



WISCONSIN
UNIVERSITY OF WISCONSIN-MADISON

DATE: November 23, 2011

TO: Rick Roll
Senior Planner, City of Madison Planning & Development

FROM: Gary Brown *Gary Brown*
Director, Campus Planning & Landscape Architecture

RE: Draft Zoning Code Rewrite Maps – Comments

Please see below our comments on the draft zoning code rewrite maps for the campus properties within the City of Madison. Let me know if you have any questions or need clarification.

1) The university understands that PUD's have been developed for several buildings on the UW-Madison campus over the past decades. Some of these make sense to remain as PUD's (Camp Randall, Kohl Center, etc. – see list below) as they have significant impact on the overall campus and city community and include many special requirements related to their original zoning approvals. Many campus academic/research buildings however would fall under the proposed CI (Campus Institutional) district if built today and we would prefer that they be zoned as such under this new zoning code mapping process. Some of these previously approved PUD's are already suggested for CI (as noted below) in the draft zoning maps. This would include the following buildings/addresses:

a. PUD's to convert to CI

- i. Gordon Commons (770 W. Dayton Street)
- ii. Engineering Centers Building (1550 Engineering Drive)
- iii. WID/MIR (330 N. Orchard Street)
- iv. Chemistry Addition (1101 University Avenue)
- v. Wisconsin Energy Institute (1552 University Avenue) – CI
- vi. Chazen Museum of Art Addition (750 University Avenue) - CI
- vii. Smith Residence Hall (35 N. Park Street)
- viii. Welcome Center & UWAdmin. offices (21 N. Park Street)
- ix. Ogg Hall (835 W. Dayton Street)
- x. Rennebohm School of Pharmacy Building (777 Highland Avenue) - CI
- xi. Lot 76 Parking Ramp (2501 University Bay Drive) - CI
- xii. Wisconsin Institute for Medical Research (1111 Highland Avenue) - CI
- xiii. Biochemistry II Building (420 Henry Mall) - CI
- xiv. Grainger Hall & its addition (975 University Avenue)
- xv. South East Parking Ramp – Lot 46 (301 N. Lake Street)
- xvi. Fluno Center (601 University Avenue)
- xvii. Memorial Library & Library Mall (728 State Street)

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b. PUD's to remain PUD

- i. The Kohl Center, LaBahn Arena (601 W. Dayton Street)
 - ii. South East Recreational Facility & its addition (715 W. Dayton Street)
 - iii. University Square (701 University Avenue)
 - iv. Camp Randall Stadium and its additions (1440 Monroe Street)
 - v. Lot 17 Parking Ramp (1525 Engineering Drive)
 - vi. Union South (1308 W. Dayton Street)
 - vii. Charter Street Heating Plant (117 N. Charter Street) and associated parcel to the east of N. Mills Street (115 N. Mills Street)
- 2) The area west of Nielsen Tennis Stadium, west of the north-south waterway and southwest of the Class of 1918 Marsh, is currently shown as CI in an area that is currently open space, recreation fields and wetland. We believe this area should be zoned "conservancy" which follows the proposed zoning for the area to the west (the west recreations fields and the Class of 1918 Marsh to the north. The university has no plans to develop west of the waterway and north of the bike path, north of the Waisman Center. The existing proposed line appears to be based on section lines for this area of the campus.
 - 3) The block bounded by W. Johnson Street, N. Park Street, W. Dayton Street, N. Brooks Street should all be shown as CI per the 1995 & 2005 Campus Master Plans. The university's intent is to purchase all of the properties in this block for future campus development. It make no sense to specifically zone remaining non-university owned parcels as TR-U1.
 - 4) Same note as item #3 above, the three remaining residential properties in the block bounded by W. Johnson Street, N. Brooks Street, W. Dayton Street, and N. Mills Street should be zoned CI. The entire block should be zoned CI and not leave 3 remaining parcels as residential TR-U1. The campus master plans show this as future university development.
 - 5) Same note as item #3 & 4 above, a single TR-U1 parcel is shown in the block to the west of Charter Street, north of the rail road tracks. That parcel should be zoned CI following the campus master plan.
 - 6) Same note as above for the parcel at the corner of N. Mills Street and Spring Street. Should be CI instead of TR-U1.
 - 7) Same note for the parcels along the north side of Spring Street between N. Orchard Street and N. Charter Street. Should be CI instead of TR-U1.

Thanks!

xc: Alan Fish, AVC UW-Madison
 Brad Murphy, Director, City of Madison Planning & Development
 Matt Tucker, City of Madison Zoning Administrator
 Kevin Firchow, City of Madison Planning & Development

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