

**GENERAL SERVICES COMMITTEE**  
**Minutes – December 10, 2013**

**Call to Order.** Chair Owens called the meeting of the General Services Committee to order at 8:00 A.M., Tuesday, December 10, 2013 in the Conference Room N-1, Fifth Floor, Courthouse-East.

**Committee Members Present:** Supervisors Owens, Brill, Collins, Heidenreich and Nash.

**Committee Members Absent:** None.

**Staff Members Present:** Rob Leu, General Services Director; Craig Knutson, County Administrator; Randy Terronez and Nick Osborne, Assistants to the County Administrator; Jeff Kuglitsch, Corporation Counsel.

**Others Present:** Supervisor Russ Podzilni; Dean Carmen Wilson, UW Rock County; Larry Barton, Scott Bordwell and Cindy Zaharias, UW Rock County Foundation; Cathy Idzerda, Janesville Gazette; Ronnie Thomas, Laurie Farris, Kevin Farris, John Iverson, Tom Haggerty, Amy Haggerty, Nick Deckard, and Kavita Deckard.

**Approval of Agenda:** Supervisor Brill moved approval of the agenda as presented, second by Supervisor Heidenreich. ADOPTED.

**Citizen Participation.** None.

**Approval of Minutes.** Supervisor Brill moved approval of the minutes of November 12, 2013 joint with County Board Staff Committee, and November 19, 2013 as presented, second by Supervisor Heidenreich. ADOPTED.

**Transfers and Appropriations.** None.

**Bills/Encumbrances** None.

**Pre-Approved Encumbrance Amendments** None.

**Resolution.**

**Approval of Final Site Plan and Legal Description for a Residence Hall on the UW Rock County Campus**

“**NOW, THEREFORE, BE IT RESOLVED** by the Rock County Board of Supervisors in session this 12th day of December, 2013, that they approve the final site plan and legal description of the new proposed residence hall on the UW Rock County campus consisting of 3.5628 acres as described above.

**BE IT FURTHER RESOLVED** that all other requirements and actions approved by Resolution No. 13-11D-447 on November 21, 2013 remain in effect.”

Supervisor Heidenreich moved the above resolution, second by Supervisor Collins.

Mr. Knutson said the resolution in the packet is for a 3.5628 acre site. A site plan of 4.93 acres was also handed out.

Mr. Barton said the land is owned by the County and leased by the University of Wisconsin. He suggested Dean Wilson report on the Board of Regents meeting.

Dean Wilson said the Board of Regents released part of the land from the lease back to the County. They felt it best to release the entire area instead of creating a small island, which is not large enough to use.

Mr. Barton said consideration had been given to other sites, such as by the new library and by the maintenance building, but there were concerns with the grade deviation, DNR runoff problems, utility hookup, limited parking, need for a retaining wall (by maintenance building) and soil borings showing concrete buried (maintenance building). Turning the building to an east-west orientation produced problems with the utilities and safety issues with the parking. The site we have now has the parking lot between the residence hall and the homes (3.5628 acre site plan), which creates a strip of land the Foundation does not need if the County would like to retain it for green space. Dean Wilson said if the County would like to retain this strip for green space the Campus would maintain it.

Mr. Barton said the Foundation will be doing a capital campaign and will not be using tax dollars. He said adding the 120 parking spaces and moving the site over would add another \$200,000 +/- to the project cost. The Foundation is trying to accommodate everyone.

Dean Wilson said they appreciate the opportunity to build a residence hall and feel it is critical for the continuation of the campus, with budget cuts and enrollments down across the board; they would like UW Rock County to continue to be a great place. A residence hall will connect the students to the campus that living off site cannot do.

Supervisor Brill said he moved the building around a bit on paper and feels he may have found a solution that would work for everyone. It would be near the new parking addition, would be east-west, provide easy access and is closer to the campus buildings. Dean Wilson pointed out that this would put the project over the soccer field. Mr. Knutson pointed out that it would go over a portion of the ring road (as shown in the Master Plan).

Ms. Farris said she is worried about the parking lot lights shining into their homes. She added that nobody maintains the soccer field now, that it is full of trash which blows into their yards. She suggested road access from Regent Street. She noted that the past Dean, Diane Pillard, had looked into a residence hall in 2008 and it was felt not to be a feasible project.

Dean Wilson said they took from the meeting with the neighbors that they were worried about the parking problem on the street and this would help considerably.

Ms. Farris said there is a lot of land that could be used instead of building so near people's homes. Dean Wilson said students who live in residence halls have less behavior problems because they sign agreements.

Ms. Zaharias said the University has to have space for physical education requirements. There was soil testing, special grass, etc. before the soccer field could be put in. If the soccer field were moved we would have to look to see who would pay for it.

Supervisor Brill said the layout he did could move about 30-40 feet to the south and should work with the ring road, solve the problems with the neighbors and that he didn't feel it would be too hard to move the soccer field.

Supervisor Nash asked when it was anticipated the residents would move in. Dean Wilson said they are hoping for Fall 2014. She added that they have had dozens of students asking to be put on the waiting list already.

Supervisor Heidenreich asked if the City of Janesville (City) has said what their requirements for the roads will be. Ms. Zaharias and Mr. Barton said it is not required for this project.

Mr. Deckard asked what happens if the City has obstacles. Ms. Zaharias said they have had many conversations with the City and they need to have an exact location where the land, residence hall, parking lot, etc. will be first. The proposal with the County is that if we are not able to go ahead with the project within two years the land will revert back to the County.

Mr. Farris said that at the meeting with the neighbors the PowerPoint showed a much smaller parking lot – what happened. Dean Wilson said it was enlarged because of the concerns the neighbors had with the parking on the streets. Ms. Zaharias added that her interpretation from the meeting with the neighbors was that the parking on the street is a long standing issue with the neighbors and the Foundation and Campus felt by increasing the size of the parking lot it would address this concern. She added that by increasing the size of the parking lot it increased the cost of the project by about \$200,000. She addressed the concern some of the neighbors had regarding the speed of the vehicles leaving the campus by suggesting the Foundation look into putting speed bumps on the access road.

Supervisor Nash asked if the Rock Foundation entity has been created yet. Mr. Barton said there is no reason yet at this point.

Chair Owens said it sounds like the parking has been the primary concern and this has been addressed. He reminded everyone that society has changed in the past 18 years that things are not the same as they have been in the past, we need to look at what we can do today and what can we do about negativity. He added that the Committee appreciates what is being said, but they cannot keep putting road blocks in the path.

Mr. Haggerty said the number one problem is the first time the neighbors met with the Campus they were blindsided by this. He said when cars are doing donuts on the soccer field the neighbors are the ones who call the police. He said they would just like the Campus and Foundation to listen to them.

Dean Wilson said she would hope everyone agrees that moving the building 270 feet from the property line shows they are listening and did hear you. She added that she understands that change is hard, but the reality is that the campus is going to expand and that this is a good thing for the south side of the City and it will create more jobs.

Mr. Thomas suggested the new parking lot come in off from Burbank.

Mr. Kuglitsch reminded everyone that the Board of Regents approved almost five acres if the County Board would want to twist the building and it goes outside the approved area it would have to go back to the Board of Regents. Dean Wilson said the next meeting is in February 2014.

Supervisor Brill said he thought, with the changes he made, his suggestion looks like it would address all concerns.

Supervisor Heidenreich expressed his concern that the access road on Garden Drive may not be approved by the City. Mr. Bordwell said this is where the utilities are being accessed. Dean Wilson said the other option would be going through the campus from Kellogg. Chair Owens said that may run into emergency access problems. Ms. Zaharias said they are trying to keep the disturbance down, address the runoff issues on the property off Kellogg, take into consideration the grade deviation of building east/west, and have it not be cost prohibitive.

Ms. Zaharias said, with the suggestion to build on part of the soccer field, there is a great cost to moving the soccer field and the Foundation would not be able to pay for it. She agreed with Mr. Kuglitsch that if the area changes from what was approved by the Board of Regents it will have to go back to them for approval.

Mr. Deckard said it would be helpful if the engineer or developer could have been at the meeting to help answer questions.

Supervisor Collins said the land is leased by the University from the County. Dean Wilson said the most recent lease is from 1971. Supervisor Collins asked if it was written in the lease to use the land as a greenbelt. Dean Wilson said not to her knowledge.

Supervisor Heidenreich asked if the building and parking lot shown north/south could be flip/flopped and the area between the building and the homes be made into a greenbelt. He said this would put the parking lot closer to the soccer field, which may be good too. Ms. Zaharias said this is a good suggestion but it would not allow for a second dorm in the future.

Supervisor Brill moved to approve his site plan, amended to be 4.93 acres and moved 30-40 feet to the south on an east/west basis, second by Supervisor Nash.

Mr. Kuglitsch said a portion of the building would be outside the approved lot line and would have to go back to the Board of Regents. Supervisor Brill withdrew his motion and Supervisor Nash withdrew his second.

Chair Owens moved to amend the resolution to the 4.93 acre site plan, second by Supervisor Collins. APPROVED on the following vote: Yes – Supervisors Collins, Heidenreich and Owens; No – Supervisors Brill and Nash.

Dean Wilson said this will give the ability to form the Foundation, move ahead with a feasibility of that site and get the specifics nailed down.

Mr. Deckard said he would feel better if the parking lot is flipped to the other side of the building, which would move the parking lot closer to the soccer field, and to have a greenbelt with trees. Ms. Zaharias said this would limit future expansion and they may get into storm water retention issues. She said we need to look 10 years down the road.

Supervisor Heidenreich moved to amend the site plan at 4.93 acres with the parking lot and residence hall flipped, second by Chair Owens. FAILED on the following vote: Yes – Supervisors Heidenreich and Owens; No – Supervisor Brill, Collins and Nash.

The vote on the original motion with the amendment to 4.93 acres was called. APPROVED on the following vote: Yes – Supervisors Collins, Heidenreich and Owens; No – Supervisor Brill and Nash.

**Communications, Announcements and Information.** None.

**Adjournment.** Supervisor Collins moved adjournment at 9:20 A.M., second by Chair Owens. ADOPTED.

Respectfully submitted,

Marilyn Bondehagen  
Confidential Administrative Assistant

**NOT OFFICIAL UNTIL APPROVED BY COMMITTEE.**