



WISCONSIN
UNIVERSITY OF WISCONSIN-MADISON

**CAMPUS-INSTITUTIONAL DISTRICT
MASTER PLAN**

Madison, Wisconsin

EFFECTIVE JANUARY 1, 2019
AMENDMENT #7, DECEMBER 12, 2024

EXTENDING OUR HISTORY-EMBRACING OUR FUTURE

4.3 Building Density Floor Area Ratios (FAR)

Density

The 2015 Campus Master Plan Update indicates the appropriate location and massing for future buildings. These sites are new construction on existing surface parking lots or removal of existing structures and construction on the same site. These building site opportunities represent the long-term capacity of campus, with a campuswide increase of capacity of over 4,747,000 gross square feet over existing inventory. The university will be able to grow and change for decades within the Campus Development Plan Boundary. The density of the Central Campus and Far West Campus areas will remain largely unchanged, and the density of the West and Near West Campus areas will increase moderately. With over half of the increased capacity, the density of South Campus will increase substantially, overtaking Central Campus as the most building dense area of campus.

Floor Area Ratio (FAR) is a method measuring density. It is calculated as the sum of the floor area (gross square foot, GSF) of all buildings in a district, divided by the size of the district. To better measure the activity concentration of each campus district, the building gross square feet of the floor area ratios of parking structures, Camp Randall, and the Kohl Center are not included in Figures 4-4 and 4-5.

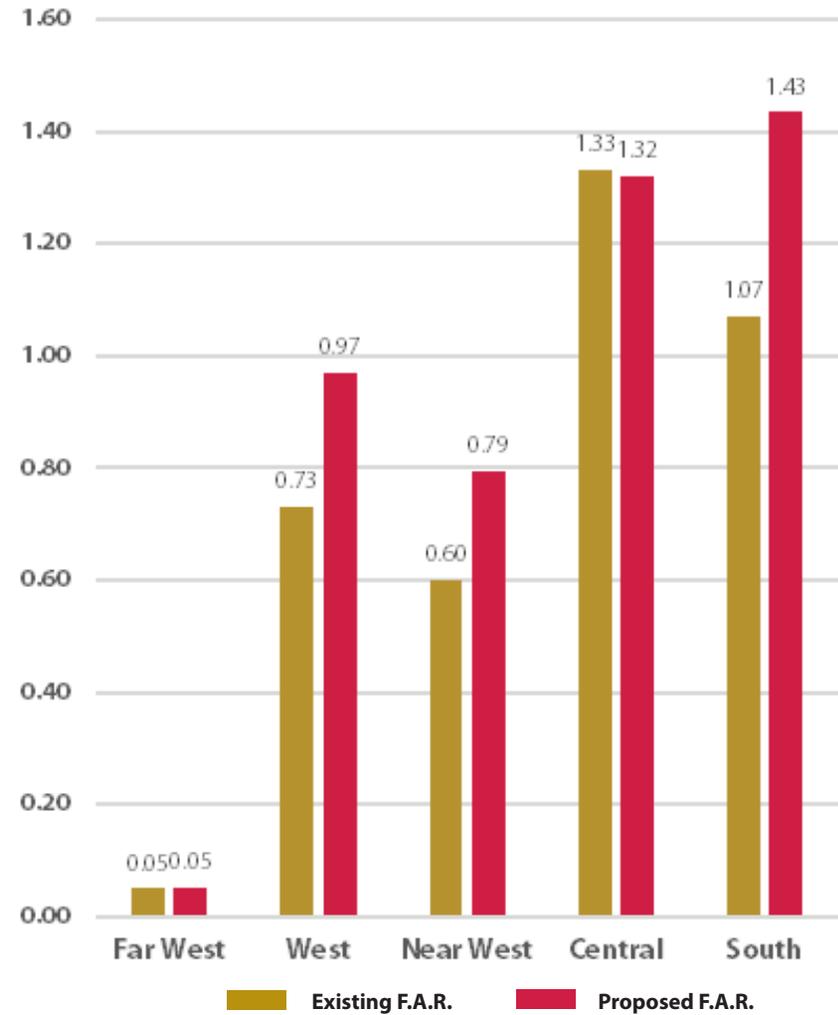


Figure 4-4 Floor Area Ratio – Existing and Proposed



Figure 4-5 Capacity Density



Figure 4-12 Central Campus Illustration

South Campus

General goals for the South Campus district are:

- Maintain and develop the urban campus with higher and more dense buildings (8 to 10 stories tall between University Avenue and W. Dayton Street)
- Improve the pedestrian experience with deeper building setbacks, wider sidewalks, and streetscaping
- Site buildings to create large blocks of south-facing open space
- Maintain the existing street grid network, with the exception of one block of N. Brooks Street
- Design and program W. Dayton Street to be a festival street, related to programming at Union South, Camp Randall, and the Kohl Center
- Consolidate and move Physical Plant Services to the Lot 51 parking lot area
- Provide growth space for additional academic/research facilities by purchasing private parcels within the Campus Development Plan Boundary as they become available

The South Campus will accommodate the greatest share of university growth and change through a significant increase in density and activity. As the most urban area of campus is redeveloped, open spaces and pedestrian spaces are critical to improving the character of this disjointed campus area. This description of future redevelopment generally moves from west to east.

Concurrent with the preparation of the 2015 Campus Master Plan Update, the College of Engineering prepared a college-level facilities master plan that considered space utilization and needs, facility conditions, and the short and long-term vision for the college. The College of Engineering facilities master plan describes a short, mid, long, and extended vision for its facilities. The extended vision, incorporated into the 2015 Campus Master Plan Update, nearly completely reconstructs the southwest academic corner of campus. It is a bold vision that will take decades to implement, but will fundamentally change the effectiveness of the college, the density of South Campus, and the overall capacity of the campus.

The building changes are moderate in the short-term, transformational in the long-term. In the near term 1410 Engineering Drive will be replaced for the College of Engineering S-01/02. In the long term, the Engineering Research Building and Lot 17 are removed and replaced by a new Engineering Academic Building (S-23). The parking demand will be accommodated by spaces added

in the south campus. Engineering Hall will be replaced by two structures (S-24 and S-25) and the new open space will create a pedestrian center that links to Camp Randall Memorial Park.

Wendt Commons facility will be removed, allowing Union South to connect through open space to Camp Randall Memorial Park and perhaps the underground expansion of Lot 80. No change in the Campus Development Plan Boundary is necessary to accommodate this revised engineering campus, but the university should purchase properties on the N. Dayton Street/N. Orchard Street/Spring Street/N. Randall Avenue block from willing sellers to accommodate future development.

University Research Park and WARF have recently purchased the building at 1403 University Avenue and established WID@1403, offering co-working, networking, and mentoring opportunities. The 2015 Campus Master Plan Update recommends a new and larger facility on the same site (S-22), to allow the programming to expand.

A Police and Security Facility Addition (S-18), constructed in 2017, provides private and open office space, conference and training spaces for the department, as well as a secure sally port entrance to the existing detainee unloading area so that officers have a safe area to load and unload detainees into the holding area. A new officer education facility (S-30) will co-locate Aerospace Studies, Naval Science, and Military Science on Monroe Street. Relocating Naval Science allows for future Wisconsin Energy Institute expansion, and relocating Military Science enables W-20.

The Brogden Psychology Building will need to be removed and Physical Plant services will need to be consolidated and moved to the Lot 51 area to make way for the construction of the second phase of the Wisconsin Institutes of Discovery (S-03B). The Meiklejohn House and Lot 13 will be replaced by an Academic/Research Building (S-28).

To the south, on N. Orchard Street just south of the Atmospheric, Oceanic and Space Sciences Building, is currently the site of two former residence halls, the Rust-Schreiner Hall complex. These buildings, currently used as swing space for a variety of on campus units, will be an academic facility (S-08A). No current academic program expansion is driving the need to purchase the remaining properties on this block. They do however remain of interest within the university's long range Campus Development Plan Boundary.



Figure 4-13 South Campus Building Key



Figure 4-14 South Campus Illustration

4. FACILITIES PLAN: PROPOSED CONDITIONS

Table 4-1 Proposed Building Summary (continued)

District	Map Reference	Building Name	Building Use	Number of Floors	Total Gross Square Feet	Parking Spaces	Phase
	N-06A	Academic/Research (SMI Bardeen Med Sciences site)	Academic/Research	6	144,000	–	2029-2035
	N-06B	Parking Structure (Under N-05B & N-06A)	Parking	2	194,400	550	2029-2035
	N-07	Academic/Research (445 Henry site)	Academic/Research	3	30,000	–	2035+
	N-11A	Academic/Research (Mosse site north)	Academic/Research	4	84,000	–	2029-2035
	N-11B	Parking Structure (Under N-11A and N-12A)	Parking	2	162,000	450	2029-2035
	N-12A	Academic/Research (Mosse site south)	Academic/Research	5	135,000	–	2029-2035
	N-13B	Hamel Music Center P1&2	Academic	3	135,000	–	2017-2023
	N-13C	Music Phase 3	Academic	5	75,000	–	2029-2035
	N-14	Ingraham Hall Additions	Academic	4	56,000	–	2017-2023
	N-15	King Hall Greenhouse	Research	1	7,500	–	2035+
South							
	S-01/02	Engineering Drive 1410 – Replacement	Academic/Research	8	385,000	–	2023-2029
	S-03B	Wisconsin Institute for Discovery, Phase 2	Research	6	392,000	–	2029-2035
	S-07	Zoology Research and Noland Hall	Academic/Research	8	419,888	–	2035+
	S-08A	Academic/Research	Academic/Research	2	22,000	–	2029-2035
	NS	Weeks Hall Addition	Research	1	5,000		
	NS	Academic/Research	Academic/Research	6	150,000		
	S-09A	Primate Center & Harlow Expansion	Research	6	48,822	–	2035+

* Land not currently owned by the UW-Madison Board of Regents/affiliates and/or non C-I District zoning. Will need to adhere to City of Madison Conditional Use process.

NOTE: Refer to the University of Wisconsin-Madison Campus Master Plan Technical Document for additional south campus development information.

NS = Not Shown

Table 4-2 Proposed Landscape Summary, continued

Map Reference ¹	Category of Open Space Use	Location Description	New ²	Comments	Phase
OS-N-10	Stormwater	Underground Treatment Stormwater Facility	*	Green infrastructure, superblock adjacent to Medical Sciences	3
OS-N-11	General Openspace	Bascom Hill Stormwater Landscape	*	Reduce lawn, implement green infrastructure	2
OS-N-12	Courts/Quads/Gardens	Library Mall (State Street to Langdon Street)		Redevelopment of Library Mall	2
OS-N-13	Courts/Quads/Gardens	Humanities Site Mall	*	Connecting East Campus Mall to N. Park Street (Lathrop)	3
OS-N-14	Streetscape	Campus Gateway Entry Sign	*	At Campus Drive/University Avenue center median	2
OS-S-01	Courts/Quads/Gardens	Engineering Campus Quad	*	Stormwater, open space improvements, connection to Camp Randall Memorial Park	4
OS-S-02	Recreation	Camp Randall North Practice Field	*	Minor addition	1
OS-S-03	Courts/Quads/Gardens	Union South Quadrangle & Open Space		Removal of Wendt Library (relocate)	4
NS	Courts/Quads/Gardens	Block South of Union South			
OS-S-05	Courts/Quads/Gardens	Campus/Orchard Surface Stormwater Facility	*	WID II, South Open Space	3
OS-S-06	Courts/Quads/Gardens	N. Mills Surface Stormwater Facility	*	Nolan Zoology Block Quadrangle	4
OS-S-07A	Streetscape	Dayton Street Green Infrastructure-Randall to Charter	*	Green street	1,2,3,4
OS-S-07B	Streetscape	Dayton Street Green Infrastructure-Charter to Park	*	Green street	1,2,3,4
OS-S-07C	Streetscape	Dayton Street Green Infrastructure-Park to Frances	*	Green street	1,2,3,4
OS-S-08	General Openspace	Witte Hall Yard	*	Open space improvements, stormwater	1
OS-S-09	General Openspace	Sellery Hall Yard	*	Open space improvements, stormwater	2
OS-S-10	Courts/Quads/Gardens	Grainger Hall Courtyard Redevelopment		Redo existing	2
OS-S-11	Streetscape	University Avenue Streetscape Enhancements		Incoordination with City/State/Fed's	4
OS-S-12	General Openspace	Railroad R/W Landscape Enhancement	*	Lessen visual impact of this corridor	2
NS	General Openspace	Art Building open space & sculpture garden			
OS-S-14	Streetscape	Campus Gateway Entry Sign		At 21 N. Park Street island	3
NS	Courts/Quads/Gardens	South Campus Quad			
1. Format: Open Space - Planning District - ID#					
2. New Recommendation, relative to 2005 Campus Master Plan					

NS = Not Shown

4. FACILITIES PLAN: PROPOSED CONDITIONS

L A K E M E N D O T A

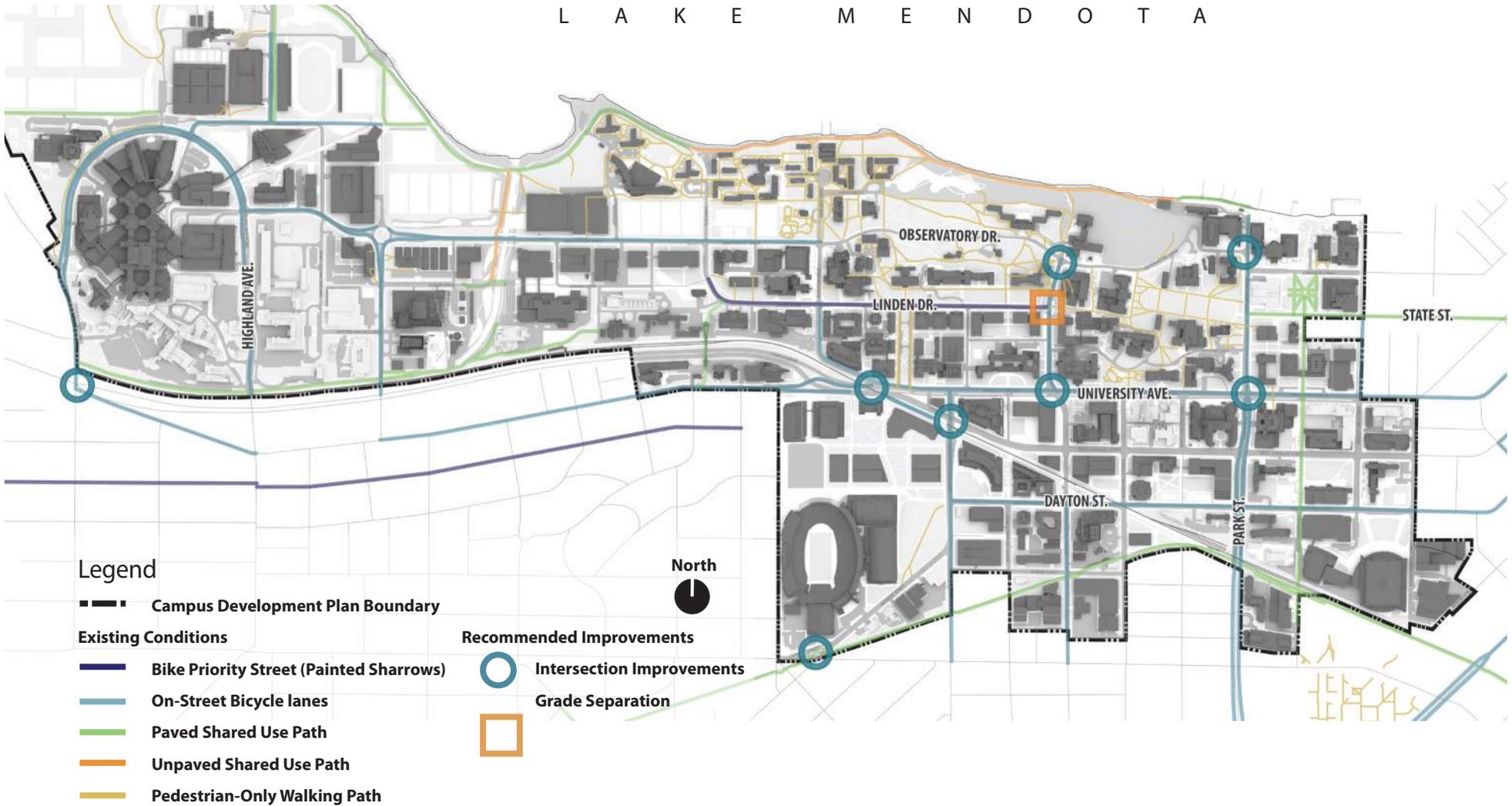


Figure 4-30 Locations of Recommended Intersection Improvements

Table 5-2 Phase 2 – 2023 to 2029 Mid-Term Improvements (continued)

Proposed Construction			
	ID	Name	GSF
Far West	W-29	Preserve Outreach Center	8,700
West	W-28	Nielsen Tennis Stadium Expansion	47,075
South	S-01/02	Engineering Drive 1410 – Replacement	385,000
Total Building Space Gained			440,775
Parking Spaces Proposed			0 Spaces

Phase 2 – 2023 to 2029 Mid-Term Improvements

Total Building Space Removed	349,953
Total Building Space Gained	440,775
Phase 2 Total Net Change	(90,822)

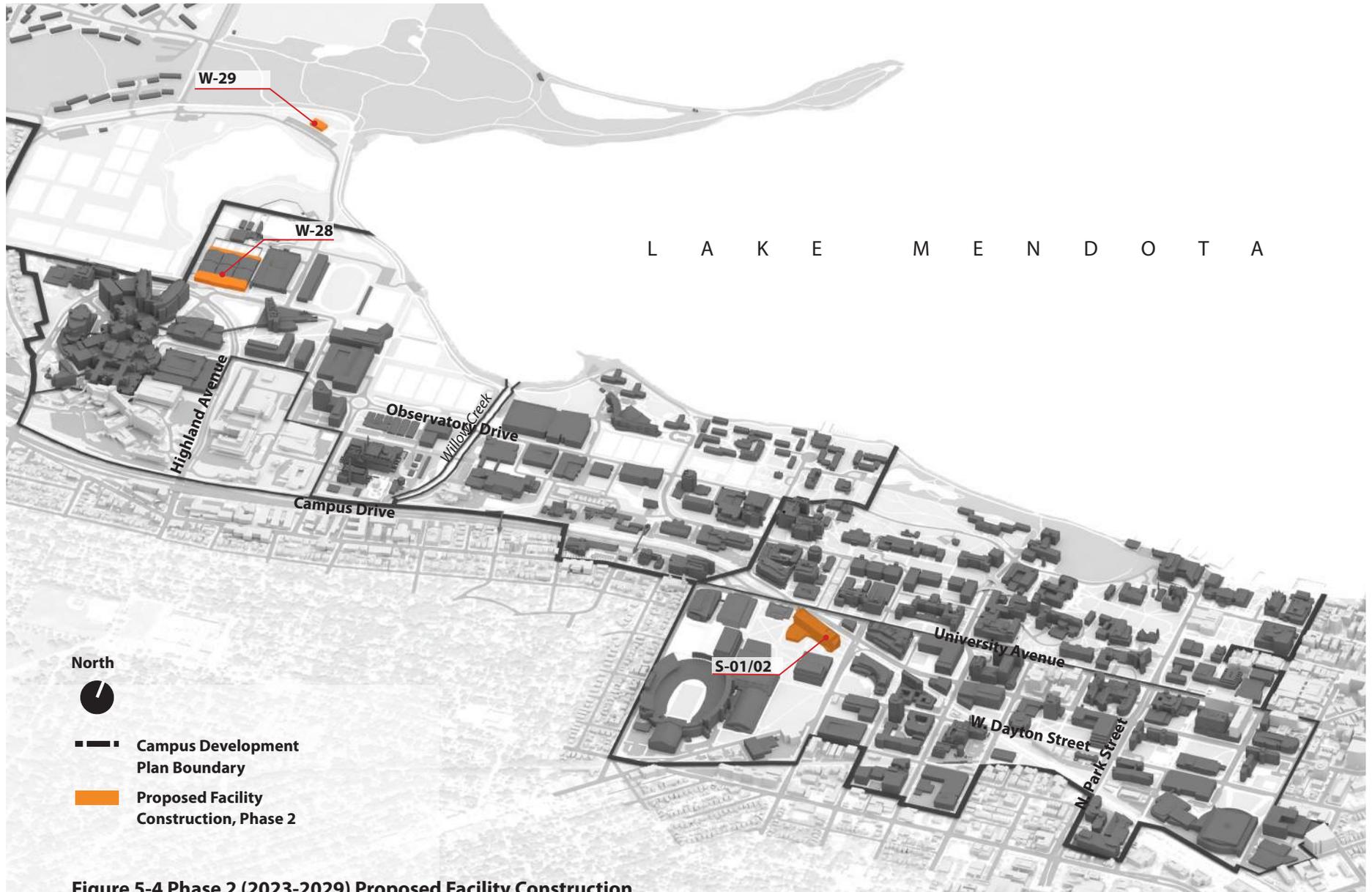


Figure 5-4 Phase 2 (2023-2029) Proposed Facility Construction



Figure 5-10 All Phases Proposed Facility Construction

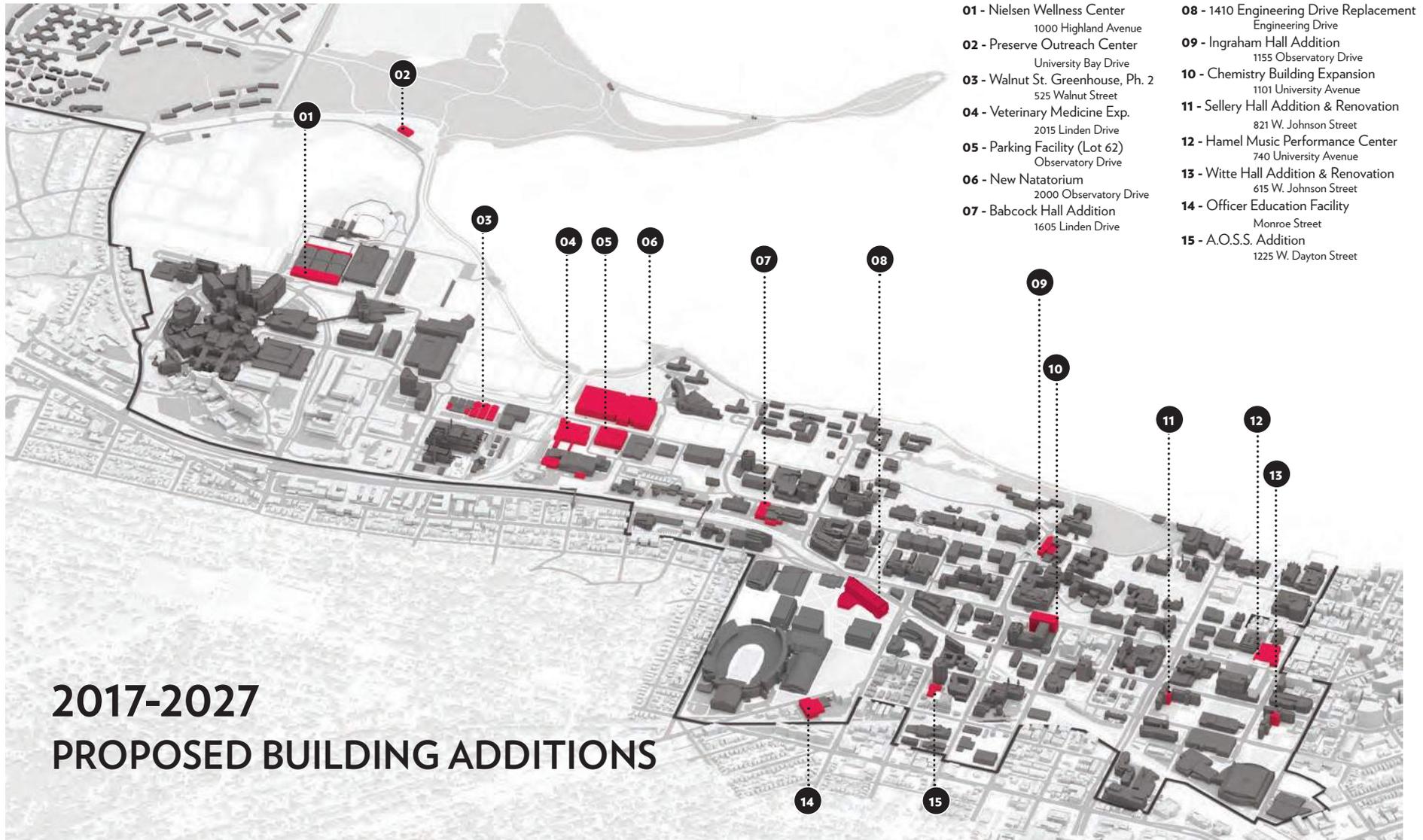


Figure 5-12 2017-2027 Proposed Building Additions

7.1 Campus Master Plan Graphic

The 2015 Campus Master Plan Update provides a framework for open space, circulation, land use relationships, and building placement. To achieve campus objectives, the master plan is envisioned as a flexible framework of land uses, open spaces, and infrastructure. Campus design guidelines ensure each major and minor campus decision is in support of the university's long-term mission, vision, and values. Implementation recommendations create an ambitious yet reasonable action plan.

The 2015 Campus Master Plan Update is not intended to be so constraining and prescriptive as to stifle creativity, analysis, and judgment. The plan and its graphics are not specific building or site designs and they should not predict design solutions. The design standards within this master plan allow flexibility and imagination while ensuring consistent, sustainable, and quality implementation. It is a baseline that guides project designers while allowing and encouraging creativity.

However, the 2015 Campus Master Plan Update should not be interpreted so loosely as to permit entirely different initiatives and conceptual directions. The goal is to achieve a balance between the 2015 Campus Master Plan Update and the mutual decisions that must be reached throughout each project's development process. The skillful use of this master plan by university planners, designers, reviewing agencies, and facility managers will result in a functional, memorable, and sustainable campus.

NOTE: UW-Madison Campus Master Plan graphic indicates development on parcels currently not owned by the Board of Regents or university affiliates. Refer to Section 4 for proposed developments specific to C-I District zoning.



Figure 7-1 Campus Master Plan

Picnic Point



WISCONSIN
UNIVERSITY OF WISCONSIN-MADISON

L A K E M E N D O T A



Building Siting & Massing

“University Hall (now Bascom Hall) on the crest of the Hill, and the two dormitories, North Hall and South Hall, at the right and the left. Too much credit cannot be given to the architect of these first buildings. Their simple, dignified style, correct proportions and honest treatment of materials gave the keynote for future work. Fewer regrets for present conditions would be felt had his example been followed more closely.”

*– Arthur Peabody, Supervising Architect,
“General Design of University of Wisconsin, d. 1908”*

The massing of campus buildings, that is, the overall geometry of their perceived forms – footprint, height, and roof form – should demonstrate sensitivity to nearby buildings within their design neighborhoods as well as their adjacent land use (residential, commercial, institutional, recreation).

The shapes of future building footprints shown in the Master Plan represent broad guidelines. Existing building footprints throughout campus are predominantly simple geometrical shapes such as North Hall or a combination of these simple shapes to form more complex ones for larger buildings. The following architectural elements shall be considered in relationship to each other when creating architectural solutions:

- Build-To Lines
- Facade Organization
- Roofs
- Features
- Materials
- Views
- Miscellaneous Design Considerations

Each of these elements is further summarized (following) to give design teams a general intention for their application across campus. Refer to each individual campus design neighborhood for nuances and specifics to application of these summaries.

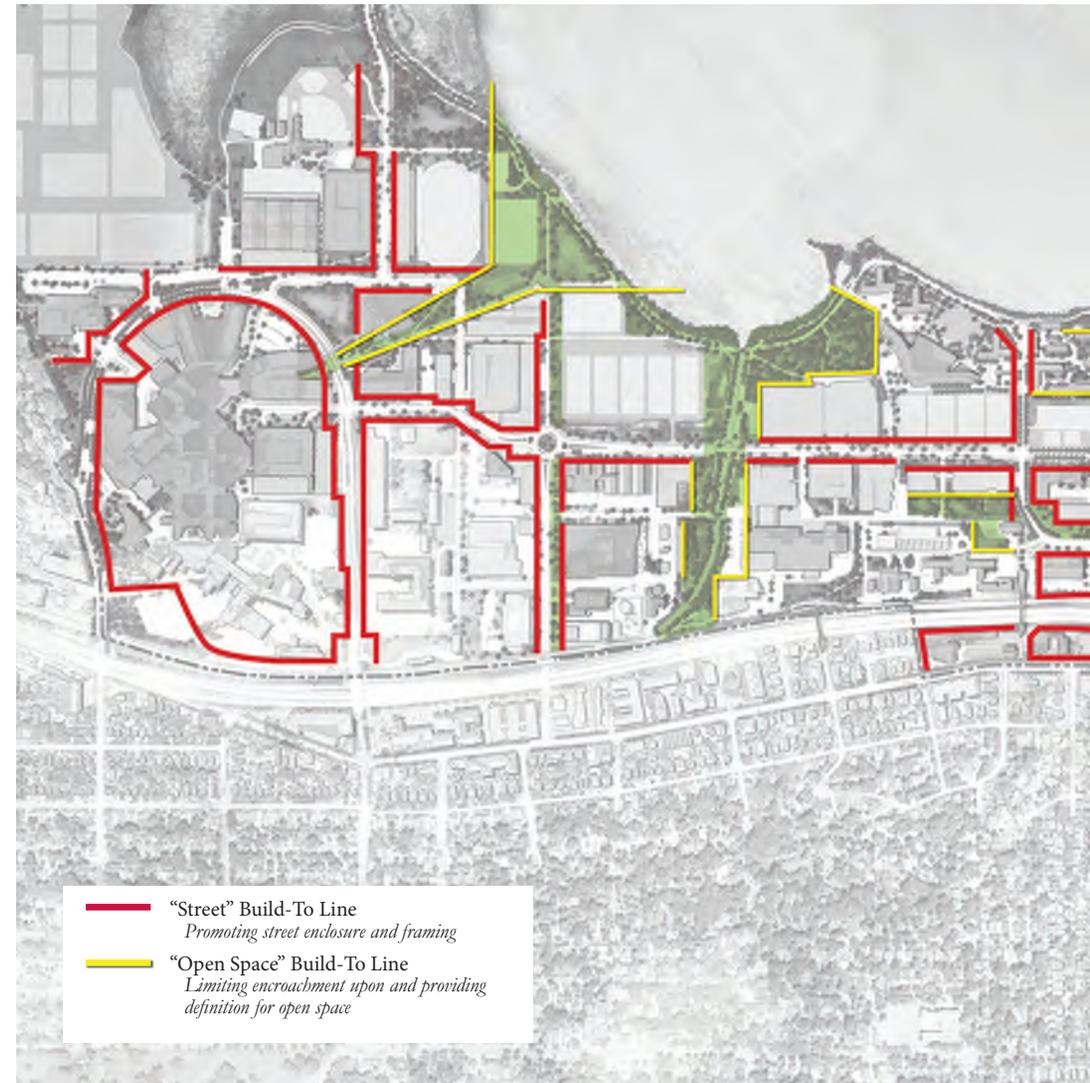


Figure 7-3 Build-to Limits



Build-To Lines:

The required build-to lines preserve/create strategic open space and/or promote streetscapes that are consistent with the desired character of the campus design neighborhoods, and reflect the context within which those neighborhoods are located. Build-to lines are determined from existing right-of-way lines or if no right-of-way exists from back of existing sidewalk edge. The area between these lines and the required build-to line shall be known as the buffer zone.

The alignment of future buildings shall follow the build-to lines established within each Design Neighborhood as identified in the Campus Design Guidelines & Standards document. Figure 7-3 indicates the following build-to line requirements:

Build-To lines

- Frontages along corridors, streets, multi-use paths, naturalized landscapes and open spaces.
- Intended to allow campus standard walkway widths, streetscape/site amenities, green infrastructure opportunities where appropriate and limiting encroachments upon campus natural areas and open spaces.
- A minimum 60% and no more than 80% of the structure shall be located at the build-to line. Offset from build-to line shall be 20% of adjacent buffer zone or 5' if not identified.
- Minor projections allowed such as eaves, fire escapes, water collection cisterns and planters, uncovered stairways, wheelchair ramps, and uncovered patios or balconies, may project into the required buffer zone (up to 20% of offset distance, i.e. 20' built-to offset from right-of-way would allow minor projections of up to 4' within the buffer zone).
- The following items are allowed to fully project into the buffer zone: Canopies, awnings, signage, and/or approved signature architectural features. Uncovered stairs and wheelchair ramps that lead to main building entrances assuming adequate walkway widths are met.

Building Heights

The following exhibit indicates the proposed maximum building heights within the campus development boundary. The heights are shown in the context of the following three plans:

- *University Avenue Corridor Plan (bounded by: )*
Adopted May 6, 2014 #32635
- *Regent Street - South Campus Neighborhood Plan (bounded by: )*
Adopted July 1, 2009 #09234
- *City of Madison Downtown Plan (bounded by: )*
Adopted July 17, 2012 #24468

Building heights for the UW-Madison campus are shown as a range between 15-17' floor to floor heights, depending on the ultimate program of the facility. Although an adopted plan may indicate a maximum 12 story building, the master plan graphic reflects a 10 story building to match the overall height desired for the area. Not all buildings will be built to the heights indicated, they are assigned more to define potential physical form of the campus and limit heights where views and or adjacencies dictate. Generally the primary arterials of University Avenue and W. Johnson Street are proposed to have taller buildings, while heights decrease as you transition to the neighborhoods and Lake Mendota.

Maximum building heights shall be for the entire physical structure of the building and include roof peaks, dormers, utility enclosures, photovoltaic arrays, etc. Building communication antennas and supporting infrastructure may exceed these heights per city of Madison ordinance requirements.

These heights do not represent rigid prescriptions, but instead a guide to what is considered appropriate for the context. In certain areas of campus, generally east of N. Charter Street, the Capitol View Preservation height limit governs the maximum height of buildings (WI Stat § 16.842 (2013 through Act 380)). Proposed heights respect this statute.

NOTES:

1. Colors relate to building heights.
2. Where discrepancies arise between adopted plans, most current plan takes precedent.
3.  Numbers indicate UW-Madison 2015 Campus Master Plan proposed maximum building heights. Floor quantities indicated equate to 15-17' floor to floor heights.
4.  Indicate proposed HIGHER maximum heights than approved plans.
5.  Indicate proposed LOWER maximum heights than approved plans.
6. "+2" Additional floors approved for exceptional design/LEED.
7.  Zoned Conservancy District, buildings not anticipated
8.  Viewshed agreement, any proposed buildings require additional approval.

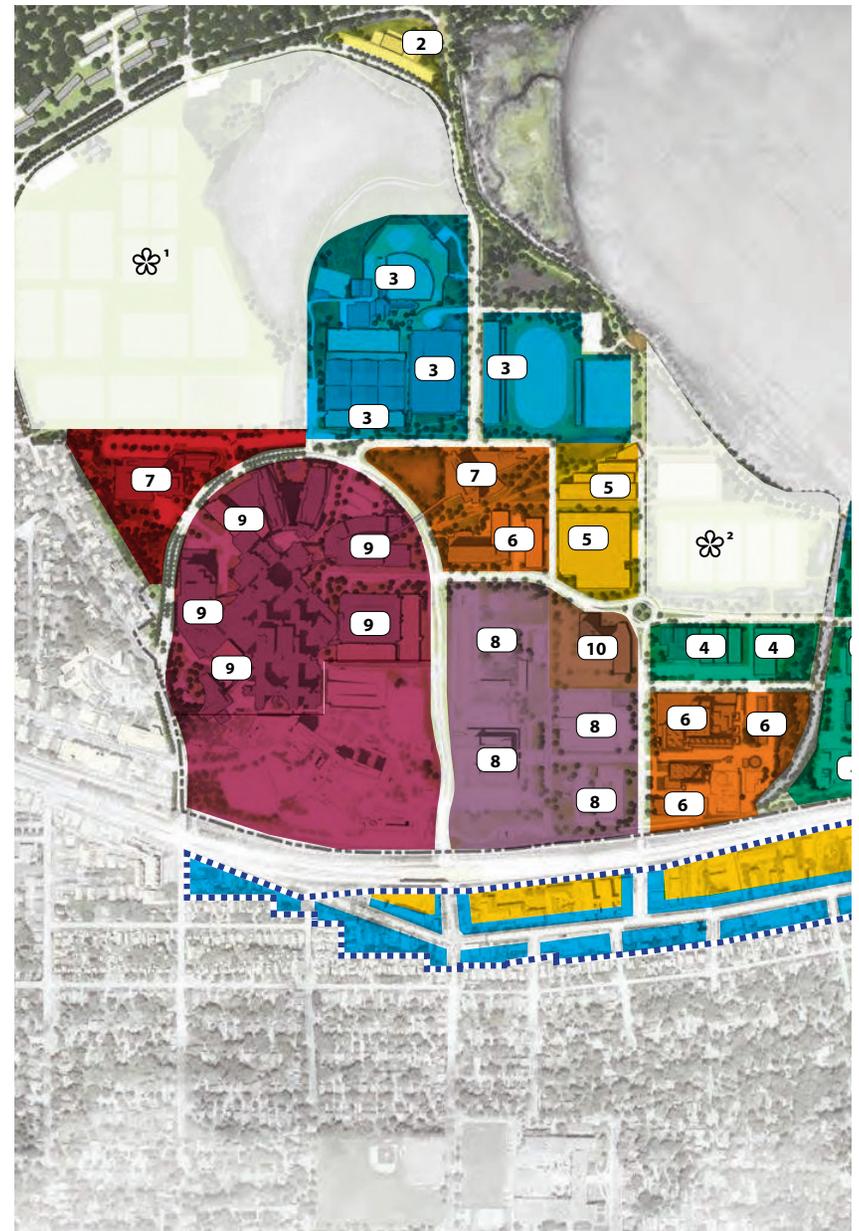


Figure 7-4 Proposed Building Heights

University Avenue Corridor Plan

Adopted May 6, 2014 #32635

- 4 Stories: 41-60'
- 5 Stories: 60+'

Regent Street - South Campus Neighborhood Plan

Adopted July 1, 2008 #09234

- 3 Stories: 46'
- 4 Stories: 60'
- 6 Stories: 88'
- 8 Stories: 116'
- 10 Stories: 144' (+2 bonus for LEED)
- 12 Stories: 172'

- 8 Stories Regent Plan
- 12 Stories Downtown Plan*

*More recent plan takes priority

City of Madison Downtown Plan

Adopted July 17, 2012 #24468

- 4 Stories: 44-60'
- 6 Stories: 64-88'
- 8 Stories: 84-116'
- 10 Stories: 104-144'
- 12 Stories: 124-172'

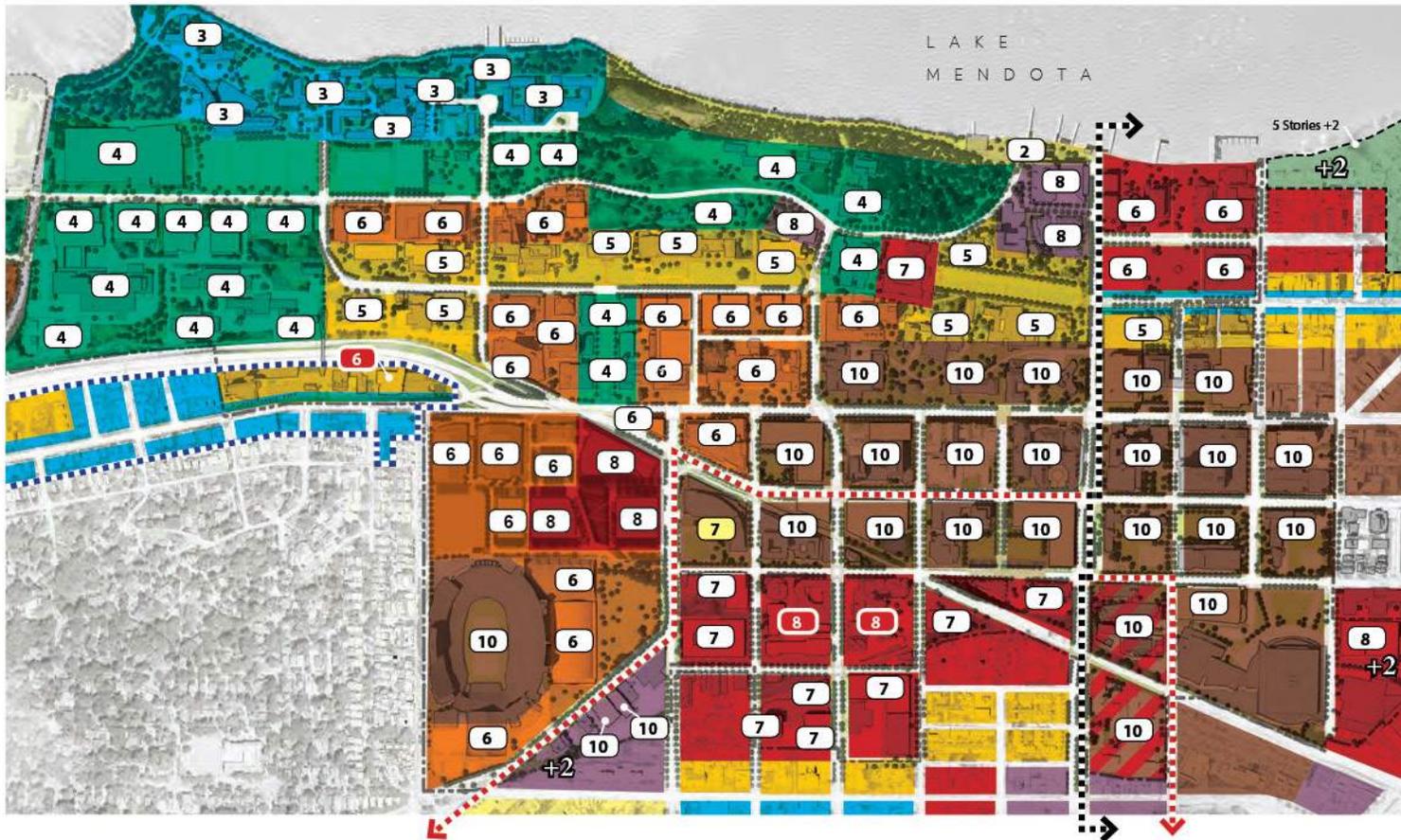
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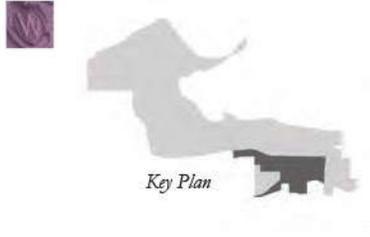
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UW-Madison Campus Master Plan

Effective January 1, 2019 #47245

- 2 2 Stories or max. 34'
- 3 3 Stories or max. 51'
- 4 4 Stories or max. 68'
- 5 5 Stories or max. 85'
- 6 6 Stories or max. 102'
- 7 7 Stories or max. 119'
- 8 8 Stories or max. 136'
- 9 9 Stories or max. 153'
- 10 10 Stories or max. 170'





Massing & Scale

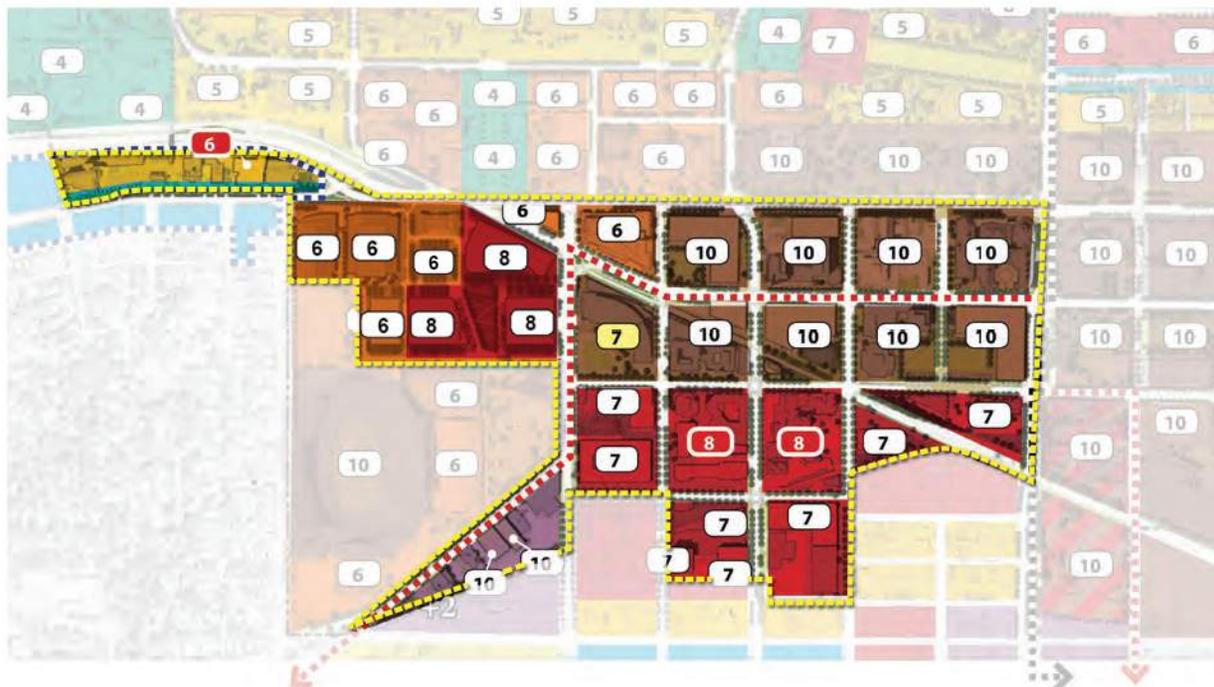
- Buildings are to support the campus civic structure, giving architectural definition to the campus streets, quadrangles, and other open spaces. Buildings are to front directly onto these spaces and to support them by their form, massing, and the design of their facades.
- Buildings shall have a base, middle, and top. Visual emphasis is to be given to the ground floor through door and window scale, architectural detailing, and greater floor-to-floor heights.
- Build out structures toward railroad right-of-way with the understanding this area may become a public transportation corridor in the future. Do not neglect the public face this corridor could play in the future.
- Provide larger, more meaningful open spaces framed by architecture with a strong indoor/outdoor relationship.
- Where buildings are set back at upper stories, use lower roofs as green roofs, balconies, terraces, and gardens.
- Buildings to be planned around internal open spaces, courtyards, and/or green roofs.
- Utilize architectural articulation such as changes in material, fenestration, architectural detailing, or other elements to break down the scale.



SOUTH CAMPUS NEIGHBORHOOD

NOTES:

1. Colors relate to building heights.
2. Where discrepancies arise between adopted plans, most current plan takes precedent.
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UW-Madison Campus Master Plan

Effective January 1, 2019 #47245

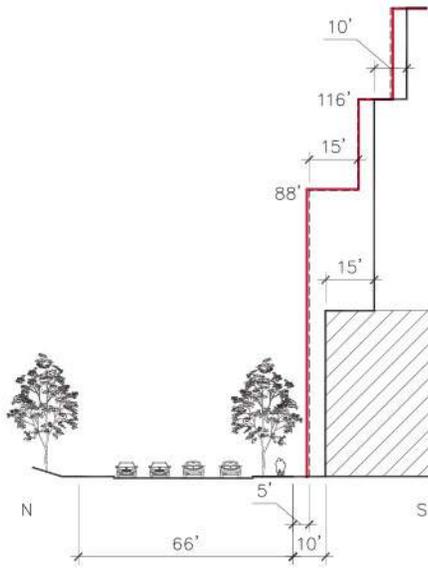
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Building Heights

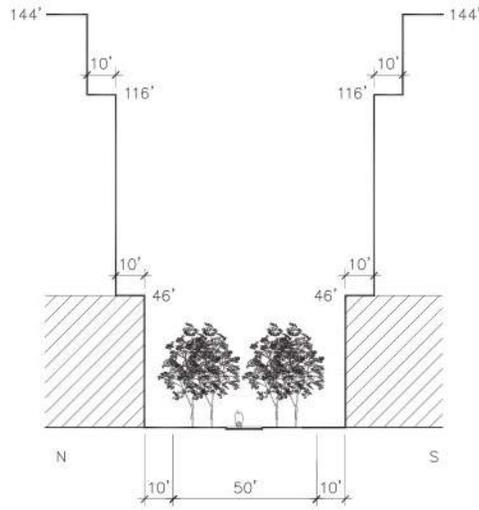
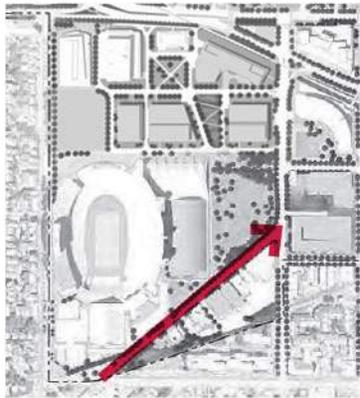
- Building heights are to generally match the urban context. Crescendo in height along the campus arterials of University Avenue and Johnson Street and become lower as Regent Street is approached.
- When directly abutting the community, building heights should not significantly exceed that of neighboring community buildings. Height differences shall be mitigated by orienting taller building masses toward the campus. Similarly, upper floors may be stepped back away from the street frontage.
- Buildings should generally have flat roofs with an emphasis on multiple planes.
- Consideration of accessible and/or highly visible green roofs shall be considered to create a greater availability of usable open space in the south campus.
- New development(s) should relate to the First Congregational Church at the southwestern corner of University Avenue and Breese Terrace with preservation of the sightline to the east. Articulation, mass, and scale will be important considerations in new building designs to ensure the relationship of the building to University Avenue is one that is pedestrian friendly.

7. CAMPUS DESIGN GUIDELINES & STANDARDS

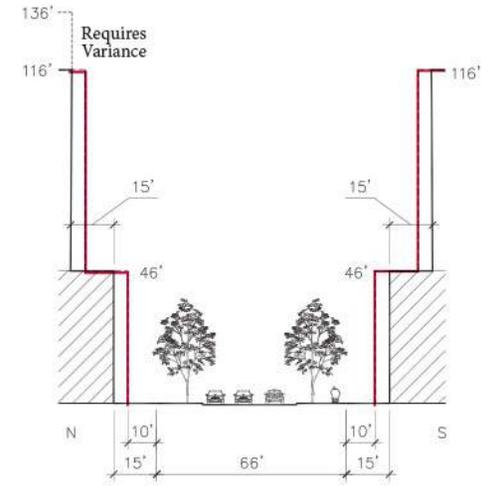
— Regent Street-South Campus Neighborhood Plan
 // UW C-I District minimum height



Monroe St. - Regent St. to N. Randall St.
 (View Northeast)



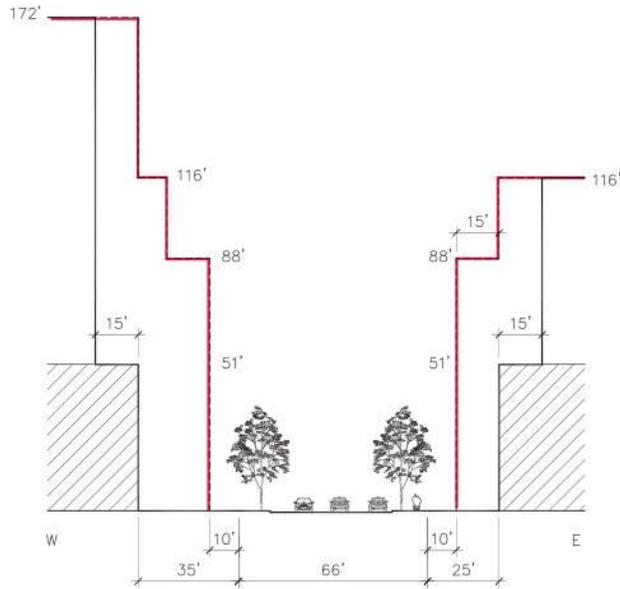
Bike Path - Regent St. to Kohl Center
 (View Easterly)



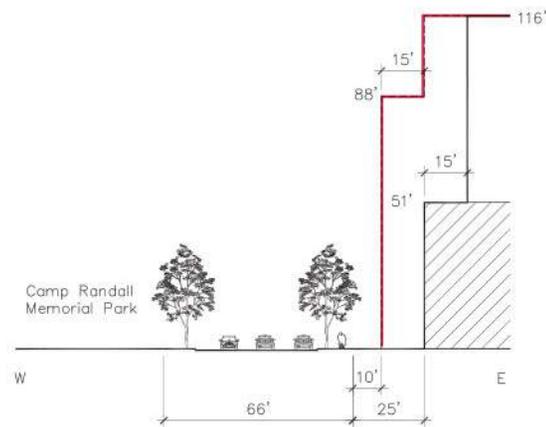
Spring St. - N. Randall St. to N. Mills St.
 (View East)



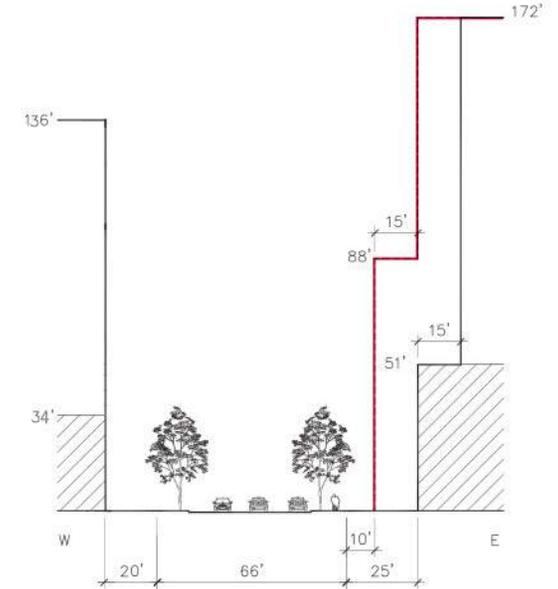
— Regent Street-South Campus Neighborhood Plan
 // UW C-I District minimum height



N. Randall St. - Bike Path to Monroe St.
 (View North)



N. Randall St. - Monroe St. to W. Dayton St.
 (View North)

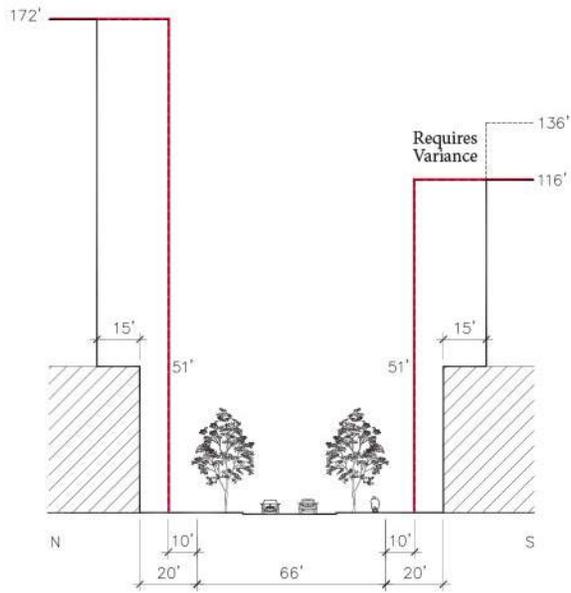


N. Randall St. - W. Dayton St. to University Ave.
 (View North)

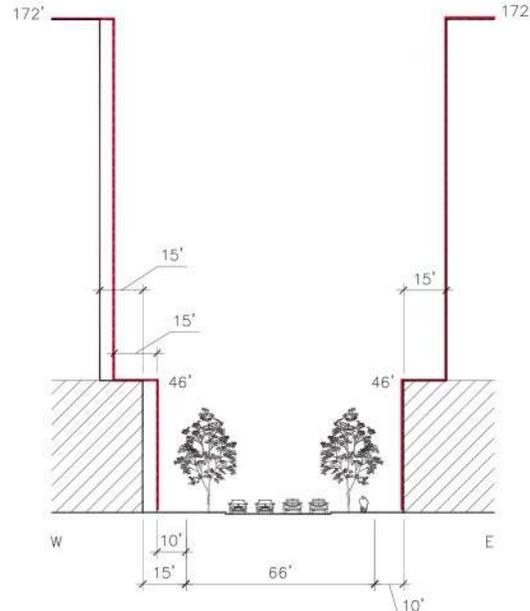


7. CAMPUS DESIGN GUIDELINES & STANDARDS

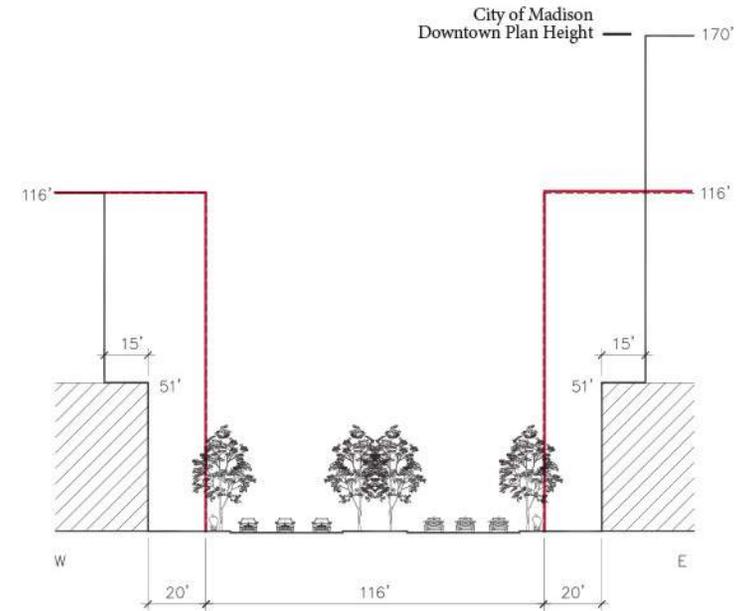
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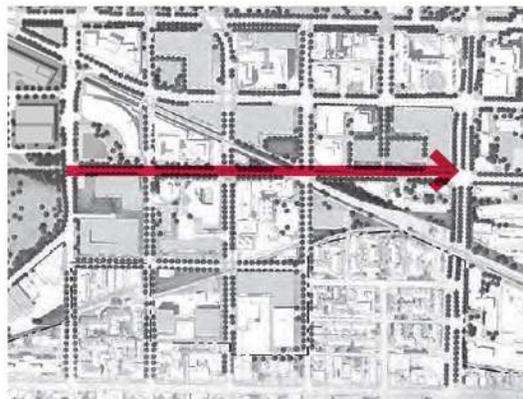
W. Dayton St. - N. Randall St. to Park St.
 (View East)



N. Brooks St. - W. Dayton St. to University Ave.
 (View North)



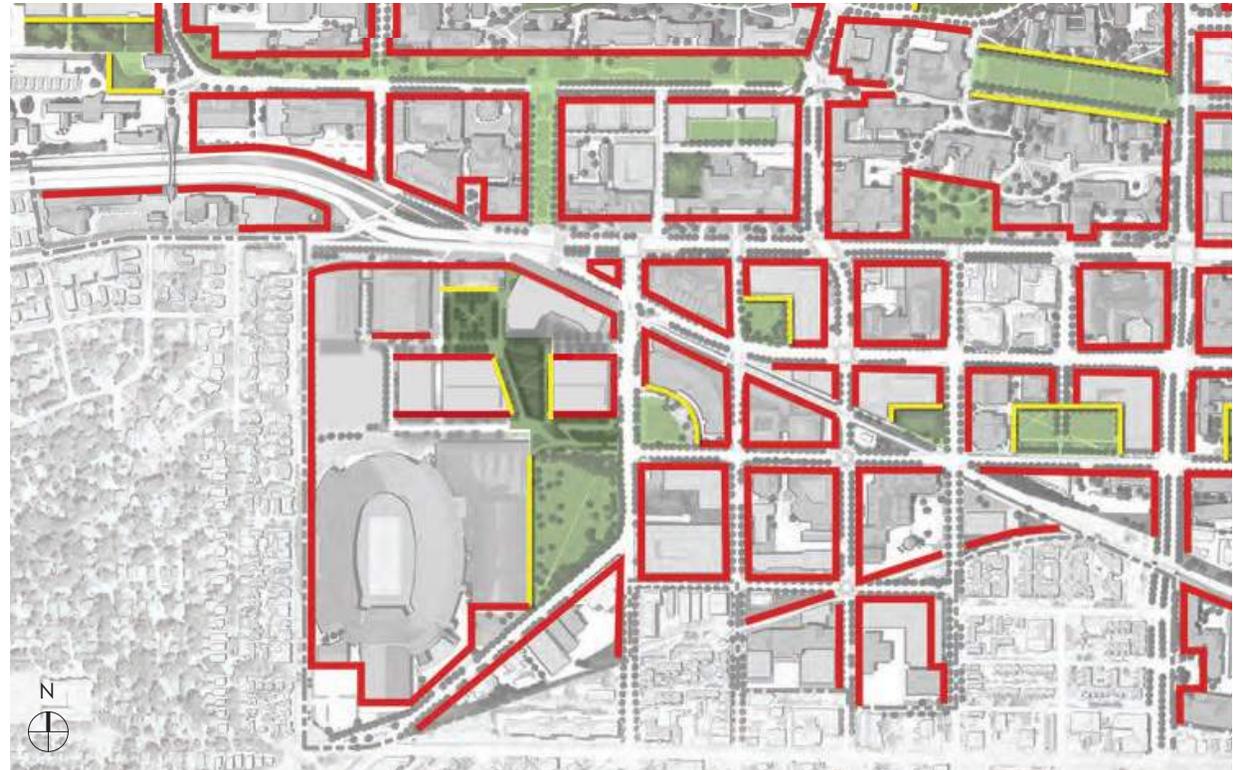
Park St. - Railroad to W. Dayton St.
 (View North)





Build-To Lines

- Refer to the Build-To Dimensions matrix for specific distances related to street frontages and major open space corridors.
- The primary build-to lines in the South Campus neighborhood involve interaction with the city of Madison right-of-way.
- Build-to lines are given to prevent flat, expansive, lifeless street or open space facades. The majority of the building facade should be brought to the suggested build-to line while still achieving facade articulation and interest that is compatible within the neighborhood.
- Buildings should visually embrace the rail line and physically embrace the multi-use commuter path as prominent corridors of campus.



Note: *The placement of new buildings should respond to the alignment of adjacent buildings and adhere to the landscape framework plan which defines signature open space corridors. New buildings should be placed to engage and improve the quality of the campus landscape. While proposed buildings should be placed to maximize efficiency and use of the site, they should not block major pedestrian, habitat, stormwater, or visual corridors. Placement is ultimately dictated on a site by site basis to respond to the immediate context and ensure the building positively contributes to the whole of the campus.*



Build-To Dimensions

The neighborhood matrix references each of the streets within the campus design neighborhood and further identifies the nuances along that street frontage to provide guidance when determining architectural build-to limits. These limits ensure architectural framing of the street is occurring where appropriate, green space is preserved, and that a pleasing human-scaled pedestrian realm is created that allows for street activation and socialization.

- *Street Name:* Name of street located within the neighborhood.
- *Description:* Segment of street in neighborhood, as widths and character may vary.
- *Existing Corridor Width*:* Identified existing width per Dane County mapping data.
- *Orientation:* What side of street segment guidelines are being applied.
- *Build-To Line¹:* Distance from back of the sidewalk where majority of the building should interface.
- *Building Ht. Max:* As identified by neighborhood/city plans and per anticipated UW program need.
- *Step Back Req'ts:* Recommended story height at Build-To line/distance (feet) of step back.
- *Stormwater²:* Is the area between the sidewalk/path and street appropriate for green infrastructure.

8. SOUTH CAMPUS NEIGHBORHOOD										
Street Name	Description	Corridor Width*	Orientation	Build-to Line ¹	RSSC Setback	Building Ht. Max [Min]	RSSC Ht. Max [Min]	Step Back Req'ts	RSSC Step Back Req'ts	Stormwater ²
Campus Drive	West edge to University (incl. RR)	156'	S (W/E)	20'		6 [3]		None		NO
			N	-		6 [3]		3rd & Above - Min. 15'		NO
University Avenue	1848 University Ave. to Breese Ter. ³	Varies								
	Intersection to N. Charter St.		100'	S	10'		4 6 10 [3]		5th & Above - Min. 15'	Buffer Only
	N. Charter St. to N. Francis St.	100'	S	10'		10 [3]		5th & Above - Min. 15'	Buffer Only	
Engineering Drive	Lot 17 to N. Randall Ave.	109'	N	0'		8 [4]		None		NO
			S	0'		8 [2]		4th & Above - Min. 15'		NO
W. Johnson Street	N. Orchard St. to N. Park St.	68'	N	20'		10 [3]		8th & Above - Min. 15'		NO
			S	20'		10 [3]		4th & Above - Min. 15'		NO
W. Dayton Street	N. Randall Ave. to N. Park St.	66'	N	20'	10'	10 [3]	12 [3]	4th & Above - Min. 15'	none	YES
			S	20'	10'	7 8 [3]	8 [3]	4th & Above - Min. 15'	none	YES
Monroe Street	N. Breese Ter. to Randall Ave.	66'	S	10'	5'	10 - 170' [3]	10 [3]	4th/9th & Above - 15'/10'	7th - 15' & 9th - 10'	YES
			N	15'	10'	7 - 116' [3]	8 [3]	4th & Above - Min. 15'	4th - 15'	YES
Spring Street	N. Randall Ave. to N.Mills St.	66'	S	15'	10'	7 [3]	8 [3]	4th & Above - Min. 15'	4th - 15'	YES
			N	15'		6 [3]		None		NO
Capitol Court	N. Orchard St. to N. Charter St.	30'	S	0'		6 [3]		None		NO
			E	10'		6 [10] [3]		4th & Above - Min. 15'		NO
N. Randall Avenue	University Ave. to W. Dayton St.	66'	W	20'		8 - 136 [2]		None		NO
	E		25'	10'	10 - 120' [3]	12 [3]	4th & Above - Min. 15'	6th - 15'	NO	
	W. Dayton St. to Monroe St.	66'	E	25'	10'	6 - 116' [3]	8 (116') [3]	4th & Above - Min. 15'	7th - 15'	NO
N. Orchard Street	Monroe St. to bike path	66'	W	35'	10'	10 - 170' [3]	12 (172') [3]	4th & Above - Min. 15'	7th - 15' & 9th - 10'	NO
	University Ave. to W. Dayton St.	66'	E	25'	10'	6 - 116' [3]	8 (116') [3]	4th & Above - Min. 15'	7th - 15'	NO
			W	15'	10'	7 - 119' [3]	12 [3]	4th & Above - Min. 15'	4th - 15'	YES
N. Charter Street	W. Dayton St. to Capitol Ct.	66'	E	15'	10'	10 - 170' [3]	12 [3]	4th & Above - Min. 15'	4th - 15'	YES
			W	15'	10'	7 [3]	8 [3]	4th & Above - Min. 15'	4th - 15'	YES
	University Ave. to W. Dayton St.	66'	E	15'	10'	7 8 [3]	8 [3]	4th & Above - Min. 15'	4th - 15'	YES
N. Mills Street	University Ave. to W. Dayton St.	66'	W	30'	10'	10 - 170' [3]	12 [3]	4th & Above - Min. 15'	4th - 15'	YES
			E	20'	10'	10 - 170' [3]	12 [3]	4th & Above - Min. 15'	4th - 15'	YES
	W. Dayton St. to College Ct.	66'	W	20'	10'	7 - 116' [3]	8 [3]	4th & Above - Min. 15'	4th - 15'	YES
N. Brooks Street	University Ave. to W. Dayton St.	66'	E	20'	10'	7 - 116' [3]	8 [3]	4th & Above - Min. 15'	4th - 15'	YES
			W	15'	10'	10 - 170' [3]	12 [3]	4th & Above - Min. 15'	4th - 15'	YES
	W. Dayton St. to railroad	120'	W	10'		10 [3]		4th & Above - Min. 15'		YES
N. Park Street	University Ave. to W. Dayton St.	120'	W	10'		10 [3]		4th & Above - Min. 15'		YES
	W. Dayton St. to railroad	120'	W	20'	0'	7 - 116' [3]	8 [3]	4th & Above - Min. 15'	none	YES

RSSC = Regent Street-South Campus Neighborhood Plan
 * Corridor Width = Right-of-way width or if no right-of-way, back of sidewalk to back of sidewalk where right-of-way would typically be located.
¹ Right-of-way line or in the case of no right-of-way, the distance from back of sidewalk.
² Does the terrace condition support green infrastructure as part of the development of this area of street?
³ New development shall relate to First Congregational Church at the southwestern corner of University and Breese, with preservation of the sightline to the east.



Landscape Principles

The South Campus Neighborhood is an increasingly urban and institutional neighborhood that is experienced primarily by streetscape.

- Improve neighborhood streetscapes making them more walkable and sustainable.
- Plant a robust and contiguous urban tree canopy improving human comfort, while providing urban wildlife habitat and reducing the heat-island effect.
- Provide new campus open spaces for social interaction.
- Emphasis shall be placed on subgrade soils and infrastructure to support vegetative growth and to meet stormwater goals.



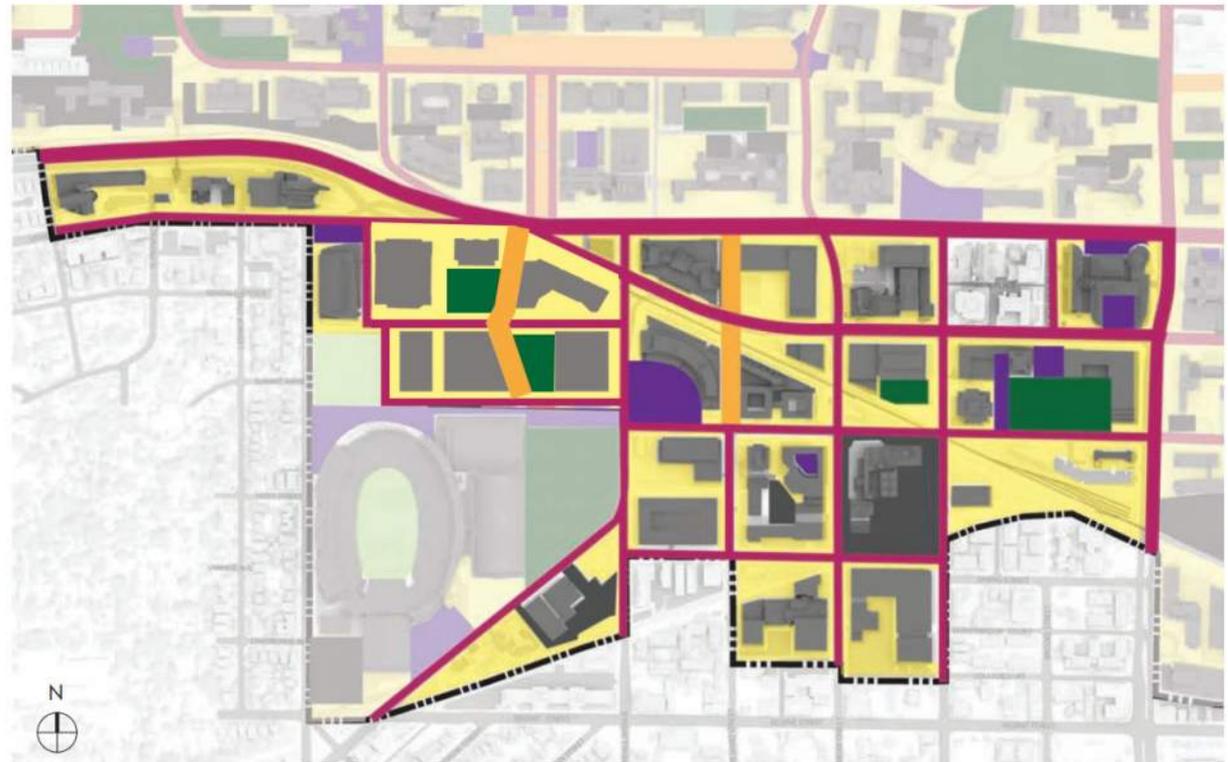
Note: The list of statements characterize the neighborhood in regard to the Landscape Master Plan Guiding Principles. These principles were established to assist landscape recommendations in reaching the goals of the Campus Master Plan. Refer to the Landscape Master Plan and Landscape Development Standards for further information.



Landscape Guidelines

The South Campus Neighborhood is structured by the urban grid. Invest heavily in streetscapes to improve the landscape quality of the neighborhood.

- **Streetscapes:** Develop a clear hierarchy of streetscape treatments as defined in the Landscape Master Plan.
- **Campus fabric:** Urban character characterized by minimal building setbacks. Provide shade trees and understory planting between the building and sidewalk for human scale and comfort. Lawn areas are discouraged.
- **Campus green:** Flexible and programmable open spaces, these lawns should be designed with proper drainage and base materials to withstand heavy pedestrian use.
- **Courtyards, plazas, terraces, and gardens:** Courtyards and plazas should respond to the surrounding building architecture's general urban character. Planting may be native, but primarily ornamental.



- Campus Greens
- Courtyards, Plazas, & Gardens
- Campus Fabric
- Naturalized Landscapes
- Streetscapes
- Parking and Service

Note: The list of statements characterize the nature of the identified typologies as defined by the Landscape Master Plan. Refer to the Landscape Master Plan and Landscape Development Standards for further information.

PROCESS FOR AMENDMENTS

No alteration of an approved Campus Master Plan, including changes to the proposed use of identified open space areas and other open space uses, shall be permitted unless approved by the Plan Commission, provided however, the Zoning Administrator may, following consideration by the alderperson of the district, issue permits for minor alterations that are approved by the Director of Planning and Community and Economic Development and are consistent with the concept approved by the Common Council. If the change or addition constitutes a substantial alteration of the original plan, the procedure in Sec. 28.097(6) is required. Substantial changes to the plan will be determined by the City of Madison Director of Planning and Community and Economic Development, or designee, and must receive Common Council approval following a recommendation from the Plan Commission to become part of the approved Campus Institutional District Master Plan.

NOTE: All relevant sections of the Zoning Code and Madison General Ordinances, which may be amended from time to time, shall apply to this Campus Master Plan.

Amendments to the approved Campus Master Plan Update from 2018-2028

A7. South Campus Update



WISCONSIN
UNIVERSITY OF WISCONSIN-MADISON

2015 Campus Master Plan

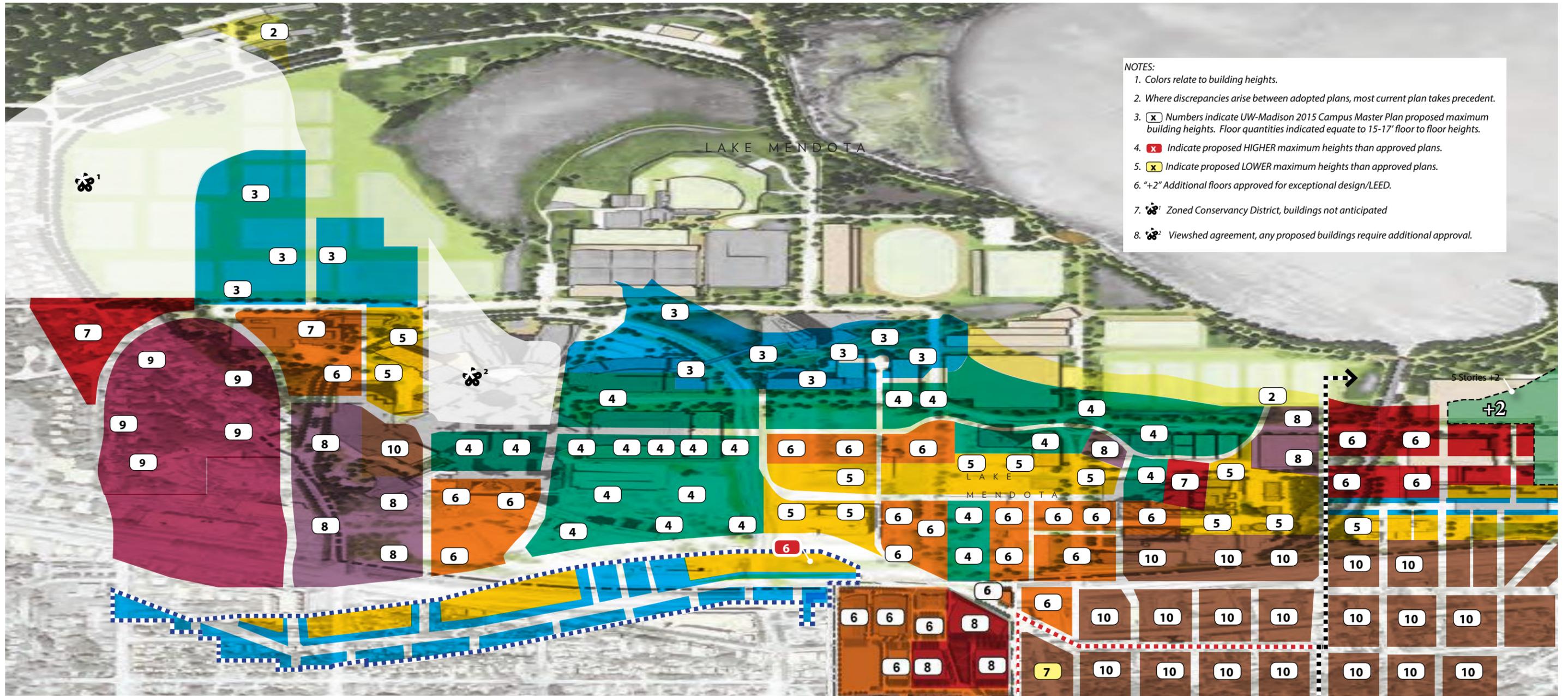
NOTE: The UW-Madison Campus Master Plan graphic indicates some development on parcels currently not owned by the Board of Regents or university affiliates. Refer to Section 4 for proposed developments specific to C-I District Zoning.



LAKE MENDOTA

-  "Street" Build-To Line
Promoting street enclosure and framing
-  "Open Space" Build-To Line
Limiting encroachment upon and providing definition for open space

STREET & OPEN SPACE BUILD-TO LINES



- NOTES:**
1. Colors relate to building heights.
 2. Where discrepancies arise between adopted plans, most current plan takes precedent.
 3. Numbers indicate UW-Madison 2015 Campus Master Plan proposed maximum building heights. Floor quantities indicated equate to 15-17' floor to floor heights.
 4. Indicate proposed HIGHER maximum heights than approved plans.
 5. Indicate proposed LOWER maximum heights than approved plans.
 6. "+2" Additional floors approved for exceptional design/LEED.
 7. Zoned Conservancy District, buildings not anticipated
 8. Viewshed agreement, any proposed buildings require additional approval.

University Avenue Corridor Plan
Adopted May 6, 2014 #32635

- 4 Stories: 41-60'
- 5 Stories: 60+'

Regent Street - South Campus Neighborhood Plan
Adopted July 1, 2008 #09234

- 3 Stories: 46'
- 4 Stories: 60'
- 6 Stories: 88'
- 8 Stories: 116'
- 10 Stories: 144' (+2 bonus for LEED)
- 12 Stories: 172'
- 8 Stories Regent Plan
12 Stories Downtown Plan*

*More recent plan takes priority

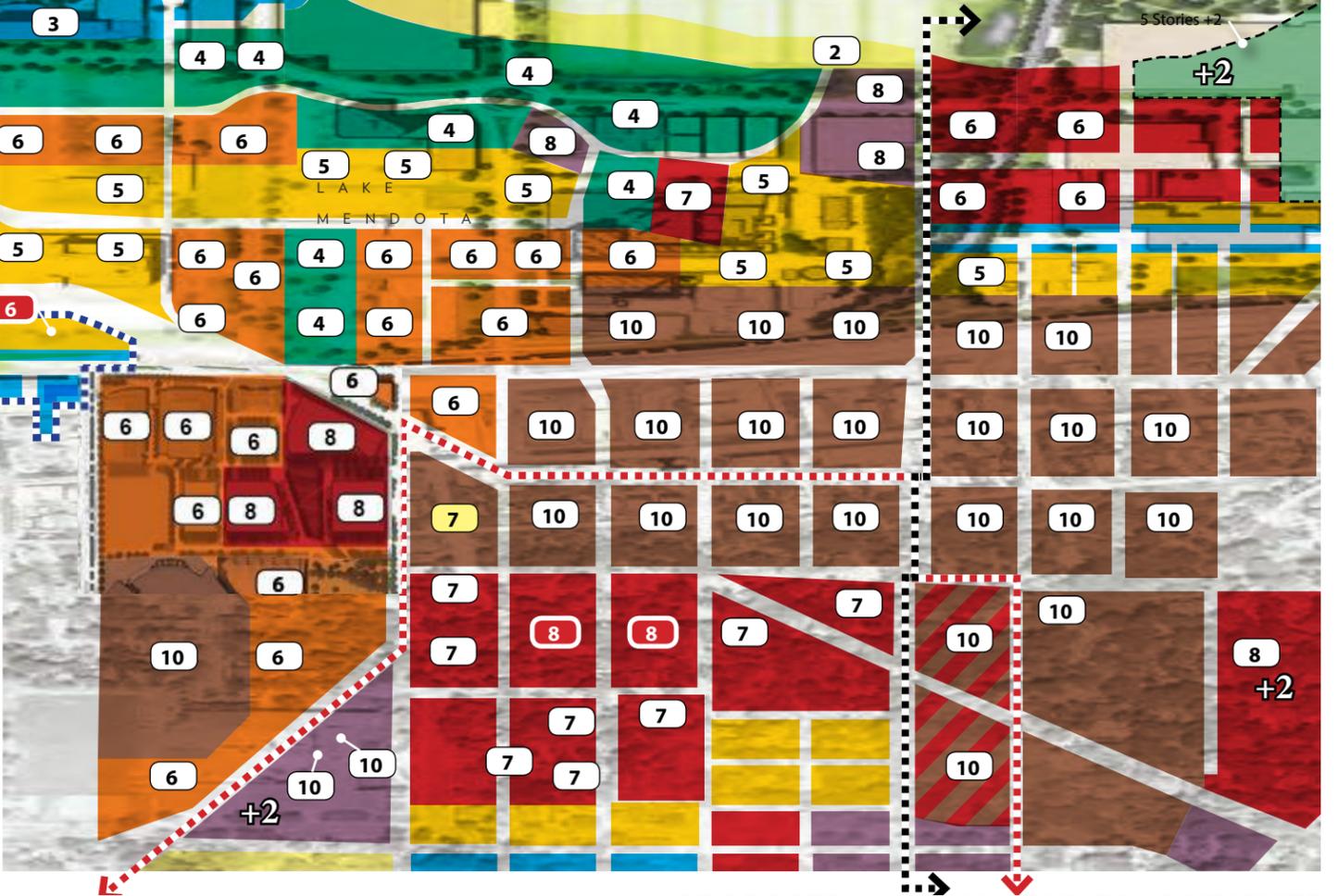
City of Madison Downtown Plan
Adopted July 17, 2012 #24468

- 4 Stories: 44-60'
- 6 Stories: 64-88'
- 8 Stories: 84-116'
- 10 Stories: 104-144'
- 12 Stories: 124-172'
- 8 Stories Regent Plan
12 Stories Downtown Plan

*More recent plan takes priority

UW-Madison Campus Master Plan
Effective January 1, 2019 #47245

- 2 2 Stories or max. 34'
- 3 3 Stories or max. 51'
- 4 4 Stories or max. 68'
- 5 5 Stories or max. 85'
- 6 6 Stories or max. 102'
- 7 7 Stories or max. 119'
- 8 8 Stories or max. 136'
- 9 9 Stories or max. 153'
- 10 10 Stories or max. 170'



PROPOSED MAXIMUM BUILDING HEIGHTS