



**Facilities Planning
& Management**
UNIVERSITY OF WISCONSIN-MADISON

September 30, 2025

Katie Bannon

City of Madison Zoning Administrator
215 Martin Luther King Jr. Blvd #017
Madison, WI 53710-2984

**RE: CAMPUS-INSTITUTIONAL DISTRICT AMENDMENT
Letter of Intent - WIMR East Wedge Cyclotron and Expansion #1485-2511
1111 Highland Avenue, Madison WI, 53705**

Dear Mrs. Bannon,

This application submittal is for a Campus-Institutional (C-I) District amendment (#8) for the 2015 University of Wisconsin (UW-Madison) C-I District Campus Master Plan (effective January 1, 2019). Specifically, what is referred to as the University Hospital portion of the institution. Submittal materials are referencing the WIMR East Wedge Cyclotron and Expansion addition located at 1111 Highland Avenue.

The amendment is requested to accommodate the growth of the University Hospital's Wisconsin Institute for Medical Research (WIMR) wing at the north end of the site. The new Cyclotron facility deviates from the original 2015 Campus Master Plan in that the wedge space between WIMR towers I & II are proposing to have a 3-story infill addition.

Assumptions within the planning process include accommodations of current and future infrastructure locations, transportation, maintenance, stormwater, and service needs, as well as increasing program space to support an increase in the capacity of the department's cancer treatment operations. It is anticipated that the forthcoming 2025 Campus Framework (Master) Plan will look at this area in the context of 30-year growth projections for the College and institution as well as adjacent location availability within the Campus Development Plan Boundary. Until that time, this amendment is needed to proceed forth with the planning and design of the WIMR East Wedge Cyclotron and Expansion addition project.

A unique component of this project is related to the site being bisected between the City of Madison and Village of Shorewood Hills. Although all land is owned by the Board of Regents of the University of Wisconsin System, we are anticipating both City and Village approval to ensure continuity between all entities. There is no parking, no public access, and the project will use existing infrastructure for utilities.

The proposed amendment was discussed at the UW-Madison Design Review Board on August 20, 2024, and October 15, 2024, and the Joint Campus Area Committee on September 26, 2024. It will go back to both those committees as well as Village of Shorewood Hills Plan Commission prior to City Plan Commission and ultimate Common Council approval. A schedule is included below for reference.

Application Materials

Letter of Intent
Land Use Application
Project Plans & Approval Form (PDFs area located here on the UWBox cloud site)
Alder Notification

Facilities Planning and Management

University of Wisconsin-Madison 21 N. Park Street, 6th Floor Madison, Wisconsin 53715-1211
608-263-3000 www.fpm.wisc.edu

Project Participants

Owner:	State of Wisconsin Agency: Universities of Wisconsin (UoW) The Board of Regents of the University of Wisconsin System Room 1860 Van Hise Hall 1220 Linden Drive Madison, Wisconsin 53706
Owner's Contact:	University of Wisconsin – Madison Facilities Planning and Management 21 N. Park Street, Suite 6101 Madison, Wisconsin 53715-1211 Phone: 608-263-3000 Attn: Scott Utter E-Mail: scott.utter@wisc.edu
Architect of Record:	Potter Lawson Architects 749 University Row, Suite 300 Madison WI, 53705 Phone: 608.274.2741 Attn: Scott Kammer AIA E-Mail: scottk@potterlawson.com
Landscape Architecture:	Saiki Design 1110 S. Park St. Madison, WI 53715 Phone: 608-251-3600 Attn: Abbie Moilien, PLA, ASLA E-Mail: amoilien@saiki.design
Civil/Structural:	Graef 1010 E. Washington Ave #202 Madison, WI 53703 Phone: 608-245-1962 Attn: Amy Landis (Larson) E-Mail: amy.landis@graef-usa.com

Project Background:

Project location is 1111 Highland Avenue – part of the Clinical Sciences Center (UW Hospital/SMPH) and follows a similar massing as to what was performed at the West Wedge project, completed in 2020. The School of Medicine and Public Health (SMPH) applied for and received a National Institute of Health (NIH) C06 grant precipitating the cyclotron addition. This project will be located between WIMR I & II with a program focused around the addition of a 30 MeV (Million electron Volts) cyclotron to support laboratory activities, including cGMP radiopharmaceutical space and shell space designed for future theranostic activities and interdisciplinary collaborations, enabling UW to remain at the forefront of this rapidly evolving field.

This investment will transform UW's research capabilities, support life-saving clinical trials, and position Wisconsin as a leader in theranostic science and personalized cancer care.

Project Description:

The proposed project involves the design and construction of a three-level, 54,260 gross square foot (GSF) addition to the WIMR complex at UW–Madison. The basement level (15,000 GSF) will be fully built out to accommodate a 30 MeV cyclotron and supporting infrastructure, including cGMP radiopharmaceutical laboratories and limited office space. The first and second floors will be constructed as “whitebox” shell space, designed for future expansion of theranostic research and interdisciplinary collaboration.

The facility will significantly enhance UW's ability to produce medical isotopes—critical components for diagnosing and treating diseases such as cancer, Alzheimer's, and Parkinson's. These isotopes are central to theranostics, a rapidly growing field that combines diagnostics and therapy to deliver personalized treatment.

Currently, national production capacity for these isotopes is insufficient to meet demand. By quadrupling UW's current output, the new cyclotron facility will help alleviate supply bottlenecks and support both internal research and a national network of over 50 laboratories.

The project aspires to establish UW–Madison as a national hub for theranostic innovation. It will serve as the cornerstone of the emerging Institute for Theranostics and Particle Therapy, fostering advancements in precision imaging, radiopharmaceutical chemistry, and targeted treatment design. This shell space is designed for rapid buildout to support future theranostic activities and interdisciplinary collaborations, enabling UW to remain at the forefront of this rapidly evolving field.

The project supports national biomedical priorities by advancing precision medicine and accelerating the development of image-guided therapies. It will enable tailored treatment approaches, improve patient outcomes, and contribute to academic discovery and commercial drug development. The facility's design will also meet sustainability goals, with LEED-certifiable features and integration into the U.S. Department of Energy's Isotope Production Network.

The landscape plan includes a foundation planting bed with trees and larger shrubs to break down the mass of the building and relate to the previous plantings around the WIMR towers and West Wedge. A new green roof of equal size to the existing green roof on this part of the facility is included in the project to match the runoff modeled in the 2022 Stormwater Management Plan and in accordance with our MS4 WPDES permit requirements.

There is no new exterior signage associated with this project.

Project Schedule:

Design Review Board Meeting #1:	August 6, 2024
Notify Alder (District #5):	September 11, 2024 & September 5, 2025
City Development Assistance Team:	September 5, 2024
Village of Shorewood Hills Plan Commission – Intro:	September 10, 2024
Joint Campus Area Committee – Informational:	September 26, 2024
Final Type II EIA Meeting:	September 16, 2025
City of Madison Land Use Application:	October 6, 2025
Common Council Introduction of Ordinance – Referral Mtg:	October 7, 2025
Joint Campus Area Committee – Recommendation:	October 23, 2025
Village of Shorewood Hills Plan Commission - #2:	November 11, 2025
City of Madison Plan Commission – Recommendation:	November 17, 2025
City of Madison Common Council Meeting – Approval:	November 25, 2025
Design Review Board Meeting #3:	December 16, 2025
Village of Shorewood Hills Board Meeting:	December 16, 2025
Start Construction:	September 2026
Substantial completion:	November 2027
Occupancy:	December 2027
Cyclotron Installation/Startup	May 2028

Auto and Bike Parking Stalls:

There are no vehicle stalls associated with this project. Vehicular parking is coordinated and managed by UW-Madison Transportation Services. The project will add 14 bike parking spaces. Non-student and staff visitors will be infrequent to the building during normal operation hours.

The project location is well serviced by existing Metro bus routes with boarding locations to both the east and west within 500'. Stop #2473 EB, Highland at Waisman serves routes C, J, 28, 38. Stop #2770 WB, Highland at Waisman serves routes C, J, 28, 38. Stop #2349 EB, Highland at Marsh serves routes C, J, 28, 38, 65, 80, 84. Stop #2620 WB, Highland at Marsh serves routes C, J, 28, 38. No bus stops will be impacted or need to be relocated during the duration of this project.

Lot Coverage and Usable Open Space Calculations:

Lot Size:	25,900 SF / .59 acres (100%)
Existing Site Impervious Area:	12,444 SF / .28 acres (48%) – Building included.
Existing Building Coverage:	3,045 SF / .07 acres (12%)
Proposed Site Impervious Area:	18,373 SF / .71 acres (72%) – Building included.

Proposed Building Coverage:	15,205 SF / .35 (58%)
Useable Open Space:	1,250 SF / .03 acres (5%)

Estimated Project Cost:

Total project cost is estimated to be \$62,000,000

Hours of Operation:

Hours of operation are set in conjunction with the entire WIMR complex. WisCard access for approved faculty, staff and students will allow access accordingly. This facility is not accessible to the general public.

Reuse and Recycling Plan

A reuse/recycling plan will be provided by the contractor, to be approved by the City Recycling Coordinator. Per Sec 28.12(12)(e) of the Zoning Ordinance the contractor will also demonstrate compliance to this approved plan within 60 days of demolition completion.

The facility will use the existing loading dock and scheduling for trash/recycle disposal at the WIMR complex.

Number of Construction & Full-Time Equivalent Jobs Created

Based on a study entitled "The Impact of Construction on the Wisconsin Economy" by C3 Statistical Solutions, published in January 2011, every \$1 spent directly on construction projects produces an overall economic impact of approximately \$1.92. Using a related formula that 17 jobs are created for every \$1 million of construction costs, a \$62.0M project should create approximately 1,054 jobs split between design and construction workers and direct, indirect, and induced jobs.

Anticipated final site compliance date (MGO Sec. 28.186(4)(b): July 1, 2028.

Please contact me at 608-263-3000 if you have any questions or need further information.

Thank you,

Cindy Torstveit, RCFM
Associate Vice Chancellor
Facilities Planning & Management, University of Wisconsin-Madison

cc: Peter Schlecht, UW-Madison University Architect
Scott Utter, UW-Madison, Director of Campus Planning & Landscape Architecture
Aaron Williams, UW-Madison, Campus Planner
Matt Efflandt, UW-Madison CP&D Project Manager
Regina Vidaver, District 5 (at time of approval) Alder City of Madison
Brian Mooney, Village of Shorewood Hills Administrator