

BOARD OF REGENTS OF THE UNIVERSITY OF WISCONSIN SYSTEM

Capital Planning and Budget Committee

Thursday, October 8, 2026

10:45 a.m. – 12:00 p.m.

Great Room
UW-Superior Yellowjacket Union
1605 Catlin Avenue
Superior, Wisconsin
& via Zoom Videoconference

- A. Calling of the Roll
- B. Declaration of Conflicts
- C. Approval of the Minutes of the September 17, 2026 Meeting of the Capital Planning & Budget Committee
- D. Proposed Consent Agenda
 - 1. UW System: Authority To Construct 2025-27 Classroom Renovation/ Instructional Technology Improvement Program Projects
 - 2. UW System: Authority to Construct an All Agency Maintenance and Repair Project
 - 3. UW System: Authority to Construct a Minor Facilities Renewal Project
 - 4. UW-Madison: Authority to Execute a Ground Lease with United States Department of Agriculture and Authority to Construct USDA-Owned Administrative Building, Marshfield Agricultural Research Station
 - 5. UW-Madison: Authority to Execute a Ground Lease with United States Department of Agriculture and Authority to Construct USDA-Owned Germplasm Research Building, West Madison Agricultural Station
 - 6. UW-Madison: Authority to Execute a Ground Lease with Wisconsin Power and Light and Authority to Construct Privately-Owned Wind Turbine(s), Marshfield Agricultural Research Station
- E. UW Superior: Authority to Accept Transfer and Ownership of City-Owned Sanitary Sewer
- F. UW System: Authority to Increase the Scope and Budget of the UW-Madison Engineering Drive Utilities and Repair Project and Increase the Budget of and Construct a Central Plant and Utility Distribution Renovation Project
- G. UW-Superior: Host Campus Presentation, "Anchor of the North: Strategic Investment in Facilities, Space Utilization, and Campus Transformation"
- H. Report of the Associate Vice President

October 8, 2026

**AUTHORITY TO CONSTRUCT 2025-27 CLASSROOM
RENOVATION/INSTRUCTIONAL TECHNOLOGY IMPROVEMENT
PROGRAM PROJECTS, UW SYSTEM**

REQUESTED ACTION

Adoption of Resolution D1., authorizing construction of the 2025-27 Classroom Renovation/Instructional Technology Improvement Program projects.

Resolution D1. That, upon the recommendation of the Interim President of the UW System, the UW System Board of Regents approves the allocation of 2025-27 Classroom Renovation/Instructional Technology Improvement Program funds; authorizes construction of the related project at an estimated total cost of \$6,206,000 General Fund Supported Borrowing of the originally enumerated \$48,674,000 General Fund Supported Borrowing; and allows the Division of Facilities Development to transfer balances, adjust an individual project budget, and add or substitute other high-priority Classroom Renovation/Instructional Technology projects within the authorized funding.

SUMMARY

UNIVERSITY	PROJ. NO.	PROJECT TITLE	GFSB	CASH	TOTAL
RVF	25I6Y	Active Learning Classroom	\$6,206,000	\$0	\$6,206,000
CLASSROOM RENOVATION/INSTRUCTIONAL TECHNOLOGY IMPROVEMENT PROGRAM TOTAL			\$6,206,000	\$0	\$6,206,000

Presenter

- DeeJ Lundgren, Associate Vice President for Capital Planning and Budget

BACKGROUND

UW-River Falls – Active Learning Classroom – North Hall:

This project renovates 4,318 GSF of underutilized space and adjacent offices in North Hall to create a 108-seat active learning classroom. Work includes demolition and reconfiguration of the former gymnasium and adjoining spaces; relocation and expansion of the existing telecommunications room to meet current standards; installation of new instructional technology and audiovisual systems; and replacement of architectural finishes, lighting, power, telecommunications, mechanical, and HVAC distribution systems throughout the renovated area.

Mechanical improvements include a dedicated air handling unit with associated supply, return, and exhaust systems routed to the roof. Existing restroom facilities will remain and are adequate for the proposed occupant load. The project includes associated accessibility, life-safety, and code compliance improvements.

North Hall was constructed in 1914 and is listed on the State and National Registers of Historic Places. The project is limited to interior renovations within the existing building and will not alter exterior or public-facing historic features. Renovations will preserve significant historic elements where feasible while adapting the space to contemporary instructional use

Budget/Schedule

Construction	\$	4,402,000	SBC Approval	Oct 2026
Design	\$	621,200	A/E Selection	Oct 2025
DFD Mgt	\$	202,500	Design Report	Oct 2026
Contingency	\$	660,300	Bid Opening	Aug 2027
Equipment	\$	320,000	Start Construction	Oct 2027
TOTAL	\$	6,206,000	Final Completion	May 2028

Previous Action

August 22, 2024
Resolution 12239

Recommended that the UW System Instructional Space Projects Program Funding request for a total \$49,174,000 (\$48,674,000 General Fund Supported Borrowing, and \$500,000 Gifts) be submitted to the Department of Administration and the State Building Commission as part of the UW System 2025-27 Capital Budget Request.

To date \$37,298,000 million of the 25-27 Instructional Space Projects Program Categorical Enumerations has been authorized to construct. The table below summarizes projects previously authorized:

BOR MTG DATE	UNIVERSITY	PROJ. NO.	PROJECT TITLE	GFSB	CASH	TOTAL
9/17/26	MIL	25H4F	Physics Instructional Lab Relocations	\$7,400,000	\$0	\$7,400,000
9/17/26	GBY	25H1B	Studio Arts C-Wing Lab Renovations	\$7,350,000	\$0	\$7,350,000
9/17/26	LAC	25H3Z	Mitchell Hall & Morris Hall Lab Renovations	\$3,488,000	\$0	\$3,488,000
9/17/26	MSN	25I4Y	Van Vleck Lecture Hall Renovations	\$4,521,000	\$0	\$4,521,000
9/17/26	PKS	25H4J	Greenquist Hall Science Lab Renovation	\$7,355,000	\$0	\$7,355,000
7/16/26	GBY	25H4B	Athletic Training and Cadaver Laboratory	\$3,598,000	\$0	\$3,598,000
6/4/26	MKE	25H1C	Lapham Hall Active Learning Classroom	\$3,586,000	\$0	\$3,586,000
TOTAL TO DATE				\$37,298,000	\$0	\$37,298,000

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"

October 8, 2026

AUTHORITY TO CONSTRUCT AN ALL AGENCY MAINTENANCE AND REPAIR PROJECT, UW SYSTEM**REQUESTED ACTION**

Adoption of Resolution D2., authorizing construction of a maintenance and repair project.

Resolution D2. That, upon the recommendation of the Interim President of the UW System, the UW System Board of Regents grants authority to construct a maintenance and repair project at an estimated total cost of \$2,188,000 (\$2,013,000 Program Revenue Supported Borrowing and \$175,000 Cash).

SUMMARY**FACILITY MAINTENANCE AND REPAIR**

UNIVERSITY	PROJECT NO.	PROJECT TITLE	SEG-REV	PRSB	CASH	TOTAL
WTW	26B1X	Wells Hall Roof Replacement	\$0	\$2,013,000	\$175,000	\$2,188,000
FACILITY MAINTENANCE AND REPAIR TOTAL			\$0	\$2,013,000	\$175,000	\$2,188,000

	SEG-REV	PRSB	CASH	TOTAL
OCTOBER 2026 TOTAL	\$0	\$2,013,000	\$175,000	\$2,188,000

Presenter

- DeeJ Lundgren, Associate Vice President for Capital Planning and Budget

BACKGROUND

UW-Whitewater – Wells Hall Roof Replacement:

This project replaces approximately 21,000 SF four-ply, gravel-surfaced, built-up roofing (BUR) on the upper roofs and approximately 7,000 SF of fully adhered Ethylene Propylene Diene Monomer (EPDM) at the lower roofs of Wells Hall East and West, with a new, fully adhered EPDM single-ply membrane roofing system, including associated flashings and metal edge terminations. The existing BUR, gravel, and EPDM membrane will be removed and disposed of off-site. Wells Hall will remain occupied during construction. Construction sequencing, access, and noise/odor control will be addressed in the contract documents.

Project work includes inspection of the polyisocyanurate insulation at the lower roofs. Where found to be in good condition, they will be stored off-site for re-utilization. Approximately 10,000 SF of parapet wall will be covered with fully adhered EPDM membrane. All skylight assemblies and curbs will be removed and replaced with new insulated curbs and more thermally efficient skylight glazing assemblies. All doors will be removed and replaced. All roof drain assemblies will be removed and replaced with new units. Damaged drain assemblies will be replaced rather than performing a widespread replacement. The concrete roof deck will be exposed for inspection to verify it is clean and free of defects; any damaged or deteriorated areas will be replaced as needed. New polyisocyanurate insulation will be installed with an average R-value of 30 and will be tapered to provide positive drainage to the roof drains. All flashings, penetration boots, counterflashings, and metal edge terminations will be removed and replaced in accordance with the new roof assembly. Staging and laydown areas will be strictly defined and coordinated with the campus to ensure pedestrian safety along all pathways and to protect underground utilities during construction.

Wells Hall is a 10-story student residence with two towers. Recent site inspections by the Physical Plant staff determined that 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 roofing systems consist of four-ply, gravel surfaced, built-up roofing over a concrete deck. There are other roofing systems on small sections of the towers. A 2020 inspection found that the roof was splitting and pulling away from the curbs. Since 2017, the university has continued to patch the roof, but it has now reached the end of its useful life.

Previous Action

None.

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"](#)

October 8, 2026

AUTHORITY TO CONSTRUCT A MINOR FACILITIES RENEWAL PROJECT, UW SYSTEM

REQUESTED ACTION

Adoption of Resolution D3., authorizing construction of a minor facilities renewal project.

Resolution D3. That, upon the recommendation of the Interim President of the UW System, the UW System Board of Regents grants authority to construct a minor facilities renewal project at an estimated total cost of \$14,999,000 General Fund Supported Borrowing.

SUMMARY

2025-27 - MINOR FACILITIES RENEWAL PROJECTS PROGRAM - GROUP 2

UNIVERSITY	PROJECT NO.	PROJECT TITLE	GFSB	PRSB	CASH	TOTAL
PLT	25B2I	Karrmann Student Access Center	\$14,999,000	\$0	\$0	\$14,999,000
2025-27 - MINOR FACILITIES RENEWAL PROJECTS PROGRAM - GROUP 2 SUBTOTAL			\$14,999,000	\$0	\$0	\$14,999,000

	GFSB	PRSB	CASH	TOTAL
OCTOBER 2026 TOTAL	\$14,999,000	\$0	\$0	\$14,999,000

Presenter

- Deej Lundgren, Associate Vice President for Capital Planning and Budget

BACKGROUND

UW-Platteville – Karrmann Student Access Center:

This project creates a combined Library and Student Success Center. Karrmann Library is a five-story, approximately 105,000 GSF building constructed in the 1960s. The renovation will reorganize student-facing academic support services and library functions onto Level 1

and Level 2 of the building, consolidating services that are currently dispersed across campus into a single, coordinated location. The Basement and Level 3 will remain substantially in their current configuration apart from new restroom construction. Level 4, which houses Information Technology Services offices and is served by a separate, limited-access elevator, will not be renovated as part of this project. The project will install fire suppression sprinklers and upgrade the fire alarm system throughout the building. Full-building sprinkler system coverage is being pursued both as a life-safety improvement and as a means of simplifying code compliance for the renovated floors. The project will adhere to the Department of Administration's 2024 Sustainability Guidelines and the UW Sustainable Building Guidelines applicable to this interior renovation, which includes no major renovation of the existing HVAC system.

Karrmann needs updating to support the mission of the University. Student services are currently in functionally and physically obsolete spaces on campus, slated for demolition. Karrmann is an underutilized building in central campus that has been updated through a variety of recent projects and was deemed an appropriate location for student support services through collective campus conversations and supported by the recent addition to the Ottensman Hall Pre-Design Study. The buildings where student services spaces are housed are at the end of their useful lives and slated to be razed.

Currently, new and existing students need to access necessary services in disparate buildings located throughout campus, detracting from the goal of student recruitment and retention. The goal of the project is to provide a central place for students to access various services with the aim to increase recruitment and retention for a campus that houses many integral STEM programs for the State of Wisconsin.

Previous Action

August 22, 2024
Resolution 12239

Recommended that the proposed 2025-27 Capital Budget request, including the UW-Platteville Karrmann Student Access Center project at an estimated total project cost of \$14,043,000 General Fund Supported Borrowing, be submitted to the Department of Administration and State Building Commission.

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"](#)

October 8, 2026

**AUTHORITY TO EXECUTE A GROUND LEASE WITH UNITED STATES
DEPARTMENT OF AGRICULTURE AND AUTHORITY TO CONSTRUCT
USDA-OWNED ADMINISTRATIVE BUILDING, MARSHFIELD
AGRICULTURAL RESEARCH STATION – UW-MADISON**

REQUESTED ACTION

Adoption of Resolution D4., authorizing the execution of a ground lease at the Marshfield Agricultural Research Station between the Board of Regents and the United States Department of Agriculture (USDA).

Resolution D4. That, upon the recommendation of the Interim Chancellor of UW-Madison and the Interim President of the UW System, the Board of Regents approves the execution of a ground lease for approximately 0.925 acres of land, between the Board of Regents and the United States Department of Agriculture, for the construction of an Administrative Center for the Marshfield Agricultural Research Station on property owned by the Board of Regents near Stratford, Wisconsin.

SUMMARY

The ground lease will grant USDA the ability to construct an Administrative Center measuring approximately 6,000 SF that will include offices, meeting spaces, restrooms, and breakroom for use by both USDA and UW-Madison research teams using Marshfield Agricultural Research Station (MARS), which is located at 208356 Drake Ave, Stratford, WI 54484. The new facility will be owned by USDA, but jointly managed and jointly occupied by USDA and UW-Madison, at no cost to the UW-Madison campus.

At the expiration of the ground lease, UW-Madison may elect to have the facility decommissioned, removed, and the site restored by USDA, or alternatively may elect to have ownership of the facility transfer to Board of Regents.

Presenter

- DeeJ Lundgren, Associate Vice President for Capital Planning and Budget, UW System

BACKGROUND

The Marshfield Agriculture Research Station (MARS) is located in Stratford, WI, near the geographic center of the state, in a 4-county area of Wisconsin with among the highest concentration of dairy farms in the state. At MARS (and throughout the Agriculture Research Station network), UW-Madison has worked in many cooperative research projects with the Federal Government through USDA. These cooperative projects provide cost savings to both parties through the shared use of facilities, staff, equipment, and research.

USDA and UW-Madison work jointly at MARS, including the USDA Institute for Environmentally Integrated Dairy Management (IEIDM). The northern section of MARS in particular contains insufficient administrative space to support ongoing operations. USDA is therefore requesting to construct a new administrative building using a similar ground lease approach previously approved and USDA executed in 2004 to construct the administrative building for IEIDM at the southern section of MARS.

Lease Terms

University Function(s)	College of Agriculture and Life Sciences
Lease Location	208356 Drake Ave, Stratford, WI 54484
Type of Negotiation or Selection Process	Single Source
Lessor	Board of Regents of the University of Wisconsin System
Lessee	United States Department of Agriculture
Anticipated Occupancy Date	Spring 2028
Lease Term	20 Years
Lease Rate or Rent Payments	\$1.00
Renewal Option(s)	Two additional 10-year terms
Purchase Option	None
Space Type	Administrative
Square Feet	Approx. 6,000 SF

Previous Action

August 2, 2004
Resolution 8828

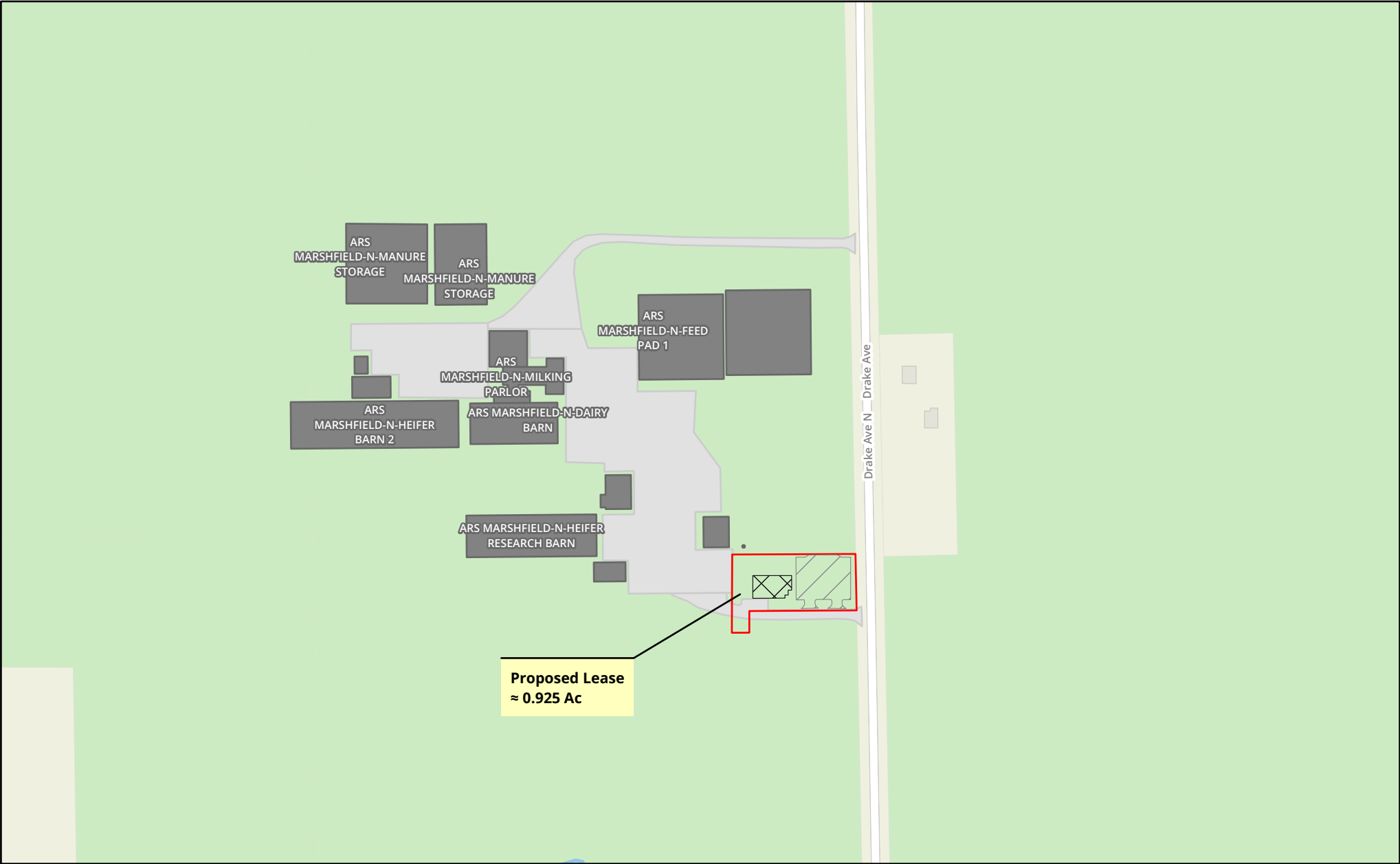
Approved the authority to lease sites and allow for USDA demolition and construction at the Marshfield Agricultural Research Station, UW-Madison

Related Policies

- Regent Policy Document 13-2, [“Real Property Contracts: Approval, Signature Authority, and Reporting”](#)

ATTACHMENT

- A) UW-Madison: Marshfield Agriculture Research Station, USDA Administrative Building location map

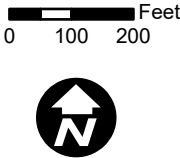


Sources: Universities of Wisconsin, State of Wisconsin, US Census Bureau

This map is for reference purposes only.

UW-Madison: Marshfield ARS Ground Lease

Proposed Lease Area	Future Building Area	UW Property
Campus Building	Future Parking Area	Campus Parking Area



October 8, 2026

**AUTHORITY TO EXECUTE A GROUND LEASE WITH UNITED STATES
DEPARTMENT OF AGRICULTURE AND AUTHORITY TO CONSTRUCT
USDA-OWNED GERMPLASM RESEARCH BUILDING, WEST MADISON
AGRICULTURAL RESEARCH STATION – UW-MADISON**

REQUESTED ACTION

Adoption of Resolution D5., authorizing the execution of a ground lease at the West Madison Agricultural Research Station between the Board of Regents and the United States Department of Agriculture (USDA).

Resolution D5. That, upon the recommendation of the Interim Chancellor of UW-Madison and the Interim President of the UW System, the Board of Regents approves the execution of a ground lease for approximately eight (8) acres of land, between the Board of Regents and the United States Department of Agriculture, for the construction of a Plant Germplasm Research Facility for the West Madison Agricultural Research Station on property owned by the Board of Regents near Madison, Wisconsin.

SUMMARY

The ground lease will grant USDA the ability to construct a Plant Germplasm Research Facility measuring approximately 30,000 SF that will include research space, offices, meeting spaces, restrooms, and greenhouse capacity for use by both USDA and UW-Madison research teams using West Madison Agricultural Research Station (WMARS). The new facility, located at 8502 Mineral Point Road in Verona, Wisconsin, will be owned by USDA, but jointly managed and occupied by both USDA and UW-Madison, at no cost to the UW-Madison campus.

At the expiration of the ground lease, UW-Madison may elect to have the facility decommissioned, removed, and the site restored by USDA, or alternatively may elect to have ownership of the facility transfer to Board of Regents.

Presenter

- DeeJ Lundgren, Associate Vice President for Capital Planning and Budget, UW System

BACKGROUND

WMARS is used by almost all disciplines in UW-Madison's College of Agricultural and Life Sciences (CALS) with a primary focus on agronomic and horticultural plant breeding and varietal trials, community outreach, student training, and feed/manure management for UW-Madison campus livestock. These cooperative projects with USDA provide cost savings to both parties through use of shared facilities, staff, equipment and research.

USDA is requesting to construct the Plant Germplasm Research Facility using a similar ground lease approach as has been approved and executed for construction of other USDA facilities at other UW-Madison campus and ARS locations.

This Plant Germplasm Research Facility will enhance the research efforts of USDA-ARS scientists across Wisconsin and their UW-Madison collaborators, and it will provide critical hands-on research training for the next generations of scientists focused on plant genetics and genomics. Current research supports more than 150 postdoctoral researchers, graduate students, and undergraduates. As envisioned, the focus of this Plant Germplasm Research Facility will be specialty crop breeding research and hosting space for the US Potato Genebank (USPG).

UW-Madison currently provides office, field, and laboratory space for scientists and researchers with USDA's Vegetable Crops Research Unit (VCRU), who work closely with their UW-Madison colleagues. The new Plant Germplasm Research Facility will upgrade critical storage, sorting, and greenhouse spaces used by the plant breeders and will replace outdated UW-Madison facilities currently being used for these purposes.

The new facility will also be designed to house USDA's USPG program, currently located at UW-Madison's Peninsular Research Station in Sturgeon Bay, Wisconsin. USPG oversees and carries out the introduction, disease-free preservation, classification, distribution, and evaluation of potato species as part of the National Plant Germplasm System (NPGS). Between 5,000 to 6,000 seed, tuber, or in-vitro germplasm stocks are maintained, and between 6,000 to 10,000 samples of these stocks are distributed annually throughout the US and 17 other countries. This collection is one of the largest gene banks for wild potato species in the world. Germplasm from this collection has contributed to most of the potato cultivars released in the US. USPG is the only NPGS facility for potatoes whose mission is to conserve and encourage the use of potato genetic resources.

Lease Terms

University Function(s)	College of Agriculture and Life Sciences
Lease Location	8502 Mineral Point Road, Verona, WI 53593
Type of Negotiation or Selection Process	Single Source
Lessor	Board of Regents of the University of Wisconsin System
Lessee	United States Department of Agriculture
Anticipated Occupancy Date	Spring 2030
Lease Term	20 Years
Lease Rate or Rent Payments	\$1.00
Renewal Option(s)	Two additional 10-year terms
Purchase Option	None
Space Type	Administrative, Research Lab
Square Feet	Approx. 30,000 SF

Previous Action

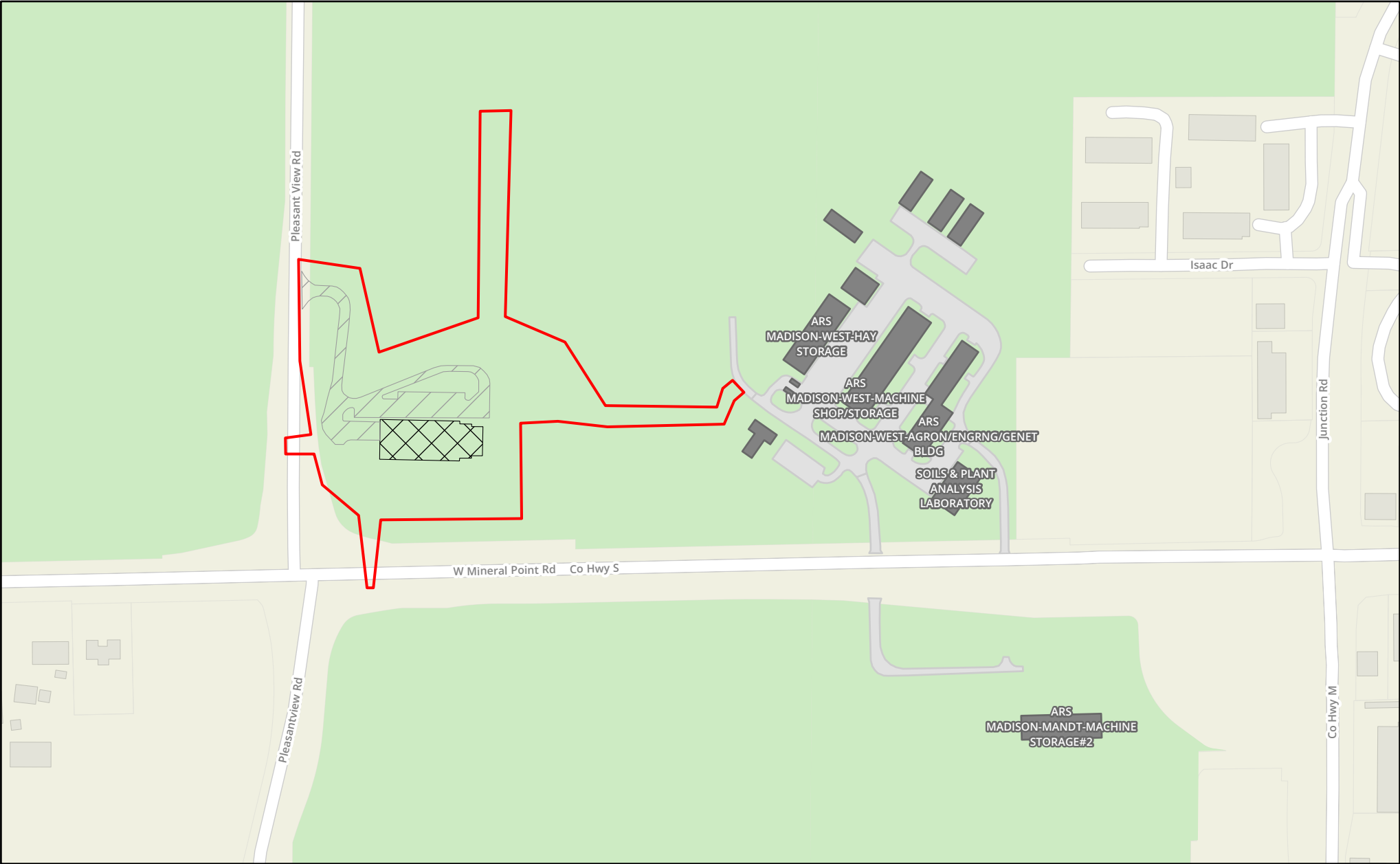
- None

Related Policies

- Regent Policy Document 13-2, "Real Property Contracts: Approval, Signature Authority, and Reporting"

ATTACHMENT

- A) UW-Madison: West Madison Agriculture Research Station, USDA Administrative Building location map



Sources: Universities
of Wisconsin,
State of Wisconsin,
US Census Bureau

This map is for reference
purposes only.

Proposed Lease Area

Campus Building

Future Building Area

Future Parking Area

UW Property

Campus Parking Area

UW-Madison: West Madison ARS Ground Lease

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0 100 200 Feet



October 8, 2026

**AUTHORITY TO EXECUTE A GROUND LEASE WITH WISCONSIN
POWER AND LIGHT AND AUTHORITY TO CONSTRUCT PRIVATELY-
OWNED WIND TURBINE(S), MARSHFIELD AGRICULTURAL RESEARCH
STATION – UW-MADISON**

REQUESTED ACTION

Adoption of Resolution D6., granting authority to enter into two (2) thirty-year ground leases and authority to construct up to two (2) wind turbine(s) located at UW-Madison's Marshfield Agricultural Research Station.

Resolution D6. That, upon the recommendation of the Interim Chancellor of UW-Madison and the Interim President of the UW System, the UW System Board of Regents authorizes two (2) 30-year ground leases for 539.87 total acres of agricultural land, between the Board of Regents and Wisconsin Power and Light, for the construction of up to two (2) wind turbines, located at Marshfield Agricultural Research Station, Stratford, Marathon County, Wisconsin.

SUMMARY

Wisconsin Power and Light (WPL) has approached UW-Madison and the Marshfield Agricultural Research Station (MARS) with the possibility of inclusion in WPL's proposed Hub City Wind Farm located in southwest Marathon County. WPL will non-exclusively lease two sites; one for 470.77 acres and one for 69.10 acres, on which WPL-owned wind turbines are anticipated to be constructed. Each proposed wind turbine location will include installation of the turbine, concrete foundation, and all associated connector equipment including cabling, wires, conduit, piping, inverters, mounting apparatus, trackers, controls, and associated equipment. The ground leases' terms include an initial feasibility phase of up to 7 years plus a generation phase of 30 years, with WPL having up to three (3) additional 10-year options to extend the lease. It is expected that the feasibility phase, resulting installation, and generation phase of the turbines will have minimal impact on MARS agricultural operations and its ability to continue fulfilling its research mission. WPL will be responsible for the design, construction, operations, maintenance, and repair for a maximum of two (2) wind turbines.

During the term of the ground leases, UW-Madison would expect to receive from WPL ground rent in the following amounts during each respective phase (assuming placement of two (2) turbines with each turbine having 4.5-megawatt capacity):

Upfront Payment (one-time)	\$53,987
Feasibility Phase (up to 7 years)	\$6,884 per year
Generation Phase (life of turbines)	• \$54,000 per year for 470.77 acres (with 2.5% annual escalation) • \$2,764 per year for 69.10 acres (with 2.5% annual escalation)

At the end of the ground lease term (including any renewal options that are exercised), the turbines, foundations, and underground utilities will be decommissioned, removed, and the site restored by WPL at WPL's expense.

Presenter

- DeeJ Lundgren, Associate Vice President for Capital Planning and Budget, UW System

BACKGROUND

MARS is located near Wisconsin's geographic center, in an area of the state with among the highest concentration of dairy farms. In operation since 1912, MARS is today home to one of the nation's premier dairy heifer research facilities. MARS operates 955 total acres of land that supports faculty, researchers, and students in the UW-Madison College of Agricultural and Life Sciences (CALS) and the US Department of Agriculture (USDA) Institute for Environmentally Integrated Dairy Management.

WPL is the subsidiary of Alliant Energy that serves the State of Wisconsin. WPL is pursuing a wind-energy production project known as Hub City Wind Farm that will include various parcels in southwest Marathon County. Consistent with UW-Madison's goal to promote the development and implementation of sustainable practices, the Hub City Wind Farm presents an opportunity to work with WPL to provide wind energy sites for agricultural research and education and increased visibility of renewable energy efforts on property owned by Board of Regents. This hosting opportunity offered by WPL requires no capital investment by UW-Madison, would not replace any existing customer energy supply requirements, and would feed directly into the electric grid for energy output to provide a capacity offset for WPL.

The agreement with WPL is to designate approximately 540 acres of MARS's total 955 acres as part of the land area for the Hub City Wind Farm project. Contingent on UW-Madison

and MARS review and approval of any locations, WPL will construct wind turbines for the production of wind energy on one or both of the sites. UW-Madison is not obligated to agree to any proposed turbine location(s).

WPL has completed an initial study of possible wind turbine locations within the leased area and has identified two (2) preferred locations. WPL's analysis has considered applicable zoning requirements, space requirements for foundations, access roads and accompanying setbacks, and least impact to the land and operations at MARS.

For any approved turbine location, UW-Madison will be restricted from constructing any new improvements within 50 feet of the turbine location, and any new improvements over 50 feet in height within 1,400 feet of the turbine location. Additionally, within the total leased area, UW-Madison will be restricted from constructing any new improvements affiliated with any other wind energy developer or utility company. UW-Madison does not believe either of these restrictions will materially impact MARS's operations.

Ground Lease Terms

University Function(s)	• Office of Sustainability • College of Agricultural and Life Sciences • Facilities Planning and Management
Lease Location	208356 Drake Ave N, Stratford, WI 54484
Type of Negotiation or Selection Process	Sole Source
Lessor	Board of Regents of the University of Wisconsin System
Lessee	Wisconsin Power and Light Company
Anticipated Occupancy Date	December 2032 or before
Lease Term	30 Years (from turbine completion)
Lease Rate or Rent Payment (assumes two (2) 4.5MW turbines)	Upfront Payment: \$53,987 Feasibility Phase: \$6,884/yr Generation Phase: \$54,000/yr (470.77ac) \$2,764/yr (69.10ac)
Escalation	2.5% annually
Renewal Option(s)	Three (3) additional 10-year terms
Purchase Option	None
Space Type	Agricultural Land
Total Size of Leased Land	539.87 acres

Previous Action

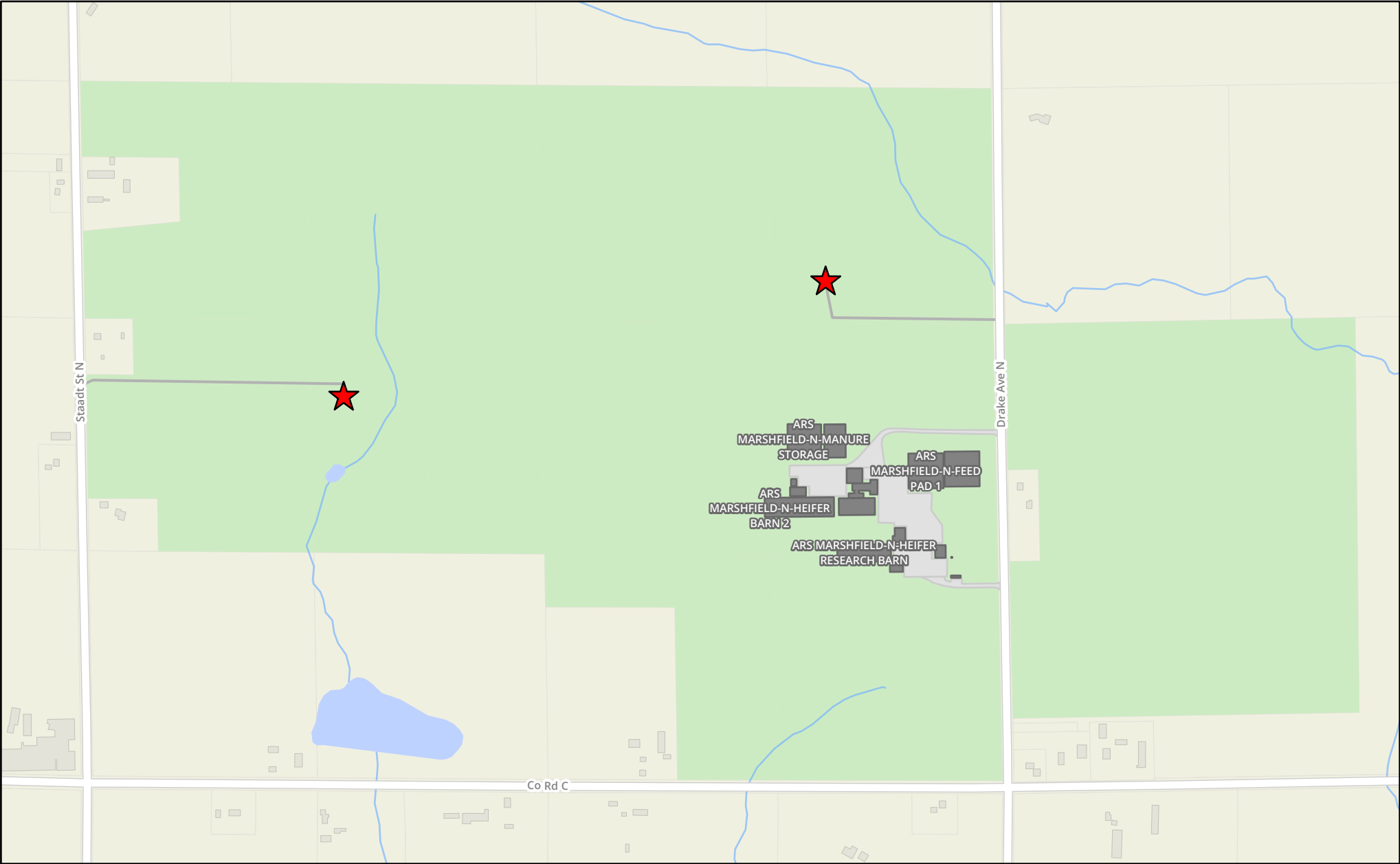
- None

Related Policies

- Regent Policy Document 13-2, [“Real Property Contracts: Approval, Signature Authority, and Reporting”](#)

ATTACHMENT

- A) Map – WPL Preferred Turbine Locations



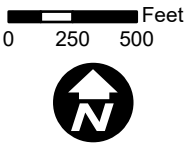
Sources: Universities
of Wisconsin,
State of Wisconsin,
US Census Bureau

This map is for reference
purposes only.

UW-Madison: Marshfield ARS Wind Turbines

 Proposed Turbine Locations	 Campus Building
 Proposed Service Roads	 UW Property

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AUTHORITY TO ACCEPT TRANSFER AND OWNERSHIP OF CITY-OWNED SANITARY SEWER, UW-SUPERIOR

REQUESTED ACTION

Adoption of Resolution E., granting authority to accept transfer and ownership of a sanitary sewer utility from the City of Superior located at UW-Superior.

Resolution E. That, upon the recommendation of the Interim Chancellor of UW-Superior and the Interim President of the UW System, the Board of Regents authorizes the transfer of as much as 1,035 linear feet of city-owned sanitary sewer utility lines and associated maintenance access structures, located within the UW-Superior campus, for \$1 CASH.

Presenter

- DeeJ Lundgren, Associate Vice President for Capital Planning and Budget

SUMMARY

The City of Superior approached UW-Superior seeking to transfer as much as 1,035 linear feet of sanitary sewer utilities to UW-Superior as the section of sanitary sewer serves only UW-Superior facilities and is fully surrounded by UW-Superior property. The impetus for the transfer by the City is to streamline the utility assets for which the City is required to comply with municipal maintenance standards, which differ from the maintenance requirements for campuses. In particular, the City is unable to comply with mandated inspection of portions of this utility due to the installation of the new athletics track immediately above one of the access manholes.

UW-Superior campus is served exclusively by the section of sewer utility in question. The utility line continues to the north edge of campus near Belknap Street where it then connects to a main sewer line which will continue to be owned and operated by the City. Other than the general age of the utilities, the City confirmed there are no known issues with the assets, and no plan or planned budget to replace the assets. The transfer of these

utility assets to UW-Superior will create greater flexibility for UW-Superior in the potential future development of adjacent property.

BACKGROUND

In early 2025, the City attempted to access and inspect the sanitary sewer system as required for municipalities by the WI Department of Natural Resources. The City determined that the newly installed UW-Superior athletics track covers a maintenance access manhole that is required to be inspected to remain in compliance. Access of the manhole would require invasive and destructive modifications of the new track surface, which would most likely void any remaining warranty on the track surface and require relatively expensive repair. Because only UW-Superior facilities are served by the section of utility in question, the City proposed to transfer the utilities. The date of installation of the four individual sewer line sections range from 1938 to 1984 and range in length from 37 to 450 feet for a total of 1,035.43 linear feet.

The City of Superior provided the UW with the dates of their most recent inspections and all available files from the inspections of the associated manhole (MH) inspections through the Manhole Assessment and Certification Program (MACP) as well as pipe inspections through the Pipeline Assessment and Certification Program (PACP). The inspections revealed the systems to be in generally acceptable working order. Routine maintenance and inspection will be required for these systems to the same extent and frequency as the other sanitary sewer lines already maintained by UW-Superior.

Previous Action

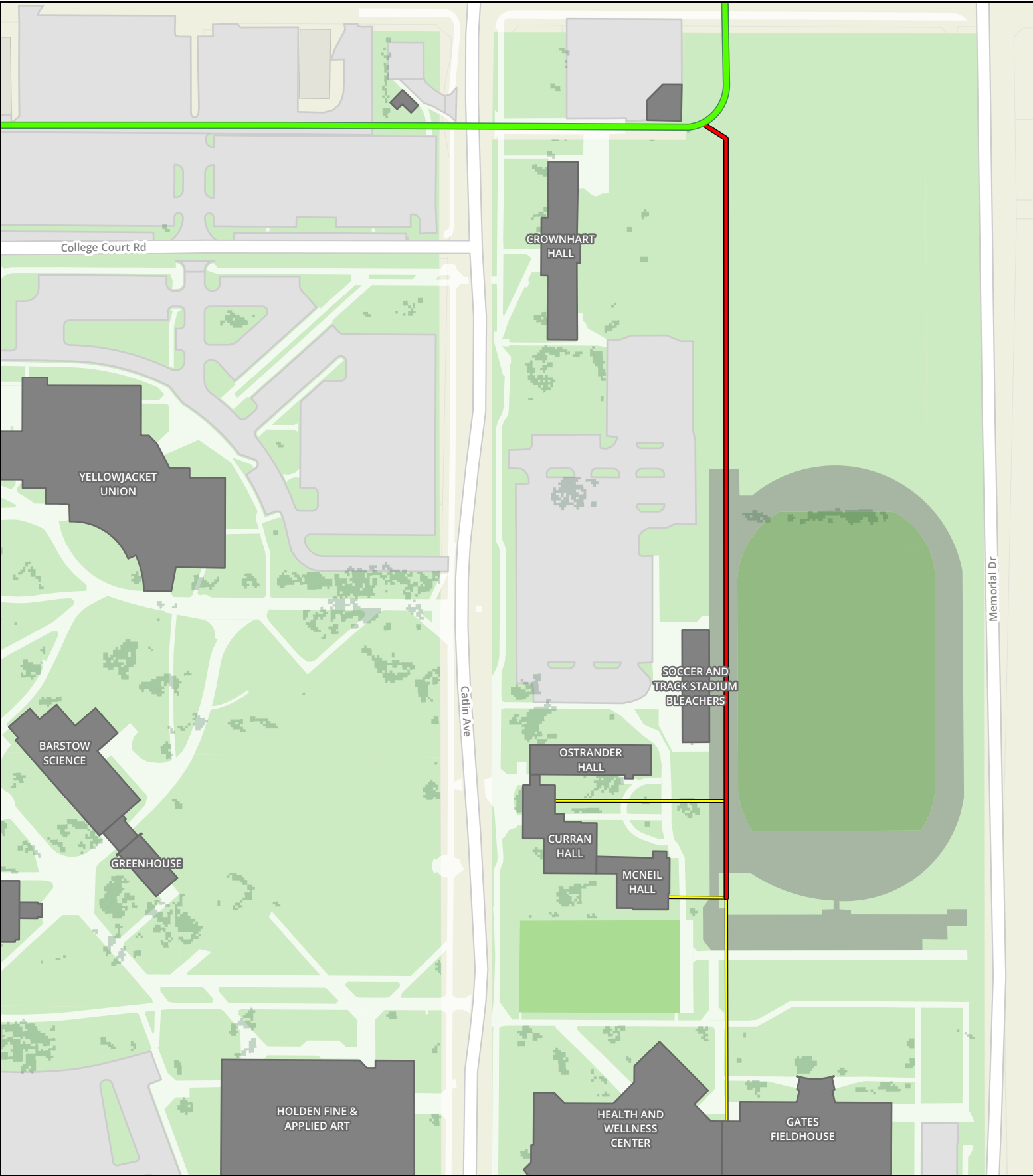
None.

Related Policies

- Regent Policy Document 13-2, "Real Property Contracts: Approval, Signature Authority, and Reporting"

ATTACHMENT

A) UW-Superior: Utility Transfer

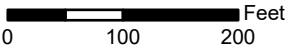


Sources: Universities of Wisconsin, State of Wisconsin, US Census Bureau

This map is for reference purposes only.

UW-Superior: Sanitary Sewer Utility Transfer

- Transfer to UW
- Existing UW
- To Remain City
- Campus Building
- UW Property
- Campus Parking Area



October 8, 2026

**AUTHORITY TO INCREASE THE SCOPE AND BUDGET OF THE
UW-MADISON ENGINEERING DRIVE UTILITIES AND REPAIR PROJECT
AND INCREASE THE BUDGET OF AND CONSTRUCT A CENTRAL PLANT
AND UTILITY DISTRIBUTION RENOVATION PROJECT, UW SYSTEM**

REQUESTED ACTION

Adoption of Resolution F., authorizing an increase to the scope and budget and construction of various central plant and utility distribution renovation projects.

Resolution F. That, upon the recommendation of the Interim President of the UW System, the UW System Board of Regents grants authority to:

1. Increase the project scope of the UW-Madison Engineering Drive Utilities and Repair project to include repairs and replacements for the Charter Street Heating Plant Chilled Water central utility equipment and distribution system, including temporary utility provisions; and
2. Increase the budget by \$40,000,000 (\$1,700,000 EX-PRSB; \$1,500,000 EX-GFSB; \$22,509,300 SEG-REV; \$10,290,700 PRSB; and \$4,000,000 PR-CASH) to accommodate the increased scope of work, and to construct the UW-Madison Engineering Drive Utilities and Repair project at a new total budget estimate of \$113,141,000 (\$1,700,000 EX-PRSB; \$1,500,000 EX-GFSB; \$22,509,300 SEG-REV; \$32,937,700 PRSB; \$50,467,000 GFSB; and \$4,000,000 PR-CASH);
3. Increase the budget by \$3,327,000 (\$1,896,000 SEG-REV, \$1,064,000 PRSB, and \$367,000 PR-CASH) and construct the UW-La Crosse East Chilling Plant Chiller Replacement and New Installation project at an estimated total cost of \$10,726,100 (\$6,113,500 SEG-REV, \$2,712,600 PRSB, and \$1,900,000 PR-CASH)

SUMMARY**UW-MADISON ENGINEERING DRIVE UTILITIES AND REPAIR**

UNIVERSITY	PROJ. NO.	PROJECT TITLE	EX-PRSB	EX-GFSB	SEG-REV	PRSB	PR-Cash	TOTAL
MSN	21C3B	UW-Madison Engineering Drive Utilities and Repair - Increase	\$1,700,000	\$1,500,000	\$22,509,300	\$10,290,700	\$4,000,000	\$40,000,000

CENTRAL PLANT & UTILITY DISTRIBUTION RENOVATION

UNIVERSITY	PROJ. NO.	PROJECT TITLE	SEG-REV	PRSB	PR-CASH	TOTAL
LAX	24D3M	East Chilling Plant Chiller Replacement & New Installation - Increase	\$1,896,000	\$1,064,000	\$367,000	\$3,327,000
CENTRAL PLANT & UTILITY DISTRIBUTION RENOVATION TOTAL			\$1,896,000	\$1,064,000	\$367,000	\$3,327,000

Presenter

- DeeJ Lundgren, Associate Vice President for Capital Planning and Budget

BACKGROUND

To address current funding needs for these central plant and utility distribution projects, funds within the 2023 Central Plant & Utility Distribution Categorical Enumeration will be both released and reallocated. The proposed adjustment transfers \$40.0 million from the categorical enumeration to the Engineering Drive Utilities project and reallocates an additional \$3,327,000 to another project within the Categorical Enumeration. The projects receiving these funds have completed design and bidding and are under construction. The Categorical Enumeration will retain significant funding to advance planning and design activities for the remaining, unauthorized, Madison South Central Utility Distribution project.

UW-Madison – Engineering Drive Utilities and Repair - Increase:

This request increases scope and budget to include the emergency replacement and repair of deteriorated chilled water piping between West Dayton Street and the Charter Street Heating Plant, temporary cooling systems required to maintain campus operations during construction, and replacement of steam distribution piping from North Randall Avenue to the Charter Street Heating Plant. The additional work was identified following a chilled water line failure on June 17, 2026 and subsequent inspections that revealed significant deterioration in adjacent utility infrastructure. Completing this work as part of the current project addresses immediate system needs, reduces future construction impacts, and improves coordination with planned City of Madison roadway improvements.

UW-Madison utility distribution systems are aging and require ongoing maintenance, repair, and replacement to ensure reliable service to campus academic, research, healthcare, housing, and support facilities. The Engineering Drive Utilities project provides for phased replacement of underground utility infrastructure, including utility corridors and chilled water infrastructure supporting future campus development. The project also provides the ability to address deficiencies identified during construction and emerging utility infrastructure needs.

During construction, a chilled water line adjacent to the Charter Street Heating Plant experienced a failure in infrastructure scheduled for replacement under this project. Because the project contractor was already mobilized nearby and immediate action was required to maintain campus operations, the existing construction contract was utilized to complete emergency repairs and provide temporary chilled water service while restoration work occurred.

Following the pipe failure, additional inspections identified significant corrosion and deterioration in the chilled water system. The failed section was replaced immediately, allowing the system to be restored and operated at reduced pressure through the remainder of the summer cooling season. Six additional pipe sections were subsequently determined to require replacement to mitigate the risk of future failures and potential chilled water outages. These sections require continued monitoring and replacement prior to the next cooling season.

The additional scope includes emergency replacement and repair of deteriorated chilled water piping between West Dayton Street and the Charter Street Heating Plant, temporary cooling systems necessary to maintain campus operations during construction, and replacement of steam distribution piping from North Randall Avenue along West Dayton Street to the Charter Street Heating Plant.

Replacement of the steam distribution piping had previously been anticipated within the next ten years based on the age of the infrastructure. However, the deterioration identified in the chilled water system and the required excavation within the corridor support advancing the steam replacement work at this time. Completing both utility improvements concurrently reduces future construction impacts, avoids duplicate excavation and restoration activities, and improves coordination with planned City of Madison roadway improvements in the project area.

Revised Total Budget

Construction	\$	89,034,300
Design	\$	6,150,000
DFD Mgmt	\$	4,066,000
Contingency	\$	13,890,700
TOTAL	\$	113,141,000

UW-La Crosse – East Chilling Plant Chiller Replacement & New Installation - Increase:

This request increases the project budget to match recent bid results and current design consultant estimates. The recent bid results and cost estimates significantly exceed the authorized budget. This proposed budget increase is required to complete the originally

approved project scope and intent.

This project expands chilled water capacity at the East Plant by replacing the non-functioning chiller with a new chiller. Existing cooling towers will be removed and replaced along with associated condenser water pumps and piping. The existing primary-secondary chilled water pumping system will be removed and upgraded to a vari-prime pumping system to match the current pumping system installed in the West Plant. Associated valves, controls, and electrical services will be upgraded.

The McQuay chiller in question at the East Chiller Plant is over 25 years old and beyond its useful life expectancy. It has experienced major breakdowns and needed significant repairs in the last few years. Additionally, the plant runs at constant volume, so they do not take advantage of modern variable speed controls to save energy. The cooling towers for the McQuay chiller are also beyond their useful life and have numerous leaks that waste domestic water and chemicals during operation.

Revised Total Budget

Construction	\$	8,495,000
Design	\$	566,000
DFD Mgmt	\$	390,900
Contingency	\$	1,274,200
TOTAL	\$	10,726,100

Previous Action

August 18, 2022 Resolution 11906	Recommended that the Systemwide Central Plant and Utility Distribution Renovations Program for an estimated total cost \$156,942,000 (\$110,447,000 General Fund Supported Borrowing; \$40,851,000 Program Revenue Supported Borrowing and \$5,644,000 Cash) be submitted to the Department of Administration as part of the UW System 2023-25 Capital Budget Request.
January 19, 2023 Resolution 11970	Authorized construction of the Engineering Drive Utilities Replacement and Renovation Projects at UW-Madison for an estimated total cost of \$73,141,000 (\$50,467,000 GFSB and \$22,647,000 PRSB).
April 16, 2025 Resolution 12335	Authorized construction of the Central Plants and Utility Distribution Renovations projects at UW-La Crosse and UW-Stevens Point for an estimated total cost of \$14,624,100

(\$8,696,990 State of Wisconsin Segregated Revenue,
\$4,394,110 Program Revenue Supported Borrowing and
\$1,533,000 CASH).

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"](#)

ATTACHMENT

- A) UW-Madison: Engineering Drive Utilities project limits map, the chilled water infrastructure adjacent to the Charter Street Heating Plant, and the location of the pipe failure

Item F.

Attachment A.



**UW-SUPERIOR HOST CAMPUS PRESENTATION:
“ANCHOR OF THE NORTH: STRATEGIC INVESTMENT IN FACILITIES,
SPACE UTILIZATION, AND CAMPUS TRANSFORMATION”**

REQUESTED ACTION

For information and discussion.

SUMMARY

UW-Superior will provide an overview of its strategic approach to capital planning and campus transformation. The presentation will highlight how facility investments, space utilization and infrastructure decisions align with the university's *Anchor of the North* strategic plan, enrollment goals, academic mission and regional impact. It will examine the changing expectations of today's students, the current condition and utilization of campus facilities, and the challenges associated with funding design, modernization, and end-of-life infrastructure. University leadership will discuss proactive efforts underway to improve operational efficiency while strengthening the stewardship of public resources. The presentation will also demonstrate how recent investments have supported enrollment growth and how UW-Superior continues to pursue strategic partnerships that advance institutional priorities while addressing regional needs.

Presenters

- Nick Bursik, Director of Athletics
- Mark Graves, Director of Facilities Management
- Ilsa Hoeschen, Senior Partnerships Officer