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(FORM UPDATED: 08/11/2010)

WISCONSIN STATE LEGISLATURE ... PUBLIC HEARING - COMMITTEE RECORDS

2011-12

(Session)

Senate

(Assembly, Senate, or Joint)

Committee on ... Agriculture, Forestry, and Higher Education (SC-AFHE)

INFORMATION COLLECTED BY COMMITTEE FOR AND AGAINST PROPOSAL

- Appointments ... **Appt** (w/Record of Comm. Proceedings)
- Clearinghouse Rules ... **CRule** (w/Record of Comm. Proceedings)
- Hearing Records ... **HR** ... **bills and resolutions** (w/Record of Comm. Proceedings)
 - (**ab** = Assembly Bill) (**ar** = Assembly Resolution) (**ajr** = Assembly Joint Resolution)
 - (**sb** = Senate Bill) (**sr** = Senate Resolution) (**sjr** = Senate Joint Resolution)
- Miscellaneous ... **Misc**

* Contents organized for archiving by: Mike Barman (LRB) (December/2014)

TJ,

9/12/11

Handout from the
meeting w/ Tim Casper.
On the bottom of page 2,
I have circled their proposed
language.

-SM

Rev'd 12 Sep 11 for
Tim Casper

A Public-Private Partnership:

Student Housing for Madison Area Technical College

Goal: Madison Area Technical College wants housing available for students attending the College. The College wants to lease land to a private party to build, manage and maintain a residence hall at no cost to the taxpayers.

Rationale: Research indicates that students that live in residence halls perform better academically – both in the semesters they live on campus and the semesters that they live off campus – than those students that do not reside in residence halls.¹

Overview: Earlier this year, Virchow Krause/Baker Tilly conducted an analysis of the need for student housing at the College's Madison Truax Campus. The analysis, which included a survey of 1,486 students, demonstrated that there was demand for up to 421 beds. With 5,097 full time students at the Truax campus, the 421 beds would accommodate 8.3% of the full-time students.²

Policy Problem: Under current law, a technical college district may only lease property to a third party for non-school related purposes. This limitation on leasing property to a third party prevents the College from leasing its land to a private party partner for the purpose of building, managing and maintaining a student residence hall.

Policy Proposal: Permit any technical college district to enter into a lease with a third party for school-related purposes by amending Ch. 38.14 (2) (d) to create Ch. 38.14 (2) (d) 3. *Lease land to others for school purposes. (Italics is the proposed language.)*

Under this proposal, any lease entered into by a technical college district and a third party for school purposes would still need to be reviewed and approved by the Wisconsin Technical College System State Board under Ch. 38.04 (10) (c).

Other Benefits: A preliminary estimate on the cost to build residence halls to accommodate 421 students is \$19.5 million. The economic activity generated by such building could be up to \$66 million.

¹ De Arauo, Pedro and Murray, James, Academic Benefits of Living On Campus (June 21, 2010)

² Accommodation Rate – For comparison, Western Technical College can accommodate 4.3% of full-time students, UW Richland County 32.1% of full-time students and UW Marathon County 14.5% of full-time students.

38.14 District board powers. (1) LEGAL PROCEEDINGS.

The district board may sue and be sued in the name of the district and may prosecute or defend all suits brought by or against the district.

(2) BUILDINGS AND EQUIPMENT. (a) For the use of the district schools, the district board may:

1. Purchase or lease materials, supplies and equipment.
2. Purchase or lease suitable land and buildings and rent to others any portion of such land and buildings not needed for school purposes.
3. Construct, enlarge and improve buildings. Existing school buildings and equipment shall be used as far as practicable.

(b) If there is a county teachers college in the district which is no longer in operation, the district board shall utilize the existing buildings and equipment of the college to the extent possible.

(bm) With the approval of the director under s. 38.04 (2), the district board may sell any property which it finds to be no longer needed by the district.

(c) All conveyances, leases and contracts under this subsection shall be in the name of the district.

(d) With the approval of the board under s. 38.04 (10) (c), the district board may:

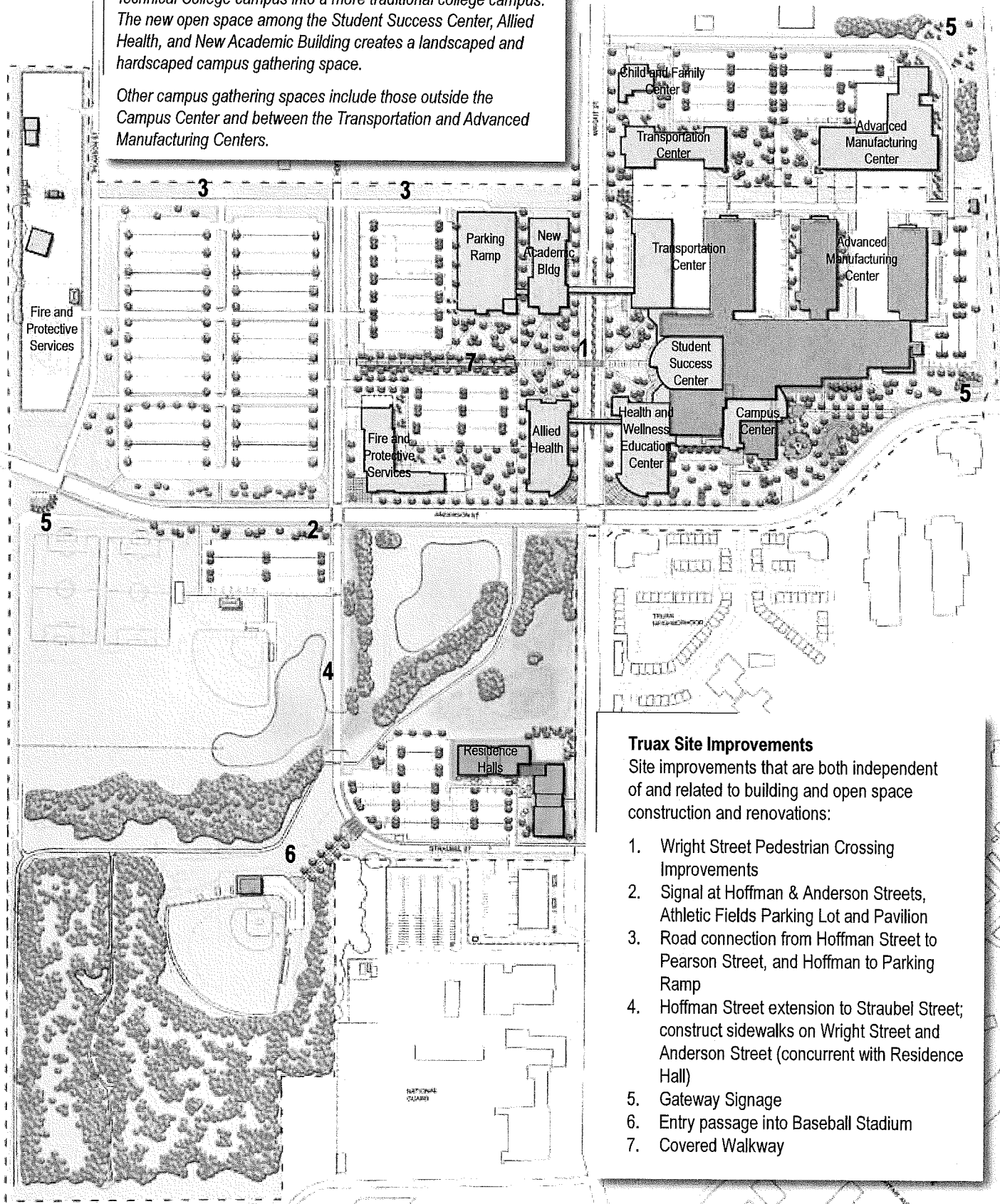
1. Lease facilities to others for school purposes. The district board may not enter into a lease under this subdivision after June 30, 1999.
2. Lease land to others for the construction of a building for school purposes if any future acquisition of the building by the district board will not expose the district board to an expenditure exceeding \$500,000, excluding moneys received from gifts, grants or federal funds. The district board may not enter into a lease under this subdivision after June 30, 1991.

3. Lease land to others for school purposes. (proposed language)



Building and site improvements transform the Madison Area Technical College campus into a more traditional college campus. The new open space among the Student Success Center, Allied Health, and New Academic Building creates a landscaped and hardscaped campus gathering space.

Other campus gathering spaces include those outside the Campus Center and between the Transportation and Advanced Manufacturing Centers.



Truax Site Improvements

Site improvements that are both independent of and related to building and open space construction and renovations:

1. Wright Street Pedestrian Crossing Improvements
2. Signal at Hoffman & Anderson Streets, Athletic Fields Parking Lot and Pavilion
3. Road connection from Hoffman Street to Pearson Street, and Hoffman to Parking Ramp
4. Hoffman Street extension to Straubel Street; construct sidewalks on Wright Street and Anderson Street (concurrent with Residence Hall)
5. Gateway Signage
6. Entry passage into Baseball Stadium
7. Covered Walkway

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Tech Village concept planned near Fox Valley Technical College moves forward



Written by

Pete Bach

8:25 AM, Jun. 16, 2011

GRAND CHUTE — The ball is back in a developer's court for a proposed housing complex for Fox Valley Technical College students.

Outagamie County supervisors voted 29-6 this week to endorse an amendment to a development agreement with Casaloma Holdings — a Fox Valley marketing firm — that would permit private, for-profit student housing at the 18.2-acre site near State 15 and Casaloma Drive.

The county is asking \$100,000 per acre for the 13.6 useable acres on the site. Proceeds from the land sale would be used for future county land acquisitions.

FVTC's \$10 million project, dubbed Tech Village, would provide housing for 600 to 700 students. A skywalk connects the property, west of U.S. 41, to FVTC's

campus.

The developer — Development Partners LLC, Neenah — plans to use about 10 acres for the student complex, leaving slightly more than three acres for other uses, such as retail.

"Anything Development Partners would come up with would have to go through the Casaloma Holdings group. They would essentially be selling the land for us to them," said county Planning Director Mike Hendrick.

The project is being set up as a privately funded, privately owned, for-profit venture, which means the land will return to the tax rolls. FVTC will not own the complex, which will be operated by a professional management company.

During a debate Tuesday, several supervisors said the housing development is a good way to use property the county has been trying to market unsuccessfully since at least 2003.

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Supv. Van Callies, however, questioned whether all of the available student housing units would be filled and worried the complex would become a burden on the police department.

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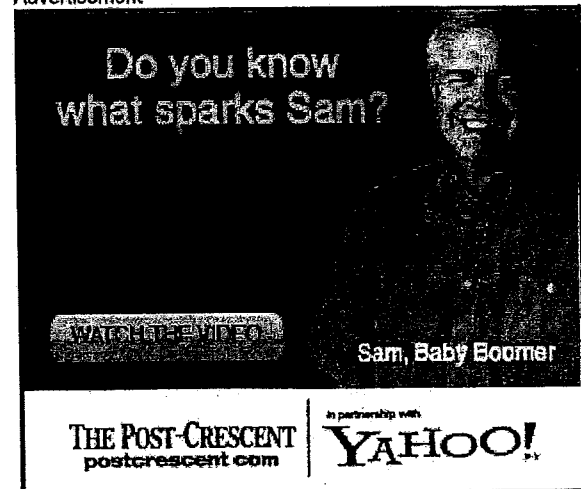
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UW-Platteville skirts state building process for new dorm

By **DEBORAH ZIFF** | dziff@madison.com | 608-252-6234 | Posted: Monday, July 4, 2011 11:15 pm

When Dennis Shields arrived on the UW-Platteville campus as the new chancellor last year, he immediately recognized a need for more student housing.

But he knew that if he went through the normal channels to build a dorm — which involves a gauntlet of state and university approvals — the project could be delayed for several years.

So instead, he looked for alternatives, eventually settling on a partnership with the UW-Platteville Foundation that put the project in private hands.

“We started to work on this less than 12 months ago,” Shields said.

“We’ve broken ground and, barring some catastrophe, we’ll have a new, 600-bed residence hall in place in just over 12 months.”

Partnering with a private organization is a method University of Wisconsin System chancellors may look to more as a way to build campus housing quickly without having to tiptoe through the state approval process, which can take a year or more.

“That’s a very fast start compared to anything we’re able to do through the state process,” said David Giroux, UW System spokesman.

UW-Milwaukee recently used a similar strategy to build a dorm, Giroux said.

Construction began on the UW-Platteville dorm last week, and it is expected to be ready for students in August 2012. The residence hall will have beds for 620 students, as well as a convenience store, fitness center, laundry facility and two multipurpose rooms.

A nonprofit organization, called the Real Estate Foundation, owns the building and the land, which is next to the university. The foundation was formed by the UW-Platteville Foundation in December.

A student housing company will operate it. Residence hall directors will oversee students just like a university-run dorm, Shields said.

“In terms of the experience in the building, it should be indistinguishable from the experience they’d have in one of our residence halls,” Shields said.

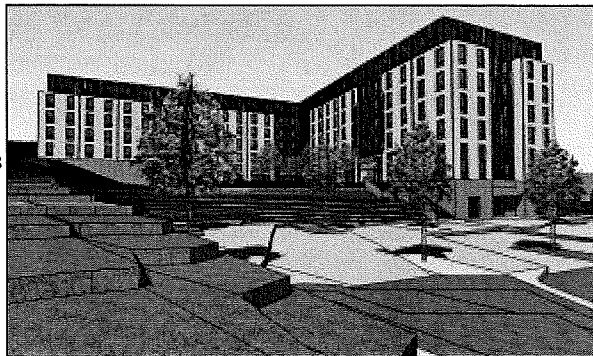
The Real Estate Foundation is not required to pay property taxes but agreed to pay an annual fee of \$100,000 to the city of Platteville.

Shields said there will be 200 or 300 more students enrolled at UW-Platteville this fall. On the campus of about 7,000, he expects enrollment to grow by 1,500 to 2,000 students over the next three to four years.

Further, he said the city of Platteville, which has about 11,500 people, is flooded with students looking for housing options.

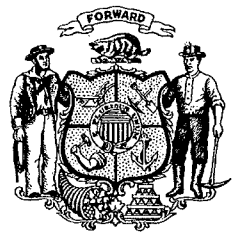
“This is not like Madison where there may be all kinds of other options students could draw on,” he said.

Shields said the campus will begin planning for another housing project, using a similar method, in the next few months.





WISCONSIN STATE LEGISLATURE



Senator Dale Schultz,

Date?

With all that has been and is still going on in our State since last January I just can't sit back and be quiet any more. Our state is a mess and it's getting worse instead of better. These recall petitions and elections are not the way that democracy should be done, at least not in my opinion and for these reasons. We elect people to serve and if we don't like what they've done then we vote them out in the next election. Just because we don't like their decisions doesn't mean we have the right to recall them. They were many decisions that the previous governor made that I didn't agree with but never once thought that we should recall him.

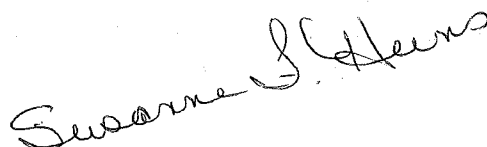
Our society has become so self-centered and self-serving that if things don't go their own way they pout and demand that things be changed immediately to their satisfaction. People haven't learned the word "No" and that we don't have enough money for that. Our state and the Democrats have been over spending for years and we need to cut back somewhere. I feel that Governor Walker is trying his best to make some of these cuts without also cutting people's jobs. As a fellow Republican you should be supporting him better.

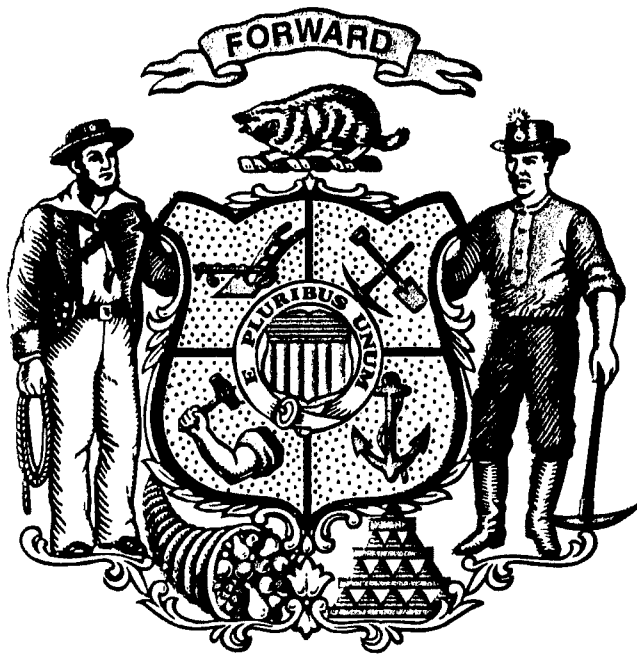
I am not real happy that you sided with the Democratic Senators that left our state to avoid voting on some of these issues. They were elected to serve and I feel that they shirked their duties when they left the state. As far as I'm concerned they were childish and also pouting to try and get their own way. What a sign of immaturity.

You said that you were defending the people in your constituency that voted for you and put you in office. But you are wrong. The people you are defending are not the ones who voted for you but the Democratic people in the area who are union employees and supporters. Restricting the collective bargaining has helped schools, towns, etc. renegotiate their employees' health insurance and other benefits to get it cheaper from a non-union provided company. These savings have helped many smaller schools retain their identity and remain open. I'm not sure that you even realize that by supporting the Democrats you are dooming the small schools in Wisconsin. If schools can't save money somewhere the small school in Wisconsin will become a thing of the past as they will have to consolidate with other schools as they won't have the money to run the school. The majority of the people wanting to recall Walker and the other Republican senators are from Madison and other bigger cities who do not care about the small schools and rural Wisconsin. If these small schools end up consolidating, kids will have to ride the bus a long time to get to school everyday. Is that what we want for our kids?

I think you have been in office too long and that it has become a career for you instead of actually representing the people who have elected you. As of this time, I do not feel that I can in good faith vote for you again. I hope you start remembering just who the people were that put you in office. They were not the Democrats and the union workers.

Susanne Heins
117 Engelke Dr.
Belmont, WI 53510







MADISON
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Date?

**A Public-Private Partnership:
Student Housing for Madison College Students**

Property Tax Status: The Madison College Foundation is a non-profit entity as recognized by the federal Internal Revenue Service. Typically, as an owner of property that is used solely by the Foundation for its purposes, the Foundation's property is exempt from property taxes (Ch. 70.11 (4)).

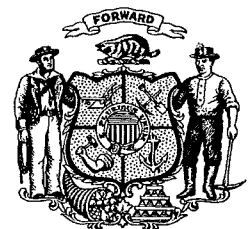
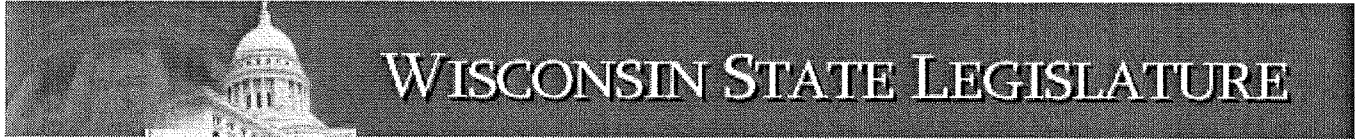
MCF? or 3rd party?

As the owner of a residence hall facility, where rooms are rented to others and the rental income is used for more than retirement of construction debt service and maintenance, the facility will be assessed as personal property and the Foundation, as the owner of the property, will pay property taxes on the assessed value of the improvement. (Ch. 70.11 (intro.))

where will the \$ go? what use will a non-profit make of such funds?

Property tax exemptions provided for community-based residential facilities, low-income housing or nursing homes could not apply to this project, (Ch. 70.11 (4) (b), (4a) (f) and (4d), nor would the exemption created for the Pres House near the UW-Madison (Ch. 70.11 (3m)).

In the arrangement under consideration, the land that the College would lease to the Foundation would remain tax exempt, as is allowed under Ch. 70.17.



Technical and Community Colleges Providing Housing through Public-Private Partnerships

<u>Institution</u>	<u>Student Population</u>	<u>Available Beds</u>	<u>Accommodation Rate</u>
College of Central Florida	13,700	192	1.40%
Illinois Central College	12,000	298	2.48%
Genesee Community College (NY)	4,000	387	9.68%
Hillsborough Community College (FL)	16,000	419	2.62%
Northwest Iowa Community College	1,600	124	7.75%
Joliet Junior College (IL)	35,000	283	0.81%
Finger Lakes Community College (NY)	6,935	354	5.10%
Southwestern Michigan College	3,000	260	8.67%
Western Technical College (WI)	4,160	200	4.81%
Indiana University - Southeast	7,000	350	5.00%

Madison College - Proposed	5,097*	421	8.30%
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*This figure represents only the full-time enrollment at the Truax campus last year.

Average Rent for 4 Single Bedrooms and 2 Baths = \$631/month

Low: \$405/month – College of Central Florida

High: \$788/month – Allegany College of MD

Average Rent for 2 Double Bedroom and 1 Bath = \$469/month

Low: \$319/month – Northwest Iowa Community College

High: \$718/month – Genesee Community College

Average Rent for 2 Double Bedrooms and 2 Bath = \$518/month

Low: \$413/month – Northwest Iowa Community College

High: \$576/month – Garrett College

UW-Milwaukee - Cambridge Commons

Double - \$665/month

UW-Milwaukee - Riverview

Double - \$633/month

Madison College Analysis of Demand

1 Single Room - \$700/month

2 Single Bedroom - \$650/month

3 Single Bedroom - \$600/month

4 Single Bedroom - \$600/month

9/23/2011