



# UNIVERSITY OF WISCONSIN WHITEWATER

COMPREHENSIVE CAMPUS MASTER PLAN

DFD PROJECT NO. 12I1D







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The 2014 Campus Master Plan provides an ambitious framework for the University's physical campus over the next twenty years. Establishing the foundation for campus's growth and development has been an important undertaking. Our physical campus is one of our great assets. This plan ensures we are responsible stewards of our campus, enhancing the collegiate experience for future generations. The plan recognizes the critical importance of shaping a community through the development of spaces for our students to live, work, and learn.

As described on the following pages, the plan envisions:

- Identifying facility renewal and growth necessary to provide the high quality teaching and learning spaces necessary to support our University mission.
- Providing opportunities for residential growth, creating new living and gathering spaces that enhance student quality of life and reinforce a strong sense of community.
- Making our campus more welcoming and accessible by enhancing connections between buildings and grounds and establishing clear campus gateways.
- Establishing a new entry sequence for first time visitors with the addition of consolidated student services in a new facility centrally located along a primary pedestrian mall.
- Enhancing and preserving the natural features unique to campus, promoting efficient use of resources, and connecting people with each other and with their environment.

The plan balances new development with facility renewal and the preservation of abundant green space that is a defining characteristic of campus. The long-term strategy takes into account needed new infrastructure, utilities, and open spaces while establishing architectural and landscape design guidelines to help define a coherent sense of place. This integrated approach defines a more efficient campus for years to come.

I look forward to our continued work together as we continue to realize the aspirations of the plan.

Sincerely,



Richard J. Telfer, Chancellor

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# Phasing and Implementation

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## NEXT STEPS: PLANNING

The Comprehensive Campus Master Plan sets a broad course of action for future development. More detailed studies are necessary to implement these proposals. The following plans and studies are suggested as a follow-up to this planning process.

### ***Academic Plan (In Process)***

The Academic Plan will outline desired enrollment growth and prioritize initiatives for individual academic programs. This plan will help clarify how the University's overall future space needs are distributed across the University units.

### ***Athletics and Recreation Master Plan***

To maintain the ability to accommodate the large footprints that athletics and recreation programs may desire in the future, an Athletics and Recreation Master Plan is recommended to explore needs for future programs and how those facilities will be sited on campus.

### ***Migration Plan***

To facilitate renovation and new construction on campus without interrupting a program's ability to continue operating, the University will need to complete migration plans detailing space relocations over time.

### ***Pre-Design Studies***

Pre-Design Studies will clarify the building program and specific site constraints for new academic buildings and renovations proposed in the Comprehensive Campus Master Plan.

### ***Sustainability Plan***

A Sustainability Plan will provide the opportunity to address the full range of initiatives necessary to realize the University's commitment to sustainability indicated by their signing of the American College and University President's Climate Commitment (ACUPCC) and their current Association for the Advancement of Sustainability in Higher Education (AASHE) Sustainability Tracking, Assessment & Rating System (STARS self-assessment). All aspects of campus sustainability, including operations issues related to energy and waste and building design and construction considerations, will be addressed.

### ***Long Range Transportation Plan***

Providing parking for the campus population will be a comprehensive approach including surface parking, structured parking, policy around parking assignments, and Transportation Demand Management (TDM) strategies to encourage people to use other modes of transportation. As the need for new buildings limits the availability of adjacent land for surface parking, the University will need to explore ways to approach parking in the future. The study will specify the most effective TDM strategies for the University of Wisconsin-Whitewater.

### ***Signage and Wayfinding Guidelines***

Establishing standards for both interior and exterior signage and wayfinding will ensure consistent implementation across campus and improve campus navigation.

## IMPLEMENTATION STRATEGY

The implementation strategy maps a logical sequence of projects that will allow the University to build out the Comprehensive Campus Master Plan in phases. Project sequencing takes into consideration the need for enabling projects allowing others to move forward, space needs that correspond to enrollment growth, University priorities, and pace of development. Projects are grouped into intervals that correspond with the six-year pattern for long-range planning required by State statutes. Availability of funding may trigger

the need to adjust this timeline as implementation progresses.

Many near-term solutions can provide some immediate space relief by more efficiently using the existing space. Scheduling existing space earlier in the morning, later in the afternoon, and at other off-times provides additional meeting capacity without the addition of new space.

The Key Recommendations section, page 52, includes a detailed description of building projects

identified in the implementation strategy. Associated costs are identified on page 84. Utility projects are described in the Campus Systems – Utilities Infrastructure section, page 72.



FIGURE 62: VIEW TOWARDS HYLAND HALL FROM UNIVERSITY CENTER



**Currently in Progress**

The University has six projects currently underway. Each represents a significant first step towards implementing the Comprehensive Campus Master Plan vision for academic space, residence life, and athletics and recreation.

The projects include:

- A. Residence Hall 1
- B. West Campus Residence Hall Renovation (Phase 1) – Fricker and Arey Halls with new Link
- C. Indoor Tennis Facility
- D. Softball Stadium Expansion
- E. Student Success Center
- F. Fiber Optic Upgrades

*\* not listed in priority order*

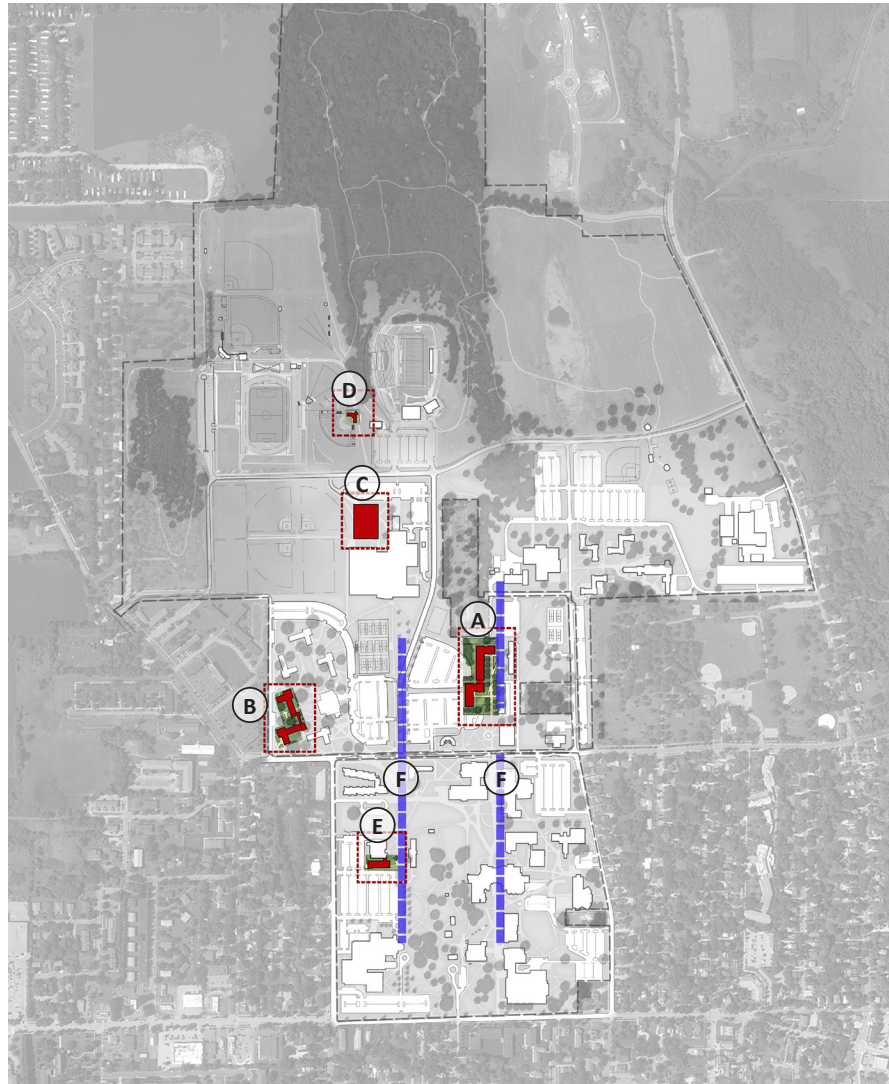


FIGURE 63: CURRENTLY IN PROGRESS

- EXISTING BUILDINGS
- PROJECTS CURRENTLY IN PROGRESS



**Near Term**

Near-term projects are planned to be completed in the six-year period between 2015 and 2020. In this phase of development, a significant amount of space in both the academic core and the athletics and recreation complex will be renovated and a second residence hall transforms the character of Starin Road.

Projects include:

- A. Chiller Plant Expansion and Distribution System Extension
- B. West Campus Utility Upgrades
- C. Baseball Building Addition
- D. Athletics Grounds Maintenance Building
- E. Fiber Optic Upgrades
- F. Residence Hall #2
- G. Stadium Athletics Service Building
- H. Perkins Stadium Renewal
- I. Williams Center Gymnasium Addition
- J. Williams Center Renovation
- K. Heide Hall Renovations
- L. Winther Hall Renovations
- M. Andersen Library Select Remodel

*\* not listed in priority order*

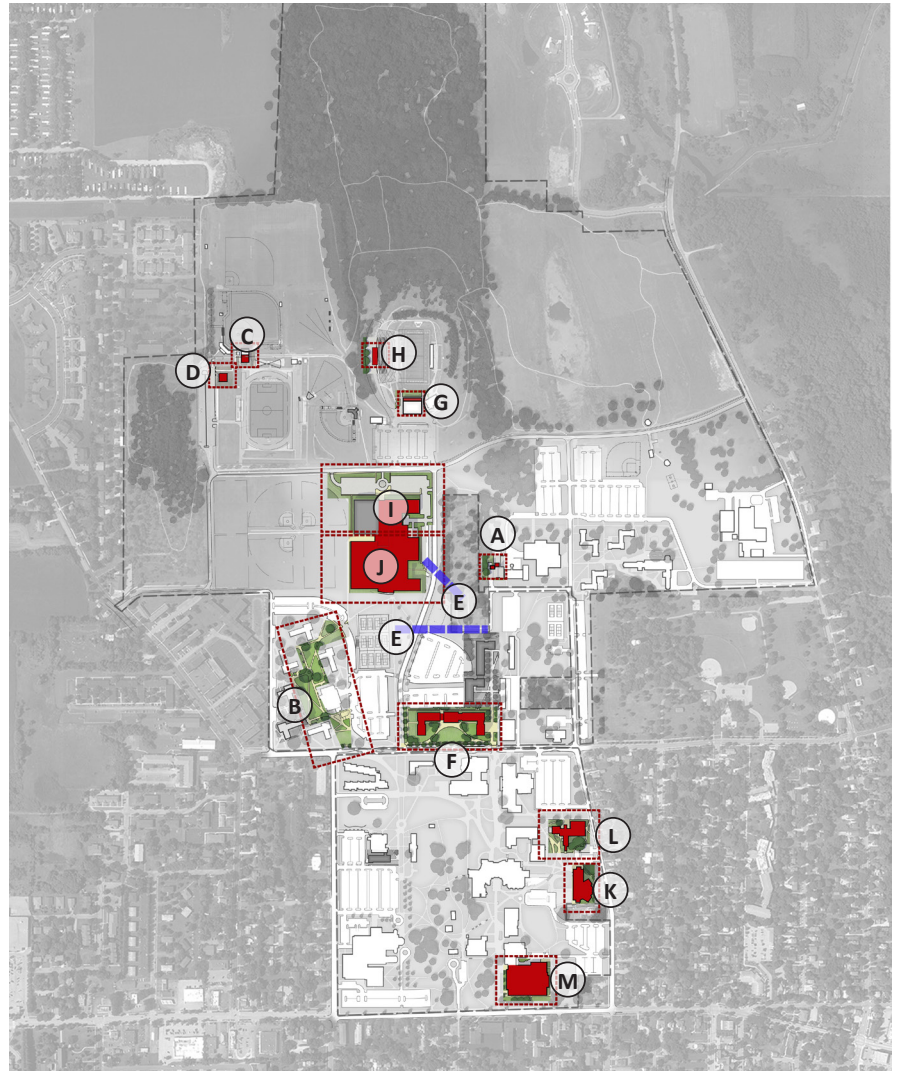


FIGURE 64: NEAR TERM

- EXISTING BUILDINGS
- PROJECTS IN NEAR TERM
- PROPOSED BUILDINGS ALREADY COMPLETE
- PROPOSED UTILITY PROJECTS IN NEAR TERM





**Mid Term**

Mid-term projects are planned for completion in the six-year period between 2021 and 2026. In addition to further academic and residence hall renovations, a new academic building and parking structure will be added to the academic core. A new dining hall and residence hall connects halls completed in earlier phases to the east campus residence halls that exist today.

Projects include:

- A. West Campus Housing Renovation (Phase 2)
- B. Dining Facility
- C. Residence Hall #3
- D. Chiller Plant Upgrade (Phase 2)
- E. West Campus Housing Renovation (Phase 3)
- F. Greenhill Center of the Arts Renovation (Phase 1)
- G. Utility Corridor Improvements
- H. Parking Structure
- I. Academic Building #1

*\* not listed in priority order*

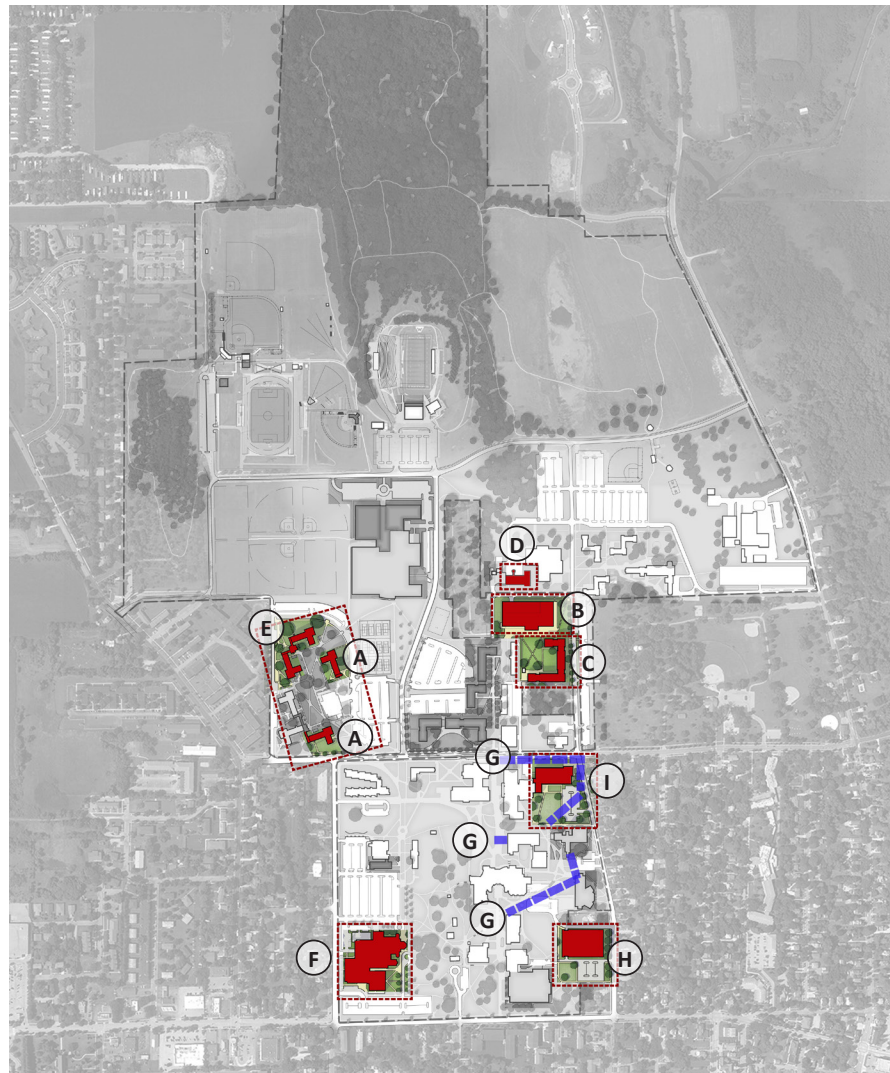


FIGURE 65: MID TERM

- EXISTING BUILDINGS
- PROJECTS IN MID TERM
- PROPOSED BUILDINGS ALREADY COMPLETE
- - - PROPOSED UTILITY PROJECTS IN MID TERM



**Long Term**

Long-term projects are planned for completion in the six-year period between 2027 and 2032. Two new residence halls complete the build-out of the residential community, and a second new academic building brings more activity to Carter Mall.

Projects include:

- A. Residence Hall #4
- B. Residence Hall #5
- C. Utility Corridor Improvements-Carter Mall
- D. Academic Building #2 / Student Services and Welcome Center
- E. Roseman Renovation
- F. Utility Corridor Improvements-Maintenance
- G. Utility Corridor Improvements-Redundancy

*\* not listed in priority order*

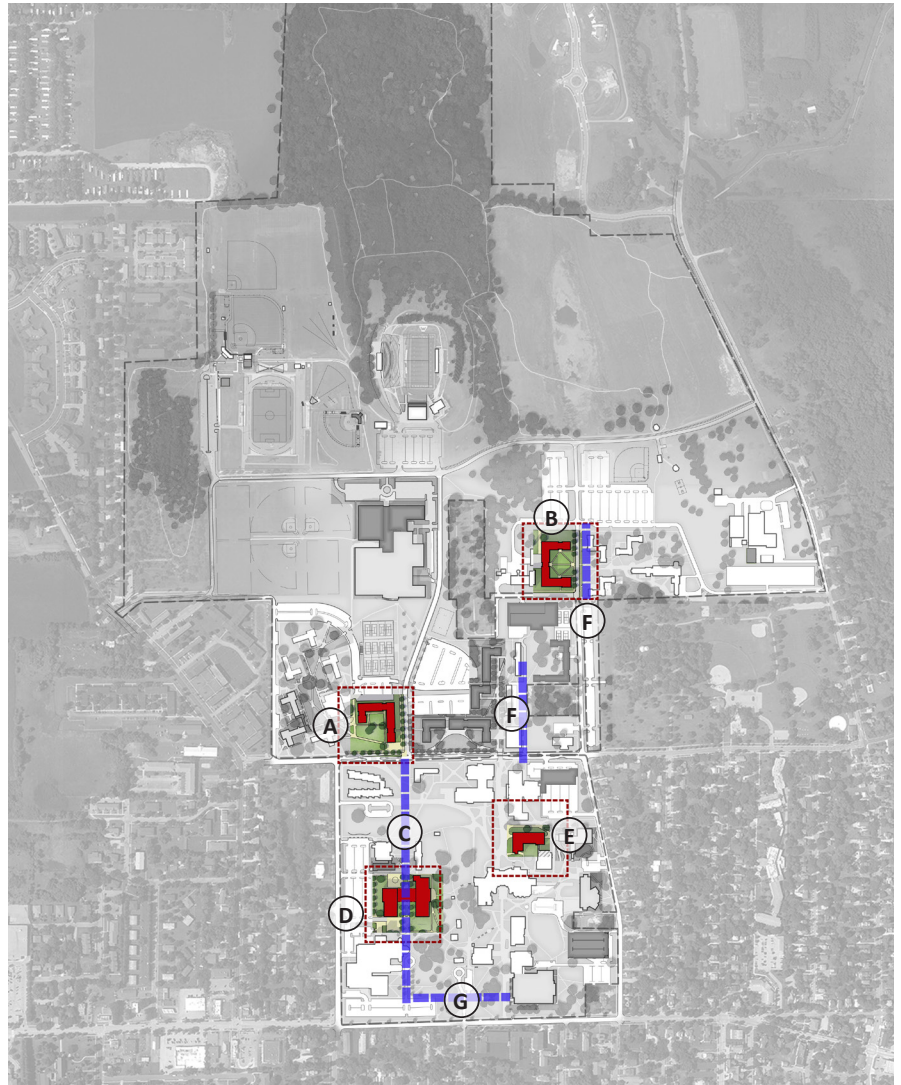


FIGURE 66: LONG TERM

- EXISTING BUILDINGS
- PROJECTS IN LONG TERM
- PROPOSED BUILDINGS ALREADY COMPLETE
- - - PROPOSED UTILITY PROJECTS IN LONG TERM





<b>IMPLEMENTATION PLAN</b>											
Type	Project Name	Project Size			Construction Cost		Total Project Cost	Capital Funding Sources			
		ASF	GSF	EFF	Unit Cost	Est. Total	TPC	GSFB	PRSB	CASH	Gifts/Grants
<b>NEAR TERM (0-6 years)</b>											
<b>Student Life/Residential</b>											
NC	(12J3C)						\$28,000,000	No	Yes	No	No
UC	2. West Campus Res. Hall Renovation (11L2J)							No	Yes	No	No
<b>Physical Education/Athletics/Recreation</b>											
NC	3. Indoor Tennis Facility		48,800			\$8,543,000	\$10,799,000	No	Yes	Yes	Yes
UC	4. Softball Building						\$1,272,000	No	Yes	No	No
<b>Student Life/Residential</b>											
A	5. Student Success Center (10B1X-1)						\$19,500,000	Yes	No	No	No
<b>Infrastructure</b>											
U	6. Chiller Plant Expansion and Distribution System Extension					\$7,000,000	\$8,890,000	73%	27%	No	No
U	7. West Campus Utility Upgrades		NA			\$4,750,000	\$6,032,500	57%	43%	No	No
<b>Physical Education/Athletics/Recreation</b>											
	8. Athletics Complex (combined projects)					\$3,384,000	\$4,236,000	No	Yes	Yes	Yes
A	Baseball Services Building Addition		6,700								
R	Baseball Services Bldg Remodeling		2,200								
NC	Athletics Grounds Maintenance Building		1,400								
A	Stadium Athletics Service Building		3,150								
R	Stadium Services Bldg Remodeling		13,000								
<b>Infrastructure</b>											
U	9. Fiber Optic Upgrades (14C1D)		NA			\$4,668,000	\$5,712,900	57%	43%	No	No
U	10. Utility Corridor Improvements		NA			\$4,200,000	\$5,334,000	57%	43%	No	No
<b>Student Life/Residential</b>											
NC	11. Residence Hall #2		130,000			\$30,850,000	\$38,949,000	No	Yes	No	No
<b>Physical Education/Athletics/Recreation</b>											
R	12. Perkins Stadium Renewal						\$2,000,000	No	Yes	No	Yes
A	13. Williams Center Addition		48,800			\$8,538,994	\$10,812,501	85%	15%	No	No
R	14. Williams Center Renovation		18,000			\$2,259,000	\$2,858,000	85%	15%	No	No
<b>Academic</b>											
R	15. Heide Hall Renovation		68,000			\$8,074,000	\$10,215,000	Yes	No	No	No
R	16. Winther Hall Renovation		43,938			\$7,121,000	\$9,009,000	Yes	No	No	No
R	17. Andersen Library Select Remodel		61,718			\$6,672,000	\$8,441,000	Yes	No	No	No

<b>LEGEND:</b>	
UC	Under Construction
R	Renovation
A	Addition
NC	New Construction
D	Demolish
S	Site
P	Parking
U	Utilities
C	Circulation

Type	Project Name	Project Size			Construction Cost		Total Project Cost	Capital Funding Sources			
		ASF	GSF	EFF	Unit Cost	Est. Total	TPC	GSFB	PRSB	CASH	Gifts/ Grants
<b>MID TERM (7-12 years)</b>											
<i>Student Life/Residential</i>											
R/A	18. West Campus Housing Reno.(Phase 2)						\$16,554,000	No	Yes	No	No
NC	19. New Dining Facility		60,000			\$17,015,000	\$21,508,000	No	Yes	No	No
NC	20. Residence Hall #3		130,000			\$31,550,000	\$39,881,000	No	Yes	No	No
<i>Infrastructure</i>											
R	21. Chiller Plant Upgrade (Phase 2)					\$4,000,000	\$5,080,000	73%	27%	No	No
<i>Student Life/Residential</i>											
R/A	22. West Campus Housing Renovation (Phase 3)						\$17,234,000	No	Yes	No	No
<i>Academic</i>											
R	1)		18,000			\$4,429,000	\$5,603,000	Yes	No	No	?
<i>Infrastructure</i>											
U	24. Utility Corridor Improvements		NA			\$3,850,000	\$4,889,500	57%	43%	No	No
P	25. Parking Structure		240,000			\$11,831,000	\$14,955,000	No	Yes	No	No
<i>Academic</i>											
A	26. Academic Building #1		177,700			\$67,772,000	\$85,846,000	Yes	No	No	No
<b>LONG TERM (13-20 years)</b>											
<i>Student Life/Residential</i>											
NC	27. Residence Hall #4		130,000			\$31,516,000	\$39,838,000	No	Yes	No	No
D	28. Demolish Esker Hall		41,233			\$398,000	\$503,000	No	Yes	No	No
NC	29. Residence Hall #5		130,000			\$31,550,000	\$39,881,000	No	Yes	No	No
<i>Infrastructure</i>											
U	30. Utility Corridor Improvements-Carter Mall		NA			\$1,800,000	\$2,286,000	57%	43%	No	No
<i>Academic</i>											
NC	31. Academic Building #2/ Student Services and Welcome Center		75,000			\$22,079,081	\$27,957,636	Yes	No	No	No
R	32. Roseman Renovation		57,000			\$4,862,000	\$6,151,000	Yes	No	No	No
<i>Infrastructure</i>											
U	33. Utility Corridor Improvements-Maintenance		NA			\$450,000	\$562,500	57%	43%	No	No
U	34. Utility Corridor Improvements - Redundancy (preferred alternative)		NA			\$3,500,000	\$4,445,000	57%	43%	No	No

LEGEND:	
UC	Under Construction
R	Renovation
A	Addition
NC	New Construction
D	Demolish
S	Site
P	Parking
U	Utilities
C	Circulation



MASTER PLAN CONSULTANT TEAM:

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EPPSTEIN UHEN ARCHITECTS

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STRAND ASSOCIATES, ENGINEERS

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KEN SAIKI DESIGN