Six Year
PHYSICAL DEVELOPMENT PLAN
2005-2011
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FOREWORD

The quality of education received by students is dependent upon a careful integration of curriculum, faculty, and facilities. Facilities are vitally important in the recruitment of students and faculty. A core of excellence cannot exist if facilities are not adequate for effective program delivery. Long range physical planning is a demonstration of the commitment to providing a core of excellence. The ongoing Physical Development Planning Process is intended to provide appropriate facilities in response to the dynamics of higher education. Each university has a Campus Development Plan defining overall land use patterns and serves to illustrate the cohesive, aesthetic, and compatible meeting of program requirements within the surrounding community.

A complete Campus Physical Development Plan is conceptually a statement of campus long range goals and the Campus Space Use Plan. A long-range plan is required for each institution by Sections 16.84(6) and 13.48 of the Wisconsin Statutes. It is a general description of the institution, program offerings, physical plant, and configuration of the physical plant required to meet program needs and an evaluation of space needs and solutions. The intent is to insure that physical development is responsive to program needs and plans.

The material presented in this plan is developed jointly by the campus and System Administration. This plan is intended to serve only as the basis for planning decisions concerning the UW System’s building program. The planning issues and proposed projects do not represent the UW System’s final recommendations, the Regents approved recommendations, or the total University request. The Board of Regents and State Building Commission makes final decisions on project requests each biennium.

A campus plan is a process and a product. It provides for the orderly and logical growth of an institution by organizing resources in terms of priorities. A campus plan is never final because growth and change never cease. Because there are limits to the certainty with which the nature of changing activities can be predicted and their physical requirements identified, good master planning stresses a process for evaluating change and guiding physical development.

The UW-Whitewater campus enrollment target, established by Regent enrollment management policy, is 8,933 FTE for 2004-05.
EXECUTIVE SUMMARY

Background

The University of Wisconsin – Whitewater Physical Development Plan used, as its planning base, the Regent-approved Mission for the University of Wisconsin System, the Core Mission of the University Cluster, the Select Mission of the University of Wisconsin-Whitewater and the Enrollment Management Plan for the Twenty-first Century for UW-Whitewater. For UW-Whitewater, this Physical Development Plan is an evolution of a number of planning iterations that began in 1991 (including the 94-95 Exterior Development Master Plan). The initial plan established the framework for an aggressive plan to upgrade the academic and auxiliary facilities (building and landscape).

The 2005-2011 Plan builds on the foundation established by the previous plans. Because of a very thorough and comprehensive planning process in previous years, the 2005-2011 plan is, for the most part, a reaffirmation of the previous biennia plans. It however addresses some of the unresolved issues, makes necessary modifications to reflect current priorities and issues and outlines a plan for developing facilities to meet the University’s program needs in the 21st Century. It also includes an extensive and comprehensive Long Range Maintenance Plan that defines maintenance issues and solutions.

Program Directions

Facilities should be designed and constructed to support core programs. Consequently, the Physical Development Plan is program-driven and is designed to be responsive to existing and developing program needs.


Recent and proposed changes in the curriculum and in curriculum delivery have impacted and will continue to impact both undergraduate and graduate programs. Increased numbers of interdisciplinary courses, like those in the General Education core, will require more flexible classroom spaces. Course delivery methods now range from traditional classroom instruction to entirely internet-based offerings. A developing emphasis on undergraduate research necessitates additional laboratory space for student research. Increased reliance on technology for instruction and learning will mandate increased computer access in classrooms, laboratories, residence halls and in all areas within campus buildings where student, faculty and staff “gather”. In addition, programs
increasingly encourage or even require experiential learning in volunteer settings, field placements, and internships.

New Curriculum initiatives are continuing the emphasis on technology. A major campus initiative, Expanding the Technology Workforce for Wisconsin, although only partially funded in the 2003-05 Operating Budget, emphasized preparing technology professionals for the future. Current programs in Management Computer Systems, End-user Technologies, Graphic Design, Library and Information Technology, and Technology Enhanced Education all stress preparation to use technology. In addition, the Internet M.B.A. and other programs have substantially increased the use of technology for course delivery. An interdisciplinary multi-media program is being developed as well.

Along with the changes in the curriculum and changes in the delivery of instruction, there has been a change in the profile of the teacher/scholar. Faculty are expected to be active scholars as well as accomplished teachers. Accordingly, technology and Information Resources must strive to provide information resources in support of the teaching, research and service mission of the University.

Enrollment management and changing characteristics of the UW-Whitewater student body have corresponding effects on the need for on-campus housing and student life. Facilities and programs must be developed or redesigned to meet the overall changing expectations of students, the needs of increasing numbers of non-traditional students, students of color, married students, and students who are single parents.

UW-Whitewater has a specific mission to provide services to persons with disabilities. It provides many services that are either unique to the campus or available at only a handful of institutions nationwide. As a result, the campus has attracted a significant number of students with severe physical disabilities. These individuals often use larger motorized mobility devices that require more space than allowed for able-bodied students and even more space than is customary to accomplish most wheelchair users.

**Building Space Issues and Solutions**

The UW-Whitewater facilities plan addresses the space issues that were identified through an extensive assessment of existing space and a comprehensive evaluation of current and future space needs.

The newly constructed D.L.K. Kachel Fieldhouse, a gift funded baseball press box, and the gift funded Student Athletic Complex enhances the ability to provide facilities needed to support the needs of the Health and Physical Education instructional program, the Intramural and Recreation programs, and Intercollegiate Athletics. These new and renovated facilities also addressed a number of Title IX equity issues.

The Upham Hall renovation and addition project- Phase 1 was approved in the 2001-2003 state budget, and construction was completed in Fall of 2003. General Fund Supported Borrowing for Phase 2 was approved in the 2003-2005 state budget. Construction for the final phase is expected to commence in Spring 2004. This project, when completed, corrects numerous major facility deficiencies, including an outstanding DILHR citation for the building’s fume hood system. The new and remodeled facility,
when completed, will provide state-of-the-art science classrooms and high tech laboratories for each of the disciplines. In addition, faculty will have dedicated space to support their research and to work closely with students in the development of undergraduate research initiatives.

The College of Letters and Sciences is assigned into seven (7) different buildings. In addition, faculty from individual departments are split up and housed in different buildings. There is limited research support space and virtually all of the instructional facilities are located in buildings other than where the faculty offices are located. This situation discourages out of classroom interaction between faculty and staff, between faculty and students and virtually eliminates the conduct of research either by the faculty or the students.

Several of the older buildings are in need of major capital renewal to bring both the building envelope and interior space up to current standards and must be remodeled to meet program needs. Three of the older buildings are former residence halls: Baker Hall, which currently houses faculty offices, Admissions and the Registrar’s Office, and New Student Programs; Salisbury Hall, which currently houses Letters and Sciences Administrative and faculty offices and Military Science; and McCutchan Hall, which currently houses the Academic Support Services program, faculty offices and professional student business organizations. The UWSA and DSF engineers and architects have determined the three facilities do not justify continued investment to maintain and upgrade. Plans are to raze the three facilities. Consequently, replacement space must be constructed.

The current business building, Carlson Hall, was constructed in 1971. While it is structurally sound and physically well maintained, it does not meet the needs of a contemporary business program and cannot accommodate the planned enrollment growth in the business disciplines. We believe the construction of a new facility to house the instructional, academic support, and community service programs for the College of Business & Economics, Department of Leadership, Military Science & Aerospace studies as well as general assignment classrooms is the most effective means to meet the campus’ needs.

The majority of classroom inadequacies have been or will be addressed through the remodeling of Hyer Hall, the remodeling and addition to the Williams Center and Upham Hall, the construction of a new business building and remodeling of Carlson Hall, the capital renewal of Heide and Roseman Halls and through the continued investment of the Classroom Technology Improvement project and the CR/LAB Mod program dollars. When the initial upgrade projects are completed, the challenge will shift to maintaining them, especially replacing and upgrading the technology.

The original and subsequent additions of the University Center have gone through a number of upgrades over the last 8 years. However, the 2nd floor meeting rooms have not been upgraded to include technology and the number and size do not meet demands. There is a need to provide flexible meeting space that is equipped with state-of-the-art technology to enable teleconferencing and multi-media presentations. The food service delivery in the building is very fragmented and as a result, very inefficient and costly. There is also a need to provide additional and/or improved space to virtually all of the
programs that currently reside within the building. A proposed companion project will develop space to house some of the student support service functions. It is proposed that various support functions be co-located in a facility referred to as the Student Services “HUB”. Many of these services are currently located in Baker, which needs to be vacated and razed. The Phase 1-University Center Addition project was approved in the 2003-05 state budget and is in the design development phase along with preliminary planning for addressing the space needs of various student services that would be located in the “HUB”, especially those that will be dislocated from the three buildings scheduled to be razed.

In addition, the Bookstore is located in Moraine Hall; a converted food service building. The building is a 40-year old facility and is in need of remodeling to provide modern retail space for the Bookstore and textbook rental, as well as needing to upgrade building systems. The Moraine Hall Remodeling project was approved in the 2003-05 state budget and is in the program statement development phase. However, the planning process for the University Center project will explore the feasibility of locating the Bookstore and Textbook Rental in the University Center, leaving Moraine Hall available for other programming, including student service functions. Program planning for Moraine will commence once this option is developed and acted upon.

The residence halls have completed a refurbishing cycle over the last twelve years, that involved only minimal construction. This process needs to be started over again and attention must be paid, in this cycle, to design facilities that meet the needs of future occupants to remain competitive. To that end, the Office of Residence Life has developed a Residence Hall Master Plan (including an infrastructure assessment) with the help of an external consultant. The process included a thorough market assessment to determine future needs. Based on this planning exercise Residence Life has developed two major project requests for the 05-07 biennium to better meet the needs of student residents. White and Sayles Hall have both been identified for major renovation projects in 2005-07, with Sayles Hall undergoing planning and construction, and White Hall only planning. This second cycle of remodeling and refurbishing will require structural changes to achieve the desired outcomes, such as private bathroom facilities, mini computer labs, design singles, etc.

**Exterior Space**

The Campus Exterior Master Plan, approved in 1994-95, established the blueprint for the exterior development of the entire 400-acre campus. It provided the land use assignment for the various functional activities, provided an overall parking plan, landscape and esthetics standards, building and directional signage standards, amenities, etc. Through a variety of projects, primarily funded from non-GPR sources, the master plan is now substantially complete. A major upgrade to the storm water system in the Starin Road area included the transformation of Starin Road that included the addition of a boulevard, underground electrical, and landscaping. The significant issues that remain include creating a formal entrance to campus by using of entry signs at the East and West entry points of Starin, topography changes around Winther Hall to redirect storm water to avoid recurrence of flooding in the lower level, development of the Esker/Fischer Mall, and a major redo of the Walker Wyman Mall. The necessary topography changes around Winther have been approved for construction in a 2003-05 Winther Heide Plaza Flood
Control All Agency Project. Construction on this project is expected to commence in Summer 2004.

**Boundary Changes and Property Acquisition**

Three parcels of privately owned property are located within existing boundaries. One parcel is located on the East Side of the academic core, fronting Prairie Street. It will be purchased for parking, pedestrian circulation and green space when it is offered for sale. Two parcels are located north of Starin Road on North Prairie. One parcel serves as the Campus Ministry Center. There is no plan to acquire the property unless it ceases to function as a Campus Ministry. The other is a private residence and will be purchased when offered for sale.

**Transportation and Circulation**

UW-Whitewater is a very vehicle intensive campus. Eighty-six percent of the students live within one hundred miles of campus and often commute home on weekends. There is no public transportation to and from the City of Whitewater. UWW has initiated a subsidized commuter bus service to Waukesha and Milwaukee on Fridays and Sundays to help offset the lack of public transportation.

With the completion of the West Campus project, accessible pedestrian circulation routes have been established in all areas of the campus. Significant efforts have been made to make the campus friendly to bicycles. Storage lockers for bikes are located near residence halls and racks are located throughout campus. Additional lockers have been acquired and will be located near Upham Hall. Bicycle lanes have been designated on Starin Road, the new interior connector route includes designated bicycle lanes and the university has worked closely with the City of Whitewater to connect campus bike routes with newly established routes in the City and to established county routes.

Because of the heavy dependence on vehicle travel, UW-Whitewater has been aggressive in developing parking facilities. With the completion of the West Campus project, there are 4999 parking spaces available on campus. With the completion of the Winther Heide Flood Control All-Agency project there will be an additional 60 stalls added in close proximity to the center of campus. It is anticipated that the demand for parking will continue to grow beyond the 5059 parking space supply. However, the campus has determined that the construction of any significant amount of additional parking is not compatible with the exterior development of the campus. Consequently, new and modified efforts will be initiated to manage the demands within the available parking stall count.
CHARACTERISTICS OF STUDENT POPULATION

Fall 2003 Enrollment

The characteristics of the student population (10,567) at the University of Wisconsin-Whitewater provide a number of very important factors for planning.

Women represent 54% of the total enrollment at the university.

Full-time students in the undergraduate programs comprise 88%; in the graduate program 27% of the students are full-time.

Non-traditional students (25 years +) represent 17% of the total enrollment.

International students comprise 1.4% of the total enrollment, and represent 37 countries.

American born ethnic minorities comprise 15% of the total enrollment.

The University of Wisconsin-Whitewater has 16% of its freshmen coming from the Whitewater vicinity; counties of Walworth, Jefferson, and Rock.

Eighty-six percent of the students come from within a 100-mile radius.

Fifty-eight percent of the student body applies for financial aid.

Males represent 57% of the financial aid recipients, females represent 43%.

Wisconsin residents represent 93% of the financial aid recipients, Minnesota residents less than .4%, while other states and countries account for 6.6%.

Traditional/dependent students represent 80% of financial aid recipients while non-traditional/independent students make up 20% of the total recipient count.

32% of the entering freshmen rank in the top quarter of their high school class.

Students with physical and learning disabilities that are serviced by the University of Wisconsin-Whitewater represent 3.9% of the total enrollment.
## FALL ENROLLMENT

**UNIVERSITY OF WISCONSIN – WHITewater**

**January 2004**

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# UNIVERSITY POSITION SUMMARY
## FACULTY AND STAFF

## UNIVERSITY OF WISCONSIN – WHITESTONE

## FALL SEMESTER 2003

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MISSION STATEMENTS

The University of Wisconsin System Mission

Each institution of the University of Wisconsin System shares in the mission of the System.

The mission of this system is to develop human resources, to discover and disseminate knowledge, to extend knowledge and its application beyond the boundaries of its campuses, and to serve and stimulate society by developing in students heightened intellectual, cultural and humane sensitivities; scientific, professional, and technological expertise; and a sense of value and purpose. Inherent in this mission are methods of instruction, research, extended education, and public service designed to educate people and improve the human condition. Basic to every purpose of the system is the search for truth.

The Core Mission of the University Cluster

As institutions in the University Cluster of the University of Wisconsin System, the University of Wisconsin-Eau Claire, the University of Wisconsin-Green Bay, the University of Wisconsin-LaCrosse, the University of Wisconsin-Oshkosh, the University of Wisconsin-Parkside, the University of Wisconsin-Platteville, the University of Wisconsin-River Falls, the University of Wisconsin-Stevens Point, the University of Wisconsin-Stout, the University of Wisconsin-Superior, and the University of Wisconsin-Whitewater share the following core mission. Within the approved differentiation stated in their select missions, each university in the cluster shall:

a) Offer associate and baccalaureate degree level and selected graduate programs within the context of its approved mission statement.

b) Offer an environment that emphasizes teaching excellence and meets the educational and personal needs of students through effective teaching, academic advising, counseling, and through university-sponsored cultural, recreational, and extracurricular programs.

c) Offer a core of liberal studies that supports university degrees in the arts, letters, and sciences, as well as specialized professional/technical degrees at the associate and baccalaureate level.

d) Offer a program of pre-professional curricular offerings consistent with the university’s mission.

e) Expect scholarly activity, including research, scholarship, and creative endeavor, that supports its programs at the associate and baccalaureate degree level, its selected graduate programs, and its approved mission statement.
f) Promote the integration of the Extension function, assist the University of Wisconsin-Extension in meeting its responsibility for statewide coordination, and encourage faculty and staff participation in outreach activity.

g) Participate in inter-institutional relationships in order to maximize educational opportunity for the people of the state effectively and efficiently through the sharing of resources.

h) Serve the needs of women, minority, disadvantaged, disabled, and non-traditional students and seek racial and ethnic diversification of the student body and the professional faculty and staff.

i) Support activities designed to promote the economic development of the state.
Select Mission of the
University of Wisconsin-Whitewater

In addition to the system and core missions, the University of Wisconsin-Whitewater has the following select mission:

a) The University offers an extensive range of undergraduate programs and degrees, including interdisciplinary programs in letters, sciences, and the arts, as well as programs and degrees leading to professional specialization.

b) The University offers graduate education built clearly upon its undergraduate emphases and strengths with particular emphasis in the fields of business and education.

c) The University expects scholarly activity, including research, scholarship, and creative endeavor, that supports its program at the associate and baccalaureate degree level, its selected graduate programs and its special mission.

d) The University provides supportive services and programs for students with disabilities.

e) The University recruits minority and nontraditional students and provides support services and programs for them.

f) The University serves as a regional cultural and resource center.

g) The University provides continuing education and outreach programs as an integrated institutional activity.
PROGRAM DIRECTIONS

The Physical Development Plan for UW-Whitewater is program driven and is designed to be responsive to existing and developing program needs. The ultimate goal is to develop and maintain a campus physical environment that supports the mission of the institution and one that enhances the quality of the instructional process.

UW Whitewater is primarily an undergraduate Institution that offers instructional programs in 45 majors and awards six undergraduate degrees (B.A, B. S., B.B.A, B.F.A., B.M., and B.S.E.) The undergraduate instructional mission is delivered by four colleges: Arts and Communication, Business and Economics, Education, and Letters and Sciences. Graduate degrees (M .B. A., M.P.A., M. S., M.S.E., and Ed.S.) are available in selected academic areas through the School of Graduate Studies.

Academic program development is constantly occurring at UW-Whitewater. All academic programs are reviewed regularly. New program proposals are reviewed for academic merit by the University Curriculum Committee and the Faculty Senate.

The current General Education program was implemented in 1994 and revised in 2000. This program emphasizes general education as the foundation for all university degrees and embodies the expectations for an educated person. The 44-credit program includes a 12-credit core, which focuses on four areas of knowledge. The U. S. Experience in the Work Context or Global Perspectives, the Individual and Society, The World of the Arts, and The World of Ideas. These interdisciplinary courses introduce students “not only to essential knowledge, but also to connections across the discipline, and in the end, to the application of knowledge to life beyond campus” (Boyer, 1987, p.91)

Recent and proposed changes in the curriculum and in curriculum delivery have impacted and will continue to impact both undergraduate and graduate programs. Increased numbers of interdisciplinary courses, like those in the General Education core, will require more flexible classroom spaces. Course delivery methods now range from traditional classroom instruction to entirely Internet-based offerings. A developing emphasis on undergraduate research necessitates additional laboratory space for student research. Increased reliance on technology for instruction and learning will mandate increased computer access in classrooms, laboratories, residence halls and in areas within all campus buildings where students, faculty and staff “gather”. In addition, programs increasingly encourage or even require experiential learning in volunteer settings, field placements, and internships.

New curriculum initiatives are continuing the emphasis on technology. Although the Expanding the Technology Workforce for Wisconsin initiative was only partially funded in the 2003-05 Operating Budget, the emphasis on preparing technology professionals for the future continues. The current programs in management computer systems, end-user technologies, graphic design, library and information technology, and technology enhanced education all stress preparation to use technology. In addition, the Internet M.B.A. and other programs have substantially increased the use of technology for course
delivery. Efforts are under way to develop and implement an interdisciplinary multimedia program as well.

Along with the changes in the curriculum and changes in the delivery of instruction, there has been a change in the profile of the teacher/scholar. Faculty are expected to be active scholars as well as accomplished teachers. Consequently, dedicated research space, especially in the sciences, is a priority to support this change.

The University Library strives to provide information resources in support of the teaching, research, and service mission of the university. As of June 2003, the library collections consist of 657,314 volumes of books, serial backfiles including government documents; 2161 e-books (excluding those belonging to a consortium); 1,206,140 microforms; 16,920 audiovisual materials; and 3670 current serial subscriptions.

Responding to the changing pattern of scholarly research, course delivery and needs of distance learners, the library has made tremendous strides in shifting its periodical collection development from the traditional print format to electronic formats in addition to further automating its technical processing and public service functions. The web-based UW common integrated library system (Voyager) was implemented in January 2000. EZProxy was implemented in July 2001 to enable legitimate users easy access to licensed electronic resources. Universal Borrowing and ILLiad improve resource sharing and rapid document delivery to the desktop among UW campuses and beyond. Collaborative virtual reference service was initiated in spring 2003. Currently, the library is in the process of implementing a UW common electronic resource management system from ExLibris which will provide federated search capability and cross-linking from citations to full-text articles.

The vision for the future of the library includes continual collaborative collection development among UW libraries to develop an integrated, interdependent resource for university research and teaching; prudent migration to electronic format; participation in UW digitization projects; developing strategies to integrate library resources into the Desire2Learn environment; and promoting information literacy across curriculum.

During the next few decades, it is reasonable to expect that the library will continue to operate on a dual mode, continuing the acquisition of library materials both in the traditional formats and in electronic formats. As a result, the library will still have to deal with the space needs associated with the normal growth of its print, audiovisual, and microform collections. Concurrently, it has to provide its users access and service to information published in electronic formats. Such duality complicates the library operation in terms of space needs as well as budget and staffing issues.

Enrollment management and changing characteristics of the UW-Whitewater student body have corresponding effects on the need for on-campus housing and student life. Bonding costs on the housing units will be reduced systematically, while refurbishment, renovation, and preventive maintenance will require a significant capital outlay. Current plans call for maintaining the integrity of the existing facilities through a continuous program of refurbishment, renovation, and infrastructure improvements designed to meet the overall changing expectations of students, the needs of increasing numbers of
nontraditional students, students of color, married students, and students who are single parents. This will require development of special interest units, suites, apartments, and other concepts that are attractive to these students. This plan must also be flexible to adjust to changes in residential population caused by decisions, such as removal of the Sophomore live-in requirement. The recently completed Residence Life Master Plan will provide the framework for a plan to accomplish the changes needed to serve the student population of the future.

UW-Whitewater’s select missions affect the range of services that must be provided by the university. UW-Whitewater has a select mission to provide programs and services for minority students. UW-Whitewater has the second largest enrollment of minority students in the University Cluster. As part of reaching out to minority and disadvantaged students, the university has organized and staged a comprehensive Academic Support Services unit that includes Pre-College Programs, The Educational Opportunity Program, Developmental Studies, the Tutorial Center, and the McNair Post-Baccalaureate Achievement Program. These programs are housed primarily in McCuthan Hall that is scheduled to be razed. Consequently, future facilities planning must consider this option for relocating these programs.

In 1973, the Board of Regents of the UW System gave UW-Whitewater a specific designation to provide services to persons with disabilities. As a result of this special mission, UW-Whitewater provides many services that are either unique to the campus or available at only a handful of institutions nationwide. The result has been that the campus has attracted a significant number of students with severe physical disabilities. In addition to their special needs related to personal care and academic adaptations, these individuals often use large motorized mobility devices that require more space than allowed for other students and even more space than customary to accommodate most wheelchair users. For the university to provide a truly equivalent experience in both the curricular and co-curricular areas, its programs must take these unique needs into account. Special attention must be devoted not only to academic space and equipment, but also to accessibility to auxiliary facilities as well.

The university’s commitment to accessibility for students all includes, of course, accessibility to all classroom and auxiliary buildings. However, it also includes a commitment to consolidating services, where possible, to make them more available to all students. Consequently, a major thrust in space planning is the consolidation of the primary student and related administrative support functions into fewer and geographically related facilities. Recent efforts have brought together student financial services and financial aid; joined several functions within a visitors center; found consolidated space for a student, staff, and faculty governance center; and created a center for student organizations. The need remains to consolidate other student support functions such as; admissions, registration, international programs, and career services. Currently, these functions are found in several different buildings across the campus.
LANDHOLDINGS AND BOUNDARIES

Background

The University of Wisconsin-Whitewater is located in southeastern Wisconsin. Approximately 70% of the state’s population resides within this region. The campus of nearly 400 acres lies within the city limits of Whitewater, a small rural community (population, estimated 6000 permanent residents and 7,000 on and off campus student residents). Approximately 130 acres are located in Walworth County with the remaining 270 acres located in Jefferson County. The metropolitan centers of Milwaukee and Madison are sixty minutes and forty-five minutes away, respectively.

The campus is situated on beautiful, classic glacial topography having five drumlins within its boundary and a large esker in a city park adjacent to the campus. Whitewater creek flows through the city and near the east edge of the campus. However, the 100-year flood plain does not extend to campus property, which is situated on much higher ground.

State Highways 12 and 89, which border the campus on the south, and state Highway 59 on the east, all service Whitewater and the University, providing easy commuting access for the number of students who reside in other communities and rural residences.

South of Starin Road is the “academic core”. All but one of the academic buildings are located in this area. This core is situated on approximately 74 acres of campus property. Eleven buildings, which house 131 classrooms, 220 laboratories, Andersen Library, faculty offices and administrative functions, are located within the academic core. Wyman Mall, on which the Library and the University Center are located, accommodates the bulk of pedestrian traffic. Carter Mall, has recently been completed on the west side of the campus, and provides a second pedestrian corridor in the academic core. Surface parking in the academic core is located on the periphery of the 74 acres in order to provide a pedestrian atmosphere in and around the academic and student service facilities.

During the enrollment and building boom of the 1960’s, twelve residence halls and two dining facilities were constructed on the north campus (lands north of Starin Road.) Approximately 3,775 students currently live in campus housing.

The north campus is also the location of the Williams Center and D.L.K./Kachel Fieldhouse which house the academic programs for health, physical education, as well as general recreation and inter-collegiate athletics. Also located on the north campus is the Baseball Pressbox and Concession Building and the Student Athletic Complex. Outdoor fields to support these programs total 112 acres. The football stadium and supporting parking lots are also part of the north campus. Approximately 118 acres on the north campus have been set aside and developed with federal LAWCON funds for recreation and as a nature preserve for campus use by the Department of Biology and for the general public. 66 acres of that area have also been further designated as a site for the development of a reconstructed prairie.
The campus currently holds no non-contiguous properties.

**Campus Boundary – Property Acquisition Plan**

The present campus boundary represents a goal nearing completion. In 1994 eight properties were originally identified for acquisition. Only 3 remain outstanding for proposed acquisition. One parcel, located on the east side of the academic core fronting Prairie Street, will be utilized for parking and pedestrian circulation to service the Andersen Library, Heide Hall and Winther Hall and to add green space around Heide Hall. Two private properties are located north of Starin Road, on North Prairie Street. There is no projected date for acquisition of one of the residential lots. Efforts will be made to purchase it when the property is offered for sale. The other residential lot houses the Campus Ministry Center. There is no expectation to acquire the Campus Ministry property.
### UW-Whitewater

**PROPERTY ACQUISITION PLAN**

(Various sources of funding)

<table>
<thead>
<tr>
<th>Property Reference Code</th>
<th>Site</th>
<th>Area in Acres</th>
<th>2003 Assessed Value</th>
<th>2003 Estimated Acquisition Cost</th>
<th>Proposed Land Use Fulfillment</th>
</tr>
</thead>
<tbody>
<tr>
<td>PF-4</td>
<td>164 North Prairie Street Oak Society</td>
<td>0.83</td>
<td>$219,500</td>
<td>$230,500</td>
<td>Parking/Green Space</td>
</tr>
<tr>
<td>S-6A</td>
<td>344 North Prairie Street Archdiocese of Milwaukee</td>
<td>0.49</td>
<td>Tax Exempt</td>
<td></td>
<td>Campus Ministry</td>
</tr>
<tr>
<td></td>
<td>(See note)</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>S-5</td>
<td>336 North Prairie Street Alan Hendrickson</td>
<td>1.04</td>
<td>$174,000</td>
<td>$182,700</td>
<td>Green Space</td>
</tr>
</tbody>
</table>

Acquisition cost is estimated at 105% of assessed valuation. Does not include appraisal, environmental audit, relocation, and closing costs.

Note: We have provided the Archdiocese with a statement that the University would take no action to acquire this property so long as it continues to be used for Campus Ministry.
BUILDING SPACE

Building Condition

UW-Whitewater’s buildings are generally less than 50 years old. All remain structurally sound. Through ongoing semi-annual roof inspection and maintenance programs, roof coverings are in overall good condition. With program changes and the continued modernization of instructional techniques, many of these buildings need functional updating to convert them from 1960’s vintage instructional and residence buildings to twenty-first century educational facilities.

In the late 1980’s, Roseman Hall, Winther Hall, Center of the Arts, the Carlson Building, and Williams Center underwent Total Facilities Performance Evaluation projects to improve energy efficiency, correct major maintenance deficiencies, and to correct code violations. Hyer Hall was upgraded by a major renovation project, completed in September 1998. Williams Center Fieldhouse Remodel and Addition project, completed in 2001, met the need to expand the indoor physical education facilities that had been identified in our Physical Development plan dating back to 1998. Upham Hall was the next candidate for the ongoing system-wide Capital Renewal Program. It was approved for Phase 1 in the 2001-03 biennium and for Phase 2 in the 2003-05 biennium. This project included a 29,400 GSF new addition in Phase I, and will renovate 116,152 GSF in the existing Upham Hall to address the needs of the science departments that are located in the building as part of Phase II.

Baker, Salisbury, and McCutchan Halls are 40+ year old residence halls that were converted to academic and administrative functions in the 1970’s with minimal facility modifications. Architecturally, they are poorly suited to for the programs they house. Their mechanical and electrical systems are extremely limited and aging. In addition, the window systems in these buildings are worn, single glazed drafty slide-by style with very poor energy efficiency. A joint planning taskforce, which included representatives from UWSA, DSF, and the campus have evaluated the viability of these facilities and have determined they no longer play a role in our campus future. Expenditures for remodeling and capital renewal were not justified. Consequently, only minimal maintenance will be invested to keep the buildings operational until the programs in the buildings can be relocated and the buildings are razed.

Carlson Hall houses the College of Business and Economics and was constructed in 1971. This facility has received some classroom remodeling, but is inadequate for current instructional methods and technologies. To meet the business sector’s expectation of state-of-the-art executive training and conferencing facilities and program, we are recommending the construction of a new facility. The construction of a new Business & Economics building will resolve three facilities issues for our campus. First, the College of Letters & Science is currently scattered throughout seven different buildings. Construction of a new building for business allows Carlson Hall to be utilized for the consolidation of all the non-science College of Letter & Science programs and departments into one building. Shifts of staff and academic functions that will occur in this new facility will allow the three old residence halls to be vacated and razed,
removing 107,500 GSF of building space and elimination of a high level of backlogged deferred maintenance. All of the programs in these three buildings will benefit by the relocation to higher quality space. Finally, the addition of this facility provides the appropriate and necessary facilities for the College of Business & Economics to meet the space needs of their programs.

Heide Hall constructed in 1965 provides classrooms and offices for the College of Letters and Science and classrooms for the College of Arts and Communications. This facility is in need of capital renewal to address changes in programs, instructional technologies and inadequacy of the HVAC system. It will also need remodeling to accommodate the programs that will relocate into the building after the Letters and Sciences program move into the remodeled Carlson Hall. Because of the severity of deficiencies in the current HVAC system, a project has been approved to upgrade the system out of 2003-05 All-Agency funds.

Roseman Hall, originally constructed as an elementary school, now houses several Campus programs and it is in need of Capital Renewal to restore this aging facility, and to make it more suitable for its changed uses.

The University Center has gone through a number of renovation projects, as have the two primary residential food service buildings (Esker and Drumlin). The 2001-03 Capital Budget included the provision to “study” the proposal to construct a remodeling and addition to the north end of the building. The Bookstore is located in a converted Food Service building and is in need of a major upgrade. While the Residence Halls have completed a refurbishment of the interior space in all of the halls, the Office of Residence Life must develop remodeling and/or construction strategies to create living space that will meet the expectation of the students in the future. A student housing master plan has been completed. The focus of the study was to develop strategies to improve the quality of life for students living in on-campus housing.

With the passage of the Americans with Disabilities Act in 1991, compliance with Title II of the act regarding structural modifications to assure program accessibility is a continuing Campus priority. A self-assessment of all Campus facilities has been performed and a Compliance Transition Plan has been prepared. Due to previous actions to comply with Section 504, most of the Campus’ facilities are accessible. The major focus of Campus compliance efforts continues to be in the areas of signage, restroom modifications, alarms, telephones, drinking fountains, and elevator call stations. Large capital expenditures may be required for new elevators in residence halls.

The management of Asbestos Containing Materials (ACM) continues. ACM are present throughout the Campus in surfacing materials (plasters, wallboards, acoustical treatment, etc.), thermal coverings (pipe insulation, boiler refractory materials, etc), and miscellaneous building materials (floor tile, mastic, etc.). The monitoring, testing, and small scale/short duration abatement of ACM is ongoing in conjunction with routine maintenance and alteration activities.

Two small historic structures on Campus are the Halverson Log Cabin and the Red School House. The Log Cabin was originally constructed in 1846, donated to the
University in 1907, and added to the National Register of Historic Places in 1985. It was restored using a combination of private and state Small Project funding in 1999. The Red School House was originally constructed sometime during the Grant administration in Grafton, Wisconsin and moved to the Campus in 1957. The School House was moved onto a new foundation and several structural repairs were made in 1999. The roof and windows of the School House were repaired in 2001, and received a new coat of paint in 2003. The ongoing preservation of both of these structures remains a challenge in times of limited resources.

UW-Whitewater had participated in the Wisconsin Energy Initiative programs. The campus worked with Johnson Controls and initiated a survey of our facilities to identify opportunities for energy savings. The primary source of energy savings in the third phase of the program was obtained through water and electrical savings. Water savings will be realized through the installation of efficient plumbing fixtures, washing machines, etc. Electrical savings will be realized through the installation of occupancy sensors and new efficient motors. Construction on this final phase was completed in 2003.
PHYSICAL PLANNING ISSUES FOR UW-WHITEWATER

In an effort to create facilities that respond to the programmatic needs of the campus, the campus wide representation on the planning committee is asked to brainstorm and identify facility and space issues. Below is the outcome of the issue identification and gathering sessions. It is the identification of the issues that lays the groundwork for our long range planning.

Issues have been keyed with either a P or and I to note whether they are a programmatic or infrastructure type issue. They have also be keyed with a priority indicator of H, M, or L to note whether the issue is one of high, medium, or low priority relative to the other issues.

GPR ISSUES

PROGRAM RELATED ISSUES

P-H The Carlson Business and Economics Building was constructed in 1971. The instructional, laboratory and research areas (both undergraduate and faculty) are inadequate for current instructional methods and technologies. The facility also lacks adequate space for economic development support activities. We propose a new Business and Economics Building to address these issues.

P-H Letters and Science Faculty and programs are currently housed in seven different buildings with faculty and staff offices scattered between buildings using space that is of poor quality and/or a poor fit. The campus plan is to relocate a good portion of Letters and Science into Carlson Hall after construction of a new business building is complete.

P-H Heide Hall was constructed in 1966 and houses the Communications and Languages and Literature Departments. There is a need to consolidate the Communications Program primarily within this building and address the instruction laboratory and research (undergraduate and faculty) spaces, which are inadequate for current instructional methods and technologies.

P-H There is a need to upgrade the Heide 100 lecture hall. This room is slated for a renovation using Classroom/Technology Improvement funding.

P-H Center of the Arts was constructed in 1971 and houses the Arts portion of the College of Arts and Communications. Several high priority components have been identified for this program:

- There is a need for an additional dance studio (CA 11 proposed location).
- There is a need to remodel and construct canopies to accommodate an additional kiln unit.
- There is a need to upgrade Hicklin theatre, a small portion of which is being completed in 01.
• Programmatic benefits could be obtained by combining the box office functions for Center of the Arts & the Young Auditorium.
• Alternative location for Marching band uniform storage needs to be identified. Current location will need to be turned over as a part of the new dance studio.

P-H Space needs to be identified on campus for the multimedia program under the College of Arts and Communications. This program already exists as a minor and is expected to grow, as it becomes a major program.

P-H A Student Services Hub is needed to provide a ‘one stop shopping’ seamless integrated student services concept for students. Consolidating several current campus student services programs into one space will also free up space in other buildings.

P-H DSF has identified several accessibility deficiencies within the Center of the Arts as a part of the Barnett Theater Renovation Project.

P-H There is a need to remove and replace the existing bleachers at the Baseball, Softball, Soccer, and Tennis Facilities due to the safety concerns related to the condition of the existing bleachers.

P-H There is a need to conduct a thorough evaluation of our classroom demand usage, taking the new Upham addition and proposed B&E building classrooms into account, to assess and update our level of need.

P-H Continue to assess the need for Level 3 classrooms to ensure that our supply meets the demand and add technology as necessary. Revise process to conduct a more critical review to and confirm our balance of Level 1,2, & 3 and assess how many more Level 3 are needed.

P-H Maintenance and replacement of the technology we are installing as a part of the CR/Technology improvement projects.

P-H Increasing deferred maintenance causing deterioration because of inadequate funding and staffing to perform the proper level of custodial and preventative maintenance. Need for funding to support square footage brought on line with capital projects.

P-M The T&IR and Cable 19 programs are units who are currently split up and divided throughout several areas of the Andersen Library. Consolidation of each of these programs within a contiguous space would be beneficial to their operations.

P-M Within Roseman Hall, all the programs are in need of additional space to meet programmatic needs. (Children’s Center, Disabled Student Services, Continuing Education, Graduate Studies and Summer Session, Communicative Disorders).
P-M Winther Hall was constructed in 1970 and houses the College of Education. The instructional, laboratory and research (both undergraduate and faculty) space are inadequate for current instructional methods and technologies.

P-M Need to evaluate the need to develop a project that would add additional square footage to Winther Hall. Also included in the need for additional programmatic space is the need for additional student study and gathering spaces.

P-M Ambrose Health Center was constructed in 1971 and it’s finishes and fixtures have had little to no updating since the original construction. There is also a pressing need to reconfigure the interior of the building in order to provide an integrated approach to health and counseling care delivery.

P-M The instructional laboratory and research (both undergraduate and faculty) spaces in the Center of the Arts facility are inadequate for current instructional methods and technologies.

P-M There is a need to replace the existing Roseman Building Gymnasium floor with a multi-purpose floor for classes and activities that utilize this facility.

P-M Create unassigned space (preferably in each building) to accommodate changing/expanding needs without disrupting other programs.

P-M Need to identify surge space to accommodate new/expanded grants.

P-M Strive to maintain and increase the opportunity of having faculty offices, research space, labs, gathering space, and classrooms in the same building.

P-M The campus has initiated campus wide discussion on the role of card access in the future. To enhance a more secure environment, as locking systems require replacement, newer state of the art electronic access systems may be installed at outside perimeter entrances, research labs, and other applicable areas.

INFRASTRUCTURE RELATED ISSUES

I-H Noted as a 2003-05 All- Agency Project Request, in the Utilities Repair & Renovation category, is the Winther Heide Plaza Project, which solves the flooding problems of this area.

I-H The Carlson Business and Economics Building was constructed in 1971. There is a need to upgrade the HVAC in the building to provide a consistent building temperature throughout the facility.

I-H Heide Hall was constructed in 1966 and the finishes in the building need a general updating and the two-pipe hydronic HVAC system provides ineffective control, has developed numerous leaks and needs replacement.
I-H Noted as a 2003-05 All Agency Project Request, in the Utility category, for a Fiber Optic Cable Backbone Upgrade. This project will install additional single mode (SM) fiber optic cable from either of the two-campus hubs to each campus building’s main distribution frame room.

I-H State of the art technology is increasingly migrating to wireless technology applications for telecommunications and computer networking. In the years ahead, the hardware and space will be needed for appropriate transmitters, receivers and boosters to make a wireless network possible.

I-H Baker, McCutchan, and Salisbury Halls have woefully inadequate ventilation, air conditioning, electrical distribution systems, and failing building envelopes. There is a need to demolish these three buildings and identify alternative locations for the programs housed within these buildings.

I-M Noted as a 2003-05 All-Agency Project Request in the Facilities category is the Heating Plant Emergency Generator project. The purpose of this project is to run Boiler No. 5 during an electrical power outage if LS power is not able to provide steam.

I-M Noted as a 2003-05 All-Agency Project Request in the Facilities category is the Andersen Library Carpet replacement project. The purpose of this project is to replace the carpet in the first floor circulation and office areas, and second floor circulation, office, and computer lab areas.

I-M Noted as a 2003-05 All-Agency Project Request in the Utilities category is the Repaving of Schwager and East Lauderdale Drives. The purpose of this project is to repave the asphalt roadways.

I-M Noted as a 2003-05 All-Agency Project Request in the Health/Safety & Environment category is the Campus Fire Door Code Compliance project. The purpose of this project is to address fire code deficiencies of Campus exit doors and frames.

I-M There is a need for a public restroom to service the patrons of the athletic fields, and to add the appropriate water service and sanitary sewer line to the restroom facility. Included on UW-Whitewater’s 2003-05 All Agency Project Requests, in the Facilities Renovation category is an project to construct a restroom and extend electrical.

I-M There is a need to provide power distribution to service the athletic field complex. This will provide the needed lighting for security, parking and fields.

I-M There is a need to evaluate and make any necessary improvements to the Williams Center Gym 4 Volleyball Arena acoustics. This is a follow-up to the acoustical tiles that were removed in the Volleyball Arena remodeling.
I-M Noted as a 2003-05 All Agency Project Request, in the Utility Category, for a West Central Campus Steam and Condensate Replacement. This project will replace direct bury steam and condensate piping with new steam and condensate piping within a new box conduit in eight routing locations.

I-L There is a 2001-03 All Agency Project Request, in the Utility Category, for the replacement of exterior lighting around campus. This project would replace exterior light fixtures around campus that are not being replaced as a part of other projects.

I-L There is a need to refurbish and redesign Wyman Mall from Main St. to Starin Road to be compatible with the goals of the Master Plan.

I-L Noted as a 2003-05 All-Agency Project Request, in the Facility Maintenance & Repair category, for the Winther Second Elevator and Restroom Upgrade. In addition to providing an elevator this project corrects deficiencies in the wiring closets, and provides restroom upgrades by providing an additional restroom on second, third, and fourth floors of Winther Hall.

I-L Noted as a 2003-05 All-Agency Project Request, in the Health & Safety category, for Winther Hall Floor Tile Abatement. This project will remove asbestos containing floor tile in Winther Hall and replace with new VCT and carpeting in offices.

I-L Roseman Hall was constructed in 1960 as an elementary school and now houses an assortment of instructional and student services programs. The facilities electrical and HVAC system is not well suited for its current occupants.
PR ISSUES

PROGRAM RELATED ISSUES

P-H The Office of Residence Life has developed a Residence Hall Master Plan with the help of an external consultant who was selected utilizing an open RFP process. It includes a thorough market assessment to determine future needs. Future remodeling and refurbishing may require structural changes to achieve the desired outcomes, such as private bathroom facilities, mini computer labs, design singles, etc. Furniture and carpeting replaced over twelve years ago may also require replacement.

P-H There is a need for an addition to the University Center. Following are aspects that are resolved through this identified solution:

- Additional and improved flexible, high tech meeting room space.
- Other programmatic needs for the addition include expansion of the Multicultural Education Center, and the Center Gallery. The Addition would also have the Women’s Center (moved from Salisbury Hall). A small private dining room will meet the needs for a more formal dining setting on campus and a 250 seat auditorium will meet both meeting, teleconferencing and programmatic needs.
- Phase 2- Student Services Hub – See GPR.

P-H Space that is currently being utilized by Student Organizations may need to be turned back over to Academic Support Services and if so, alternative space for Student Organizations need to be identified.

P-M There is a need to provide a comprehensive underground irrigation system for Baseball, Softball, Track Infield (Marching Band Area), Track Field Event Area, Soccer Game Field, Football Practice Fields, and Perkins Stadium.

P-M There is a need to replace the existing outdoor storage building with a new storage facility that potentially could house storage for track, soccer, and field materials for baseball/softball. In addition this facility could serve as the hub for the irrigation system.

P-M There is a need to construct a Williams Center/Kachel Fieldhouse Message Sign on the south end of the building facing the campus (towards Starin Road) and would be used to advertise athletic and special events.

P-M The Stadium Parking Lot will need to be reconfigured and resurfaced with the addition of the Student Athletic Complex adjacent to Perkins Stadium, which is set to be constructed in 2003.

P-M There is a need to provide a press box above the outdoor Track bleachers to be used for Track and Cross Country, and for Softball when the Softball bleacher replacement project is to be completed.
P-M  There is a need to install replacement fencing at Baseball, Softball, and Track
complexes.

P-M  The current Alumni Center space is near capacity and cannot adequately house an
expanded development staff and activities in its present configuration. This
building is also lacking internal accessibility to the lower level.

P-M  The Women’s Center is currently located in Salisbury Hall and the visibility of
this space does not allow the Center to carry out their mission. The preferred
location for this is a more visible location within the University Center.

P-M  Moraine Hall was constructed in 1964 as a dining facility and currently houses the
bookstore and textbook rental operations. There is a need to remodel Moraine
Hall to better suit the needs of the Bookstore and Textbook rental.

P-M  The stadium field, stands, and pressbox have undergone limited renovation since
it’s original construction and are in need of a comprehensive renovation project.

P-L  There is no existing parking available that is adjacent to the University Center that
provides convenient access to the University Center. It would be a great asset to
University Center patrons if parking were available to provide convenient access
to the building. (Not required if Winther/Heide Plaza project is completed).

P-L  There is a need to evaluate and potentially construct an Indoor or Outdoor Ropes
Course and/or Climbing Wall.

P-L  There is a need to resurface the entire Baseball Parking Lot, which is currently
partially blacktopped and partially finished in gravel.

INFRASTRUCTURE RELATED ISSUES

I-H   Residence Hall energy conservation initiative must be explored including an
assessment of existing plumbing systems and a project to replace all room
windows with more energy efficient units.

I-H   The Residence Hall facilities must maintain a high level of security. To enhance a
more secure environment, as locking systems require replacement, newer state of
the art electronic access systems will be installed in outside perimeter entrances
and indoor common areas.

I-H   By law fire safety must be a high priority in residence hall facilities. Upgraded
stairwell fire doors must be installed in all residence halls. In addition, new
sprinkler systems must be installed in the Wells high-rise residence hall by 2005.

I-H   Portions of the University Center are in need of infrastructure improvements in
plumbing, electrical, and HVAC.
I-H State of the art technology is increasingly migrating to wireless technology applications for telecommunications and computer networking. In the years ahead, the hardware and space will be needed for appropriate transmitters, receivers and boosters to make a wireless network possible.

I-M The 12 low-rise residence halls, constructed in the early to late 1960’s, were designed without consideration for the access of students with disabilities. A review must be conducted and a determination made if additional low-rise facilities will need to have elevators added.

I-M Residence Hall air conditioning should be explored to be able to serve summer camps and conferences and for students during the academic year.

I-M Residence Halls need to remedy fire door code compliance deficiencies. Deficiencies of this nature will be addressed as projects affect each facility.

I-M Currently only two of the residence halls have a generator. It will be desirable to add generators to more of the halls as projects affect each facility.

**GPR ISSUES**

P-H Upham Hall Science Building was constructed in 1963. Over the last 36 years the building systems have significantly deteriorated. The facility has an outstanding Department of Commerce citation for the building fume hoods being inadequate. Programmatic needs for more research space for students and faculty cannot be accommodated in the existing facility.

P-H Space for Safety Studies Lab will need to be identified. They will be moved out of Upham when building is remodeled.

I-H Andersen Library was constructed in 1952 with additions in 1965 and 1969 and a major remodeling in 1989. The mechanical systems in Andersen need to be upgraded and integrated with other building systems. We submitted a small project for the Library Chilled Water Coil Replacement, which was not approved. DSF feels that it is a good project but only solves a portion of the problem. We have been directed to submit a project in the 01-03 biennium that would solve the entire problem.

P-H The Carlson Business and Economics Building was constructed in 1971. The instructional, laboratory and research areas (both undergraduate and faculty) are inadequate for current instructional methods and technologies. There is a need for additional storage, technology in every classroom, space for student organizations, student-gathering spaces, more than one elevator, conference capabilities, additional quiet study rooms, and additional computer labs that are more suited for instruction. There is also a need to improve the overall appearance of the facility to maintain the competitive edge for a Business College
that is nationally recognized and to construct an Executive Business/MBA instructional facility addition. A new Business and Economics Building would best address these issues. A major project request for a new Business and Economics Building was forwarded and approved by the Board of Regents in 2001-03, however the State Building Commission took no action on our request. The Small Business Development Center would combine with the Innovation Center under the scenario of a new building. A project request was approved by the Board of Regents in the 2003-05 Capital Budget, but again, the State Building Commission took no action.

I-H The Carlson Business and Economics Building was constructed in 1971. There is a need to upgrade the HVAC in the building to provide a consistent building temperature throughout the facility.

P-H Letters and Science Faculty and programs are currently housed in seven different buildings with faculty and staff offices scattered between buildings using space that is of poor quality and/or a poor fit. There is a need to reassign and realign staff offices and programs to consolidate the splintered departments, create new/remodeled space that reduces the number of different buildings that must be used to meet their space needs, and to improve the quality of the space that they are assigned to. There is a need to increase the amount of space for L&S to meet the needs for additional office, math and language lab space.

P-H Prior to the College of Business and Economics vacating Carlson Hall an analysis needs to be completed to determine how to utilize Carlson to the maximum benefit of the Letters and Science program. There will need to be a remodel of the space to meet the needs of the College of Letters and Science programs that will move in to this building. This remodel will need to ensure that the HVAC issues are addressed.

P-H Heide Hall was constructed in 1966 and houses the Communications, Languages and Literature Department. There is a need to upgrade the lecture halls in this facility. Heide lecture hall101 was approved for the 2001-03 Classroom Renovation/ Instructional Improvements funding.

I-H Heide Hall was constructed in 1966 and houses the Communications, Languages and Literature Department. The finishes in the building need a general updating and the two-pipe hydronic HVAC system provides ineffective control, has developed numerous leaks and needs replacement.
Center of the Arts was constructed in 1971 and houses the Arts portion of the College of Arts and Communications. Several high priority components have been identified for this program:

- There is a need for an additional dance studio.
- There is a need to remodel two spaces in the building and to construct Canopies at the north end of the building for a roof extension over the Kiln to accommodate the addition of another unit.
- Several public spaces need infrastructure, fixtures, and finish upgrades.
- Some classroom spaces are undersized for program needs and there is a need to increase the number of Level 3 technology classrooms.
- There is a need to upgrade Hicklin theatre, a small portion of which is being completed in 01.
- Increased efficiency, as well as an enhanced program offering through the addition of light concessions, could be obtained by combining the box office functions for Center of the Arts & the Young Auditorium.

There is a 2001-2003 All Agency Project Request, in the Utility category, for a Fiber Optic Cable Backbone Upgrade. This project will complete IT work that has been taking place on our campus over the past several years. Our campus has funded end use equipment to go from multi to single mode fiber. This project will install additional single mode (SM) fiber optic cable from either of the two-campus hubs to each campus building’s main distribution frame room. This will increase the SM fiber to 12 strands per building.

State of the art technology is increasingly migrating to wireless technology applications for telecommunications and computer networking. In the years ahead, the hardware and space will be needed for appropriate transmitters, receivers and boosters to make a wireless network possible.

Baker, McCutchan, and Salisbury Halls, originally constructed for student housing, now function as office space for faculty, administrative, and student services. The facilities have woefully inadequate ventilation, air conditioning, electrical distribution systems, and failing building envelopes. Requests for capital renewal of these facilities have been denied because of the high costs to renovate and the fact that the result, when the projects are completed, would be old buildings that minimally meet program needs. As a result there is a need to demolish these three buildings and identify alternative locations for the programs housed within these buildings.

A Student Services “HUB” is needed to provide a ‘one stop shopping’ seamless integrated student services concept for students. This can be achieved by consolidating several current campus student services programs as well as providing some new services. The services would be considered for relocation and would include Undergraduate Admissions, Graduate School Admissions, International Educational Programs, the Registrar’s Office (including Records and Registration), Career Services and Testing, Academic Advising, and Student Affairs Research. In addition a Student Employment Office and an Advising Referral Center would be considered as new services to students.
Larry Earll of DOA has identified several accessibility deficiencies within the Center of the Arts as a part of the Barnett Theater Renovation Project. Although we would have preferred to resolve these issues within the project, it was not possible due to budget limitations. Given UWW’s mission, it is especially important that we proactively work towards a resolution of these items.

Andersen Library was constructed in 1952 with additions in 1965 and 1969 and a major remodeling in 1989. 13,892 GSF was vacated by a number of non-library functions moving to Hyer Hall. There is a need to upgrade and remodel this space along with other related space in McGraw. The front porch space needs to be remodeled so that it can be utilized as additional library student use space. There is a need to address space within the building occupied by T&IR. This unit is split up and divided throughout many areas of the building. An examination of their operation and a more efficient configuration of this group within a contiguous space would benefit program operations. Consolidation of the Cable 6 program, and space for East Zone FP&M Manager are also Andersen Library space issues that need to be resolved.

Within Roseman Hall, all the programs are in need of additional space to meet programmatic needs. (Children’s Center, Disabled Student Services, Continuing Education, Graduate Studies and Summer Session, Communicative Disorders) There is also a great unmet need for faculty, staff, and community infant care within Whitewater. In order to meet these needs, it is proposed that space be vacated by other programs to provide space for six new classrooms to be added adjacent to the current Children Center within Roseman.

Winther Hall was constructed in 1970 and houses the College of Education. The instructional, laboratory and research (both undergraduate and faculty) space are inadequate for current instructional methods and technologies. Specialty classes do not have adequate storage capabilities. Some of the large classroom spaces need to be renovated to accommodate new teaching technologies. There is a classroom shortage along with a need for conference rooms and student gathering spaces. There is a need to have building improvements to solve the problem of leaking windows, upgrade bathrooms, up-grade overall interior building appearance.

Ambrose Health Center was constructed in 1971. The infrastructure of the building is still in good repair, however its finishes and fixtures have had little to no updating since the original construction. As a result the facility is a less inviting student services facility. There is also a pressing need to reconfigure the interior of the building in order to provide an integrated approach to health and counseling care delivery.

The Center of the Arts was constructed in 1971 and houses the Arts portion of the College of Arts and Communications. The instructional laboratory and research (both undergraduate and faculty) spaces are inadequate for current instructional methods and technologies.
I-M With the progression of North Campus Development there has been a natural growth of athletic field amenities that require an expansion of services offered to that portion of the campus. There is a need for a public restroom to service the patrons of the athletic fields, as well as a need to provide public concessions to service women’s athletic events. There is a need for lighting to service events as well as for security and safety purposes. All of the above mentioned additions to the athletic fields require North Campus Utility Upgrades – to provide the electrical, sewer, and water.

I-M There is a need to construct public restrooms to service the athletes and patrons of the athletic fields. The provision of a restroom would eliminate the need for portable facilities for individual events.

P-M There is a need to provide lighting to service the athletic fields. This lighting is desirable for events as well as overall nighttime security in the area.

P-M Create unassigned space (preferably in each building) to accommodate changing/expanding needs without disrupting other programs.

P-M Need to identify surge space to accommodate new/expanded grants.

P-M Strive to maintain and increase the opportunity of having faculty offices, research space, labs, gathering space, and classrooms in the same building.

P-M Continue to assess our quantity of Level 3 classrooms to ensure that our supply meets the demand and add technology as necessary.

P-M Maintenance of the technology we are installing as a part of the CR/Technology improvement project. There will be a need to update the equipment being installed over time. Thus there will need to be continual investment in technology.

P-M The campus has initiated campus wide discussion on the role of card access in the future. To enhance a more secure environment, as locking systems require replacement, newer state of the art electronic access systems may be installed at outside perimeter entrances, research labs, and other applicable areas.

I-L There is a 2001-2003 All Agency Project Request, in the Utility Category, for the replacement of exterior lighting around campus. This project would replace exterior light fixtures around campus that are not being replaced as a part of other projects. It is estimated that 30% of the lighting on campus has already been replaced through parking’s efforts, the West Campus Development project or other campus projects. This would result in consistency around campus including sufficient and efficient lighting.

I-L There is a need to refurbish and redesign Wyman Mall from Main St. to Starin Road to be compatible with the goals of the Master Plan.
I-L  Winther Hall was constructed in 1970 and houses the College of Education. We have a 2001-2003 All-Agency Project Request, in the Facility Maintenance & Repair category, for the Winther Second Elevator and Restroom Upgrade. This project will provide a new elevator to serve all floors in the classroom wing, corrects deficiencies in the wiring closets including providing conditioned air and additional outlets on dedicated circuits, and provides restroom upgrades by providing an additional restroom on second, third, and fourth floors of Winther Hall.

I-L  Winther Hall was constructed in 1970 and houses the College of Education. We have a 2001-2003 All-Agency Project Request, in the Health & Safety category, for Winther Hall Floor Tile Abatement. This project will remove asbestos containing floor tile in Winther Hall and replace with new VCT and carpeting in offices.

I-L  Roseman Hall was constructed in 1960 as an elementary school and now houses an assortment of instructional and student services programs. The facilities electrical and HVAC system is not well suited for its current occupants.

PR ISSUES

P-H  The residence halls have completed a refurbishing cycle over the last twelve years, which involved minimal construction. This process needs to be started over again and attention must be paid to design facilities that meet the needs of future occupants to remain competitive. To that end, the Office of Residence Life has developed a Residence Hall Master Plan (including an infrastructure assessment) with the help of an external consultant who has been selected utilizing an open RFP process. This includes a thorough market assessment to determine future needs. Hence, the second cycle of remodeling and refurbishing may require structural changes to achieve the desired outcomes, such as private bathroom facilities, mini computer labs, design singles, etc. Furniture and carpeting replaced over twelve years ago may also require replacement.

I-H  Residence Hall energy conservation initiative must be explored including an assessment of existing plumbing systems and a project to replace all room windows with more energy efficient units.

I-H  The Residence Hall facilities must maintain a high level of security. To enhance a more secure environment, as locking systems require replacement, newer state of the art electronic access systems will be installed in outside perimeter entrances, indoor common areas, and residence rooms.

I-H  By law fire safety must be a high priority in residence hall facilities. Upgraded stairwell fire doors must be installed in all residence halls. In addition, new sprinkler systems must be installed in the Wells high rise residence hall by 2005.

I-H  Meeting rooms on the 2nd floor north in the University Center are in great need of aesthetic and technological upgrades to meet the current and future needs of
students, faculty/staff, and conference participants. Infrastructure improvements in plumbing, electrical, HVAC and level 5 wiring also need to be completed.

P-H There is also a need to for an addition to the University Center. Following are aspects that are resolved through this identified solution:

- The addition of needed meeting room space.
- The creation of a centrally located student services HUB.
- Other programmatic needs for the addition include expansion of the Multicultural Education Center, and the Center Gallery. The Addition would also have the Women’s Center (moved from Salisbury Hall). A small private dining room will meet the needs for a more formal dining setting on campus and a 250 seat auditorium will meet both meeting, teleconferencing and programmatic needs.
- Cross reference GPR Student Hub issue: It has been determined to be advantageous to locate the Student Services Hub in the University Center, a method will need to be determined to allow the PR meeting room portion to progress and resolve that pressing need, while maintaining the ability to accommodate the hub in the future when funding is available (due to the GPR component of the hub).

I-H State of the art technology is increasingly migrating to wireless technology applications for telecommunications and computer networking. In the years ahead, the hardware and space will be needed for appropriate transmitters, receivers and boosters to make a wireless network possible.

P-H Potential need for space to house student organizations currently located in McCutchan as Academic Support Services is successful in obtaining grant funding. Space that is currently being utilized by Student Organizations will be turned back over to Academic Support Services and alternative space for Student Organizations will need to be identified, possibly in the University Center addition.

P-H Moraine Hall was constructed in 1964 as a dining facility and currently houses the bookstore and textbook rental operations. There is a need to remodel Moraine Hall to better suite the needs of the Bookstore and Textbook rental or to relocate it into a better suited facility.

I-M The 12 low-rise residence halls, constructed in the early to late 1960’s, were designed without consideration for the access of students with disabilities. The addition of elevators to the low-rise residence halls increases the accessibility of these buildings to students with disabilities. Over the last six years, three elevators were constructed in the low-rise residence halls on the UW-Whitewater campus (Lee Hall, White Hall, and Knilans Hall). A review must be conducted and a determination made if additional low-rise facilities will need to have elevators added.

I-M Residence Hall Air Conditioning should be explored to be able to serve summer camps and conferences. In the UW-Whitewater Central Chiller project T’s were
created on chiller lines at Sayles, White, and Fischer Halls. Costs need to be explored to modify building systems to accommodate air conditioning for summer camps and conferences and for students during the academic year.

P-M UW-Whitewater Foundation development activities and staff need to expand to increase external funding for the University. The current Alumni Center space is near capacity and cannot adequately house an expanded development staff and activities in its present configuration. This building is also lacking internal accessibility to the lower level.

P-M The Women’s Center is currently located in Salisbury Hall. Even though the amount of space is determined to be sufficient, the location and visibility of this space does not allow the Center to carry out their mission. This is supported within the recommendations of the report on the Status of Women at UW-Whitewater. The preferred location for this is in a very visible location within the University Center.

P-M There is a need to construct facilities for concessions, scorer booths, and storage for the Baseball, Softball and Soccer facilities. Currently there is track equipment and athletic fields grounds equipment stored in an old metal shed which is in very poor condition. There is a need to develop a new storage facility in close proximity to the track. There is also a need for fence replacement in this area.

P-M The Perkins Stadium playing field is in need of a comprehensive underground computer and climate controlled irrigation system. This is needed to provide equal water treatment to all parts of the field to maintain and enrich the current turf root structure. A new water wheel is included for the Stadium in the 2001-2002 budget.

P-L There is a need to reprogram space vacated by Human Resources and Financial Services moving from Goodhue to Hyer and space vacated by Parking Services moving to the Visitor Center.

P-L The University Center is well suited to host community events, speakers, and receptions. There is no existing parking available that is adjacent to the University Center that provides convenient access to the University Center for these types of functions. It would be a great asset to University Center patrons if parking were available to provide convenient access to the building.
SPACE ISSUES AND SOLUTIONS

1. INADEQUANCY OF THE COLLEGE OF BUSINESS AND ECONOMICS FACILITIES

Description Of The Space Issue

Carlson Hall houses the College of Business and Economics and is virtually unchanged since it was constructed in 1971. The current instruction, laboratory and research (both undergraduate and faculty) spaces are inadequate for current instructional methods and technologies. The current method of delivery of instruction required high-tech facilities. The business sector expects state-of-the-art executive training and conferencing facilities and the program growth expected as part of the Enrollment Management plan cannot be accommodated in the existing facility.

Alternative Solutions

One alternative is to construct a new building for the College of Business and Economics. An alternative to building a new building is to construct an addition and remodel Carlson Hall. This alternative would be less cost efficient and would not address the needs of the program in the most effective manner. In addition, this alternative does not address two other major space issues discussed later (i.e. fragmentation the Letters and Sciences Departments and quality of space in Baker, Salisbury and McCutchan). If the new business building is not constructed, a new social sciences building and/or a major addition and remodeling to Heide Hall will need to be explored. This approach would result in a patchwork “fix-it” for the College of Business Economics, College of Letters and Sciences and the Communication Department that is currently housed in Heide Hall. Also, the ability to raise private monies for either a Social Science building or an addition to Heide Hall is severally limited.

Solution And Reasoning

Construction of a new building will provide the College of Business and Economics with a state-of-the-art-facility that will meet the needs of the program in the 21st century, accommodate growth projected in the Enrollment Management plan and free facility spaces to address other major campus space issues. Because the business program is nationally recognized and has a strong base of support from the business community and its graduates, the project request includes a substantial private funding component.

A major project request was submitted for the 2001-2003 Biennium for planning of a new facility to house the College of Business and Economics. The response in the state budget was that of no action for this item. This major project request for planning was resubmitted and included in the 2003-2005 major project requests. Again, in the response in the State budget was that of no action for the item. However, subsequent to acting on the State budget, the State Building Commission authorized the University to initiate the formal planning process and selection of the architectural engineering design consultant using private funds. The project will be submitted for enumeration in the 2005-07 Capital Budget request.
2. FRAGMENTATION OF THE COLLEGE OF LETTERS AND SCIENCE

Description Of The Space Issue

The College of Letters and Science is currently scattered in seven (7) different buildings. In addition to the College being fragmented, individual department faculty are required to be housed in separate buildings and must conduct their teaching and research activities in yet other buildings. The instruction, laboratory, and research space inadequacies for the Science departments are addressed in the Upham Hall Addition and Remodeling. These issues need to be addressed for the remaining departments.

Alternative Solutions

One solution is to relocate the Social Sciences Departments of the College of Letters and Sciences into a vacated Carlson Hall. An alternate solution would require construction of a new Social Sciences Building and/or a major addition and remodeling to Heide Hall. The ability to raise private monies for either a Social Science building for an addition to Heide Hall is very limited. Another alternate is to remain in the existing building and upgrade all these spaces. This would not address the fragmentation issues and is not consistent with DSF goals to not invest in converted Residence Halls.

Solution And Reasoning

With the relocation of the College of Business and Economics to a new building, Carlson Hall becomes available to consolidate all non-science Letters and Sciences faculty and staff in one facility. Carlson Hall will be remodeled to create or upgrade office laboratory and research spaces to accommodate these changes. In addition, numerous building mechanical system deficiencies will be corrected in the remodeling project. The origin and destination information indicates relocations from Heide Hall, Salisbury Hall, Baker Hall, Winther Hall, and McGraw Hall for Foreign Language, Philosophy & Religion, Political Science, Women’s Studies, Race & Ethnic Cultures, Sociology, Social Work, Psychology, Math, History and Languages and Literature departments.
3. FRAGMENTATION OF THE COLLEGE OF ARTS AND COMMUNICATIONS

Description Of The Space Issue

Currently the Communication Department of the College of Arts and Communication is spread over four (4) buildings with most of the offices, computer labs and classrooms located in Heide Hall and the Cable 6 TV and Radio Station production labs and offices located in the Library. This growing department is the largest at UW-Whitewater. The facilities for instruction, laboratory and research located in Heide Hall are inadequate for current instruction method and technologies. The finishes in this 1966 building need a general updating and the two-pipe hydronic HVAC system provide ineffective control, and have developed numerous leaks and need replacement.

Alternative Solutions

A capital renewal of Heide Hall to provide appropriate spaces for the Communications Department and Academic Support Service. An alternative solution is the construction of a new facility adjacent to the Center of the Arts Building was considered but deemed cost prohibitive. Another solution would involve moving the Communication Department to the vacated Carlson Hall after the Business Economics building was completed. This solution left Heide Hall as the site for consolidating the College of Letters & Science office labs and classrooms. There is not enough space to accommodate these programs in Heide Hall without construction of an addition to this building.

Solution And Reasoning

A capital renewal and remodeling of Heide Hall will provide upgraded spaces to support the Communication Department and Academic Support Services with the appropriate office, laboratory and classroom space to support these programs. The origin and destination information describes relocation of the Academic Support Service staff and facilities from McCutchan Hall and the Communication Department staff and facilities from Salisbury Hall.

Because of the delayed timeline for a complete capital renewal project, an HVAC replacement project has been approved for in advance of a full renewal.
4. ADEQUACY OF UNIVERSITY BOOKSTORE SPACES

Description Of The Space Issue

Currently the campus bookstore and textbook rental are located in Moraine Hall. Moraine Hall was originally constructed as a dining hall in 1964. In early 1975, Esker dining hall was brought on line and there was no longer a need for the Moraine dining hall facilities. The University Bookstore was then relocated from the basement of the University Center to the first floor of Moraine Hall to provide a more visible and accessible location. Textbook rental was then moved into the basement of Moraine Hall from its Hamilton Gym location, when the Hamilton Gym was phased out of operation and razed to make room for future building initiatives. Between 1980 and 1985, the food service areas in Moraine Hall were removed to improve traffic flow and create additional sales and work areas. Minor cosmetic remodeling has taken place since 1985 including carpeting, fixtures, and some office remodeling. However, the building has retained a “60’s look and is in need of extensive cosmetic remodeling. In December 1996, consultants from the National Association of College Stores were brought in to evaluate the Bookstore Services operation. The primary recommendation was the need to remodel the interior space of Moraine Hall to create a more functional and aesthetically pleasing environment.

Alternative Solutions

Moraine Hall could be remodeled to create spaces more appropriate to the retail nature of the Campus Bookstore and Rental Book activities. Another alternative is to relocate the Bookstore and Textbook Rental into the remodeled University Center. Another alternative is the option to complete the remodeling out of the annual budget on a piecemeal basis. This alternative is not conducive to a unified design. Failure to upgrade does not prevent the provision of the services offered, however, the ability to effectively display products, maximize sales and attract new customers will be limited.

Solution And Reasoning

A project to construct a complete remodel of the space and upgrade of the fixtures provides a good solution to reestablishing a vibrant, effective, and appealing retail environment. The project was approved for planning and construction in the 2003-05 Capital Budget.

This project will not only include aesthetic upgrades but also will include the removal of the Air Conditioning unit from the basement, and the provision of a new elevator, as well as other building systems upgrades. The project will also include some exterior work including the removal of a cooling tower and address access problem for deliveries. However, current planning for the University Center is evaluating the feasibility of locating the Bookstore and Textbook Rental in its new facility.
5. ADEQUACY OF WINther HALL INSTRUCTION AND RESEARCH SPACE

Description Of The Space Issue

Winther Hall was constructed in 1970 and houses the College of Education. Its instruction, lab and research (both undergraduate and faculty) spaces are inadequate for current instructional methods and technologies. Many classrooms cannot accommodate current teaching methods. Telecommunications closets need ventilation, restroom facilities are inadequate, asbestos tile needs abatement and replacement and an additional elevator is needed to increase accessibility.

Alternative Solutions

1. Continue to upgrade through individual piecemeal projects using campus funding or classroom/lab modernization funds.

2. Put together a capital renewal project for Winther Hall. This option, considering other campus priorities, would not address these issues for a long time.

Solution And Reasoning

Major classroom upgrades of the large lecture halls; have recently been completed through the 1999-01 Classroom Instruction Technology Improvement Program. Agency requests will address the asbestos abatement, restroom upgrade, and ventilation of wiring closets and a second elevator. The remaining General Assignment Classrooms will be upgraded through future Classroom and Technology Improvement Programs. These projects will improve accessibility of this facility and eliminate heat-related failures of the technology closets. Completing a major Capital renewal that addresses the upgrades of telecommunication closets, restroom facilities, asbestos tile abatement and replacement, the installation of an additional elevator, coupled with the classroom upgrades, will address the major space issues of this building.
6. SUITABILITY OF ROSEMAN HALL FOR CURRENT PROGRAMS

Description Of The Space Issue

Roseman Hall was constructed in 1960 as an elementary school and now houses an assortment of instructional and student service programs. Except for minor localized remodeling, the building remains unchanged. Its spaces are poorly configured and its finishes need updating. Its electrical system is not adequate for the current occupancy demands, and its basic cabinet-style HVAC system is not well suited for current occupancies.

Alternative Solutions

1. Remodel Roseman Hall to address mechanical, electrical, instructional and student services program issues.

2. Programs within Roseman Hall can continue to function in their present status with piece-meal remodeling. However, there is no ability to expand the programs without a total facilities reconfiguration.

3. Relocate existing programs to another building to allow for the expansion of remaining programs.

Solution And Reasoning

Roseman Hall was evaluated by a joint taskforce of UWSA, DSF and campus representatives and it was determined this facility was structurally sound and could be remodeled effectively to address HVAC, electrical and asbestos concerns. The International Education and Programs was relocated out of the building in 2003, Communicative Disorders will be relocated to Winther Hall after the remodeling and renewal of Carlson Hall, to create more space for expansion of DSS and the Children’s Center. The long-term solution will involve a Capital Renewal of this facility.
7. QUALITY OF McCUTCCHAN, BAKER AND SALISBURY HALL SPACE

Description Of The Space Issue

Baker, McCutchan, and Salisbury Halls, originally constructed for student housing, now function as office space for faculty, administrative and student service programs. In many cases the actual offices are more spacious than a new facility would provide. In some cases, the cramped departmental offices and staff work areas are poorly structured due to the confines of original room configurations. In addition, the lack of modern heating and air conditioning detracts from a desirable office facility. The absence of adequate electrical capacity in the buildings limits the capability to utilize additional modern office equipment. We have also had several air quality issues related to the lack of ventilation in the facilities.

There are several programs where functions/activities are assigned to work space that is incompatible with the nature of the activity. Often, the assignments were originally deemed to be “temporary” to accommodate an immediate space need. However, much time has passed with no permanent solution forthcoming. These arrangements inhibit the ability of the activities to achieve maximum efficiency, and also are frequently an inefficient use of space. Either relocation of the activity or modification to the workspace is needed.

Alternative Solutions

A major capital renewal project for Baker, McCutchan and Salisbury Halls to address the following space quality issues: Electrical service at capacity, deteriorated windows need replacement, vinyl asbestos tile needs replacement, restrooms need upgrading and repair and no central air conditioning system. An alternative is to develop new or remodeled facilities to accommodate the existing programs in these building and then raze these structures.

Solution And Reasoning

A joint planning task force including representatives from UWSA, DSF and campus met and toured these facilities in January 2000. At the conclusion of those tours, a decision was reached that these facilities no longer played a role in our campus future and that expenditures for remodeling or capital renewal were not justified. Therefore, the programs in these facilities would need to be relocated into more adequate spaces. This is a key component of developing a student services “HUB.” After relocation of programs, these facilities need to be razed.
8. ADEQUACY OF CLASSROOM AND LABORATORY SPACES

Description Of Space Issue

The capacity of classroom space is decreasing as a result of using standard tables instead of tablet arm chairs and to provide space to accommodate use of technology. In addition, increased use of technology for teaching in both classroom and laboratory settings creates a need to continually upgrade and maintain these facilities.

Alternative Solutions

Develop an overall technology upgrade project for specific facilities. This project would have to compete with other campus priorities and is unlikely to be funded. An alternate would utilize Classroom Instructional Technology and CR/Lab Modernization Programs to upgrade these classrooms.

Solution And Reasoning

Utilize the system-wide Classroom and Modernization/Instructional Technology Improvement Program to upgrade general use classrooms, utilize the CR/LAB Modernization projects to upgrade special use classrooms and laboratory spaces and upgrade the overall capabilities as each facility undergoes Capital Renewal. In addition, general-use classrooms are included in the new Business and Economics Building.
9. ADEQUACY OF LIBRARY SPACES

Description Of The Space Issue

Currently the Library and Technological Support Function (T&IR) have inadequate space for their operations. Specifically the Library is in need of more stack space. Other issues include a future need for increased study space (both individual and group), Technology operation spaces and the other non-T&IR functional spaces. In addition, there are HVAC issues that need to be addressed to improve overall building efficiencies. An All-Agency project was completed in summer 2003 that renovated the HVAC systems serving the first and second building additions.

Alternative Solutions

One solution is to conduct a functional/organization study to establish goals/priorities for space. Then remodel/reassign spaces within the facility or add additional space to meet the identified priorities.

Another solution is to remodel spaces vacated by the move into Hyer Hall and move T&IR, Library, into them as proposed by the current Uhlein/Wilson study. This study, however, did not fully review T&IR or Library needs and did not address other HVAC issues.

Solution And Reasoning

A capital renewal of the Andersen Library will provide additional stack space, compact shelving solutions, and study space (individual and group) and improve space for T&IR and other non-T&IR functions. This renewal will also provide opportunities to combine and improve HVAC systems to improve performance and building efficiencies.
10. DEVELOPMENT OF COMPREHENSIVE PLAN FOR STUDENT HOUSING

Description Of The Space Issue

Residence Life has worked with an outside consultant for comprehensive guidance in planning for the future of student housing at UW-Whitewater. The university is interested in improving the quality of its student housing in terms of addressing the changing needs of its current and future student body, providing an appropriate mix of housing options and improving the efficiency of existing policies, procedures and staffing structures.

The master plan includes recommendations for long-term renovation, expansion, reduction or replacement of existing student housing. Included in the recommendations are an assessment of the need for and feasibility of updating the electrical infrastructure, providing noise insulation, increasing room sizes and reducing student/bath ratios in selected residence halls.

Alternative Solutions

Residence Life envisions that the recommendations within the master plan will include a significant sized facilities project(s).

There will be the alternative to pursue the recommendations of the master plan over an extended period of time. Various recommendations can be funded over the years in coordination with the operating budget or through the use of PR Supported Bonding.

Solution And Reasoning

There is an outstanding list of several residence life facility projects that have been essentially put on hold pending the results of the Master Plan. Once the recommendations of the master plan are known it will be time to assess how these outstanding items fit in with the recommendations and proceed with the improvements recommended by the plan.
Plan & Design UC Remodel/Addition

Construct UC-Phase I

Design remodel of Carlson Hall

Remodel Carlson

Remodel Carlson

Student Services reloc. From Baker to Salisbury

Raze Baker

Student Services Relocate to HUB

Construct Student Services “HUB”

Plan Business & Economics Building

Construct Business & Economics Building

Heide Capital Renewal

Raze Salisbury/McCutchan

Student Services Relocate to HUB
# ORIGINATION/DESTINATION CHARTS

## MOVE TO CARLSON

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## MOVE TO STUDENT SERVICES HUB

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## MOVE TO WINther

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### MOVE TO NEW BUSINESS & ECONOMICS BUILDING

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ORIGINATION/DESTINATION GRAPHIC REPRESENTATION

NOTES:
- Department listings under building names indicate the departments vacating that particular building.
- The arrows drawn from the department listing indicate which building the department will be relocating to.
- The square footage in blue font within boxes is the sum of several departments relocating.
EXTERIOR SPACE

The UW-Whitewater campus landscape planning, which includes all exterior space as well as the location and orientation of buildings, has evolved over the decades. The location of buildings was often determined by the availability of land along city streets. In 1968, a long range Campus Development plan was created by Daverman & Associates, Grand Rapids, Michigan, based on a projected enrollment of 15,256 students by 1977. Eight buildings were constructed according to that plan. None of the additional planned residence halls were ever built.

With enrollment reaching a peak of nearly 11,000 head count students in 1987-88, and with more students living in private housing units off campus, more land was available for physical education, recreation and a nature preserve.

Four factors have determined past and present landscape development on campus.

1. Natural Site Characteristics:

The campus glacial topography reflects the regional character of southeastern Wisconsin that was created by the last ice age 10,000 to 12,000 years ago. The landscape includes five glacial drumlins, the largest of which is 1.10 miles in length. Future landscape planning and site design will be sensitive to these historic, regional geological formations. The drumlin located in the center of the academic core has been partially restored as part of a site development project to relocate and increase parking space around Young Auditorium. Two parking lots situated on this central drumlin were relocated to the western periphery. The restored drumlin now accommodates walkways, pedestrian lighting, grass, trees and shrubs thereby returning the land to a “green space” for pedestrian use.

Some of the native oak, elm, hickory, maple, poplar and ash trees remain on the glacial drumlins, again reflecting regional uniqueness. For the most part, UW-Whitewater has sited buildings to accommodate the glacial landscape, thereby preserving a southeastern Wisconsin landscape for our students from Wisconsin and all parts of the nation and world to experience.

2. Land Use:

The academic core, south of Starin Road, has most of its open space between buildings. The open space consists primarily of surface parking, roads, walks and lawns. Due to budget constraints, there has not been an on-going tree-planting program to increase the number of trees or even replace trees that have died. A tree replacement program has been presented to the Campus Landscape Planning Committee in 2001 but the implementation of the plan is pending awaiting the identification of funds for such a program.
Large open lawn spaces dominate the north campus lands. These spaces provide fields for physical education/recreation, for academic programs, as well as for the 3,775 students who live in campus housing. In 1979 and 1980, many trees and shrubs were planted by Residence Life for the residence hall complexes. These plantings are now providing the shade and aesthetics which makes for a more inviting feeling, and a less institutional atmosphere of hard surface.

3. **Style of Landscape:**

The campus has a mixture of styles reflected primarily in walkway and planting design. The landscape north of Salisbury Hall has a formal, geometric walkway pattern with a variety informal plantings scattered in clusters. The Visitor Center is surrounded by a mixture of formal and informal plantings. Wyman is rather rigid and formal with some geometric flowerbeds and formal tree plantings. The new Carter mall has a formal walkway pattern and formal planting beds. The campus includes a wide variety of shrub and perennial beds.

It is the goal of the campus grounds program to structure landscaping in a way that results in a reduction of hand trimming. There are a number of landscaped areas that are outdated, including an area around Carlson hall in which the timbers forming the planting bed are deteriorating. The goal is to review these areas and identify the means to update and improve.

The overall aesthetics of the landscaping on campus has been greatly improved by the completion of the West Campus Development and the Starin Road project. New formal pathways and plantings have been included throughout these projects including the creation of a boulevard that includes trees and shrubs on Starin Road.

4. **Automotive Traffic:**

The addition of adequate parking has changed the landscape from a small-town, rural landscape to an urban landscape, while reducing street traffic that resulted from vehicle circulation in the search for parking.

5. **Campus Exterior Development and Landscape Master Plan**

In the Fall of 1993, UW-Whitewater, in agreement with the University System, began work on a campus exterior master plan. Ken Saiki Design was contracted to develop a conceptual plan, i.e. one, which outlined basic solutions for existing problems, showed the locations for future development and provided examples of how the landscape elements would look.

A great deal of input was given to the architectural firm though campus-wide meetings and from the campus landscape committee, resident halls, student government, police and parking services. A number of significant design decisions evolved as a result, including the locations of future building sites along the service road to the University Center, reconfiguration of parking, restoration of the glacial drumlin, a new campus visitor
center, a new roadway between Starin Road and Williams Center, definition of way-finding and building signage and outdoor furniture.

Since 1993, the campus has completed several projects toward full implementation of the master plan at a cost of over $12 million. These projects include reconfiguration and expansion of parking near Winther Hall, Heide Hall, the Center of the Arts, Young Auditorium and Carlson Hall, Hyer Hall, the East Residence Complex, the Visitor Center, Starin Road, and the West Campus Development project. Over 1,000 new trees and innumerable shrubs have been planted, primarily in parking lots. Although the campus has acquired and installed new benches, picnic tables and trash receptacles, there is a need for additional amenities now that the D.L.K. Kachel Fieldhouse, West Campus Development, and Starin Road Projects have been completed. All campus buildings have new identification signs and a system of way-finding signs has been installed around campus and throughout the City of Whitewater.

The campus exterior master plan established a broad blueprint for campus development, and the completed projects established design elements that have and will continue to provide a unified campus identity and coherent vehicular and pedestrian circulation.

The completion of the West Campus Development Project brings the campus close to completing the master plan ahead of schedule. The project included the completion of Carter Mall (formerly Case Street) a new parking lot at the corner of Prince Street and Starin Road and a new roadway from Starin Road to Schwager Drive. The project also included reconstruction and reconfiguration of parking lots 6 (Drumlin), 8 (Bigelow), 9 (Intramural Fields) 10 and 11 (Williams Center), and Koshkonong Drive. Also included is reconstruction of the intramural fields with improved lighting and new tennis courts. The remaining issues include the creation of a formal entrance to campus with the use of entry signs at the East and West entry points of Starin, topography changes around Winther to redirect storm water to avoid recurrence of flooding in the lower level of Winther and a major redo of the Walker Wyman Mall.

**TRANSPORTATION AND CIRCULATION**

UW-Whitewater has initiated commuter bus service to Waukesha and Milwaukee. Bus stops in Waukesha and Milwaukee were identified based upon high densities of student residencies and the ability to transfer to other bus routes. The service was made possible through a Transportation Demand Management grant sponsored by the City of Whitewater and Wisconsin Coach Lines. The service is utilized primarily by on-campus residents and provides eastbound service on Fridays and westbound service on Sundays. Two trips are scheduled each day, and service is adjusted for breaks and holidays.

Service innovations and/or support from other government agencies or private enterprises will be required for continuation of grant funding in future years. Without grant funding, it is anticipated that the service will require a subsidy from parking or student fees to maintain fares at a competitive level. The fare is currently $5.00 for a one-way trip.
Pedestrian Facilities

Walking is the most used and effective method of movement on campus for residence hall students and commuting students and staff once they have arrived on campus. The design concept of the UW-Whitewater is focused around pedestrian corridors that eliminate or minimize pedestrian and vehicular interaction. Two interior parking lots have been demolished and replaced with green space and walkways.

Pedestrian circulation routes have been established in all areas of the campus. Lighting has been added or upgraded to bring lighting to comfortable levels in areas previously identified as in need. Maintenance of pedestrian routes occurs on an annual basis or as the need arises.

Bicycle/Motorcycle/Moped Facilities

Bicyclists use streets and pedestrian walkways while traveling on campus. Bicycle lanes have been designated on Starin Road for both east and westbound traffic. Bicycle/vehicle or bicycle/pedestrian conflicts are not regarded to be a significant problem. Storage lockers for bicycles are located near residence halls, and racks are located throughout campus. The campus has recently begun the installation of an improved style racks. Older racks are being evaluated for use in appropriate areas.

The new campus road that was included in the West Campus Development Project also includes designated bicycle lanes for north and southbound traffic. The university has also cooperated with the City of Whitewater to connect campus bike routes with newly developed routes that connect to established routes in the City and Jefferson County.

Designated motorcycle parking is provided on adjacent city streets and in campus parking lots. Motorcycle parking in new construction is provided on a concrete pad, and several older lots have been retro fitted. Where appropriate, these spaces are converted to auto parking during the winter.

Street Systems - Highways

State Highways 12, 59 and 89 serve the City of Whitewater and UW-Whitewater. Highway 12 in the City was widened and improved in 1997. A Highway 12 bypass is being planned, which will divert through traffic from Main Street on the southern perimeter of the campus, around the southern part of the City.

Street Patterns

UW-Whitewater controls and maintains about 4 miles of campus roadways and service drives. The City of Whitewater controls and maintains adjacent collector streets (Prairie Street on the east and Prince Street on the west) and Starin Road, which passes through the center of campus.
Recent roadway alteration and development efforts were focused in two areas. The first was to abandon Winnebago Drive and replace it with an internal road that connects Starin Road to Schwager Drive. This road will greatly improve traffic flow for events at Williams Center and Perkins Stadium, and improve access to Highway 59 and CTH "N", thereby reducing traffic on Starin Road.

The second alteration involves the provision of traffic calming techniques on Starin Road between Prairie Street and Prince Street. This will improves the pedestrian crossings on Starin Road and creates a more aesthetic campus entrance.

**Parking**

Parking facility improvements have occurred annually since 1994 and have provided an additional 580 parking spaces, while eliminating 195 spaces in the campus interior to improve pedestrian circulation. The West Campus Development Project, completed Fall 2001, eliminated Lot 9 (Intramural Fields) and replaced it with two lots, one located along the new interior campus road and southeast of Williams Center and the second lot located in the East Residence Complex. Parking lots 6 (Drumlin) and 8 (Bigelow) were also reconfigured and reconstructed. There was a net increase of 115 spaces that primarily serve resident hall students and athletic events from these combined facilities. A new 289 space commuter/staff lot was also constructed on the corner of Prince Street and Starin Road. This facility serves the western academic portion of the campus and provides short-term and handicapped parking for residence halls. Also in 2001, following construction of the Williams Center Fieldhouse, parking lots 10 and 11 were reconstructed resulting in an increase of 111 spaces.

The property located at 305 N. Prairie Street and approximately 50 feet of the west portion of Starin Park was acquired from the City of Whitewater in 2001. This acquisition provided the opportunity to add an additional 60 commuter/staff parking spaces along Prairie Street north of Starin Road which will serve the eastern portion of the campus. The new parking was also separated from the traffic lanes to improve traffic conditions.
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<tr>
<td><strong>TOTAL</strong></td>
<td></td>
<td>4999</td>
<td>1999</td>
<td>1898</td>
<td>241</td>
<td>156</td>
<td>705</td>
<td>125</td>
<td>89</td>
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## PARKING DEMAND ANALYSIS

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<th>Population Group</th>
<th>On-Campus Residents</th>
<th>Commuting Students</th>
<th>Faculty &amp; Staff</th>
<th>Visitor</th>
<th>Total</th>
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<tr>
<td>Year 2003 Projected Headcount</td>
<td>3845</td>
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<td>Current Parking Level</td>
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<tr>
<td>Current Parking Demand</td>
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<td>Proposed Parking Level (%)</td>
<td>52%</td>
<td>29%</td>
<td>27%</td>
<td>200%</td>
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Notes: Faculty and Staff also use commuter spaces. Staff space counts are those spaces restricted to staff only. Visitor includes metered spaces, which are also used by students and staff.
UTILITIES AND SERVICES

Heating and Cooling (HVAC)

Heat for 97% of the UW-Whitewater campus is supplied by steam routed throughout campus via an underground network of steam lines originating in the Central Heating Plant. As of September of 1997, this steam is purchased from Co Gentrix, a private electrical cogeneration facility located in Whitewater northeast of the campus. Through an agreement signed by the State of Wisconsin and LS Power in October, 1994, surplus steam generated by LS Power is made available to UW-Whitewater at a cost of $0.25 per 1,000 pounds of steam (compared with a cost of approximately $5.00 per 1,000 pounds to generate the steam in the UW-Whitewater power plant). This price is guaranteed for 9 years, scheduled to expire in September 2006, and it is estimated that this arrangement will save the State of Wisconsin $6-7 million over the life of the contract. Steam is routed to the Campus via a 1.7 mile steam and condensate return line system installed by LS Power and connected to the Campus steam and condensate distribution system through the Campus heating plant.

The campus heating plant operates in a standby status. Coal purchases have been suspended, and boilers 1 and 2 (both with a capacity of 45,000 pounds of steam per hour) are laid up indefinitely. Boilers 3 (capacity 40,000 pounds of steam per hour) and Boiler 5 (newly rebuilt with a capacity of 88,000 pounds of steam per hour) are both equipped to operate on natural gas or fuel oil, are maintained in a standby mode. The heating plant is capable of supplying a peak winter steam demand of approximately 128,000 lb/hr and average annual demand of approximately 35,000 lb/hr. To better improve its reliability and efficiency, the plant completed a boiler controls replacement project in 1996.

A project to construct a chiller addition to the power plant and an underground chilled water line system to distribute the chilled water generated by the new plant to the academic core of the campus was completed in May 1999. This project replaced all of the centrifugal chillers, using CFC refrigerants, as well as most of the aging absorption chillers on Campus. In March 2002 the State Building Commission recommended enumeration of the UW Whitewater Chilled Water Plant – Increased Capacity project as part of the UW System Utility Improvements – Seven Campus project. Planning for this project began in spring 2004 with anticipated completion in 2006. The project will add 1,400 tons of cooling capacity, allowing 9 buildings to be added to the central chilled water system.

Approximately 8% of the Campus' building spaces are still air conditioned by small direct expansion and window units located in the buildings that they serve. CFC refrigerants are no longer commercially manufactured. Replacement or retrofit of these small DX systems is still a funding priority. In the interim, proper maintenance and refrigerant management is being emphasized to minimize the environmental exposure of these systems.
Most HVAC systems within the individual buildings are now 30-35 years old and nearing the end of their design lives. They are requiring an increasing commitment of maintenance resources to insure their continued operation. Through previous Total Facilities Performance and future Capital Renewal projects, renewal and retrofit of these systems should continue to assure their ongoing use, increased energy efficiency and compliance with new indoor air quality standards.

**Water and Sewer**

UW-Whitewater's water and sewer (sanitary and storm) services are purchased from the City of Whitewater's municipal systems. The condition and maintenance of the underground mains are good and the campus maintains a sharing, cooperative relationship with the city's Department of Public Works. In 2001 the City of Whitewater increased the size of the storm sewers under Starin Road to provide proper storm water drainage for the UW-Whitewater campus and adjacent areas. Storm sewer laterals extending both north and south from Starin Road were also resized and replaced. The 4” main under Carter Mall was replaced with an 8”main. This main is now looped between Starin Road and Main Street. Finally the storm sewer under Starin Road was top graded to meet the standards in the City of Whitewater Storm water Master Plan. This was a joint project funded by both the State of Wisconsin and the City of Whitewater.

**Gas Lines**

The two gas mains were replaced for the entire length of the Starin Road Project in 2001.

**Electrical**

Electrical service for the UW-Whitewater campus is purchased from WE Energies and received through a single 26 KV feeder. A central campus-owned substation transforms and distributes 5 KV power through a looped underground distribution network to the campus buildings. During 1989, 1990 and 1991, the campus underwent two electrical maintenance projects to replace the entire 5 KV underground cabling system serving both the GPR and PR facilities. In 1999 a Primary Electric Survey project was completed during which the entire Campus primary electrical distribution system was inspected, necessary maintenance items corrected, and an inventory of the entire system done of all electrical switch gear from the main substation to the main breakers on the secondary side of each building on Campus (to be entered on a DSF database).

In the summer of 1997, due to distribution problems that WE Energies was experiencing, UW-Whitewater voluntarily reduced campus power consumption by shutting down air handlers and cycling chillers, and shutting off all discretionary lighting in all campus buildings on three different occasions. With the completion of the Campus Central Chilled Water project and the decommissioning of our centrifugal chillers, the largest demand load is greatly reduced and there is no benefit to the Campus participating in WE Energies voluntary power reduction program. Electrical rates for the campus have remained unchanged over the last year and electrical energy consumption by the campus has been essentially steady. Conservation continues to be an important consideration for the campus.
In addition, the electrical emphasis for the next decade must also be ongoing maintenance of the distribution network and reconfiguration and expansion of building electrical systems to accommodate the expanding information technology and data processing power demands. The effects of proposed commercial wheeling of electric power and deregulation of the electric utility industry will become factors in the next decade. The Starin Road project included direct burial of all Wisconsin Electric power lines on Starin Road as it runs through campus. Streetlights were relocated to the center median on Starin Road and to the median between Prairie Street and the new campus Prairie Street Lot.

**Telecommunications**

Voice, data and video are networked by separate cabling systems throughout the campus by signal duct banks run in parallel with the underground high voltage electrical network. In 1993-94, a System-wide fiber optic cable backbone project installed single and multi-mode fiber optic cable within the duct bank system to interconnect all campus buildings. Subsequent projects have provided intra-building voice and data cabling to connect the backbone with program computing needs. This high-speed communications infrastructure will then enable the efficient linking of various programs LAN's. With cabling in place, the future challenge will be to maintain and upgrade network hubs, routers, etc. to stay current with rapidly changing data technology. The campus has completed termination of existing single mode fiber in each building on campus. New fiber was installed and terminated in Winther Hall, Visitor Center, Observatory, Esker Hall, and the Alumni Center to complete connections to all buildings. Network equipment was purchased and installed to activate the single mode fiber network. The campus is planning upgrading the system by installing additional single mode fiber to each campus building and by installation of a limited wireless system.
UW SYSTEM: APPROVAL OF PHYSICAL PLANNING PRINCIPLES

That, upon the recommendation of the President of the University of Wisconsin System, the Board of Regents adopt the following principles to guide physical planning of the UW System campuses:

1. To plan physical development within the context of planning guidelines specified to each institution.

2. To create a physical environment that contributes aesthetically and physically to the overall educational experience.

3. To plan facilities on the basis of student enrollment and other population levels and distributions, which may reasonably be projected.

4. To plan facilities that are responsive to programs and the way they are delivered.

5. To recognize the increasingly diverse student population, and to provide for the needs of these students.

6. To maintain an ongoing comprehensive building space management function and a comprehensive space use plan specific to the university.

7. To make optimal use of all existing UW system facilities through renovation, conversion, and remodeling wherever possible.

8. To protect the large investments already made by students and the state in the physical plant and equipment.

9. To encourage collaboration, partnerships and innovation in planning.

10. To ensure facility development is compatible with the existing positive features of campus and neighborhood environments through joint university/community planning, addressing economic and environmental impact.

11. To include students in the planning process whenever feasible, but always in the case of planning for student fee-supported projects.

12. To provide for the transportation system needs of the university community.

13. To plan development at the UW Colleges in concert with the county and/or city in which the UW College is located.

14. To join in Wisconsin's commitment to the recognition of the state's heritage through historic preservation of buildings and other facilities.
CAMPUS SPACE MANAGEMENT POLICIES AND GUIDELINES

Space Management Policies

Space management at UW-Whitewater is driven by program needs. Since needs and wants are often greater than what is available in quality and/or quantity, existing resources must be allocated to share and maximize benefits.

Past space management addressed department needs as they arose and single issues as they evolved. The process was to evaluate each space issue on its own merits. With the initiation of campus-wide, long-range space planning for the 1991-93 biennium, a broader scope of planning has evolved. The needs of programs now are evaluated from a campus-wide perspective. Individual department needs are now evaluated with other departments and their program needs. When coupled with the System policy of no new space unless it is planned and specialized, top priority will be given to the remodeling, reprogramming or reallocating of space before the option of new construction is considered.

Issue Prioritization Criteria

1. Is it consistent with the University’s Strategic Plan Priorities:
   - Does it impact student learning?
   - Does it facilitate state-of-the-art programs and services?
   - Does it enable faculty/staff to be exemplars in their fields?
   - Does it further a sense of campus community?
   - Does it further campus service to the region?

2. Are there infrastructure deficiencies that also exist?

3. Are there opportunities to leverage/combine funding sources?

4. Are there opportunities to attract non-state funding?
Classroom Demand Report

To be forthcoming with the Long Range Maintenance Plan