



C-I District Master Plan



WISCONSIN
UNIVERSITY OF WISCONSIN-MADISON

CAMPUS MASTER PLAN CI-DISTRICT ZONING

City of Madison Plan Commission Meeting (06/19/17)
APPROVAL PRESENTATION

EXTENDING OUR HISTORY - EMBRACING OUR FUTURE

AGENDA

- Schedule
- Committee Recommendation Requests
- Document Composition
- Campus-Institutional Zoning Maps
 - Development Capacity
 - Land Use & Phasing of Development
 - 10-Year Removals & Proposed Buildings
- 'New' Campus Design Review Board
- Zoning Review Process & Procedures





WISCONSIN
UNIVERSITY OF WISCONSIN-MADISON

LAKE MENDOTA

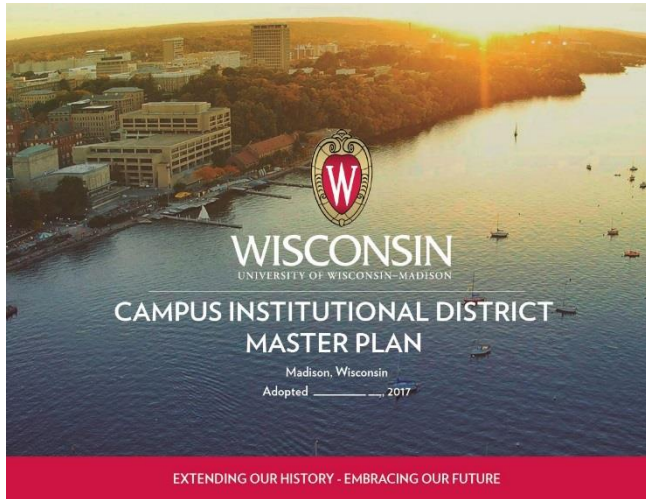
- Campus Development Plan Boundary
- Existing Building
- Proposed Building



2017

SCHEDULE	MAR	APR	MAY	JUN	JUL	AUG	
Plan Commission - Informational							March 6, 2017 (complete)
UDC - Informational							March 8, 2017 (complete)
Joint West Campus Area Committee - UPDATE							March 22, 2017 (complete)
APPLICATION SUBMITTAL							April 5, 2017 (complete)
Ped/Bicycle/Motor Vehicle Commission - ACTION							May 23, 2017 (complete)
UDC – ACTION							May 24, 2017 (approval-complete)
Joint West & Southeast Campus Area Committee – ACTION							June 7, 2017 (complete)
Plan Commission - ACTION							June 19, 2017 (tonight)
Common Council – APPROVAL							July 18, 2017

RECOMMENDATION TO THE COMMON COUNCIL



Plan Commission

1. The Plan shall serve the public interest as well as the interest of the institution developing the plan.
2. The Plan shall be consistent with the goals of the Comprehensive Plan and adopted neighborhood, corridor, or special area plans adjacent to campus boundaries.
3. Membership on the architectural review committee, including representation of planning staff and registered neighborhoods, and committee procedures.

PED/BIKE/MOTOR VEHICLE COMMISSION RECOMMENDATION

May 23, 2017

- Recommended approval of the Long Range Transportation Master Plan to the Plan Commission including:
 - *Proposed text amendment to MGO 28.097 related to proposed parking facilities.*

URBAN DESIGN COMMISSION APPROVAL

May 24, 2017

- Granted final approval the Campus-Institutional Master Plan documents, the building design review standards and guidelines, review procedures, categories of membership, per MGO 28.097.

JOINT WEST CAMPUS AREA COMMITTEE RECOMMENDATION

June 7, 2017

- Recommended adoption of the “Campus-Institutional District Master Plan” Documents to the City of Madison Plan Commission.
- Recommended adoption of the Rezoning (conversion) of parcels from Planned Development (PD) to Campus-Institutional (C-I) District zoning to the City of Madison Plan Commission
 - 2501 University Bay Drive (Ramp Lot 76)
 - 1308 W. Dayton Street (Union South)

Discussion items:

- *Consideration of a defined appeal process for the Design Review Board to the Plan Commission. (UW will work with staff)*
- *Determine with City appropriate public notification process for DRB. (UW will work with staff)*

JOINT SOUTHEAST CAMPUS AREA COMMITTEE RECOMMENDATION

June 7, 2017

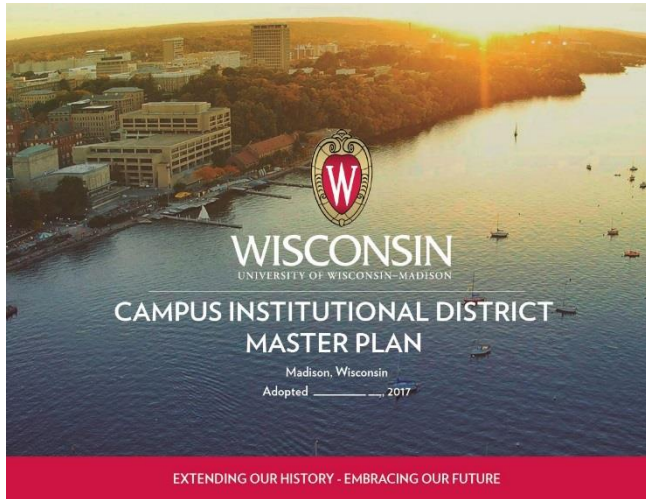
- Recommended adoption of the “Campus-Institutional District Master Plan” Documents to the City of Madison Plan Commission.
- Recommended adoption of the Rezoning (conversion) of parcels from Planned Development (PD) to Campus-Institutional (C-I) District zoning to the City of Madison Plan Commission
 - 117 N. Charter Street (Charter Street Heating Plant)
 - 15 N. Mills Street (Parking Lot 45)

Discussion items:

- *Consideration of a defined appeal process for the Design Review Board to the Plan Commission. (UW will work with staff)*
- *Determine with City appropriate public notification process for DRB. (UW will work with staff)*

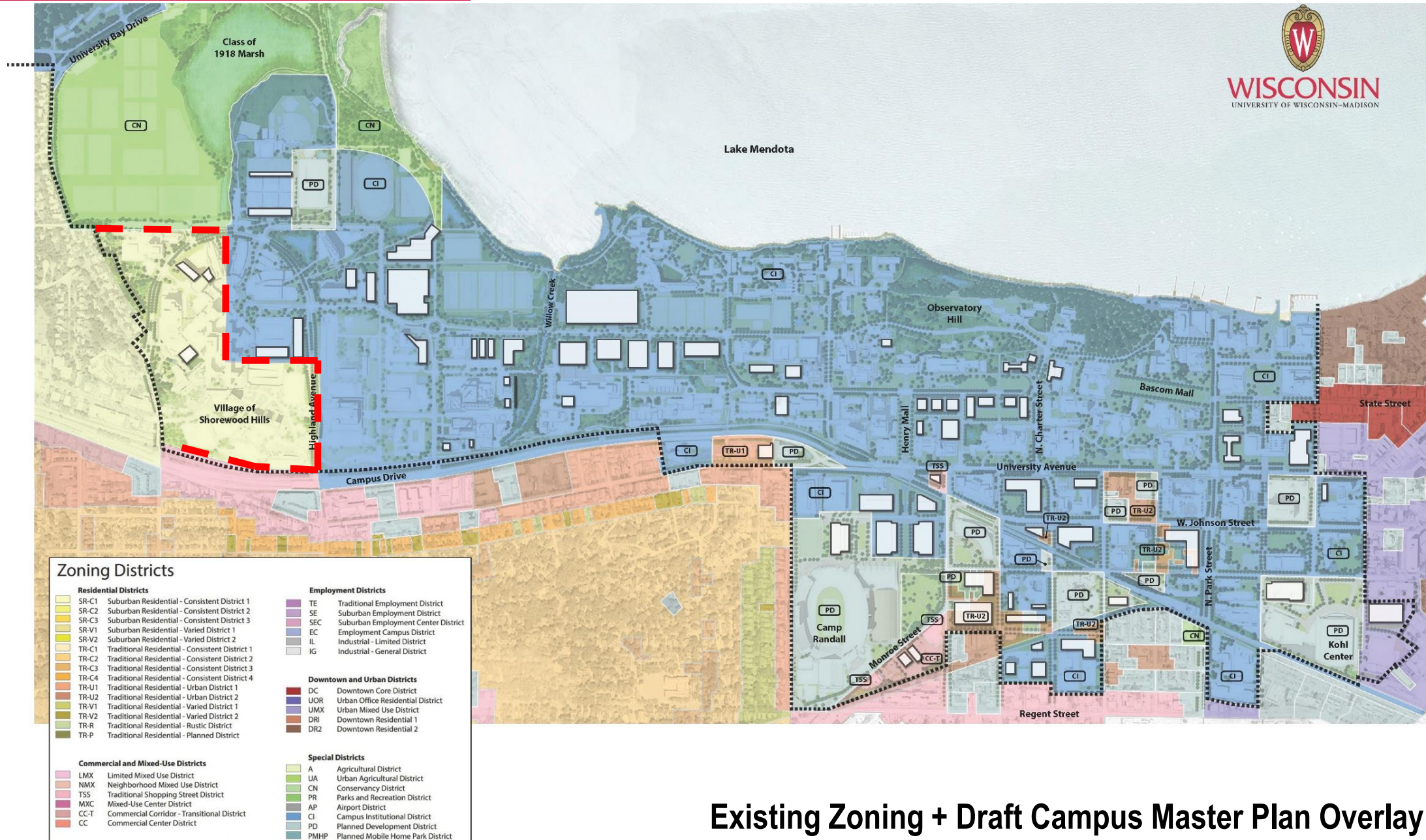
TABLE OF CONTENTS

CI DISTRICT CAMPUS MASTER PLAN DOCUMENT



Forward.....	5	4. Facilities Plan: Proposed Conditions	111
i Document Composition		4.1 Campus Development Plan Boundary and Potential Land Acquisitions	
ii List of Figures, Tables, and Photo Credits		4.2 Proposed Land Use	
iii Introduction		4.3 Building Density Floor Area Ratios (F.A.R.)	
iv City of Madison Conditions of Approval - Unresolved Issues		4.4 Proposed Building Use	
1. Background & History.....	13	4.5 Open Space & Landscape Plan	
1.1 Scope of the 2015 Campus Master Plan Update		4.6 Natural Campus Landscapes	
1.2 History of Campus Planning at UW-Madison		4.7 Social Campus Landscapes	
1.3 Historical Development of the UW-Madison Campus		4.8 Green Streets	
1.4 2005 Campus Master Plan “Recreating Ourselves in Place”		4.9 Proposed Green Infrastructure & Stormwater Management	
2. Mission & Guiding Principles.....	49	4.10 Proposed Pedestrian and Bicycle Circulation	
2.1 University Mission, Vision, and Strategic Plan		4.11 Proposed Transit, Parking, and Vehicular Circulation	
2.2 Coordination with Campus Strategic Framework Plan		5. Proposed Project Phasing.....	171
2.3 Need for a Master Plan		6. Design Review Process	191
2.4 Physical Planning Principles, UW System Board of Regents		6.1 UW-Madison Design Review Board	
2.5 Master Plan Goals and Guiding Principles		7. Campus Design Guidelines & Standards.....	197
3. Facilities Plan: Existing Conditions	63	7.1 Building Principles and Guidelines Summary	
3.1 Campus Profile		7.2 Campus Design Neighborhoods	
3.2 Context within Region and City		8. Neighborhood Coordination.....	317
3.3 Campus Development Plan Boundary		9. Amendments to the Approved Campus Master Plan	323
3.4 Existing Zoning Districts		10. Appendix.....	327
3.5 Projects Completed Since 2005 Plan		10.1 Long Range Transportation Plan	
3.6 Campus Planning Districts			
3.7 Campus Land Use Land Uses and Buildings			
3.8 Building Form and Density			
3.9 Landmarks and Historic Sites			
3.10 Historic Preservation Planning at UW-Madison			
3.11 Open Space			
3.12 Tree Canopy			
3.13 Existing Green Infrastructure & Stormwater Management			
3.14 Existing Pedestrian and Bicycle			
3.15 Existing Transit, Parking, and Vehicular Circulation			



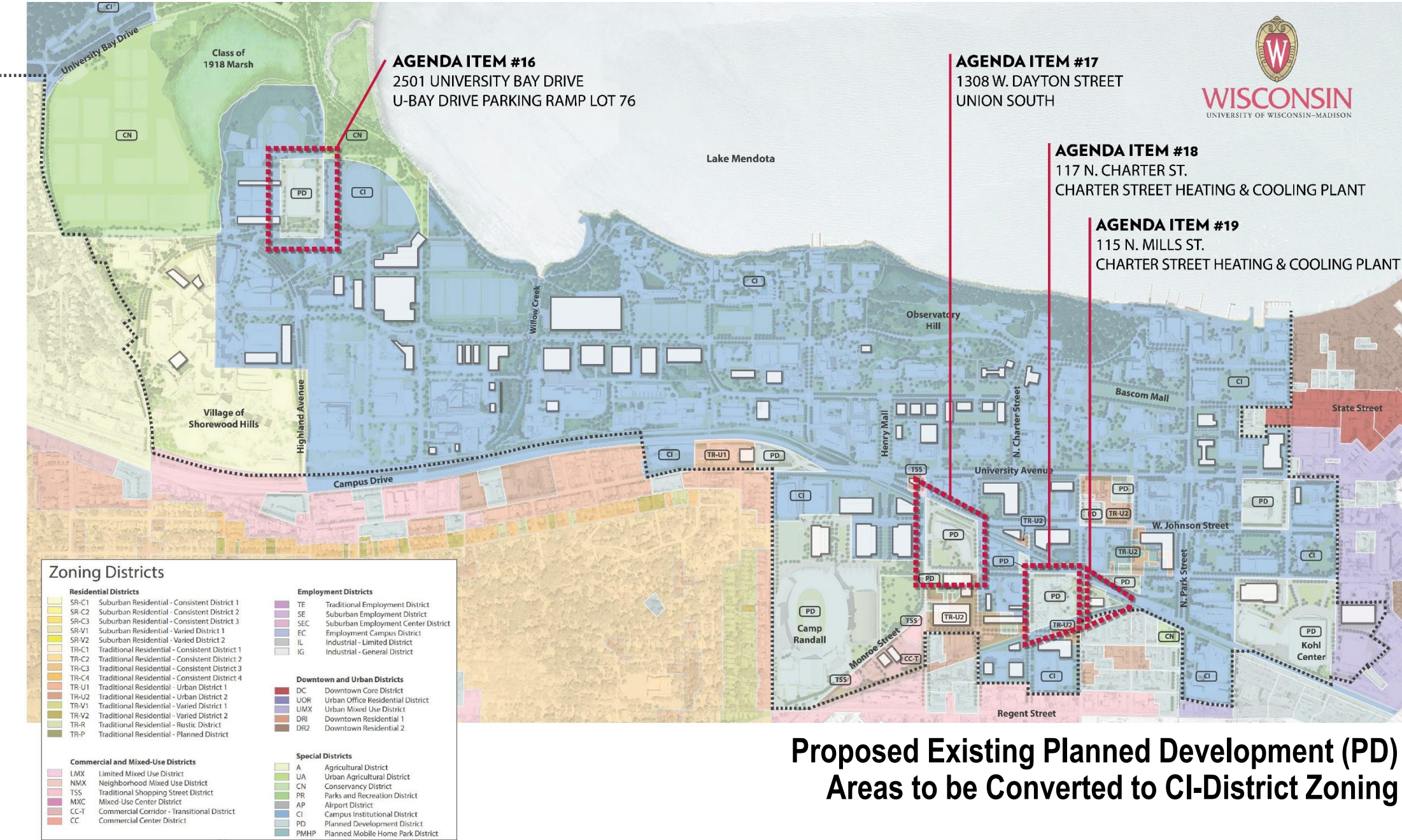


Existing Zoning + Draft Campus Master Plan Overlay



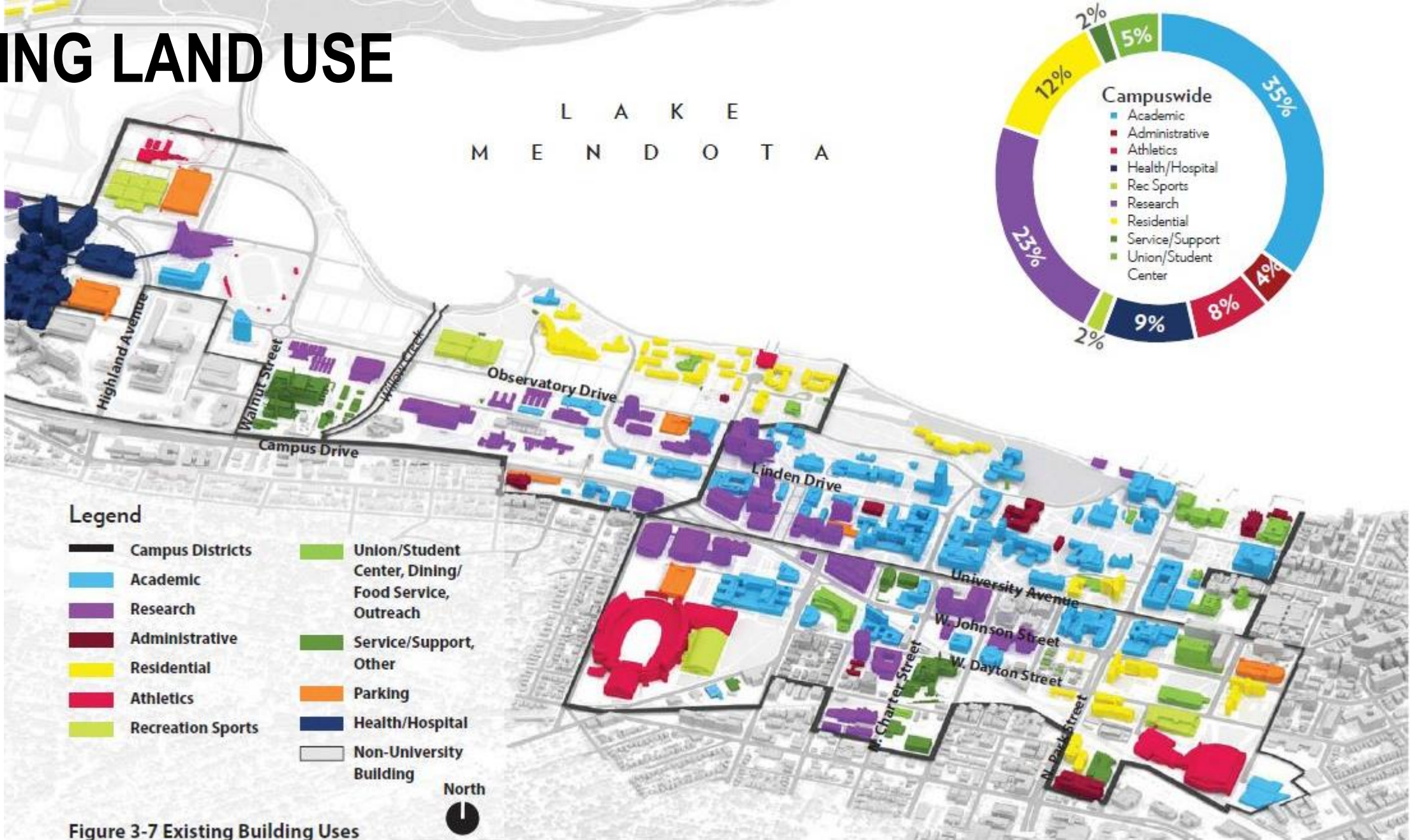
SOUTH CAMPUS

Existing Zoning + Draft Campus Master Plan Overlay Enlargement

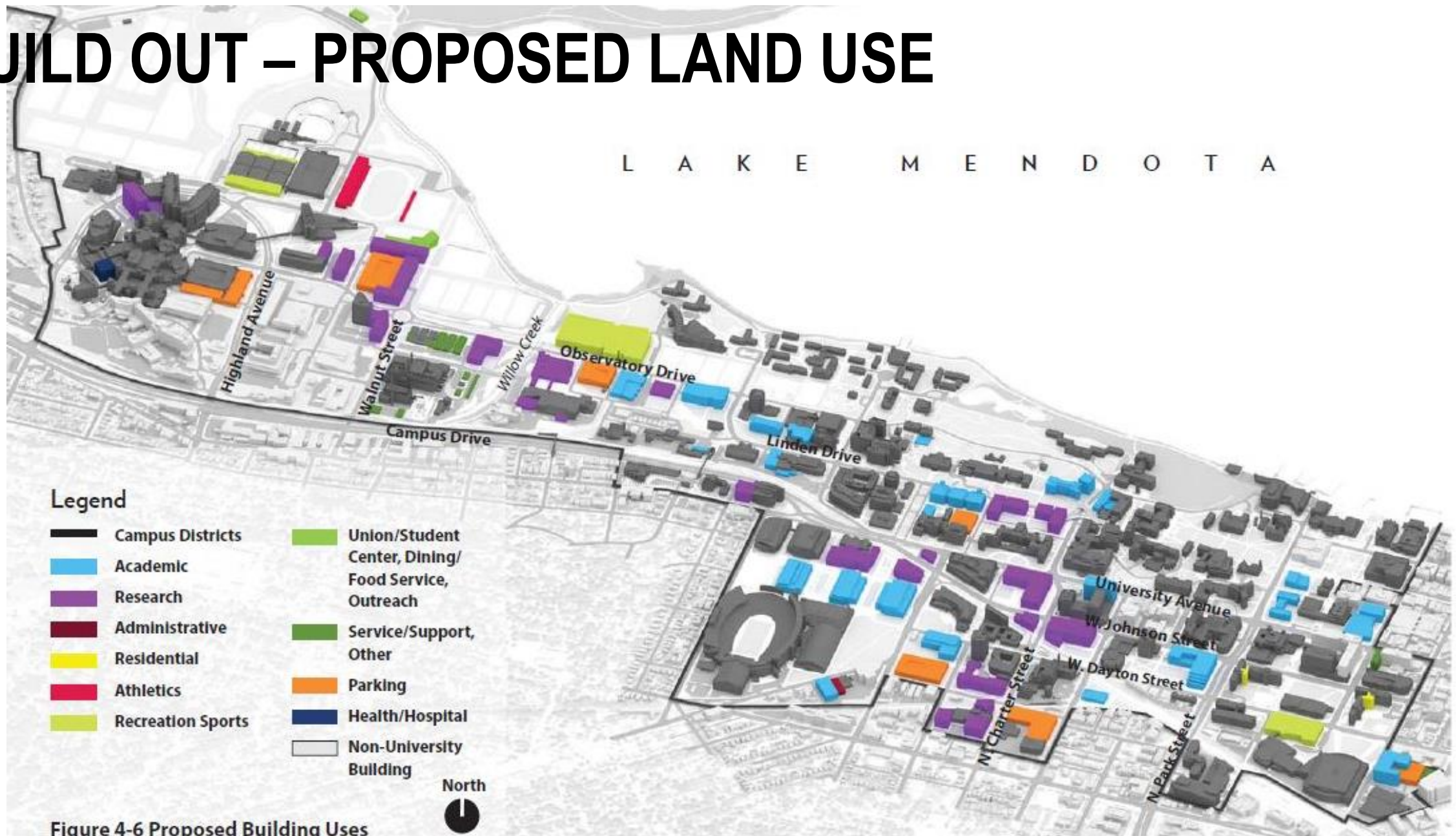


**Proposed Existing Planned Development (PD)
Areas to be Converted to CI-District Zoning**

EXISTING LAND USE








BUILD OUT – PROPOSED LAND USE



PHASING – BUILDING OPPORTUNITIES

Legend

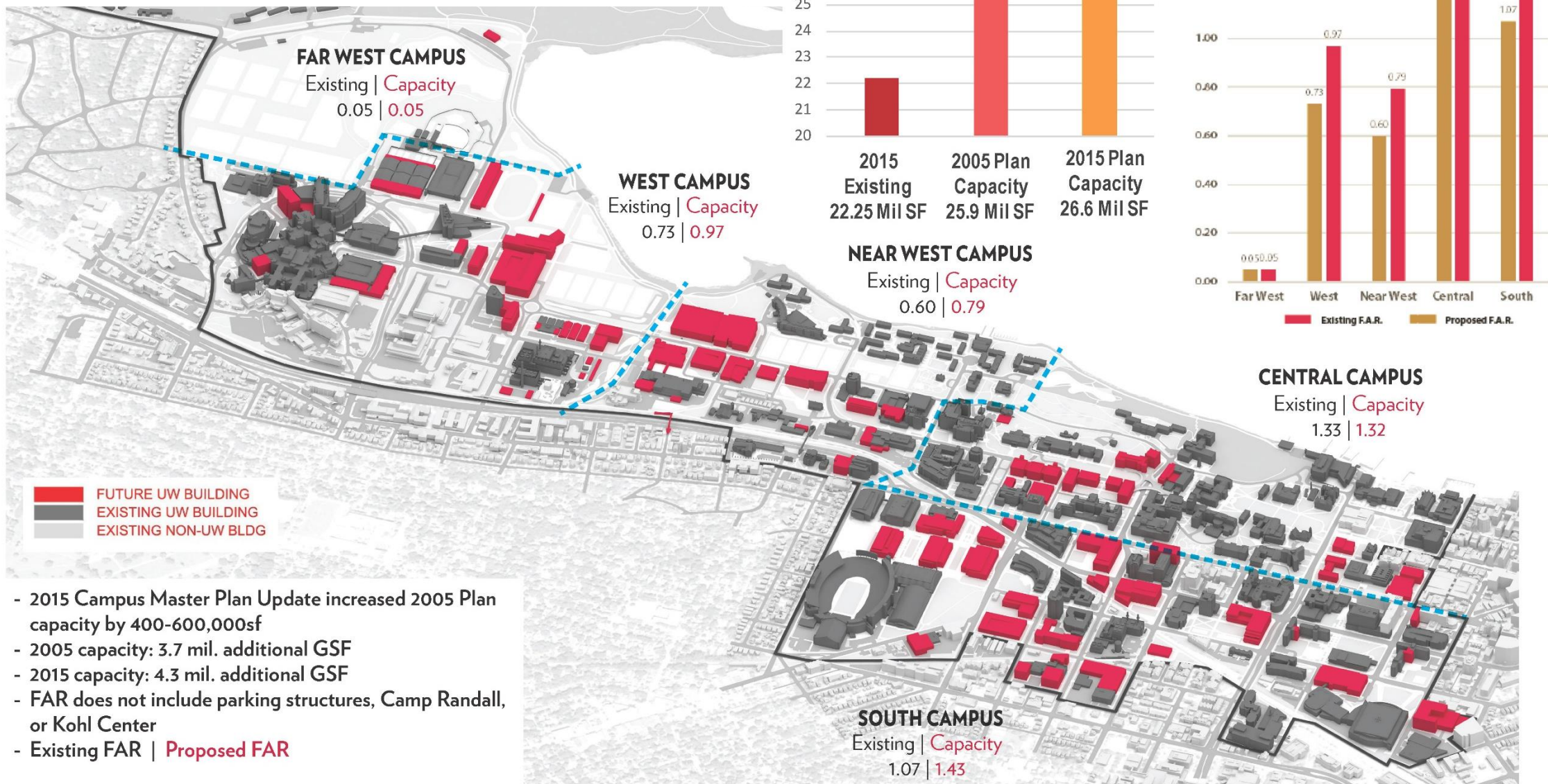
-  Campus Development Plan Boundary
-  Phase 1 (2017-2023)
-  Phase 2 (2023-2029)
-  Phase 3 (2029-2035)
-  Phase 4 (2035+)

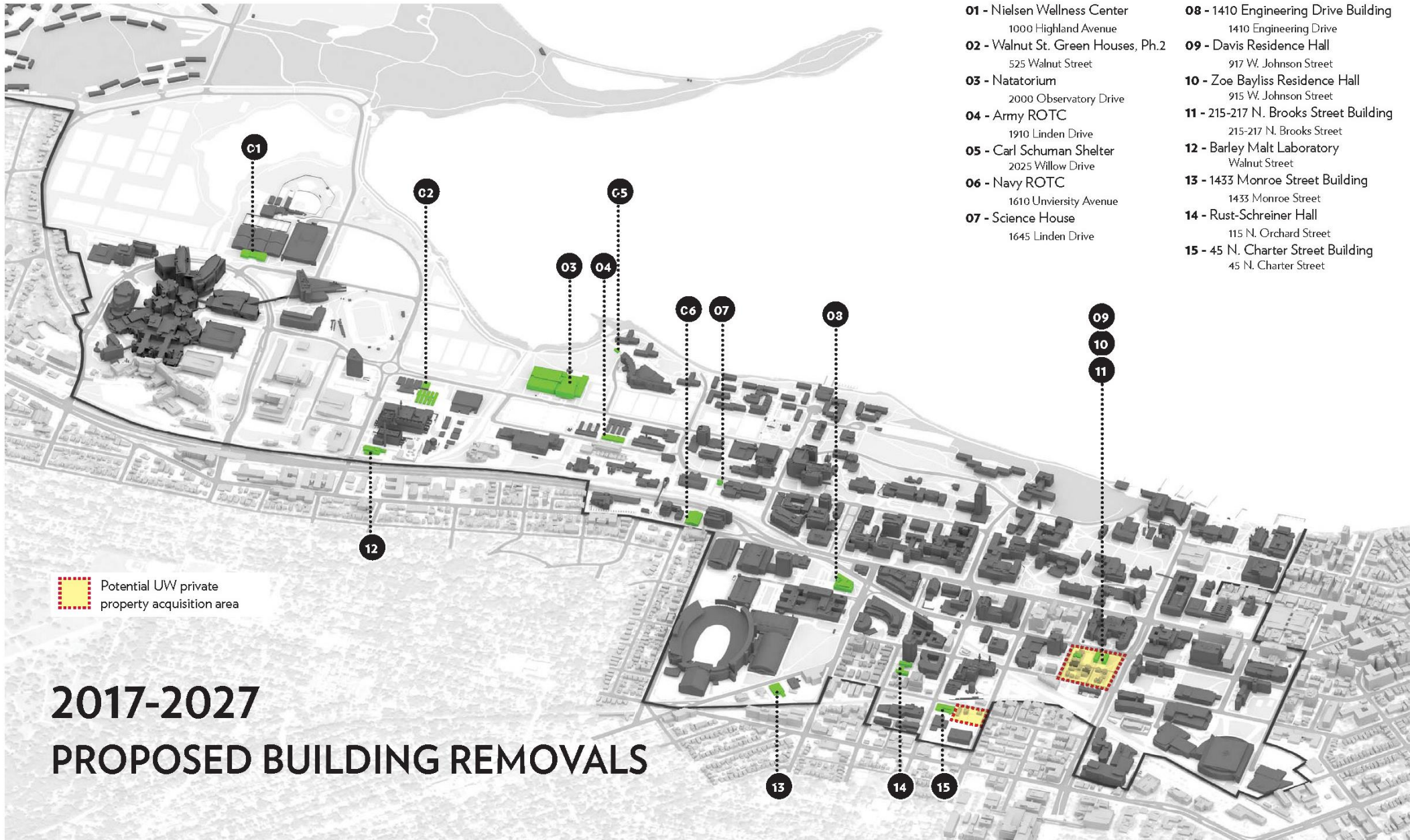
North



LAKE MENDOTA

CAPACITY & FLOOR AREA RATIO



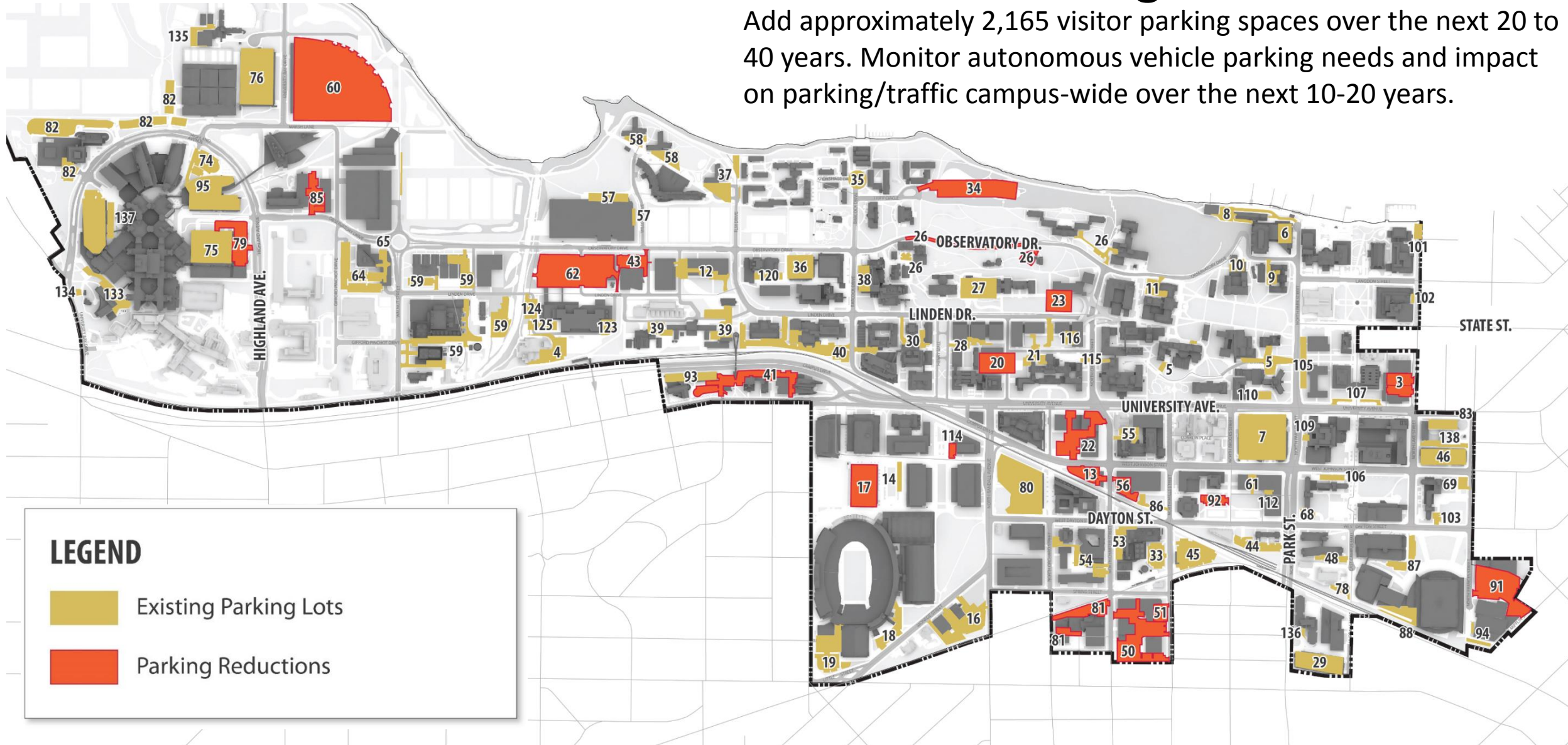


2017-2027 PROPOSED BUILDING ADDITIONS

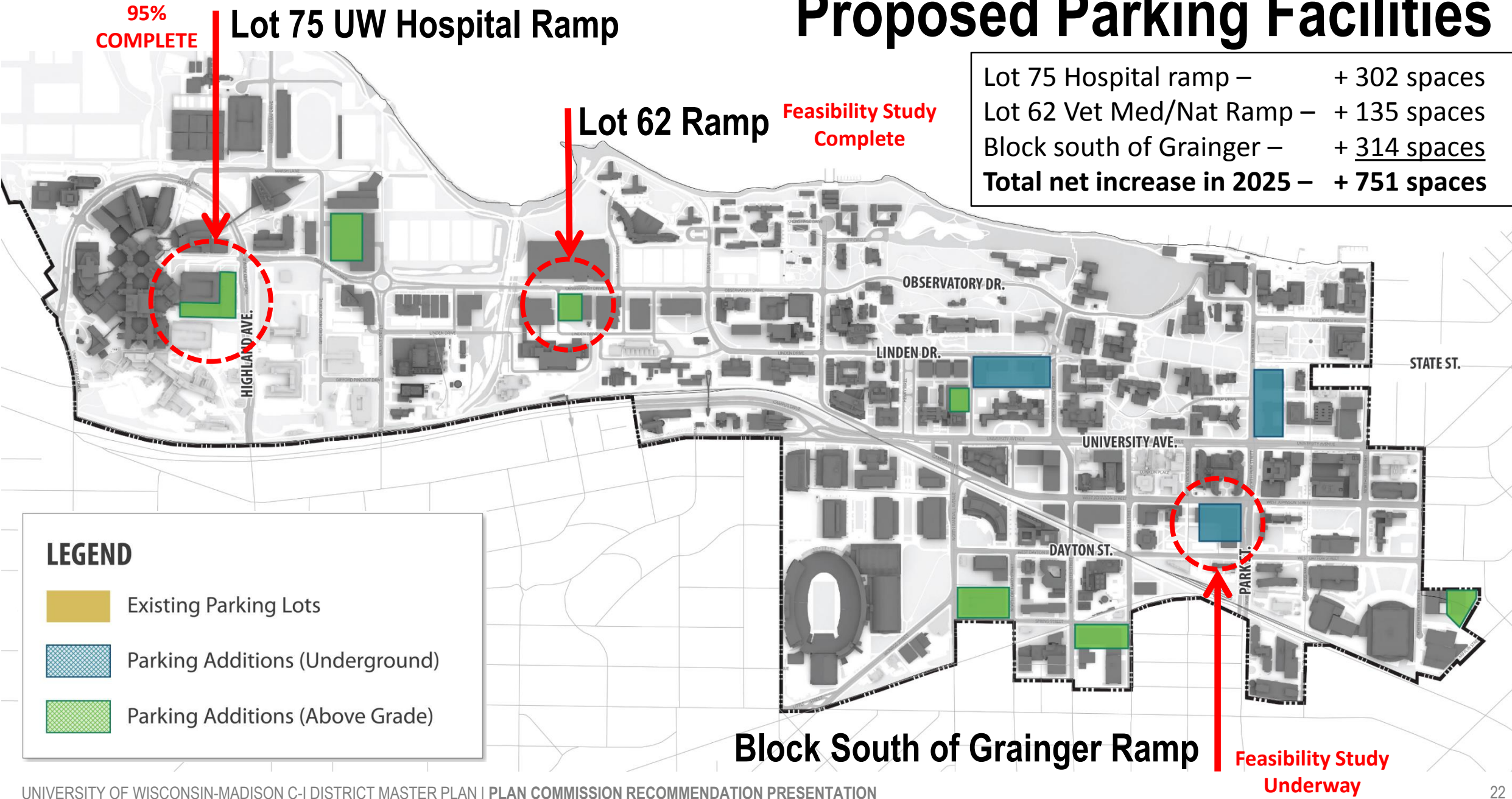
- 01** - Nielsen Wellness Center
1000 Highland Avenue
- 02** - Preserve Outreach Center
University Bay Drive
- 03** - Walnut St. Greenhouse, Ph. 2
525 Walnut Street
- 04** - Veterinary Medicine Exp.
2015 Linden Drive
- 05** - Parking Facility (Lot 62)
Observatory Drive
- 06** - New Natatorium
2000 Observatory Drive
- 07** - College of Engineering Building
University Avenue
- 08** - Babcock Hall Addition
1605 Linden Drive
- 09** - 1410 Engineering Drive Replacement
Engineering Drive
- 10** - Ingraham Hall Addition
1155 Observatory Drive
- 11** - Chemistry Building Expansion
1101 University Avenue
- 12** - New Humanities Hall & Parking Facility
W. Johnson Street
- 13** - Sellery Hall Addition & Renovation
821 W. Johnson Street
- 14** - Hamel Music Performance Center
740 University Avenue
- 15** - Witte Hall Addition & Renovation
615 W. Johnson Street
- 16** - Officer Education Facility
Monroe Street
- 17** - A.O.S.S. Addition
1225 W. Dayton Street

Minimal Parking to Meet Need

Add approximately 2,165 visitor parking spaces over the next 20 to 40 years. Monitor autonomous vehicle parking needs and impact on parking/traffic campus-wide over the next 10-20 years.



Proposed Parking Facilities



RESPONSE TO STAFF REPORT & CONDITIONS OF APPROVAL

June 19, 2017

“Campus boundary” vs.

“Campus Development Plan Boundary”
vs.

“Land Ownership Boundary” (936 acres)
vs.

“C-I District Boundary”

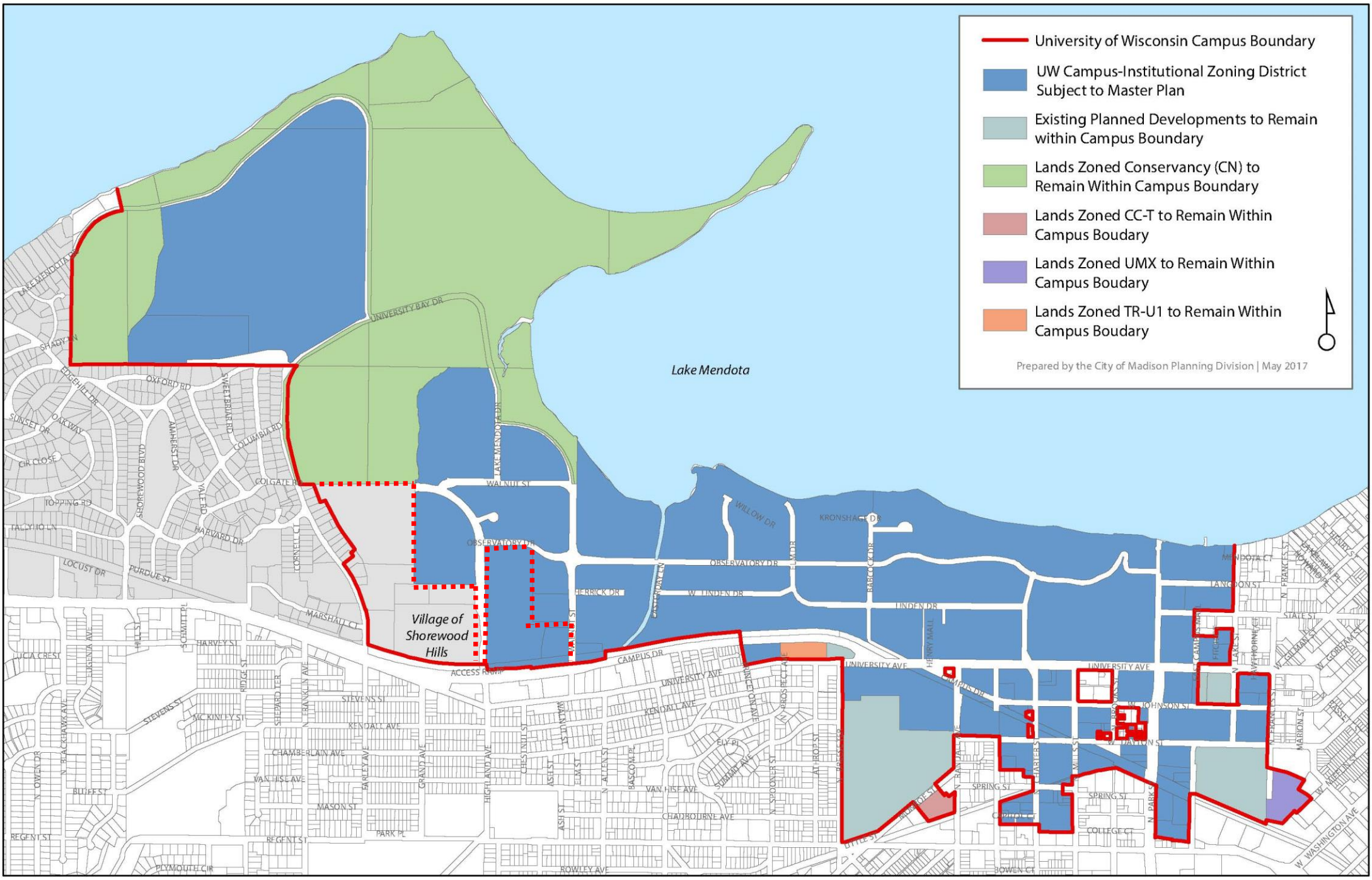


WISCONSIN
UNIVERSITY OF WISCONSIN-MADISON

LAKE MENDOTA

- Campus Development Plan Boundary
- Existing Building
- Proposed Building





— University of Wisconsin Campus Boundary

■ UW Campus-Institutional Zoning District Subject to Master Plan

■ Existing Planned Developments to Remain within Campus Boundary

■ Lands Zoned Conservancy (CN) to Remain Within Campus Boundary

■ Lands Zoned CC-T to Remain Within Campus Boundary

■ Lands Zoned UMX to Remain Within Campus Boundary

■ Lands Zoned TR-U1 to Remain Within Campus Boundary

Prepared by the City of Madison Planning Division | May 2017

CITY AGENCY CONDITIONS OF APPROVAL

Campus Design Review Board

- Composition, membership, rules & procedures
- Voting vs. Non-voting members, etc.

UW RESPONSE:

The University agrees to work with City of Madison Planning Division staff in the development of final procedures and rules for the governance of the UW-Madison Design Review Board.

Categories of Membership

PROPOSED CAMPUS DESIGN REVIEW BOARD (as approved by the UDC)

1. **University Architect (chair)** or Assoc. Vice Chancellor FP&M designee (only votes on a 3-3 tie)
2. **University Landscape Architect** or Assoc. Vice Chancellor FP&M designee
3. **Private National Firm Architect** as designated by FP&M
4. **Private National Firm Landscape Architect** as designated by FP&M
5. **City of Madison Planning Director** or designee
6. **JWCAC/JSECAC Member** (per project location) – as designated by each committee chair
7. **City of Madison Urban Design Commission Committee Member** – as designated by the chair
8. ***Ad Hoc* City of Madison Alder- unique per each project***
9. ***Ad Hoc* Neighborhood Liaison - selected per project from JWCAC / JSECAC neighborhood reps.***
10. ***Ad Hoc* University Project Sponsor - unique per each project***
11. ***Ad Hoc* Campus Planning Committee Liaison – as designated by the UW Campus Planning Committee***

* non-voting committee member

Review Procedures

PROCESS

- Reduces conflicting recommendations from multiple design committees (UDC, Existing DRB).
- Joint 'X' Campus Area Committees retain existing function and importance.
- Defines more robust 'New' DRB per MGO. 28.097
- City Staff retains final site plan sign-off.
- Public WEPA (EIS) review process remains.
- Wisconsin Historical Society review remains on historic landscapes and structures.

DRB = Design Review Board

PROPOSED PROJECT REVIEW PROCESS

% Complete	Typical Capital Project
	<ul style="list-style-type: none">• Project A/E Kick-Off Meeting
10%	<ul style="list-style-type: none">• Campus Design Review Board Meeting #1• Madison Development Assistance Team Mtg.• Joint 'X' Campus Area Committee Meeting – Informational
35%	<ul style="list-style-type: none">• Campus Design Review Board Meeting #2• Joint 'X' Campus Area Committee Meeting – Recommendation to the DRB• Campus DRB Meeting #3 (final)• Approvals – BOR & SBC (Board of Regents & State Building Commission)
90%	<ul style="list-style-type: none">• City of Madison Site Plan Approval

CITY Recommendations for Revision

UW RESPONSE:

Future Land Use & Acquisitions

... this approval shall not apply to any parcels not owned by the University or its affiliates on April 3, 2017 nor shall the final document contain any inferences about the future use or acquisition of properties not currently owned by the University or its affiliates.

The University fully understands that the City of Madison is not approving future land use as part of the C-I Campus Master Plan for land the Regents currently do not own. However, it is prudent and required of the university by the Regents and the State Building Commission to show future, long-term land use within our Regent approved Campus Development Plan Boundary. The University will add a statement to our document that clearly notes that the City is not approving future land uses or potential acquisition of land not currently owned by the Board of Regents, leaving all existing graphics as currently documented.

CITY Recommendations for Revision

UW RESPONSE:

Future Land Use & Acquisitions

Items #4 & 6-9 (recommended revisions) – removal of projects from the master plan graphics as they are shown on non-university owned lands.

The University prefers maintaining the graphics as they exist throughout the document to clearly show future land use as recommended in our planning documents. The University will include a statement noting that all proposed future development on lands not owned by the University are for future planning purposes only and not part of the City of Madison approved C-I Campus Master Plan.

CITY Recommendations for Revision

UW RESPONSE:

Table 4-1: Proposed Building Summary

Certainty of (future building) size: opportunities to hedge?

The University agrees that this is a planning document and there are likely going to be potential changes to the maximum or minimum final size of future development projects. As part of our on-going design review process and need to confirm the sizes of future buildings as they are developed, we will do so with City Planning Division staff. If the subsequent size of the proposed building significantly differs from the total maximum Gross Square Foot numbers in Table 4-1, we will work with City staff and neighboring stakeholders to review the proposal.

CITY Recommendations for Revision

UW RESPONSE:

Regent St South Campus Plan

- *Minimum building height of three stories.*
- *Bulk, height, set-backs, step-backs, etc.*
- *Coordination issues between the two plans.*

The University will work with staff in the Planning Division to rectify these discrepancies without committing at this time to adopt the RSSC plan. Calculating floors and set-back, step-backs all relate to specific floor-to-floor heights that are not quantified in the RSSC plan as they are in the UW-Madison campus master plan.

CITY AGENCY CONDITIONS OF APPROVAL

Condition of Approval #3 Traffic Engineering

The proposed cross-section for University Avenue, including a protected two-way bike path, should be installed if found to be beneficial after further public involvement and study. If required, the University shall dedicate additional right of way on University Ave to accommodate the wider cross-section required for the recommendations contained in the master plan.

UW RESPONSE:

The University agrees further discussion is needed to determine if additional ROW is needed or not to accommodate a dual-lane, two-way bicycle path on University Avenue. This item will be negotiated during detailed design development.

CITY AGENCY CONDITIONS OF APPROVAL

Condition of Approval #5 Traffic Engineering

The City recognizes that some existing parking lots may be reduced or eliminated and parking may be added in other areas. New areas of concentrations of parking may affect City streets operation and right of way widths required. A Traffic Impact Analysis, right of way improvements and/or dedications may be required.

UW RESPONSE:

The University agrees TIAs are important for any new or significantly enlarged parking facilities on campus, either surface or structured. The University however often repaves, restripes or otherwise changes the number of existing parking facilities that have minimal impacts, if any, to City ROW's. The University agrees to discuss with Traffic Engineering when and if, TIAs will be required on campus for new parking facilities.

CITY AGENCY CONDITIONS OF APPROVAL

Condition of Approval #9 Traffic Engineering

The University shall work with TE to annotate all diagrams or references to the City right-of-way with “The City reserves the right to determine street design in the City right-of-way. The concepts shown and discussed in the UW Master Plan are only meant to depict or suggest some future design possibilities.... Etc.

UW COMMENT

The University agrees to include the recommended statement at the beginning of our Long Range Transportation Plan document but not adjust every map, graphic, diagram or text with this reference.

CITY AGENCY CONDITIONS OF APPROVAL

UW COMMENT

Condition of Approval #15 Traffic Engineering

Provide an inventory of existing and proposed bicycle parking numbers and locations by building, parking lot or block.

The University manages bicycle parking across campus in a very fluid program that can change daily as need changes across the campus for quantities of bicycle parking for any given building or site. Any bicycle parking inventory would be a simple snapshot in time and therefore out-of-date quickly. The University manages its program in such a way that it far exceeds all city requirements for bicycle parking.

CITY AGENCY CONDITIONS OF APPROVAL

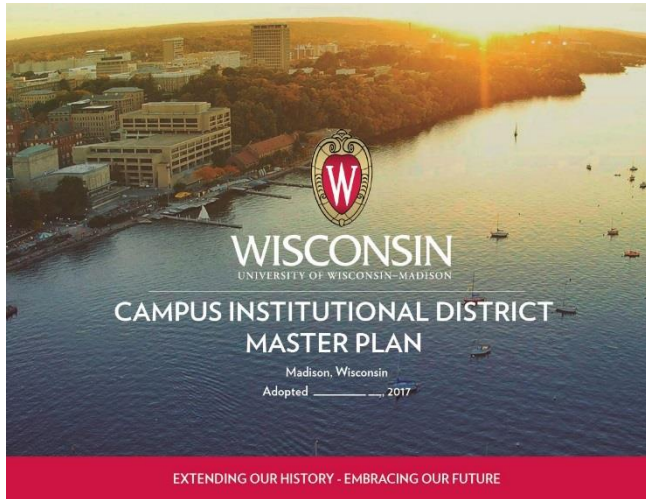
UW COMMENT

Condition of Approval #18 & 19

Referring to Madison Metro north-south and east-west transit corridor changes.

The University will continue to work with Madison Metro leadership and the City on ways to continually improve transit service. The concept of creating a fully functioning intersection at the Babcock Drive, University Avenue, Campus Drive intersection is a City Traffic Engineering matter and the University would be willing to continue our prior discussions on making improvements to that intersection. This is a complex issue which the City needs to lead.

RECOMMENDATION TO THE COMMON COUNCIL



Plan Commission

1. The Plan shall serve the public interest as well as the interest of the institution developing the plan.
2. The Plan shall be consistent with the goals of the Comprehensive Plan and adopted neighborhood, corridor, or special area plans adjacent to campus boundaries.
3. Membership on the architectural review committee, including representation of planning staff and registered neighborhoods, and committee procedures.

FOR MORE INFORMATION

www.masterplan.wisc.edu



All “C-I District” Document Sections are uploaded under the ‘**Current Information**’ tab.

The screenshot shows the website's header with the University of Wisconsin-Madison logo and the title "2015 Campus Master Plan Update". A navigation bar includes links for Home, About, Current Information, Community Engagement, 2005 Campus Master Plan, Historic Campus Plans, and FAQ's. Below the navigation bar is a banner image featuring a garden path, a large 'W' logo, and people at a table. The main content area is titled "Current Information" and lists "City of Madison Campus-Institutional District DRAFT Master Plan Materials". It includes a note about PDF resolution and a list of document sections under the "Campus Institutional District Master Plan" heading. On the right, a "City Approval Process" sidebar lists several meetings and commissions with their dates and agendas.

UNIVERSITY OF WISCONSIN - MADISON

2015 Campus Master Plan Update

Home About Current Information Community Engagement 2005 Campus Master Plan Historic Campus Plans FAQ's

Current Information

City of Madison Campus-Institutional District DRAFT Master Plan Materials

Best viewed in '2-page' view. Note PDF's are lo-resolution for web viewing.

Campus Institutional District Master Plan

- Forward
- Background & History
- Mission & Guiding Principles
- Facilities Plan: Existing Conditions
- Facilities Plan: Proposed Conditions
- Proposed Project Phasing
- Design Review Process
- Campus Design Guidelines & Standards
- Neighborhood Coordination
- Amendments to Approved Campus Master Plan
- Long Range Transportation Plan

City Approval Process:

3/22/17 - Informational Meeting
Joint West Campus Area Committee

- Agenda & Meeting Information
- Presentation
- Meeting Comments

4/05/17 - Application Submittal
City of Madison Planning Department

- See PDF links to the left

5/15/17 - Informational Meeting
Joint Southeast Campus Area Committee

- Agenda & Meeting Information
- Presentation
- Meeting Comments

5/23/17 - Informational Meeting
Pedestrian Bike Motor Vehicle Commission

- Agenda & Meeting Information
- Presentation
- Meeting Comments

5/24/17 - Action
Urban Design Commission (UDC)

- Agenda & Meeting Information



WISCONSIN
UNIVERSITY OF WISCONSIN-MADISON

LAKE MENDOTA

--- Campus Development Plan Boundary

Existing Building

Proposed Building

North



Questions & Comments

Gary Brown, Director of Campus Planning & Landscape Architecture

gary.brown@wisc.edu

EXTENDING OUR HISTORY - EMBRACING OUR FUTURE

Review Procedures

- All DRB meetings will be public meetings and noticed per City of Madison & UW-Madison policies.
- The UW-Madison FP&M project manager will be responsible for facilitating the design review process working with the DRB staff to schedule dates for review.
- Information on DRB policies and procedures will be supplied to the design team by the FP&M project manager.
- An outline of the proposed project scope, location, programmatic intent, and schedule will be provided to the DRB staff by the FP&M project manager for distribution to the DRB members prior to their initial review.
- All projects are reviewed at least 3 times before the DRB (10%, 35% & 90% design).
- All decisions & discussions by the DRB will be consensus driven. Formal votes on projects will only be taken if necessary. The chair of the DRB (the university architect) will not vote unless there is 3-3 tie of the voting members of the board.
- Ad hoc, non-voting members are encouraged to fully participate in the discussions and deliberations of the board on all projects.
- There will be a public comment period during each project review to hear comments from neighbors, campus users and the general public on the project being presented.

Review Procedures

FORMAT of REVIEW

- Each item review session lasts for 45 minutes in accordance with the format that follows.
 - First 15 minutes: Design team presents the project to the Board.
 - Next 15 minutes: Q&A for clarification on design elements.
 - Next 10 minutes: Public comment is heard and recorded into the meeting record.
 - Next 5 minutes: DRB communicates its summary points to the design team.
- The design team has the opportunity to ask for clarification of any of the points, but not to debate the merits of any of the recommendations from the DRB.
- As feasible, all areas of disagreement with the DRB commentary from the design teams, should be discussed and resolved with the University Architect.
- If unresolved issues remain, the project recommendations may be appealed to the UW-Madison Campus Planning Committee (CPC) for review and a final recommendation.
- If, as the result of an appeal, the DRB finds that design guidelines or review criteria need to be revised, such revisions shall be recommended for consideration to the CPC and the UDC.