXIMATELY 80 ACRES OF VACANT LAND  
LOCATED IN DOOR COUNTY, UW-GREEN BAY**

**REQUESTED ACTION**

Adoption of Resolution D1., granting authority to sell two approximately 40-acre parcels of unimproved land located in Peninsula Center, Door County, Wisconsin.

**Resolution D1.** That, upon the recommendation of the Chancellor of UW-Green Bay and the President of the UW System, the UW System Board of Regents approves the sale of two approximately 40-acre parcels of unimproved land located in Door County, Wisconsin.

**SUMMARY**

The University of Wisconsin-Green Bay received a donation from Mr. And Mrs. Judson Fuller of four 40-acre contiguous parcels of unimproved land located in Peninsula Center, Door County in 1971. In 2022, the university made the decision to divest themselves of the property as it had not been actively used in many years. The Door County Land Trust (DCLT) was contacted to determine their interest in purchasing the property. DCLT is a non-profit organization that acquires land to preserve and enhance the open space and ecological integrity of Door County. DCLT secured grant funding and purchased two of the four 40-acre parcels in July 2024. The remaining two parcels were deferred for purchase until additional funding was available. DCLT recently notified UW-Green Bay that they will be applying for funding to purchase the remaining two 40-acre parcels.

**Presenter**

- Alex Roe, Senior Associate Vice President for Capital Planning and Budget

**BACKGROUND**

The donor documents stated that although not a condition of the transfer, the hope was the University would leave the land as an outdoor nature laboratory for University of Wisconsin-Green Bay students of Botany, Wildlife and Biology. To that end, prior to offering the property to the public, DCLT was contacted to determine their interest in purchasing

the entire 160-acre parcel for the appraised value. Due to prior funding commitments, DCLT asked to purchase the parcels in separate transactions. The first transaction purchased the two parcels located on County Road E and UW-Green Bay retained the two parcels to the south. DCLT received funding in January 2024 and closed the sale on the property in July 2024. DCLT is now applying for additional funding to purchase the remaining two 40-acre parcels. The deed will contain language regarding continued right-of-entry for students and faculty and an easement was recorded to provide access from the road to the parcels to the south.

### **Previous Action**

March 31, 2023  
Resolution 12007

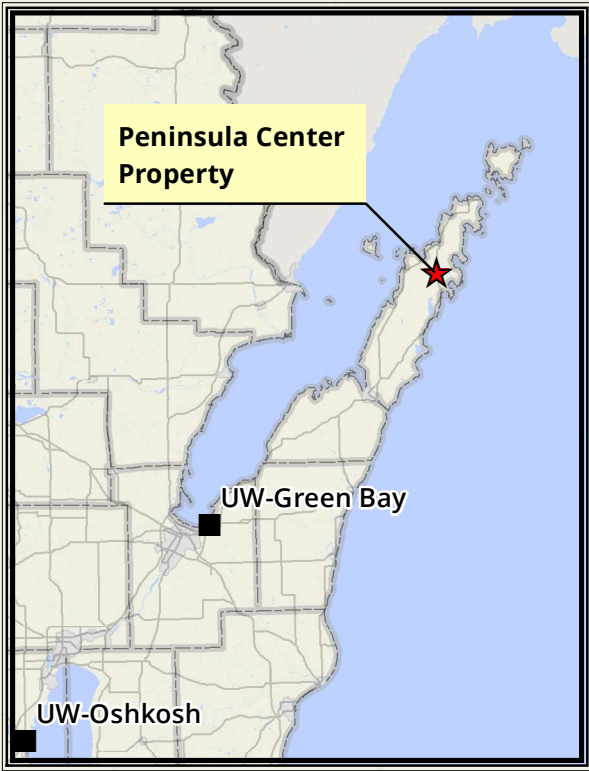
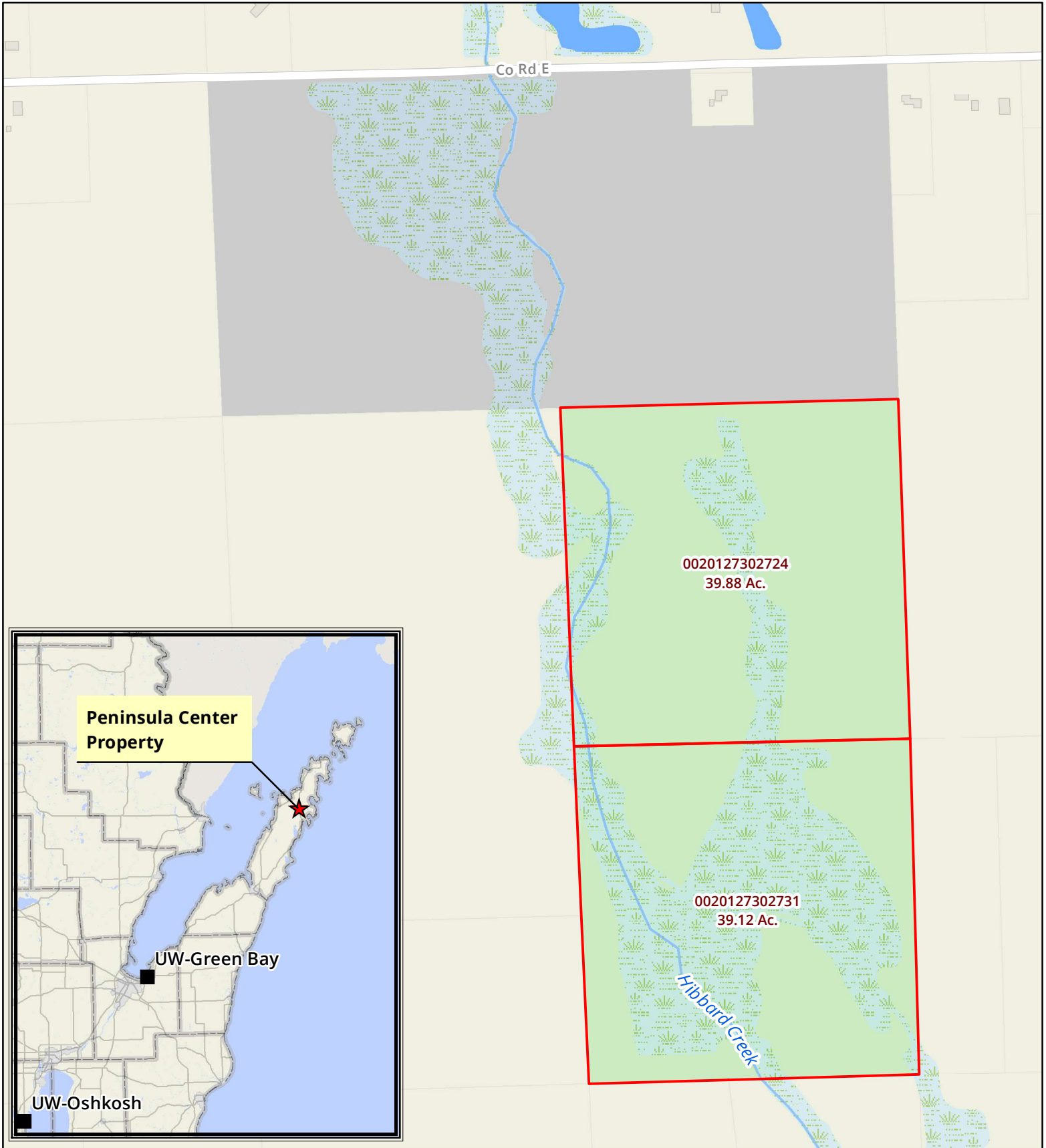
Authority to sell two approximately 40-acre parcels of unimproved land located in Peninsula Center, Door County, Wisconsin.

### **Related Policies**

- Regent Policy Document 13-2, "[Real Property Contracts: Signature Authority and Approval](#)"
- Regent Policy Document 19-16, "[Building Program Planning and Approval](#)"

### **ATTACHMENTS**

A) UW-Green Bay: Peninsula Center Sale Map

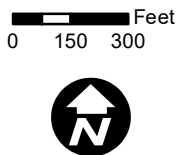


Sources: UW System Administration, State of Wisconsin, US Census Bureau

This map is for reference purposes only.

### UW-Green Bay: Peninsula Center Sale

	Proposed Sale		Former UW Property
	UW Property		Wetland Area



February 6, 2025

**AUTHORITY TO CONSTRUCT ALL AGENCY MAINTENANCE AND REPAIR PROJECTS, UW SYSTEM**

**REQUESTED ACTION**

Adoption of Resolution D2., authorizing construction of various maintenance and repair projects.

**Resolution D2.** That, upon the recommendation of the President of the UW System, the UW System Board of Regents grants authority to construct various maintenance and repair projects at an estimated total cost of \$4,684,000 (\$4,161,300 Segregated Revenue and \$522,700 Program Revenue Supported Borrowing).

**SUMMARY**

**FACILITY MAINTENANCE AND REPAIR**

INST	PROJ. NO.	PROJECT TITLE	SEG-REV	PRSB	CASH	TOTAL
STP	23J2L	Multi-Building Emergency Generator Replacements	\$2,998,000			<b>\$2,998,000</b>
<b>FACILITY MAINTENANCE AND REPAIR SUBTOTALS</b>			<b>\$2,998,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$2,998,000</b>

**UTILITY REPAIR AND RENOVATION**

INST	PROJ. NO.	PROJECT TITLE	SEG-REV	PRSB	CASH	TOTAL
MSN	23K1K	West Campus Electrical Substation Renovation	\$1,163,300	\$522,700		<b>\$1,686,000</b>
<b>UTILITY REPAIR AND RENOVATION SUBTOTALS</b>			<b>\$1,163,300</b>	<b>\$522,700</b>	<b>\$0</b>	<b>\$1,686,000</b>

	SEG-REV	PRSB	CASH	TOTAL
<b>FEBRUARY 2025 TOTALS</b>	<b>\$4,161,300</b>	<b>\$522,700</b>	<b>\$0</b>	<b>\$4,684,000</b>

**Presenter**

- Alex Roe, Senior Associate Vice President for Capital Planning and Budget

## **BACKGROUND**

### **UW-Stevens Point – Multi-Building Emergency Generator Replacements:**

This project replaces emergency generators at the Communication Arts Center (CAC), College of Professional Studies (CPS), George Stein Annex (GSA), and Trainer Natural Resources (TNR) facilities. All new generators will be natural gas units and skid mounted on an exterior concrete slab with a screen wall to match each building. The project work also includes separating the emergency power loads from the optional power loads through new transfer switches, feeders, panels, and circuits served by the new generators. The new design will replace the normal main distribution at each building.

All the emergency generators have been in service more than 50 years. Common issues during the last audit are obsolete generator parts and controls, oil and exhaust leaks, and engines cooled with city water. Each of the generators are undersized to provide adequate capacity to serve power to the critical circuits which protect the building during emergencies, frigid temperatures, and extended power outages.

### **UW-Madison – West Campus Electrical Substation Renovation:**

This project replaces the electrical distribution equipment including 5kV breakers, metering, relaying, and direct current (DC) system associated with the fourteen 5kV breakers at the West Campus Electrical Substation to provide more reliable electrical service, resolve current control issues, and enhance troubleshooting capabilities.

The West Campus Substation was constructed in 1966 and is owned by both UW-Madison and Madison Gas & Electric (MG&E). The UW-owned circuit breakers are original to the substation and an older, obsolete air-break style unit. They have outlived their useful life expectancy and now produce constant control issues and there are no replacement parts available as the brand is no longer in existence. This project replaces the obsolete units with the newest style vacuum breakers. A small number of breaker cubical modifications will also need to be performed to accommodate the new breaker requirements.

Electronic relaying allows the reduction of devices for an individual circuit breaker, which reduces maintenance costs. Electronic relaying provides additional troubleshooting abilities and will provide more timely and reliable data. The use of electronic relay devices also provides the ability to operate circuit breakers remotely, which reduces the danger from arc flash events.

## Related Policies

- Regent Policy Document 19-1, [“University Facilities, Space, and Physical Development Capital Funding and Costs”](#)
- Regent Policy Document 19-15, [“Physical Development Principles”](#)
- Regent Policy Document 19-16, [“Building Program Planning and Approval”](#)

**UW-MADISON HOST CAMPUS PRESENTATION,  
“BUILDING FOR THE FUTURE”**

**REQUESTED ACTION**

For information and discussion.

**SUMMARY**

UW-Madison’s built environment remains critical to its mission of research, education, and outreach. Partnering with the Universities of Wisconsin and the State of Wisconsin, UW-Madison is following a multi-pronged strategy to address aging facilities; an increasing backlog of deferred maintenance; and the quickly changing needs of its students, faculty and staff, and community and industry partners.

As UW-Madison continues to focus on transforming its built environment, this presentation will provide an update on how the university is building for the future creating flexible solutions designed to enhance instruction, enable research, and support growth. It will also quantify the growing risk to the university if facilities needs are not addressed, while outlining plans to address this risk. By leveraging data for smart decisions and informed planning, we are progressing toward a stronger built portfolio and a stronger UW-Madison to our campus, the State of Wisconsin, and beyond.

**Presenter**

- Cindy Torstveit, Associate Vice Chancellor for Facilities, Planning, and Management, UW-Madison