



Block 16 Make-Ready Work

7/27/2023 - JOINT CAMPUS AREA COMMITTEE

8/7/2023 - PLAN COMMISSION

9/5/2023 - COMMON COUNCIL

UW-Madison Facilities Planning & Management

REQUEST(S)



- C-I District Campus Master Plan Amendment
 - To accommodate Levy Hall development
- Demolition at parcels:
 - 923 Clymer Place
 - 209 Bernard Court
 - 911 Clymer Place
- Rezone of parcels:
 - 207 N. Brooks Street
 - 209 Bernard Court
 - 911 Clymer Place
 - 923 Clymer Place
 - 908 W. Dayton Street
 - 912 W. Dayton Street

Block 16 Overview



Irving & Dorothy Levy & Block 16 Planned Removals



Irving & Dorothy Levy Hall Site



Planned Removals

Nov 2023 –Feb 2024

- Zoe Bayliss Hall
- Davis Residence Hall
- 935 W Johnson St

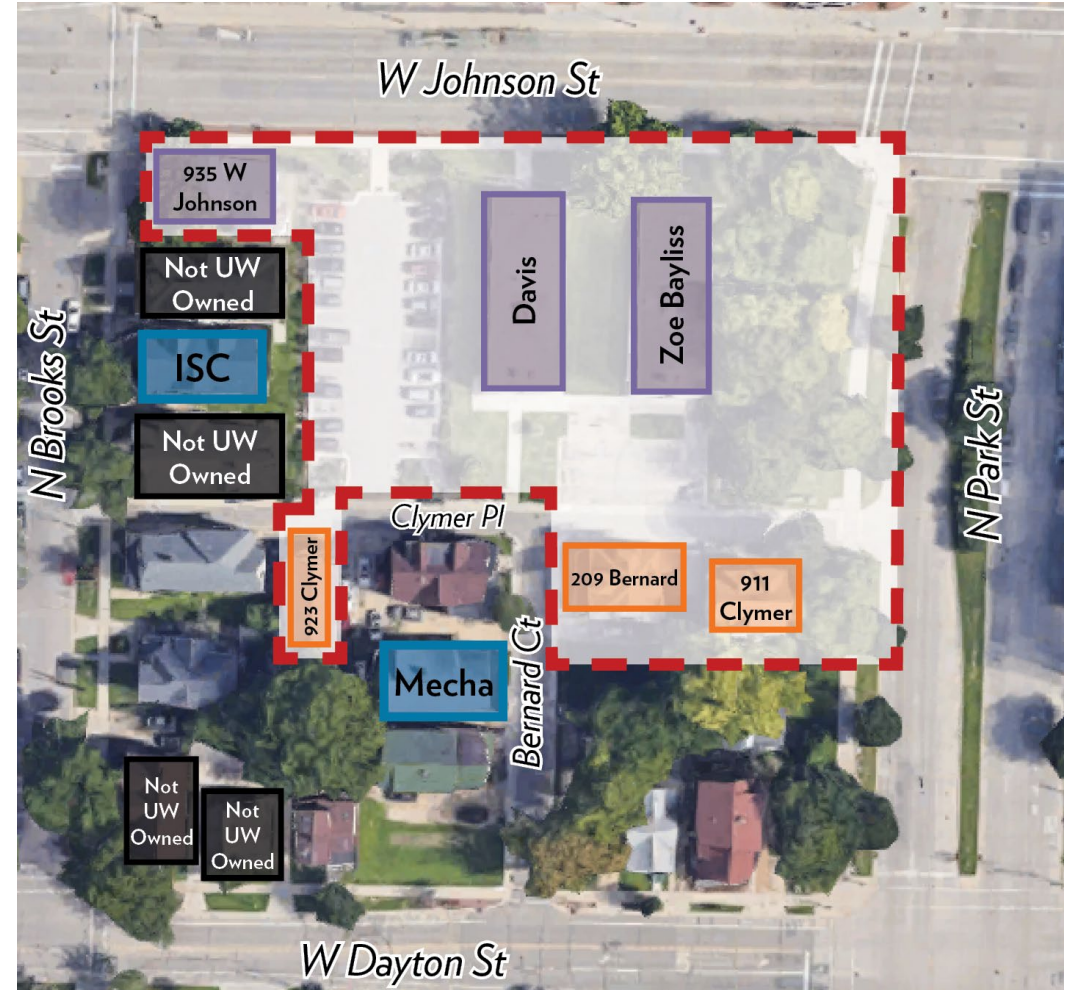


Jan –Apr 2024

- 923 Clymer Pl
- 911 Clymer Pl
- 209 Bernard Ct



Not UW Owned



Campus Master Plan




What is a Campus Master Plan?

- They act as a framework for future planning of land use on campus.
- They are aspirational in nature and directional. They change over time.
- The intent is to help guide identification of potential locations for future development.
- They take into account School / College / Division strategic and master facilities plans as well as future utility master plans on campus.
- Development of the plan is a participatory process involving robust engagement with shared governance, faculty, staff, students, city, region, and community stakeholders.
- It is a guide not a checklist. Not all projects are completed once identified and implementation of any project depends on programmatic need and available funding.

How often are they done?

- Completed every 10 years
- UW-Madison completed a Campus Master Plan in 2015
- The next UW-Madison Campus Master Plan anticipated to be completed in 2025

How does a Building project get approved to move forward?

- Projects need to be identified in the Six-Year Capital Development Plan, requested in the Biennial Capital Budget and submitted to the Board of Regents for review and approval.
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EXISTING CONDITIONS AERIAL PHOTO

UW-Madison 2017 Aerial Map

UW-Madison
Campus Development
Plan Boundary

1/4 Mile Offset

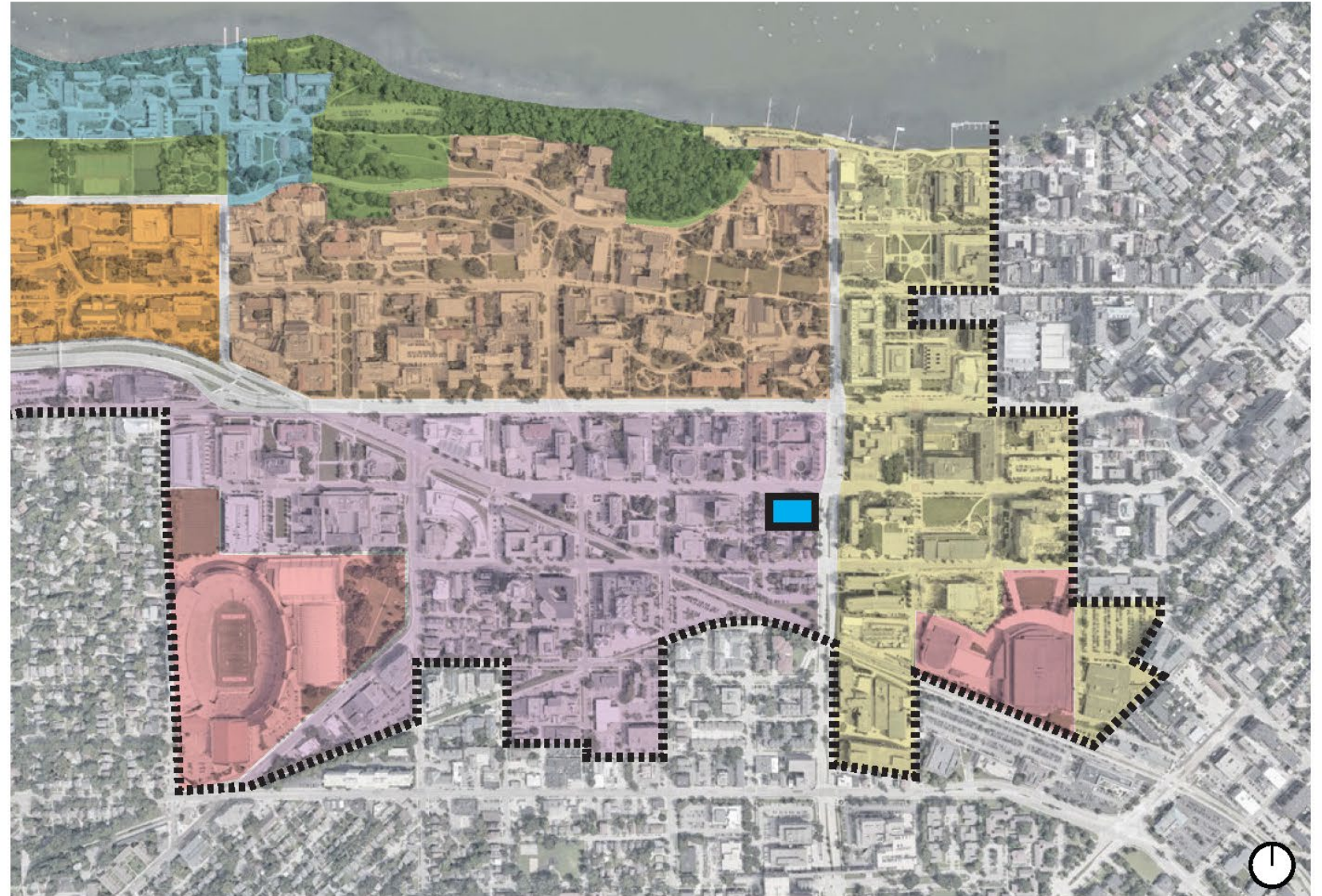


1/4 Mile Offset Cooperative Planning Area

Identify, discuss, and summarize
City/Village Infrastructure and Development Projects
Private Development Projects








CAMPUS NEIGHBORHOODS

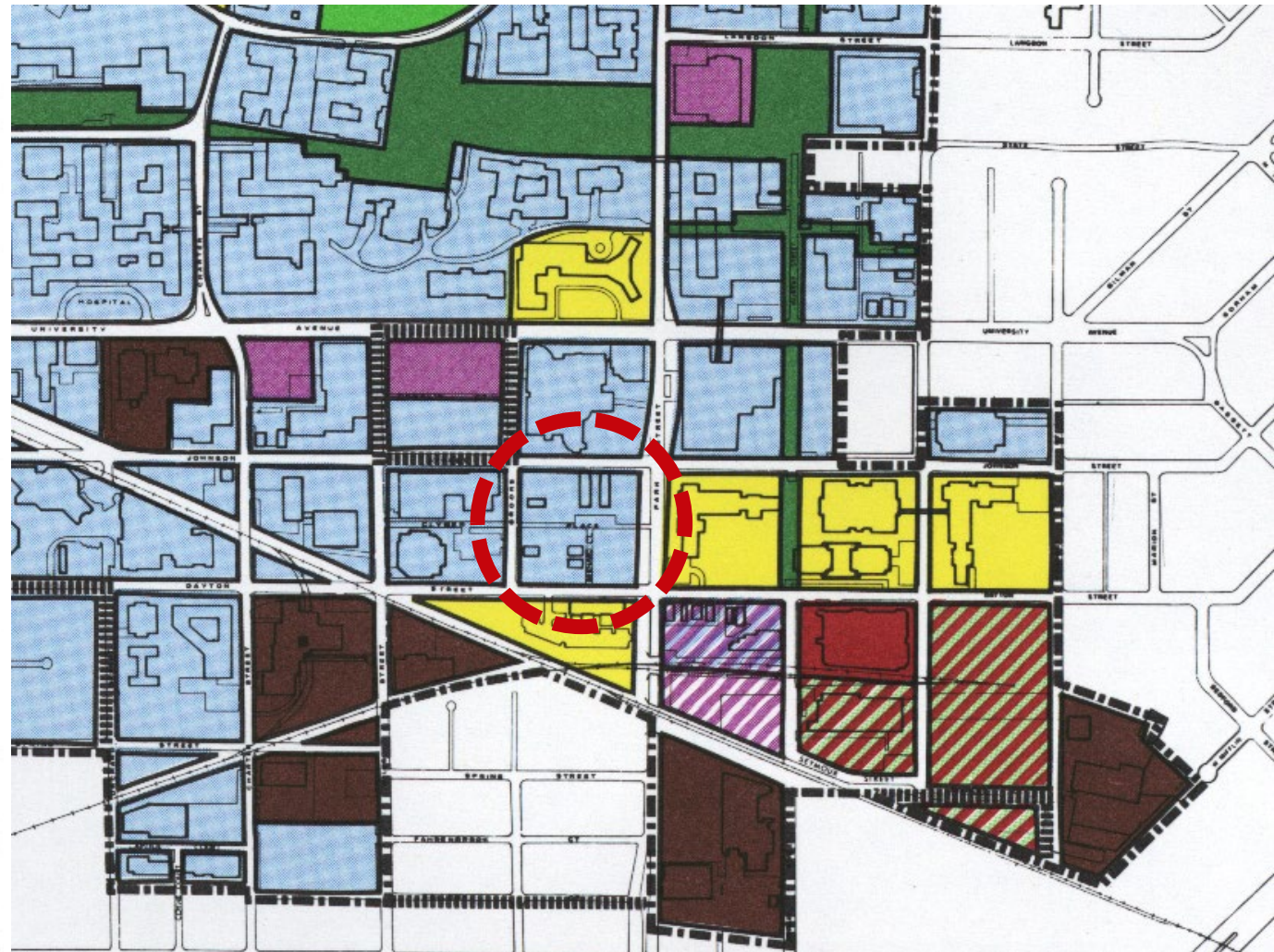
- RECREATION NEIGHBORHOOD
- NEAR WEST CAMPUS NEIGHBORHOOD
- LAKESHORE NEIGHBORHOOD
- HISTORIC CAMPUS NEIGHBORHOOD
- EAST CAMPUS NEIGHBORHOOD
- SOUTH CAMPUS NEIGHBORHOOD**
- EVENT CENTER NEIGHBORHOOD



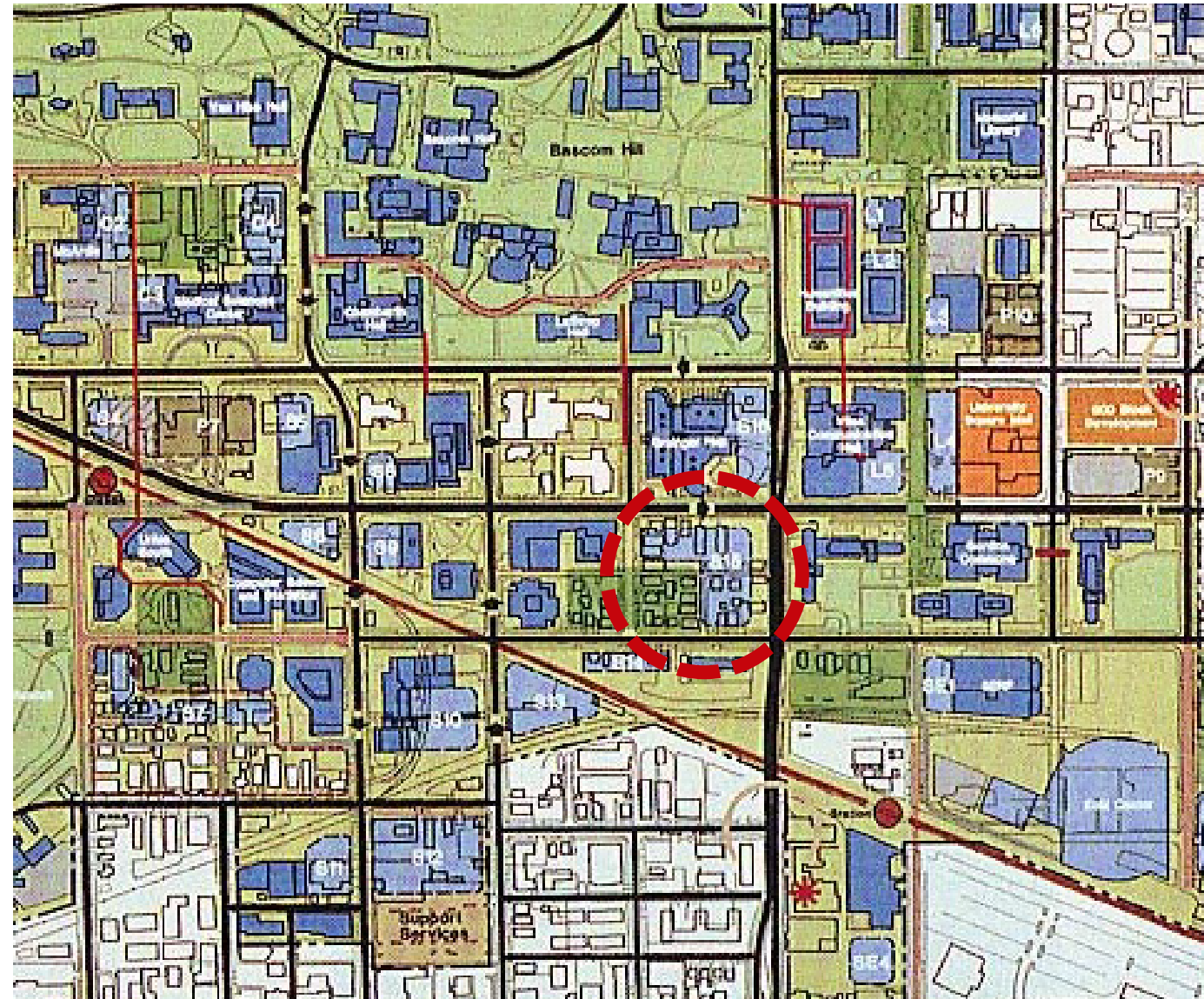
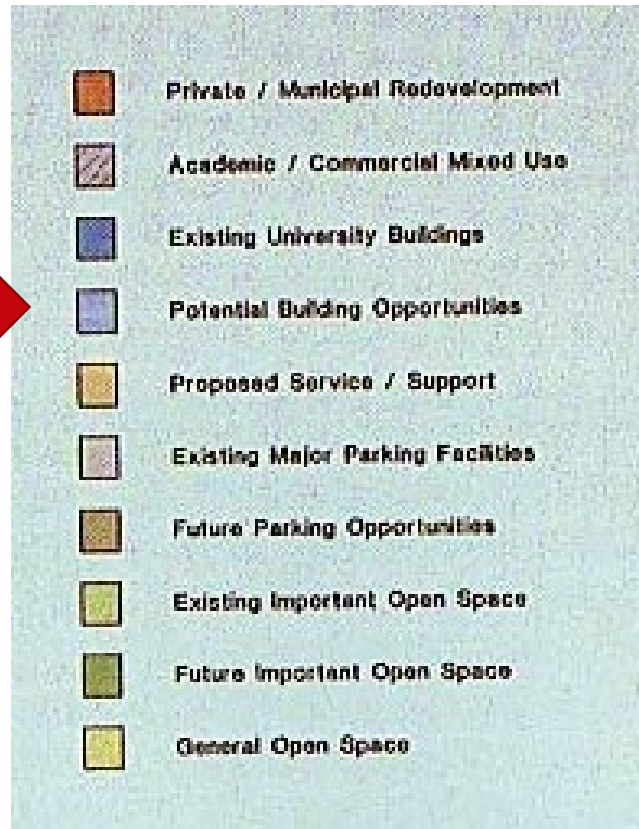
1992 Campus Master Plan



-  Academic, including related open space
-  U.W. Madison service area
-  Athletic - intercollegiate, intramural & recreation
-  Natural preserve
-  Multipurpose open space including general use athletic fields
-  Urban malls / open space
-  University housing
-  Private housing
-  Commercial
-  Non-University institutional including state, municipal, religious and utilities
-  Special planning area
-  Campus development plan boundary
-  Changed boundary



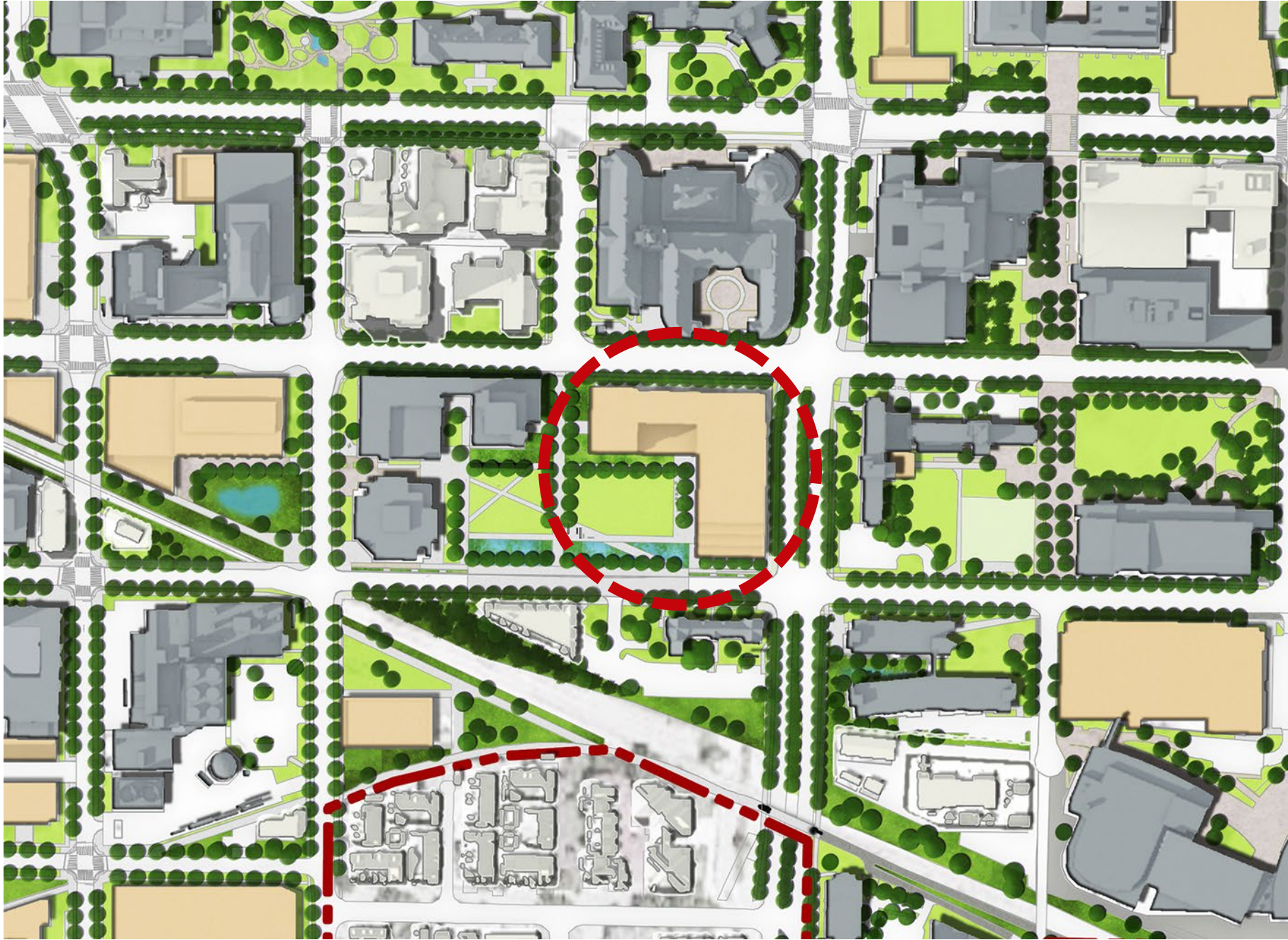
1996 Campus Master Plan



2005 Campus Master Plan



2015 Campus Master Plan



-  GRAVEL PARKING PAD
-  STONE MULCH MAINTENANCE EDGE
-  ASPHALT
-  CONCRETE SIDEWALK
-  MIXED PLANTING BED - SHRUBS AND PERENNIALS WITH HARDWOOD SHREDDED BARK MULCH
-  CONCRETE DRIVE
-  SOD
-  PERMEABLE PAVERS
-  PERMEABLE ACCENT PAVERS
-  CITY TERRACE PAVERS
-  SALVAGED LIMESTONE PAVERS
-  BICYCLE RACK
-  TREE GRATE
-  BUILDING SIGN
-  WASTE RECEPTACLE
-  PRECAST CONCRETE SEAT WALL WITH WOOD SEAT TOP
-  PRECAST CONCRETE SEAT WALL
-  CONCRETE PLANTER CURB
-  LIGHT POLE / TRAFFIC SIGNAL
-  HAND RAIL / GUARD RAIL
-  TABLE AND CHAIRS
-  CONSTRUCTION LIMITS
-  PROPERTY LINE/ROW



Levy Hall Summary



W. Johnson Street and N. Park Street

Project Overview:

- 136,000 GSF Academic Building
- \$115,199,633 total construction & contingency
 - Afro-American Studies
 - Gender & Women's Studies
 - History
 - Jewish Studies
 - Religious Studies
 - American Indian Studies
 - Asian American Studies
 - Chican@/Latin@ Studies

Project Goals:

- Spotlight and Support Academic Excellence and Innovation
- Create a Landmark of Cultural inclusivity for UW-Madison
- Provide a Gracious and Accessible Experience for All
- Connect to History and the Natural Environment

Design Concept Statement:

- Irving & Dorothy Levy Hall will be a nexus of gathering. L&S Units from across campus will join to create a place where ideas, cultures, and identities can intersect – expressed within a framework that evolves over time.

Levy Hall Timeline



W. Johnson Street & N. Brooks Street

A/E Selection:	November 2021
Design Report Submittal:	March 2023
BOR/SBC Authority to Construct:	August 2023
Bid Project	Fall 2023
Start Demolition/Construction:	November 2023
Substantial Completion:	April 2026
Occupancy:	August 2026

Demolition Requests

Landmarks: 4/25/2023

923 Clymer Place

Single-family home constructed in 1884.



Google Street View



Google Earth



WHS Architecture and History Inventory, Ref #95430 (1983)

Applicant: Aaron Williams, University of Wisconsin-Madison

Applicant's Comments: This removal enables the UW-Madison Levy Hall project planned for 232 N. Park Street. The current 3-story wood-frame house with 3+ residential units was constructed in 1904. Concurrence was received from the Wisconsin Historical Society that the proposed state undertaking will have No Effect on historic properties.

Staff Findings: The preservation file for this property indicates that the Greek Revival structure, known as the Bernard and Ellen Fitzpatrick Residence, was moved to this site in 1906. Bernard died shortly after, and the next owner, Ernie Wiebuhr, ran a boat livery on Lake Mendota. The Wisconsin Historical Society site file contains similar information.

Staff Recommendation: Staff recommends a finding of no known historic value.

Demolition Requests

Landmarks: 4/25/2023



209 Bernard Court

Single-family home constructed in 1904.



Google Street View



Google Earth

Applicant: Aaron Williams, University of Wisconsin-Madison

Applicant's Comments: This removal enables the UW-Madison Levy Hall project planned for 232 N. Park Street. This 2-1/2 story wood-frame house with 3 residential units, was constructed in 1904 and is not listed on the WHS Architecture and History Inventory nor eligible for listing on the National Register of Historic Places.

Staff Findings: A preservation file for this property does not exist. There is no site file with the Wisconsin Historical Society.

Staff Recommendation: Staff recommends a finding of no known historic value.

Demolition Requests

Landmarks: 4/25/2023

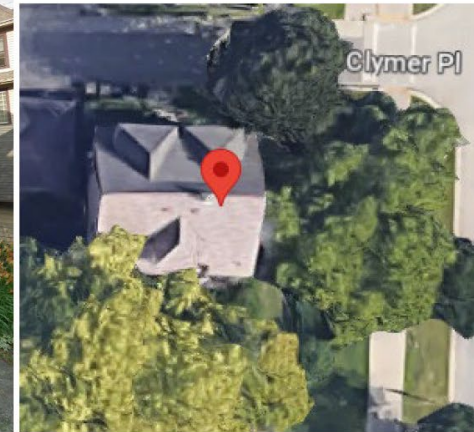


911 Clymer Place

Commercial building constructed in 1904.



Google Street View




Google Earth


Applicant: Aaron Williams, University of Wisconsin-Madison


Applicant's Comments: This removal enables the UW-Madison Levy Hall project planned for 232 N. Park Street. This 3-story wood-frame house with 3+ residential units was constructed in 1904 and is not listed on the WHS Architecture and History Inventory nor eligible for listing on the National Register of Historic Places.


Staff Findings: A preservation file for this property does not exist. There is no site file with the Wisconsin Historical Society.

Staff Recommendation: Staff recommends a finding of no known historic value.

 C-I District Zoning

 TR-U2 Zoning

 TR-U2 Zoning - Current Rezone Requests

 PD Zoning

Parcels under Board of Regents (BOR) ownership

Parcels under other ownership

* All lands within the existing Campus Development Plan Boundary.



Changes to Master Plan Document

- Reference as Amendment #A7
- Update C-I District Master Plan link online
- Add PDF markups to all impacted pages.
 - Page 9: Forward
 - Page 71: Existing Zoning Map
 - Page 114: Proposed Land Use
 - Page 115: Proposed Land Use Enlargement
 - Page 133: South Campus Building Key
 - Page 134: South Campus Building Text
 - Page 139: Proposed Building Summary
 - Page 152: Proposed South Campus Quad
 - Page 175: Proposed Facility Removal
 - Page 180: Mid-Term Improvements Table
 - Page 181: Proposed Facility Construction
 - Page 191: All Phases Proposed Facility Construction
 - Page 192: 2017-2027 Proposed Building Removals
 - Page 193: 2017-2027 Proposed Building Additions
 - Page 301: South Campus Neighborhood
 - Page 336: Amendments to the Master Plan

Block 16 Make-Ready Work

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CITY OF MADISON – PLAN COMMISSION

Questions & Comments

