



# City of Madison

City of Madison  
Madison, WI 53703  
www.cityofmadison.com

## Master

File Number: 90540

|                                                                                                                                                                                                                                                                                                                                    |                      |                                   |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|-----------------------------------|
| File ID: 90540                                                                                                                                                                                                                                                                                                                     | File Type: Ordinance | Status: Recessed Public Hearing   |
| Version: 1                                                                                                                                                                                                                                                                                                                         | Reference:           | Controlling Body: PLAN COMMISSION |
| File Created Date : 10/21/2025                                                                                                                                                                                                                                                                                                     |                      |                                   |
| <b>File Name:</b> Amend Campus Master Plan - Highland Ave                                                                                                                                                                                                                                                                          |                      | <b>Final Action:</b>              |
| <b>Title:</b> Amending Section 28.022-00289 of the Madison General Ordinances to amend the Campus-Institutional (CI) District Master Plan for the University of Wisconsin-Madison Campus for the portion of the campus generally addressed as 1111 Highland Avenue to include specific plans for University Hospital. (District 5) |                      |                                   |

Notes: 7005HighlandAmendMP

CC Agenda Date: 12/09/2025

Sponsors: Planning Division

Effective Date:

Attachments: 2025-12-11\_JCAC\_Presentation.pdf

Enactment Number:

Author: Kate Smith

Hearing Date:

Entered by: mglaeser@cityofmadison.com

Published Date:

## Approval History

| Version | Seq # | Action Date | Approver       | Action              | Due Date   |
|---------|-------|-------------|----------------|---------------------|------------|
| 1       | 1     | 10/21/2025  | Michael Haas   | Approved as to Form | 11/10/2025 |
| 1       | 2     | 10/22/2025  | Maggie McClain | Approve             | 11/10/2025 |

## History of Legislative File

| Ver-<br>sion: | Acting Body:      | Date:      | Action:                                                                                                                                                         | Sent To:           | Due Date: | Return<br>Date: | Result: |
|---------------|-------------------|------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|-----------|-----------------|---------|
| 1             | Attorney's Office | 10/21/2025 | Referred for<br>Introduction                                                                                                                                    |                    |           |                 |         |
|               |                   |            | Action Text: This Ordinance was Referred for Introduction                                                                                                       |                    |           |                 |         |
|               |                   |            | Notes: Plan Commission Public Hearing (12/1/25), Common Council (12/9/25)                                                                                       |                    |           |                 |         |
| 1             | COMMON COUNCIL    | 10/28/2025 | Refer For Public<br>Hearing                                                                                                                                     | PLAN<br>COMMISSION |           |                 | Pass    |
|               |                   |            | Action Text: A motion was made by Vidaver, seconded by Govindarajan, to Refer For Public Hearing to the PLAN COMMISSION. The motion passed by voice vote/other. |                    |           |                 |         |
| 1             | COMMON COUNCIL    | 12/09/2025 | Re-refer for<br>Recessed Public<br>Hearing                                                                                                                      | PLAN<br>COMMISSION |           |                 | Pass    |

**Action Text:** A motion was made by Vidaver, seconded by Govindarajan, to Re-refer for Recessed Public Hearing to the PLAN COMMISSION. The motion passed by voice vote/other.

|   |                                |            |                                                              |                    |            |      |
|---|--------------------------------|------------|--------------------------------------------------------------|--------------------|------------|------|
| 1 | JOINT CAMPUS AREA<br>COMMITTEE | 12/11/2025 | Return to Lead with<br>the<br>Recommendation for<br>Approval | PLAN<br>COMMISSION | 01/12/2026 | Pass |
|---|--------------------------------|------------|--------------------------------------------------------------|--------------------|------------|------|

**Action Text:** A motion was made by Vidaver, seconded by Perkins, to Return to Lead with the Recommendation for Approval to the PLAN COMMISSION. The motion passed by voice vote/other.

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## Text of Legislative File 90540

### Fiscal Note

No City appropriation required.

### Title

Amending Section 28.022-00289 of the Madison General Ordinances to amend the Campus-Institutional (CI) District Master Plan for the University of Wisconsin-Madison Campus for the portion of the campus generally addressed as 1111 Highland Avenue to include specific plans for University Hospital. (District 5)

### Body

**DRAFTER'S ANALYSIS:** In 2017, the University of Wisconsin-Madison received Common Council approval of a Campus-Institutional (CI) zoning district campus master plan to guide the future growth of most of the University campus. The approved master plan did not include expansion of the portion of University Hospital located in the City of Madison (approximately half the hospital complex is located in the Village of Shorewood Hills). The proposed amendment seeks to create a project to be known as "W-03" to allow construction of a three-story, 54,260 square-foot addition to University Hospital's Wisconsin Institute for Medical Research (WIMR) wing. Per the materials, the addition will be located between Towers I and II of WIMR on the south side of Highland Avenue. The infill addition will include a wedge cyclotron. The proposed amendment will allow the portion of the cyclotron project located in the City of Madison to proceed; separate approvals by the Village of Shorewood Hills will be required for the portion of the project located west of the City limits.

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The Common Council of the City of Madison do hereby ordain as follows:

WHEREAS Campus-Institutional (CI) District was established to recognize the City's major educational and medical institutions as important activity centers and traffic generators, accommodate the growth and development needs of these institutions, and coordinate the master plans of these institutions with the City's plans, policies and zoning standards, and

WHEREAS Section 28.097(2) of the Zoning Code requires that any Campus Institutional District created after January 2, 2013 submit a Campus Master Plan, which shall be approved as part of a map amendment, and in the absence of said Plan, individual development proposals and changes that exceed 4,000 square feet in gross floor area within any five-year period shall require conditional use approval, and

WHEREAS University of Wisconsin-Madison submitted a Campus Master Plan to provide a regulatory framework for most of the University's approximately 936-acre campus; and

WHEREAS the Common Council adopted Second Substitute Ordinance 17-00074 (ID 47245) on July 18, 2017 creating Section 28.022-00289 of the Madison General Ordinances to adopt the University of Wisconsin-Madison Campus-Institutional District Master Plan as an integral part of the Zoning Code following a recommendation by the Plan Commission on June 19,

2017, said approved master plan to expire on January 1, 2029 consistent with MGO Section 28.097(2)(b), and

WHEREAS the adopted campus master plan provides general information on the University's plans to demolition and improve the many "neighborhoods" that comprise the campus, including the general placement, anticipated programming, and bulk of new buildings to be constructed within the effective period of the plan; and

WHEREAS the adopted campus master plan did not include any proposed projects for the portion of University Hospital located in the City of Madison.

WHEREAS the University is seeking approval of an amendment to the campus master plan to add a project to be known as "W-03" to allow construction of a three-story, 54,260 square-foot addition to University Hospital's Wisconsin Institute for Medical Research (WIMR), which will contain a research cyclotron; and

WHEREAS MGO Section 28.097(10) stipulates that no alteration of an approved Campus Master Plan shall be permitted unless approved by the Plan Commission; if the change or addition to the Campus Master Plan constitutes a substantial alteration of the original plan, a major alteration approved by the Common Council is required;

NOW BE IT THEREFORE ORDAINED by the Common Council of the City of Madison as follows:

Map Amendment 00289 of Section 28.022 of the Madison General Ordinances is hereby amended for the following described portion of the campus to adopt amended plans for University Hospital as part of the University of Wisconsin-Madison Campus-Institutional District Master Plan, as shown on the plans attached to this ordinance file:

"A parcel of land located in the SW 1/4 of the SE 1/4 of Section 16, T7N, R9E, City of Madison, Dane County, Wisconsin, bounded on the west and south by the City limits with the Village of Shorewood Hills and on the north and east by Highland Avenue. Said described amendment area contains 14.3 acres (622,633 square feet), more or less."