



Department of Planning & Community & Economic Development

Planning Division

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Phone: (608) 266-4635
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****BY E-MAIL ONLY****

February 10, 2026

Scott Kammer
Potter Lawson, Inc.
749 University Row, Suite 300
Madison, Wisconsin 53705

RE: 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 plans to construct a three-story, 54,260 square-foot addition to University Hospital. (LNDUSE-2025-00080; ID 90540)

Dear Scott,

On January 27, 2026, the Common Council **approved** an amendment to the Campus–Institutional (CI) District Master Plan for the University of Wisconsin-Madison Campus for 1111 Highland Avenue to allow future construction of a three-story addition to University Hospital. Prior to issuance of any City permits, etc. related to this project, the conditions of approval in the following sections shall be satisfied:

Please contact Gretchen Aviles Pineiro of the City Engineering Division at (608) 266-4089 if you have any questions regarding the following three (3) items:

1. The applicant shall provide evidence that UW Facilities has reviewed and verified that the UW-owned sewer facilities that can handle the additional wastewater flow generated from the proposed hospital expansion.
2. Madison Metropolitan Sewerage District (MMSD) charges are due and payable prior to City Engineering Division sign-off, unless otherwise collected with a Developer's / Subdivision Contract. Contact Mark Moder at (608) 261-9250 to obtain the final MMSD billing a minimum of two (2) working days prior to requesting City Engineering Division signoff.
3. The property is a closed Wisconsin Department of Natural Resources (WDNR) Bureau of Remediation and Redevelopment Tracking System (BRRTS) site (#03-13-211167 and # 02-13-001602–UW HOSPITAL & CLINICS). If contamination is encountered, follow all WDNR and Department of Safety and Professional Services (DSPS) regulations for proper handling and disposal.

Please contact Julius Smith of the City Engineering–Mapping Section at (608) 264-9276 if you have any questions regarding the following item:

4. Note: Portions of the amendment #8 to the Master Plan are located in the Village of Shorewood Hills. The applicant will need approval of such portions with the Village of Shorewood Hills.

Please contact Jenny Kirchgatter, Assistant Zoning Administrator, at (608) 266-4429 if you have any questions regarding the following item:

5. Add W-03 to Table 4-1 Proposed Building Summary.

Please contact my office at (608) 261-9632 if you have questions about the following item:

6. Include graphics in the campus master plan as approved by the Planning Division that more clearly show the boundary between the City of Madison and Village of Shorewood Hills in relation to existing and proposed University buildings in the 'West Campus' campus planning district and 'Health Sciences Neighborhood'.

Specific questions regarding the comments or conditions contained in this letter should be directed to the commenting agency.

Please now follow the procedures listed below for finalizing the approved master plan amendment for this project. A separate site plan approval pursuant to MGO Section 28.186 is required prior to issuance of any City permits or approvals related to this project.

1. The applicant shall resubmit a PDF copy of the plan set and any other supporting materials that are necessary, as specified in this letter to sprapplications@cityofmadison.com. (Note: A 20MB email limit applies and multiple transmittals may be required.).
2. City Agencies who submitted conditions of approval will review your revised plans to verify that their conditions, along with any applicable requirements, have been satisfied. When the revised plans are submitted, the applicant will be emailed a hyperlink to a website to follow, in real time, which agencies have reviewed the revised documents, and signed off or need additional information. Once this review is completed, any City permits needed for the project can be issued.

If you have any questions regarding obtaining your building permits, please contact the Zoning Administrator at (608) 266-4551. If you have any questions or if you may be of any further assistance, please do not hesitate to contact my office at (608) 261-9632 or tparks@cityofmadison.com.

Sincerely,



Timothy M. Parks
Planner

cc: Cindy Torstveit & Aaron Williams, University of Wisconsin-Madison

LNDUSE-2025-00090			
For Official Use Only, Re: Final Plan Routing			
<input checked="" type="checkbox"/>	Planning Div. (T. Parks)	<input checked="" type="checkbox"/>	Engineering Mapping Sec.
<input checked="" type="checkbox"/>	Zoning Administrator	<input type="checkbox"/>	Parks Division
<input checked="" type="checkbox"/>	City Engineering	<input type="checkbox"/>	Urban Design Commission
<input type="checkbox"/>	Traffic Engineering	<input type="checkbox"/>	Recycling Coordinator
<input type="checkbox"/>	Fire Department	<input type="checkbox"/>	Other:
<input type="checkbox"/>	Water Utility	<input type="checkbox"/>	Other: