



# Zoning Change Application: UWM's Northwest Quadrant (formerly Columbia St. Mary's Hospital)







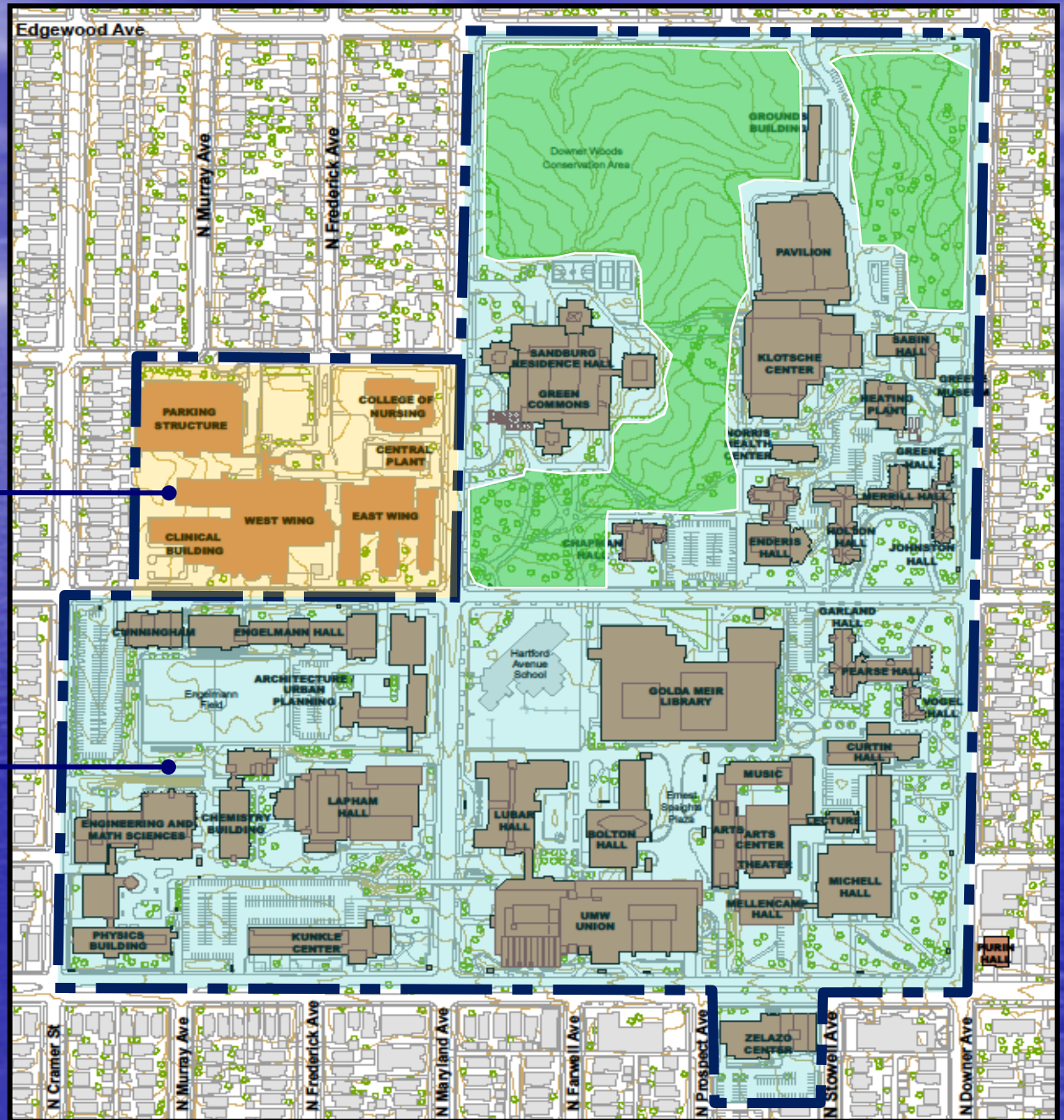
# Northwest Quadrant Rezoning Request

Northwest Quadrant  
(Former CSM Campus):  
10.9 acres

Currently Zoned: DPD –  
Detailed Planned Development  
Requesting Rezoning: to TL -  
Institutional

UWM Kenwood Campus:  
92 acres  
Zoned: TL – Institutional

The purchase of the former  
CSM campus increases  
building square footage by  
20% on the Kenwood Campus





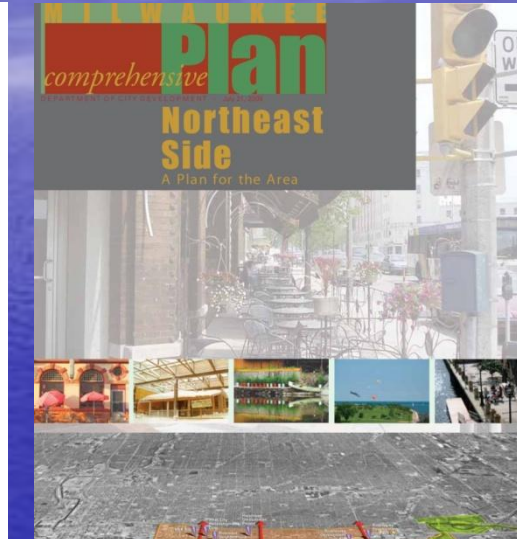
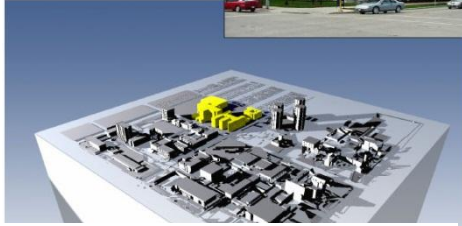


# Planning Efforts

Northwest  
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Columbia – St. Mary’s  
Campus  
Feasibility Study

University of Wisconsin –  
Milwaukee  
Project Number 03H2M



- UWM Neighborhood Visioning Study, 2003
- Columbia-St. Mary’s Campus Feasibility Study, 2005
- Northeast Side Plan, City of Milwaukee, 2009
- UWM Campus Master Plan, 2010

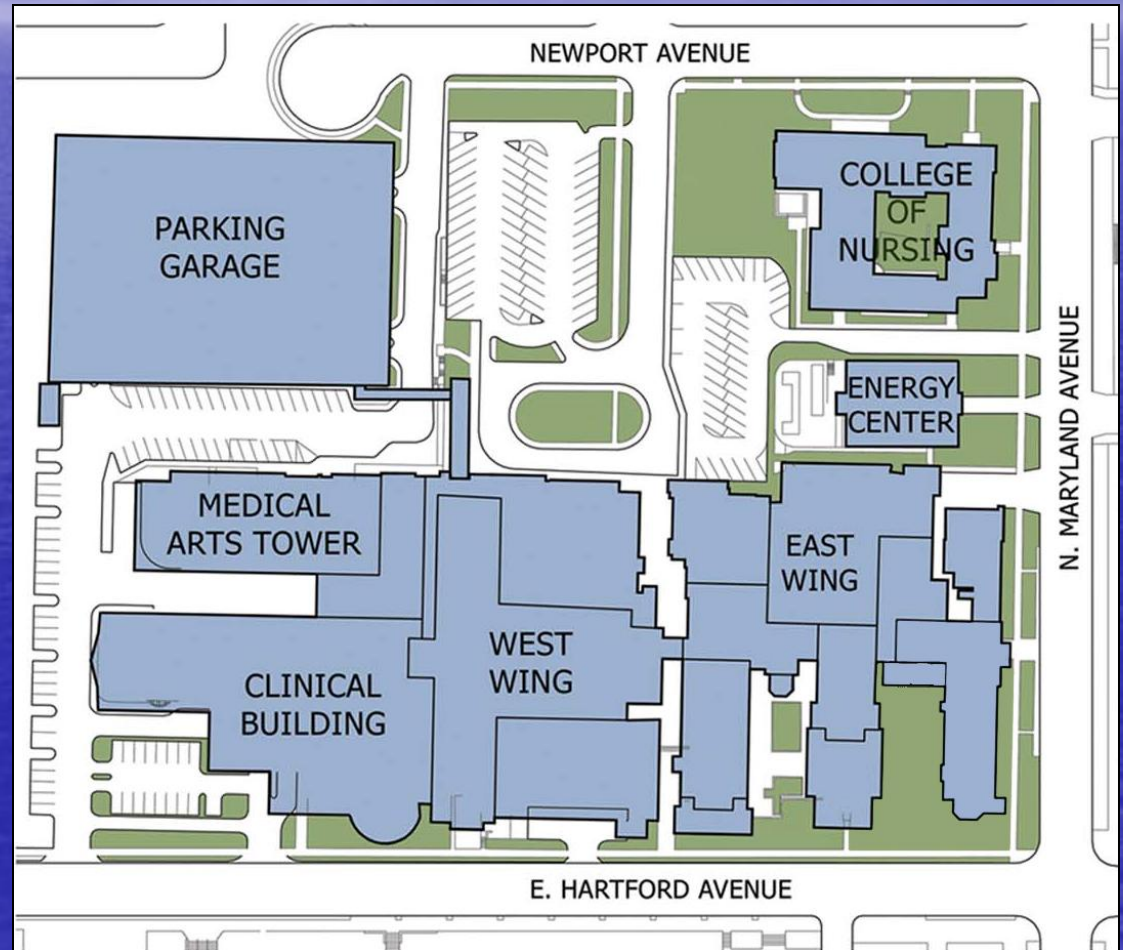




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# Northwest Quadrant Existing Site Plan

Buildings	Building Dates
East Wing	1919-1969
West Wing	1966 & 1982
Clinical Building	1982 & 1993
Medical Arts Tower	1979 & 1990
College of Nursing	1917 & 1958
Energy Center	1982
Parking Garage	1973







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# Northwest Quadrant Funding

## Phase 1

- WI Act 28 – 2009 Enumerated Purchase/Redevelopment: \$31 Million
  - Purchase: \$20 Million
  - Relocated UWM Children's Center Renovation: \$8.4 Million
  - Parking Structure Renovation: \$2 Million

## Future Phases

- State Capital Budget Funding
  - Major Projects
  - All Agency Projects
  - Performance Contracting
- Campus Funds
  - Program Revenue
  - Gifts/Grants



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# Northwest Quadrant Coordinating Committee

Campus Committee charged with Long Range Planning of  
the former Columbia Hospital property

*“The Committee will develop an implementation plan for space utilization in the Columbia facility, backfill opportunities created by moving units out of their current facilities, and projected implementation timeline. The Committee should take into account financial implications of implementation options, and will consult with appropriate university staff in estimating these impacts.”*

Charge to the Committee from Interim Provost Johannes Britz and  
Vice Chancellor Christy Brown

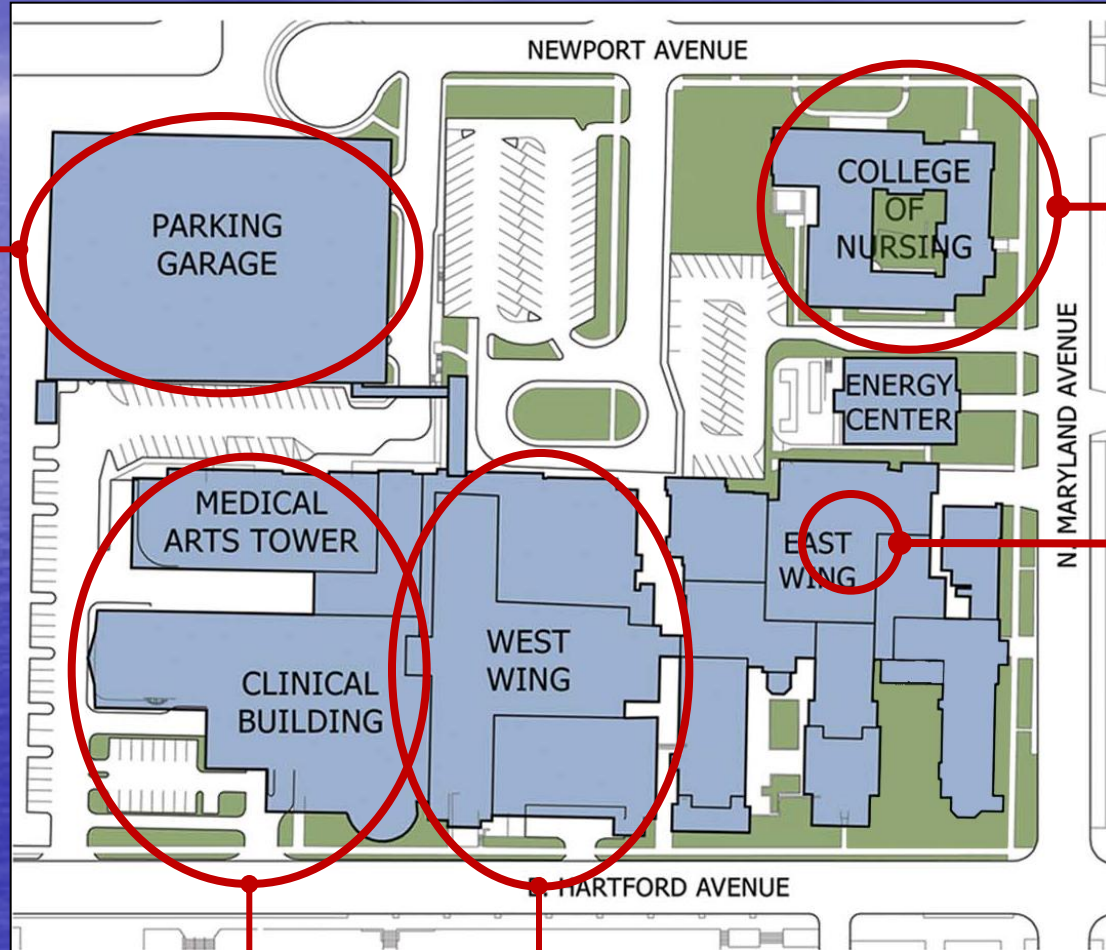
- All Coordinating Committee meetings are open to the public. Neighborhood residents often attend meetings and can obtain agendas and meetings minutes from the UWM website.
- Hammel, Green and Abrahamson, Inc (HGA) of Milwaukee is assisting the committee with their planning efforts.





# Current Planned Uses of Northwest Quadrant

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Parking  
Garage:  
all levels,  
currently in use

UWM Children's  
Center: Ground and First  
Floor Dec 2012

Temporary Office Space:  
Floors 2-7, Fall 2011

Honors  
College:  
First Floor  
only, no  
housing at  
this time  
Fall 2011

Grind  
Coffee  
Shop:  
in previous  
coffee shop  
location  
Fall 2011

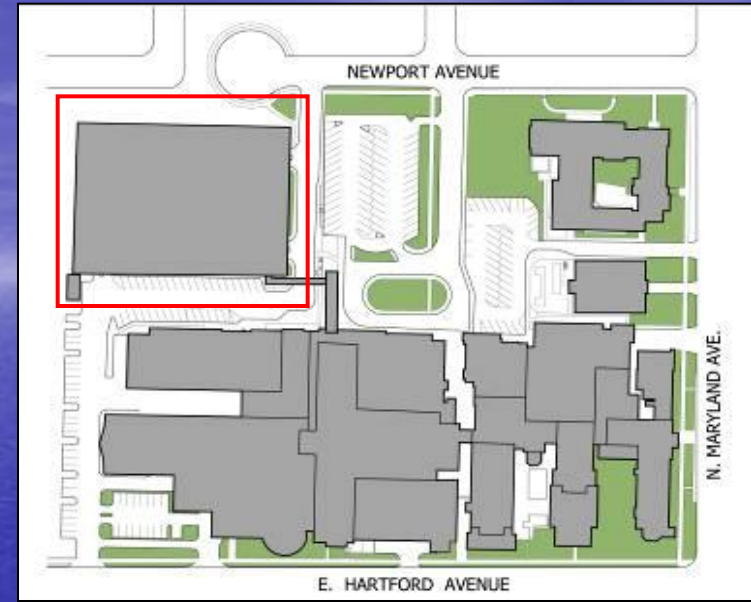


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# Parking at the Northwest Quadrant

## Existing Conditions

- Paid parking began on Jan 24th at the beginning of the Spring 2011 semester
- Students park in structure for \$4/day (788 spaces)
- Faculty/Staff park in surface lots with in-car meter or parking permit (174 spaces)
- Visitors may also park in surface lots and pay parking meters



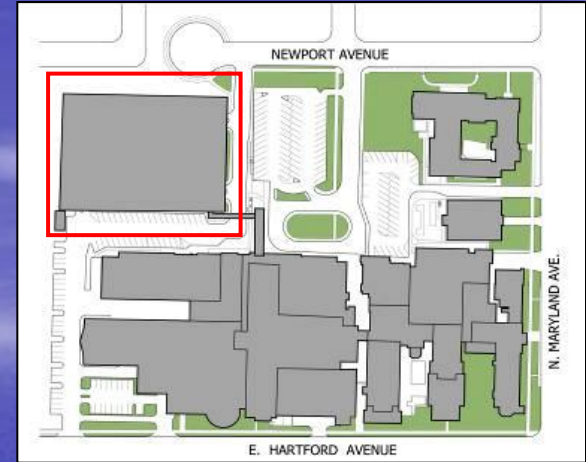




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# Parking at the Northwest Quadrant

## Traffic Studies



DESMAN Associates from Chicago conducted two studies:

- 1991 for CSM as part of a neighborhood agreement
- 2011 for UW-Milwaukee

**Table 4 – Traffic Impact of NW Quadrant Garage and Daycare**

User Groups	#	Trips	% on site Parkers (-)	Net Trips
Children of Students	100	200	75%	50
Children of Staff	100	200	25%	150
Children of UWM Alumni Association Members	100	200	0%	200
Garage Traffic	-	2570	0%	2,570
Lot Traffic	-	258	0%	258
<b>UWM Projected Daily NW Quadrant Traffic</b>				<b>3,228</b>
<b>Columbia Hospital 1991 Daily Traffic</b>				<b>4,550</b>
<b>Reduction of Daily Trips</b>				<b>1,322</b>

DESMAN Associates



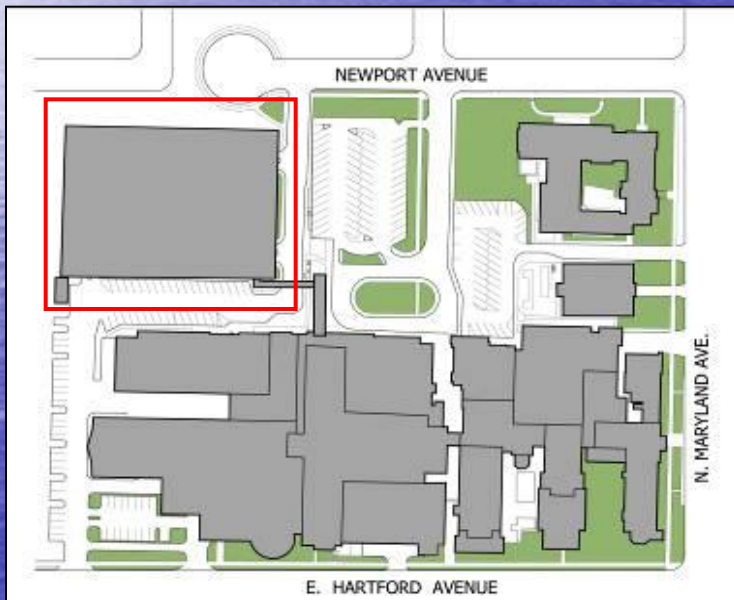


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# Parking at the Northwest Quadrant

## Changes for Fall 2011

- Student Association recently voted to increase segregated fees to allow students to park in structure prepaid by fees (788 spaces)
- A Mobile App for smartphones is being developed to aid students and visitors in determining on-campus parking availability
- Signage is being developed to help direct traffic to parking entrance on Hartford and reduce usage of Newport entrance
- Faculty/Staff will continue to park in surface lots with in-car meter or parking permit (174 spaces)
- Visitors may also park in surface lots and pay parking meters







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## Summary:

- No current plans to make significant changes to the physical structures
- No current plans for student residences other than a small Honors College (Honors College residences likely in 2015)
- Traffic likely reduced from CSM traffic; additional measures being implemented
- Development to be consistent with guiding principles in UWM's Master Plan: [www.masterplan.uwm.edu](http://www.masterplan.uwm.edu)
- Continued meetings with neighborhood residents regarding use and development of NWQ
- Neighbors are encouraged to contact Heather Harbach (Neighborhood Relations Liaison) with questions or concerns