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## **Minutes of the Executive Committee meeting of the Board of Regents of the University of Wisconsin System: August 16, 1977. 1977**

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Wisconsin System, 1977

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MINUTES OF THE EXECUTIVE COMMITTEE MEETING  
of the  
BOARD OF REGENTS OF THE UNIVERSITY OF WISCONSIN SYSTEM

Madison, Wisconsin

Held in Room 1720 Van Hise Hall  
Tuesday, August 16, 1977, 3:00 P.M.

President Hales presiding

PRESENT: Regents Grover, Hales, Lavine, McNamara, and Neshek

ABSENT: Regents Barkla and Gerrard

Director of University Housing Newell Smith summarized the justification and comments relating to the University of Wisconsin Madison Campus Residence Halls needs furnished to the members of the Committee in advance of the meeting as shown below:

JUSTIFICATION

- Use:** University of Wisconsin-Madison Division of Residence Halls for overflow students for the first semester 1977-78
- Fund:** Residence Halls
- General:** Residence Halls has not experienced the normal cancellation of contracts for the fall term and find themselves about 250 spaces short. Space other than Residence Halls, such as Short Course Dorms and the University Bay Center are being utilized to the maximum extent possible. While the lease period will be for one semester only, the lease contains a clause that THE REGENT APARTMENTS will make rooms available for the second semester to any students desiring to stay. Students who desire to exercise their option of returning to other University housing for the second semester will be guaranteed a space.
- Costs:** The lease covers approximately 40 four-person suites and two efficiency suites totalling 29,300 square feet at a cost of \$59,618. The costs are based on UW housing rates--\$363 per semester per bed for the four-person suites and \$720 per suite for the efficiency suites. Two quarterly payments will be made on August 29, 1977 and October 20, 1977.
- Services:** THE REGENT will provide all custodial, maintenance, desk, mail and other services provided to other residences with access to all facilities and equipment available to other residences.

Residence Halls will administer and supervise space as they do in any residence hall and will furnish linens to the students.

Comments Relating to the UW-Madison Campus Residence Halls Needs

On the UW-Madison campus the Division of Residence Halls reports that they currently have 258 signed contracts for housing this fall, in excess of the capacity of the housing units. They also report that there are 40 residence requests which were received prior to March 15 which, by statute, they may also have to accommodate within University housing. It may be anticipated that these numbers will be reduced slightly but not sufficiently to accommodate the need.

A \$50 deposit has been received from each of these students. If other leased facilities can be approved, they will be notified of their first semester room assignment as soon as possible.

The proposed lease is for the first semester only. It does include a provision whereby the lessor (THE REGENT APARTMENTS, 1402 Regent Street), under present terms of the proposed lease, will make rooms available for the second semester (December 25, 1977 through May 29, 1978) at a rental rate of \$363 per bed to those students who elect to remain residents of THE REGENT APARTMENTS. Students normally contract for housing on an academic year basis. While the provisions of this paragraph in the proposed lease will not obligate any student to remain a resident of the leased space, in order to obtain the proposed lease, the state had to agree to provide the student the option of remaining in the leased space during the second semester. If the student exercises the option of returning to University housing, a space will be guaranteed.

The UW-Madison campus strongly recommends approval of this lease for the following reasons:

- (1) It has signed contracts with each of the students who generally have indicated a strong desire (frequently supported by the parents, as well) to reside in university-supervised housing.
- (2) The Division of Residence Halls indicates that approval of this lease will result in an improved occupancy level in the second semester.
- (3) The leased cost per bed is based on UW-Madison housing rates. The lessor's usual rental rates are almost identical to the UW-Madison housing rates.

In previous years, the UW-Madison campus has been able to accommodate all students with signed contracts who wished to live in University housing. Cancellations during the summer have been less than anticipated, for reasons yet unknown. A spin-off of the enrollment ceilings from the prior year may be part of the reason.

Increased occupancy demands for University housing beyond those accommodated in the leased space will be met through the use of rooms normally assigned to other purposes. However, despite the extreme need for rooms, it should be stressed that this leased space will be operated as an extension of University housing, with the normal house fellow staff provided.

Regent Grover moved adoption of the following resolution, the motion was seconded by Regent Neshek, and it was voted:

Resolution 1511:

That, upon the recommendation of the Acting Chancellor, UW-Madison, and the President of the University of Wisconsin System, authority be granted to lease the following property:

29,300 square feet of space located at 1402 Regent Street, Madison, Wisconsin for the period August 28, 1977 through December 24, 1977

Allen and O'Hara Developments, Inc., Lessor  
3385 Airways Boulevard  
Memphis, Tennessee

The lease cost is \$59,618

This space will be used to house overflow residence hall students for the first semester 1977-78

The meeting adjourned at 3:11 P.M.

J. S. Holt, Secretary