

UNIVERSITY OF  
WISCONSIN **PARKSIDE**



**CAMPUS MASTER PLAN - SUMMARY**

**OCTOBER 2014**

**DFD 1211B**



## October 2014

Each generation of educators at the University of Wisconsin-Parkside is presented a unique set of opportunities. In large part, our opportunities will be realized by the manner in which we, as an educational institution, steward our resources to strategically address the current needs of our students and region while anticipating the future. The current faculty, staff, students, and administration, as well as broad representation from our greater community, have invested time, energy, and thought to guide us forward. This master plan is richly informed by their collective wisdom and foresight to enable all students greater levels of success by integrating new technologies and educational innovations as we move toward our 50th anniversary in 2018.

In 2006, our campus developed the first master plan since the establishment of our university in 1968. This plan brought tremendous new spaces and buildings to support a broader range of student and community needs, including our student center, a residence hall, the strength and conditioning center, and a new hub of creativity and learning in our community, the Rita Tallent Picken Regional Center for Arts and Humanities.

Today, we are called to reimagine our campus with focus on the learning experience for all students. The Master Plan, through a comprehensive planning and space study analysis led by Dr. Kim Kelley, Mr. Mel Klinkner, and Mr. John Desch, seeks to embrace that experience in a manner that heightens engagement and the opportunity to succeed. To do so, we will renew and repurpose existing spaces to address the increasingly diverse needs of today's student as well as adapt to 21st century learning innovations.

Addressing the changing needs of students is equally informed by our commitment to advance the needs of the region we serve. Today's research tells us that to remain competitive our region and nation must answer the demand for highly prepared individuals, especially in the areas of health care, education, and technology. The 2014 Master Plan enhances our ability to deliver in these key areas with a focus on our academic strengths. Without exception, the University of Wisconsin-Parkside is a leader in preparing students for careers in health care – with more than 90 percent of our pre-health and pre-med graduates being accepted into professional schools each year. The plan addresses our students growing interest in these fields. It also supports the growth of other educational strengths such as preparing educators for our K-12 classrooms through the Institute of Professional Educator Development as well as supporting the needs of talent development in technology careers such as computer science.

Calling on our role as stewards of the great legacy of the University of Wisconsin-Parkside, we are energized by the rapidly changing demands on higher education to serve as a partner in finding solutions to build a strong future for our region. Our university, through our commitment to planning and continuous improvement, will remain a vital partner in advancing learning and growth leading up to our 50th anniversary in 2018 and beyond.



Chancellor Deborah Ford

UNIVERSITY OF WISCONSIN  
**PARKSIDE**



## CHALLENGES AND OPPORTUNITIES

UW-Parkside's future is both ambitious and challenging. The *Pillars of Excellence* strategic plan and the supporting academic plan set a clear path for the university, one that aims to support academic excellence for all students and acknowledges and embraces diversity and inclusivity. Chancellor Ford reminds the UW-Parkside community that expectations – for students, faculty, staff, and the institution – are set high.

In support of the *Pillars of Excellence*, this campus master plan confronts the opportunities and challenges of its physical campus. The 1969 Master Development Plan envisioned a path for a significant role and growth for the university. The campus today reflects the legacy of the original master plan, but the full extent of the role and growth of the campus developed much differently than anticipated. A challenge of the current master plan is adapting the initial phase of the 1969 plan to serve the current and future institutional needs.

This campus master plan update must recognize the university's aspirations and balance them with current and anticipated resource constraints. The campus facilities must evolve and change so that they support to their fullest extent the university's own academic and institutional evolution.

Three trends highly influenced the campus master plan preparation.

First, the university's academic plan anticipates student enrollment growth that meets the strategic plan's objective for optimal enrollment. Significant total student enrollment growth is anticipated, yet most of that increase will be distance learners. The expansion of the on-campus student enrollment, those students who require classroom seats, parking spaces, and residential beds, is anticipated to be at a more moderate growth rate of 17 percent over the next two decades.

Second, a new component of this master plan update is a space needs analysis, in order to better understand how the university is using its current space. The study results indicated that the university currently has more than a sufficient amount of space for future needs. The quality of classrooms and teaching laboratories is a concern, but surplus space can serve as surge space, easing the phasing of future renovation projects.

Finally, like all universities within the UW System, UW-Parkside is facing the trend of declining state funding. The university must find additional efficiencies and seek other outside funding. This master plan must efficiently use state taxpayer dollars, and assume a greater pursuit of outside funding sources. It must be financially sustainable.

The combined result of these three trends is a master plan that is very focused on improving,

### **UW-Parkside in 2014: By the Numbers**

#### **Academic Profile**

- 41 majors and degrees
- 40 minor programs
- 38 concentration areas
- 25 certificate programs
- 722 graduates (annual average)

#### **Physical Profile**

- 720 acres (main campus)
- 487 acres (non-contiguous)
- 39 buildings (total)
- 839,228 assignable square feet
- 1,490,884 gross square feet
- 2,897 parking spaces (total)

#### **Student Profile**

- 3,782 full time equivalent
- 4,617 headcount
- 676 non-residents
- 3,941 residents (total)
- 856 residents (on campus)

adapting, and repurposing existing facilities so that they best serve the university's academic, social, and community strategic initiatives.

This campus master plan provides a strong vision for many years of incremental and phased renovations and improvements. The Wyllie Hall Renewal Project is only the first of many projects that will remake the UW-Parkside campus into a premier comprehensive public institution and a destination of choice.



## GUIDING PRINCIPLES

### Our Vision

The University of Wisconsin-Parkside is a dynamic learning community grounded in academic excellence and focused on student success, diversity, inclusion and community engagement. The campus will be a premier comprehensive public institution and a destination of choice, serving as a focal point of local, regional and global progress.



*Campus members visioned the focus and function for the Academic Success Project.*

### Our Mission

The University of Wisconsin-Parkside is committed to high-quality educational programs, creative and scholarly activities, and services responsive to its diverse student population, and its local, national and global communities.

To fulfill this mission, the University of Wisconsin-Parkside will:

- Offer high-quality academic programs rooted in the tradition of a liberal education in the arts, sciences and professions, responsive to the occupational, civic and cultural needs of the region, and actively seek the continued input of all stakeholders.
- Generate, disseminate and apply knowledge through research, professional and creative activity that benefits communities throughout the region and the world.
- Attract and retain a diverse and multicultural population of students, faculty, and staff.
- Foster a teaching and learning community that provides opportunities for collaborative faculty, student, and staff interaction in support of excellence.
- Utilize technology creatively and effectively in courses, programs, and services.
- Prepare students to be successful in their professional, civic, and personal lives.
- Provide programs that meet the intellectual and cultural needs of people throughout their lives.
- Provide and share in cultural and intellectual activities in partnership with our local and regional communities.



# MASTER PLAN PRIORITY RECOMMENDATIONS

## Building Initiatives

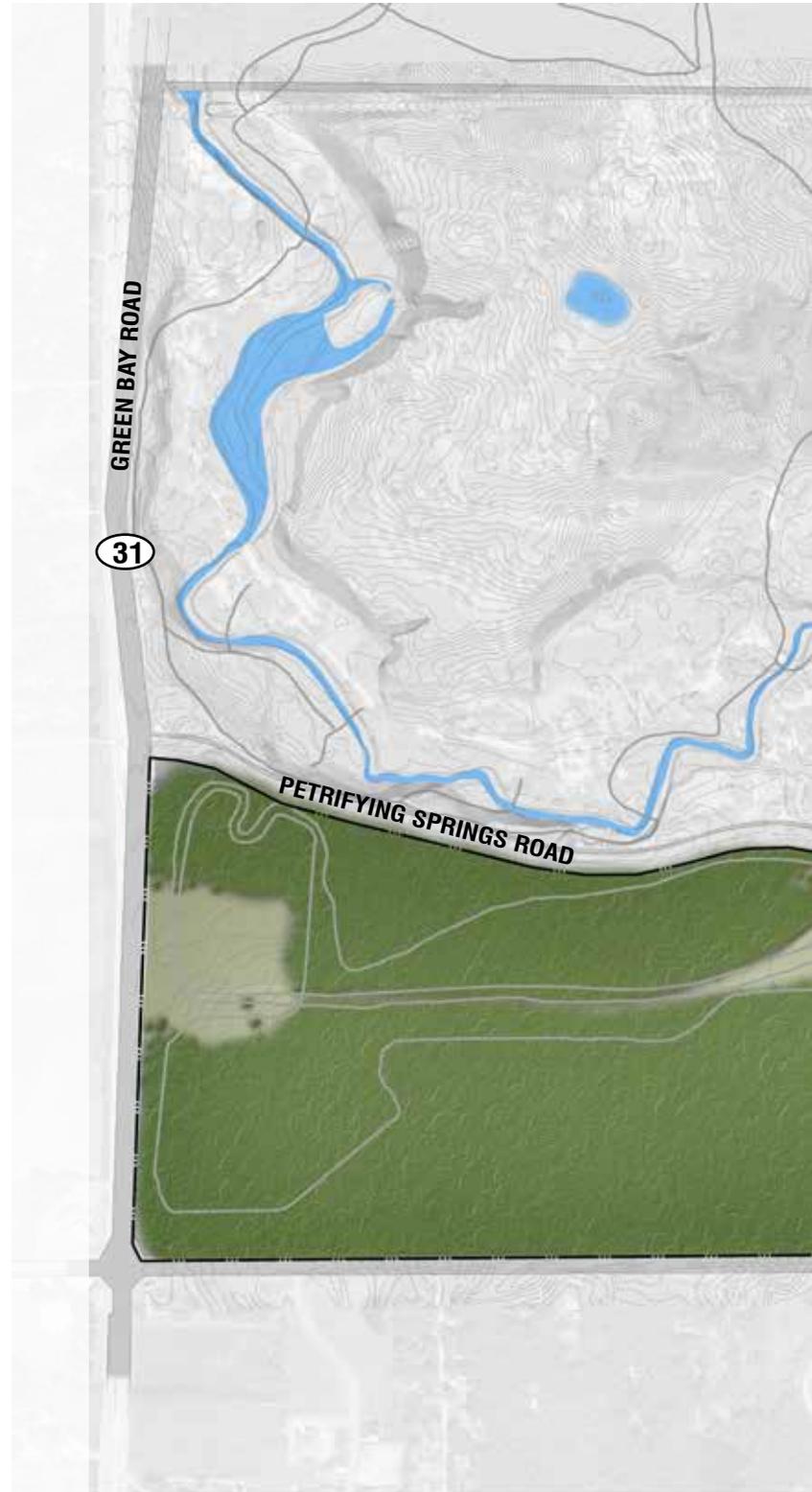
- 1 Wyllie Hall Renewal Project
- 2 Greenquist Hall Renewal
- 3 Molinaro Hall Renewal
- 4 University Apartments Replacement and Expansion

## Circulation Initiatives

- 1 Wyllie Hall Southeast Entrance and Parking
- 2 Softball Fields East Parking Lot

## Open Space Initiatives

- 1 Disc Golf Courses Redesign
- 2 Outdoor Laboratories Restoration
- 3 Outdoor Track and Field Reconstruction
- 4 Game Day Outdoor Plaza
- 5 Soccer Field Reconstruction





## ACADEMIC CORE TRANSFORMATION

The campus master plan recommends an ambitious and necessary transformation of the academic core facilities. Under the guidance of the previous master plan, the university renovated and expanded the Student Center and the Rita Tallent Picken Regional Center for Arts and Humanities. These buildings are state-of-the-art facilities that will continue to serve the university as it evolves and grows.

However, the historic center of the academic core – Wyllie, Greenquist, and Molinaro Halls – requires renovation to meet the current and future academic and support needs of the university.

The campus master plan recommends a phased and systematic renovation of all three buildings. In each case, building infrastructure systems will be updated or replaced, while academic and common spaces are repurposed, renovated, and improved.

The master plan recommends that over the next 20 years, phased renovations of Wyllie, Greenquist, and Molinaro Halls occur.

### Wyllie Hall

The first phase of the transformation of Wyllie Hall will be the Academic Success Project and its accompanying building

infrastructure improvements. The D1/L1 levels including Mid and Lower Main will be repurposed for a consolidation and expansion of student academic and financial support offices. The addition of one-stop welcome center, a coffee shop, and learning commons will further attract students to the area. A new east entrance into Wyllie Hall featuring an entry plaza and a parking lot will make the academic core and its support services more prominent and convenient.

In the first round of renovations, library functions will expand beyond the current library footprint when the learning commons



*The Academic Success Project will transform and enliven the Mid and Lower Main Place of Wyllie Hall.*

functions are constructed on the D1 and Mid Main levels. In later phases, the L2 and L3 levels will be renovated as the library function and facilities are modernized, and the L3 level repurposed for alternative academic and student support services.

### **Greenquist Hall**

The university's teaching and research laboratories need renovation and transformation to meet modern pedagogical demands. Through phased renovations of adjacent laboratory spaces, the number of teaching labs will be reduced, but the flexibility and equipment of each dramatically

improved. Other recommended building renovations include reprogramming large lecture halls and improving circulation on the D1 level.

### **Molinaro Hall**

The classrooms and labs in Molinaro Hall are not adequately meeting the university's academic needs. The master plan recommends that the university identify the existing highest quality teaching spaces needed for instruction in Molinaro Hall and prioritize the necessary improvements in those spaces. After reinvesting in classrooms and teaching spaces, the university will

more heavily schedule the most effective teaching spaces.

Underutilized spaces will be considered for repurposing to other university needs. University Police could relocate from Tallent Hall so that they are more accessible to the academic core and adjacent residence halls. Some areas of Molinaro L3 may be considered for administrative offices, particularly those relocated from Tallent Hall.



*A new Wyllie Hall entrance into the academic core will provide convenient access to the Academic Success Project and library.*

# AN EXTRAORDINARY SETTING FOR AN EXTRAORDINARY UNIVERSITY

The UW-Parkside campus character is dominated by its extensive and varied open spaces. A majority of the campus land is important floodplain, old growth forests, and restored prairies. More so than the typical university, UW-Parkside has sufficient campus land for use as academic learning laboratories, environmental preservation, athletics and recreation, and reservation for future development opportunities.

## Outdoor Laboratories

Instruction is not limited to the classroom. The original 1969 Master Development Plan envisioned that the entire campus would be a laboratory, so it directed old growth forest preservation and prairie restoration. The original plan's goal of leveraging the natural landscape design for educational purposes has been a success. The outdoor lab spaces are heavily used by a variety of classes across many disciplines and are a distinctive feature of the UW-Parkside pedagogy.

Many of the outdoor laboratories have suffered from decades of neglect and have become seriously degraded, which limit their potential for teaching and research uses. The campus master plan recommends investments in natural areas to reach their full potential as outdoor laboratories. The master plan recommends that disc golf holes be removed from the ComArts Woods and large sections of prairie east of Wood Road be reserved for outdoor laboratory restoration.

## Athletics and Recreation

Strategic investments in the outdoor athletics and recreation facilities will result in a series of fields that will better welcome Ranger fans to campus, further concentrate activities near the Sports and Activity Center, and extend playing time. The master plan recommends that the track and its interior field be reconstructed with a synthetic turf soccer field, outside track, bleachers, lights, and scoreboard. The synthetic field

with lights will extend the playing time in the spring and fall and into the early evening. The unused tennis courts will be converted into a plaza with concessions where Rangers fans can gather. The master plan reserves a location for a second synthetic turf soccer field, and maintains the existing grass fields for recreational play.

The two disc golf courses will be redesigned to reserve characteristic habitats for outdoor laboratory study. The resulting disc golf courses will be challenging and varied as they cross through prairie, woods, and treed floodplain.

## Parking

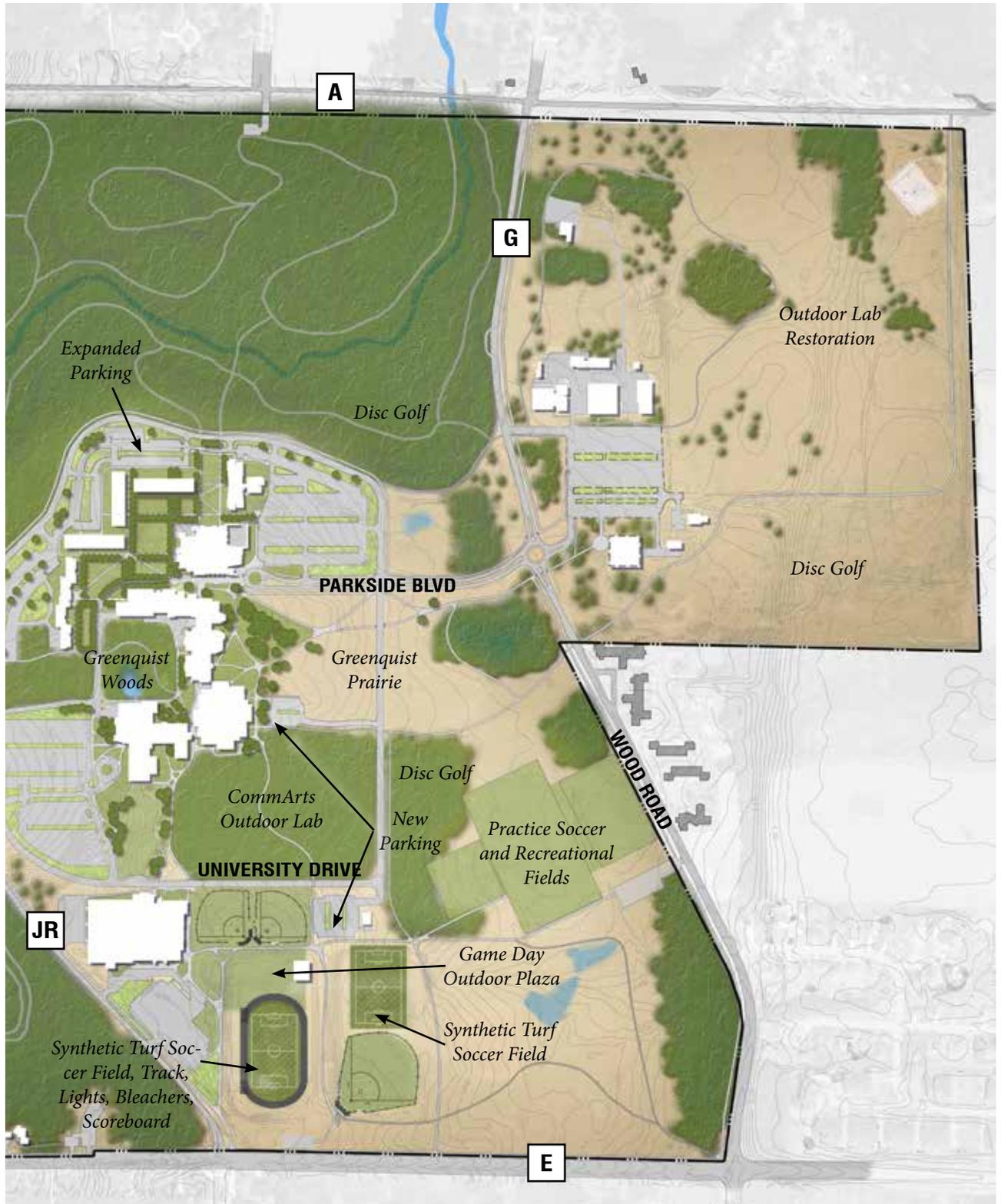
To maintain the current level of parking service and given a projected student enrollment increase, it is anticipated that the campus will need to over time accommodate an increase in parking demand as well as provide greater convenience and accessibility. The master plan recommends a modest increase in the parking supply, with parking expansions east of Wyllie Hall, in the athletics and recreational complex, and with the reconstruction of the University Apartments.

## Bicycle and Trail Network

The master plan recommends that the paved bicycle and nature trail networks expand inside campus and better connect to the regional trail networks.



*Wyllie Hall Main Place has open views into CommArts Woods.*



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## PROJECT PHASING

The master plan proposes a strategic project phasing based on university priorities, financial and institutional capacities, and necessary project sequencing.

- Building renewal and academic space improvements dominate the early phases but extend throughout the 20-year horizon and beyond. Molinaro, Greenquist, and Wyllie Halls have utility systems of similar age and condition that will systematically reach the end of their expected lives. Building renewal and academic space improvements will likely occur in at least two phases for each building. Academic building renovations and repurposing are distributed throughout the master plan horizon as building renewal projects cycle through each academic core building.
- Housing facility investments are late in the master plan phasing indicating when the University Apartments buildings will reach the end of their expected lives and will require replacement and expansion.
- Many athletics, recreation, outdoor lab, and other open space projects may occur at any time that gifts or grants funding is available.

The listed project phasing is based on what is known at the time of master planning. In particular, the first phase of the implementation is best understood and most likely to occur as indicated. As subsequent phases are undertaken, changed conditions will start to more significantly affect the phasing of projects. As new information is discovered through feasibility studies, additional projects may be identified that are of greater urgency and revised biennial priorities will supersede the implementation plan contained in this document.

This implementation plan captures a snapshot in time and is based on existing conditions and priorities. Future capital planning will reflect evolving conditions and priorities and new information.

### Prelude

Ongoing facility improvement projects will advance the campus master plan goals even before the first six-year phase.

- Instructional Space – Chemistry Lab

### Short Term (0-6 Years)

In the first six-year phase (2015-2017 through 2020-2022), the cycle of building renewal projects in Wyllie, Greenquist, and Molinaro Halls will begin. Wyllie Hall will lead the cycle with the Wyllie Hall Renewal and Academic Success Project.

- Wyllie Hall Renewal and Academic Success Project
- Wyllie Hall Infrastructure Repairs

### Mid Term (7-12 Years)

In the second six-year phase (2021-2023 through 2026-2028), the cycle of building renewal projects in Wyllie, Greenquist, and Molinaro Halls will continue. Greenquist Hall will follow with an initial round of lab modernization. Two unused structures at the campus edges will be demolished.

- Greenquist Building Renewal Phase I

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### **Long Term (13-18 Years)**

In the third six-year phase (2027-2029 through 2032-2034), the cycle of building renewal will continue when Molinaro Hall classrooms are consolidated and improved. The residential complex will be transformed with the phased replacement of University Apartments and the renovation of the residential quadrangle.

- Molinaro Building Renewal Phase I
- Replacement Apartments Phases I, II, and III Construction

### **Future (19+ Years)**

At the end and beyond this master plan 20-year horizon, the cycle of academic building renewal projects will end with the third phase in Wyllie Hall and the second phases in Greenquist and Molinaro Halls. After the master plan horizon, the future role of Tallent Hall and its parking will be assessed and determined.

- Wyllie Hall Phase III
- Greenquist Building Renewal Phase II
- Molinaro Building Renewal Phase II

### **Projects Dependent Upon Funding Availability**

The following projects, which are relatively lower priority given pressing needs for scarce funds, will likely need to wait to be advanced until gift and/or grant funds can be secured. Thus, they will be unconstrained by the phasing of general fund and program revenue borrowing.

- Athletics and Recreation
  - Disc Golf Redesign – East and West of Wood Road
  - Game Day Outdoor Plaza and Concessions Facility
  - Soccer Field North of Baseball Field
- Outdoor Laboratories and Site Access
  - CommArts Woods Outdoor Laboratory Restoration
  - Restoration of Natural Areas and Designation as Outdoor Lab

## JOIN UW-PARKSIDE AS IT BUILDS ITS FUTURE

The campus master plan charts the next two decades for UW-Parkside. The campus master plan also sets the overall campus vision, which will be achieved through many component projects.

The vision will be realized, incrementally over time. The master plan describes each project and how that project must be sequenced. The master plan vision informs all facility decisions, from the largest of building renovations to the smallest of landscape efforts.

It will take collaboration among the university and its many partners to achieve its strategic goals and implement this vision. The university seeks to deepen its partnership with the State of Wisconsin, the Kenosha and Racine County communities, students, alumni, and friends.

The past growth and improvement of the campus has been supported by the generosity of the State of Wisconsin, philanthropic partners, and the university's dedicated students, alumni, and friends. The campus master plan's recommended projects provide new opportunities for alumni and other friends to contribute to UW-Parkside in a remarkable and lasting way.

