

Whitewater University Technology Park Board
University of Wisconsin-Whitewater Campus
Room 422, Hyer Hall
Minutes for July 1, 2009

1. **Call to Order.**

The meeting was called to order at 10:00 AM by President Telfer. Members present: Ronald Gayhart, John Chenoweth, Kevin Brunner, Jeff Knight and Richard Telfer. Absent: Peter Zaballos, Patrick Singer. Others present: Mary Nimm, Cliff Goodhart & Paul Raislager (Eppstein Uhen Architects), Denise Ehlen.

2. **Progress of Whitewater Innovation Center Building Program and Schematic Design**

The sole purpose of this meeting was to review with Cliff Goodhart and Paul Raislager of EUA the current building program and schematic design. The discussion centered on the following:

- 1) Master tenants for the building have not been confirmed. EUA and the Board discussed a design strategy that will allow generic tenant space to be configured for both large and small tenants. It was agreed that a tenant such as CESA 2 could incorporate its training room needs in the main (body of the building) versus a single purpose training facility in the (head of the building).
- 2) A twenty foot wide suite size is favored over a fifteen foot suite. The twenty foot width will enable greater flexibility for work station cubicles within individual suites.
- 3) A large dividable meeting room for up to one hundred people is desired. This space would be in addition to any dedicated meeting space that CESA 2 would occupy. In addition, Innovation Center tenants, other Technology Park occupants and the business community at large could make good use of this space for meetings and conferences.
- 4) The design of the common areas should allow for good daylight and outdoor views, particularly toward the west.
- 5) The Board discussed the need to confirm the height of the high bay manufacturing area. It is likely that seventeen feet to the underside of the structure would be adequate since the smallest suite is about 2,500 square feet.
- 6) There should be encouraged shared use of the parking lot for the Innovation Center with the adjacent public park and soccer fields.
- 7) A request was made that Corporate Drive be renamed Innovation Drive. In addition, EUA will continue to develop a design showing a main Tech Park entrance road between the Innovation Center and Howard Road. This would connect the southern parking lot and would also serve the adjacent park and the Innovation Center service drive on the east side of the building.

8) EUA will work with City staff to identify who will design the shared street/
driveway/parking lot and the process for their approval.

Brunner also distributed a final draft of the Whitewater University Technology Park Zoning regulations. There is a need for the Technology Park Board to review and make recommendations to the Whitewater Plan and Architectural Review Commission in August so that the proper zoning ordinance and restrictive covenants will be in place by the time building and site plans will be reviewed for the Whitewater Innovation Center (most likely in September).

EUA was asked to contact CESA 2 and Dan McGuire to get more information about their specific space requirements. EUA will continue to work on a schematic design plan using a target of approximately 45,000 gross square feet.

Brunner indicated that Patrick Singer would be resigning from the board due to a new job commitment. He indicated that he would be asking the Common Council to appoint a new member to the Technology Park Board at its next meeting.

3. **Adjournment**

It was then moved by Knight and seconded by Brunner to adjourn. The meeting adjourned at 5:36 pm. The next meeting of the Whitewater Technology Park Board of Directors was scheduled for July 16, 2009 at 2:00 pm in Room 422 Hyer Hall on the University of Wisconsin-Whitewater campus.

Respectfully Submitted,

Kevin Brunner, Secretary