



# City of Madison

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

## Meeting Minutes - Approved COMMON COUNCIL

*Consider: Who benefits? Who is burdened?  
Who does not have a voice at the table?  
How can policymakers mitigate unintended consequences?*

*This meeting may be viewed LIVE on Charter Spectrum Channel 994, AT&T U-Verse  
Channel 99 or at [www.madisoncitychannel.tv](http://www.madisoncitychannel.tv).*

---

Tuesday, January 27, 2026

6:30 PM

210 Martin Luther King, Jr. Blvd.  
Room 201 (City-County Building)

---

### Hybrid Meeting

### Interpretation and Accessibility

**Speaking Limit:**  
3 minutes for all items.

**You must register before your item is considered by the Council.**

**The use of audible cell phone ringers and active use and response to cellular phone technology by the governing body, staff and members of the public is discouraged in the Council Chambers while the Council is in session.**

### Roll Call

**Present:** 21 - Satya V. Rhodes-Conway; John W. Duncan; Will Ochowicz; Derek Field; Michael E. Verveer; Regina M. Vidaver; Davy Mayer; Badri Lankella; MGR Govindarajan; Joann Pritchett; Yannette Figueroa Cole; Bill Tishler; Julia Matthews; Tag Evers; Isadore Knox Jr.; Dina Nina Martinez-Rutherford; Sean O'Brien; Sabrina V. Madison; Carmella Glenn; John P. Guequierre and Barbara Harrington-McKinney

### Opening Remarks

### Honoring Resolutions

1. [91544](#) Proclaiming January 26th to 30th, 2026, as Winter Salt Week.

**Sponsors:** Regina M. Vidaver, Satya V. Rhodes-Conway, John W. Duncan, Tag Evers, Derek Field, Yannette Figueroa Cole, Carmella Glenn, MGR Govindarajan, John P. Guequierre, Barbara Harrington-McKinney, Isadore Knox Jr., Badri Lankella, Sabrina V. Madison, Dina Nina Martinez-Rutherford, Julia Matthews, Davy Mayer, Sean O'Brien, Will Ochowicz, Joann Pritchett, Bill Tishler And Michael E. Verveer

**Adopt Unanimously**

**Disclosures and Recusals****Presentation of Consent Agenda**

2.     [89044](#)             Consent Agenda Document (1/27/26)  
                              **Adopt**

At this time, a consent agenda will be moved with the recommended action listed for each item EXCEPT:

1) Items which have registrants wishing to speak. 2) Items which Alder(s) have separated out for discussion/debate purposes.

**Public Comment****Recessed Public Hearings****Report of Plan Commission**

3.     [90540](#)             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)  
  
                              Sponsors:       Planning Division  
                              **Adopt with Conditions**
4.     [90915](#)             Creating Section 28.022-00741 of the Madison General Ordinances to change the zoning of property located at 33 West Johnson Street from PD (Planned Development) District to UMX (Urban Mixed-Use) District. (District 4)  
  
                              Sponsors:       Planning Division  
                              **Adopt Unanimously**

**End of Public Hearings****Petitions and Communications****Petitions Referred to this Meeting**

5.     [91268](#)             Petition received in the Madison City Clerk's Office December 17, 2025 regarding attachment from the Town of Middleton to the City of Madison.  
                              **Accept**

6. [91269](#) Petition received in the Madison City Clerk's Office December 17, 2025 regarding attachment from the Town of Middleton to the City of Madison.  
**Accept**

### **Business Presented by the Mayor**

#### **Appointments**

7. [91432](#) Report of the Mayor submitting resident committee appointments (introduction 1-13-2026; action 1-27-2026).  
**Confirm**
8. [91613](#) Report of the Mayor submitting resident committee appointments (introduction 1-27-2026; action 2-10-2026).  
**Refer to a future Meeting to Confirm**

### **Business Presented by the President of the Common Council**

9. [89017](#) Confirming the Madison Common Council meeting formats through June 23, 2026:  
2/10/26 - Hybrid (Virtual & CCB 201)  
2/24/26 - Hybrid (Virtual & CCB 201)  
3/10/26 - Hybrid (Virtual & CCB 201)  
3/24/26 - Hybrid (Virtual & CCB 201)  
4/21/26:  
12:00 meeting - Hybrid (Virtual & CCB 201)  
6:30 meeting - Hybrid (Virtual & **MMB 215**)  
5/5/26 - Hybrid (Virtual & CCB 201)  
5/19/26 - Hybrid (Virtual & CCB 201)  
6/9/26 - Hybrid (Virtual & CCB 201)  
6/23/26 - Hybrid (Virtual & CCB 201)  
**Accept**

### **Reports of Officers**

#### **Report of Board of Park Commissioners**

10. [91343](#) Approving Park Commission President Member and Resident Appointment to Subcommittee of the Board of Park Commissioners (All Districts)  
**Confirm under suspension of MGO 2.055 (14 votes required)**

#### **Report of Board of Public Works**

11. [91081](#) Authorizing the Mayor and City Clerk to enter into a competitively selected service contract with CR-Building Performance Specialists for professional facility assessment services. (District 4)  
  
**Sponsors:** Michael E. Verveer  
**Adopt Unanimously**

12.     [91225](#)           Assessing Benefits, Blue Harvest Lane, Feather Edge Drive, & Soaring Sky Run Assessment District - 2023. (District 1)  
  
          Sponsors:       BOARD OF PUBLIC WORKS  
**Adopt Unanimously**
13.     [91326](#)           Amending portions of 10.053 of the Madison General Ordinances to update the Small Cell Ordinance to bring it in line with State law.  
  
          Sponsors:       Badri Lankella And John P. Guequierre  
**Adopt Unanimously**
14.     [91331](#)           Report of Engineering of Non-Bid Contract for Thompkins Drive Sanitary Sewer Reroute. (District 16)  
  
          Sponsors:       BOARD OF PUBLIC WORKS  
**Adopt Unanimously**
15.     [91398](#)           Authorizing an amendment to the contract between the City of Madison and Engberg Anderson, Inc. to extend the term of the Original Contract to June 30, 2026 for completion of LEED design services for the Metro Transit Hanson Road Satellite Bus Facility Remodel project. (District 17)  
  
          Sponsors:       BOARD OF PUBLIC WORKS  
**Adopt Unanimously**
16.     [91436](#)           Approving State / Municipal Agreement for Transportation Alternatives Program (TAP) Project I.D. 5992-10-42/43/51 for Capital City Path Extension and authorizing the Mayor and City Clerk to execute this agreement with the State of Wisconsin Department of Transportation for construction cost sharing and State design review costs. (District 16)  
  
          Sponsors:       Sean O'Brien And Derek Field  
**Adopt Unanimously**
17.     [91438](#)           Authorizing the Mayor and City Clerk to enter into a three year, competitively selected service contract with Dimension IV - Madison, LLC for professional architectural and engineering design consulting services. (District 16)  
  
          Sponsors:       Sean O'Brien, John P. Guequierre And Badri Lankella  
**Adopt Unanimously**
18.     [91440](#)           Approving plans and specifications for public improvements necessary for the project known as 9 N Butler Street and authorizing construction to be undertaken by the Developer, Private Contract No. 9713 (District 2)  
  
          Sponsors:       BOARD OF PUBLIC WORKS  
**Adopt Unanimously**

19.     [91441](#)            Approving plans and specifications for public improvements necessary for the project known as 351 W Main Street and authorizing construction to be undertaken by the Developer, Private Contract No. 9695 (District 4)
- Sponsors:        BOARD OF PUBLIC WORKS
- Adopt Unanimously**
20.     [91445](#)            Approving plans and specifications and authorizing the Board of Public Works to advertise and receive bids for CIPP UV Lining Rehabilitation of Sewers Phase 1 - 2026. (District 3, District 5, District 11, District 15, District 19)
- Sponsors:        BOARD OF PUBLIC WORKS
- Adopt Unanimously**
21.     [91447](#)            Approving plans and specifications for public improvements necessary for the project known as 1505 Wheeler Rd - Blackhawk/Gompers and authorizing construction to be undertaken by the Developer, Private Contract No. 9725 (District 18)
- Sponsors:        BOARD OF PUBLIC WORKS
- Adopt Unanimously**
22.     [91448](#)            Approving plans and specifications for public improvements necessary for the project known as 3310 Commercial Avenue and authorizing construction to be undertaken by the Developer, Private Contract No. 9719 (District 12)
- Sponsors:        BOARD OF PUBLIC WORKS
- Adopt Unanimously**
23.     [91449](#)            Awarding Public Works Contract No. 8733, Hawthorne Court Reconstruction Assessment District - 2023, Lake Street Sanitary Sewer Replacement Assessment District - 2025, West Dayton Street Sanitary Replacement Assessment District - 2025. (District 2)
- Sponsors:        BOARD OF PUBLIC WORKS
- Adopt Unanimously**
24.     [91450](#)            Authorizing the Mayor and the City Clerk to execute Amendment No. 3 to the existing Purchase of Services contract between the City of Madison and Brown and Caldwell for engineering services for the Wingra Proper Watershed Study. (District 5, District 10, District 11, District 13, District 14)
- Sponsors:        Tag Evers
- Adopt Unanimously**

**Report of City Clerk**

25.     [89080](#)            Report of Operator License Applications January 27, 2026. See attached report for list of operators.
- Grant**

26.     [91526](#)           New Theater License Application  
Center for Black Excellence and Culture Inc • dba Center for Black  
Excellence and Culture Inc  
671 W Badger Rd • Estimated Capacity: 361  
Police Sector 310 (District 14)  
**Grant**

**Report of Economic Development Committee**

27.     [91439](#)           Approving adjustments to the Building Improvement Grant Program.
- Sponsors:**       Satya V. Rhodes-Conway And John W. Duncan  
**Adopt Unanimously**

**Report of Finance Committee**

28.     [91322](#)           Authorizing the Mayor and City Clerk to enter into a competitively selected,  
1-year service contract with four optional 1-year renewal terms for  
ambulance billing with Med-Bill Corporation.
- Sponsors:**       Satya V. Rhodes-Conway  
**Adopt Unanimously**
29.     [91350](#)           Recreate the classification of Library Maintenance Coordinator in CG 15,  
Range 11; delete the 1.0 FTE position #4092 of Maintenance Mechanic 2 -  
Local 236 and recreate it as Library Maintenance Coordinator.
- Sponsors:**       Director of Human Resources  
**Adopt Unanimously**
30.     [91378](#)           Authorizing the Mayor and City Clerk to execute a cost sharing agreement  
for the construction of the Madison LakeWay Community Causeway  
Improvements. (District 13, District 4)
- Sponsors:**       Tag Evers And Michael E. Verveer  
**Adopt Unanimously**
31.     [91390](#)           Authorizing a noncompetitive service contract with Community Action  
Coalition for South Central Wisconsin, Inc for program management services  
for the City of Madison-Dane County Double Dollars Program.
- Sponsors:**       Regina M. Vidaver, Tag Evers And Bill Tishler  
**Adopt Unanimously**

32. [91400](#) Delete the classification of Fire Administrative Services Manager from CG18, R12 in the salary schedule and recreate the classification in CG18, R14. Recreate position #2152 as Fire Administrative Services Manager (CG18, R14) and reallocate the employee.

**Sponsors:** Director of Human Resources

**Adopt Unanimously**

33. [91404](#) Delete the classification of Librarian 3 in CG18, Range 8. Create the classifications of Library Supervisor 1, 2, and 3, in CG18, Ranges 8, 9 and 10, respectively. Recreate Librarian 3 position #5171 as a Library Supervisor 1. Recreate Librarian 3 positions #3403, 3702, 4003 and 4292 as Library Supervisor 2. Recreate Librarian 3 positions #485 and 4177 as Library Supervisor 3. Recreate Librarian Supervisor positions #449 and 4293 as Library Supervisor 3, and reallocate all employees to the new positions.

**Sponsors:** Director of Human Resources

**Adopt Unanimously**

34. [91405](#) Authorizing the noncompetitive purchase of renewable diesel from Hartland Fuel Products LLC.

**Sponsors:** Satya V. Rhodes-Conway, John P. Guequierre And Derek Field

**Adopt Unanimously**

35. [91431](#) Authorizing Metro Transit to use Cummins, Inc.; Gillig, LLC, Transit Holding, Inc. (dba New Flyer); Clever Devices, Inc; Interstate Power Systems, Inc.; and SPX Corporation as sole source providers for bus parts that only they manufacture and are necessary for the full lifecycle of a bus.

**Sponsors:** Satya V. Rhodes-Conway

**Adopt Unanimously**

36. [91434](#) Authorizing a contract between the State of Wisconsin, Department of Military Affairs, Division of Emergency Management and the City of Madison for the City of Madison Fire Department to be a Participating Agency in a statewide urban search and rescue team.

**Sponsors:** Satya V. Rhodes-Conway

**Adopt Unanimously**

#### **Report of Plan Commission**

37. [90617](#) Approving a Certified Survey Map of property owned by Drury Madison, LLC located at 33 W Johnson Street (District 4).

**Sponsors:** Planning Division

**Adopt with Conditions**

**Report of Risk Manager**

38.     [90729](#)           Progressive - Vehicle Damage - \$3,452.62  
          **Disallow**
39.     [91126](#)           E. Burtch - Vehicle Damage - \$87.58  
          **Disallow**
40.     [91210](#)           S. Glazer - Vehicle Damage - \$500.00  
          **Disallow**
41.     [91267](#)           H. Flanagan - Vehicle Damage - \$500.00  
          **Disallow**
42.     [91325](#)           S. Lasco - Vehicle Damage - \$385.78  
          **Disallow**
43.     [91410](#)           S. Clacks - Vehicle Damage - \$9,987.00  
          **Disallow**
44.     [91414](#)           Progressive Universal Insurance Company - Vehicle Damage - \$7,469.44  
          **Disallow**
45.     [91420](#)           Attorney Andrew D. Weininger for Fuller and Garrett - Loss of Property  
                          Value - \$23,000.00  
          **Disallow**
46.     [91423](#)           Attorney Andrew D. Weininger for M. Halsted - Loss of Property Value -  
                          \$52,769.00  
          **Disallow**

**Report of Transportation Commission**

47.     [91407](#)           Approving revised roadway geometry for the construction of S High Point Rd  
                          from Mid Point Meadows Plat to Raymond Rd. (District 1, District 7)  
  
          **Sponsors:**       John W. Duncan And Badri Lankella  
          **Adopt Unanimously**



48.     [91530](#)           Opposing the Expansion of the Beltline (US 12/14/18/151) Within the City of Madison and Supporting Improved Multimodal and Local Connectivity Across and Along the Corridor (District 1, District 9, District 10, District 11, District 14, District 16, District 19, District 20)
- Sponsors:       Satya V. Rhodes-Conway, Regina M. Vidaver, Dina Nina Martinez-Rutherford, Derek Field, Joann Pritchett, John P. Guequierre, Sean O'Brien, Will Ochowicz, Bill Tishler, Yannette Figueroa Cole, MGR Govindarajan, Michael E. Verveer, Barbara Harrington-McKinney, John W. Duncan And Carmella Glenn
- Adopt with the Recommendation(s)**

## Items Referred to this Meeting

### Ordinances

49.     [91435](#)           Creating Section 15.01(665) of the Madison General Ordinances entitled "City Boundaries" and being part of the chapter entitled "Alder Districts and Wards" attaching lands located adjacent to the Birchwood Point and 1000 Oaks subdivisions from the Town of Middleton , creating Section 15.02(137) of the Madison General Ordinances to attach the property to Ward 137, amending 15.03(1) to add Ward 137 to Alder District 1, and assigning a temporary zoning classification of Temp. A (Agricultural) District. (District 1)
- Sponsors:       Satya V. Rhodes-Conway
- Adopt Unanimously**

### Resolutions

50.     [91151](#)           Approving a Certified Survey Map of property owned by the Samuel L. and Elaine A. Gundlach Survivor's Trust located at 7604 Femrite Drive (District 16).
- Sponsors:       Planning Division
- Adopt Unanimously**

## Introduction of New Business for Referral Without Debate

### Resolutions

51.     [91513](#)           Approving a Certified Survey Map of property owned by CAH CO Johnson, LLC and Hooper Corporation located at 2030 Pennsylvania Avenue and 1902 E Johnson Street (District 12).
- Sponsors:       Planning Division
- Refer**

52.     [91514](#)            Approving a Certified Survey Map of property owned by BHP, LLC located at 5555 Odana Road and 5534 Medical Circle (District 19).  
  
          Sponsors:        Planning Division  
  
          **Refer**
53.     [91575](#)            Amending the 2026 Adopted Bicycle & Pedestrian Capital Budget and Approving Plans and Specifications for the Capital City Path Extension AND the Dane County led work on Underdahl Road for the Glacial Drumlin Extension. (District 16)  
  
          Sponsors:        Sean O'Brien  
  
          Additional Referral to the Finance Committee  
  
          **Refer**
54.     [91576](#)            Authorizing the City Engineer to apply for a WDNR Municipal Flood Control Grant for the West Towne Pond project, the Mayor and City Clerk to sign the resulting grant agreement to accept the grant if awarded, and amending the 2026 Capital Budget for Engineering - Stormwater Utility to allow for the acceptance of up to \$600,000 if awarded the grant. (District 19)  
  
          Sponsors:        John P. Guequierre  
  
          Additional Referral to Board of Public Works  
  
          **Refer**
55.     [91577](#)            Authorizing the Mayor and the City Clerk to enter into an 2-year competitively selected service contract with Carollo Engineers, Inc for engineering services for the Campus, Downtown, and East Washington Ave Sanitary Sewer Study. (District 2, District 4, District 5, District 6, District 8, District 12, District 13, District 15, District 17)  
  
          Sponsors:        MGR Govindarajan, Regina M. Vidaver, Sabrina V. Madison And Michael E. Verveer  
  
          **Refer**
56.     [91595](#)            Authorizing a loan of up to \$300,000 to Chrysalis, Inc. from the Community Facilities Loan Program to help finance the acquisition of a property located at 2425 Atwood Avenue, Madison WI, and authorizing the Mayor and City Clerk to sign an agreement for that purpose (District 15).  
  
          Sponsors:        John P. Guequierre, Barbara Harrington-McKinney And Dina Nina Martinez-Rutherford  
  
          Additional Referral to Community Development Block Grant Committee  
  
          **Refer**
57.     [91596](#)            Approving a Certified Survey Map of property owned by Hovde Realty, Inc. located at 6004 Commercial Avenue (District 3).  
  
          Sponsors:        Planning Division  
  
          Adopt (2/24/26)  
  
          **Refer to a future Meeting to Adopt**

58.     [91601](#)           Recreate position #3945 of 0.5 FTE Police Report Typist 2 as a 1.0 FTE Police Report Typist 2 within the Police Department operating budget.
- Sponsors:       Director of Human Resources
- Refer**
59.     [91602](#)           Authorizing the Parks Division to apply for a Recreational Trails Program grant from the State of Wisconsin Department of Natural Resources for the Madison LakeWay Project, the Mayor and City Clerk to sign the resulting grant agreement if awarded, and amending the 2026 Parks Division Capital Budget to allow for acceptance of up to \$100,000 if awarded the grant. (District 4 and District 13)
- Sponsors:       Tag Evers And Michael E. Verveer
- Refer**
60.     [91606](#)           Recreate the vacant 0.75 FTE Parks Worker, position #4656 in CG16/R04P, as a 1.0 FTE position, within the Parks Division operating budget.
- Sponsors:       Director of Human Resources
- Refer**
61.     [91610](#)           Authorizing a loan of up to \$100,000 to Tellurian, Inc. from the Community Facilities Loan Program to help finance leasehold improvements and authorizing the Mayor and City Clerk to sign an agreement for that purpose (District 13).
- Sponsors:       John P. Guequierre, Barbara Harrington-McKinney And Dina Nina Martinez-Rutherford
- Additional Referral to Community Development Block Grant Committee
- Refer**
62.     [91611](#)           Authorizing the execution of a first lease amendment with Meadowood Baceline, LLC for the continued operation of the MEADOWRIDGE BRANCH LIBRARY at the Meadowood Shopping Center located on Raymond Road. (District 10)
- Sponsors:       Yannette Figueroa Cole
- Additional Referral to Madison Public Library Board
- Refer**
63.     [91612](#)           Authorizing the execution of a first lease amendment with Meadowood Baceline, LLC for the continued operation of the MEADOWOOD NEIGHBORHOOD CENTER at the Meadowood Shopping Center located on Raymond Road . (District 10)
- Sponsors:       Yannette Figueroa Cole
- Refer**

64. [91615](#) Awarding up to \$2,970,000 of City Affordable Housing Funds, up to \$2,990,450 in Federal HOME Investment Partnerships Program (HOME) Funds, up to \$300,000 in Federal Community Development Block Grant (CDBG) Funds, and up to \$50,000 in City Levy Funds, all authorized in the City's 2026 Adopted Capital and Operating Budgets, to finance the development of up to 27 affordable owner-occupied housing units and fund five (5) homeownership service programs, and authorize the sale of ten (10) City-owned vacant residential lots as the recommended outcomes of a competitive Request for Proposals (RFP) process conducted by the Community Development Division; and authorizing the Mayor and City Clerk to enter into agreements to implement the approved development and service activities. (District 15, District 16 & Citywide)

**Sponsors:** John P. Guequierre, Barbara Harrington-McKinney And Dina Nina Martinez-Rutherford

Additional Referral to Community Development Block Grant Committee

**Refer**

### Reports

65. [91525](#) Report dated January 27, 2026 re: Board, Committee, Commission, Ad Hoc Committee and Subcommittee Members who have not filed the Statement of Interests Form.

Accept (2/24/26)

**Refer to a future Meeting to Accept**

### Presentation of Claims Against the City

#### Claims - Refer to the Risk Manager

66. [91518](#) M. Adams - Vehicle Damage - \$3,500.00  
**Referred**
67. [91521](#) G. Sauve - Damage Unknown - \$111,111.00  
**Referred**
68. [91524](#) E. Ojeda - Property Damage - \$2,500.00  
**Referred**
69. [91529](#) A. Luedke - Vehicle Damage - \$770.00  
**Referred**
70. [91536](#) University Research Park Inc. - Snow Removal - \$4,630.00  
**Referred**

71.     [91539](#)           AFICS - Vehicle Damage - \$4,627.92  
          **Referred**
72.     [91547](#)           O. Schaefer - Vehicle Damage - \$689.98  
          **Referred**
73.     [91558](#)           W. Uthmeier - Vehicle Damage - \$7,149.70  
          **Referred**

**Claims - Refer to the City Attorney**

74.     [91515](#)           Don M Millis, Reinhart Boerner Van Deuren s.c. for Ascendium Education  
          Group, Inc. - unlawful taxation - \$348,372.70.  
          **Referred**

**Announcements & Introductions of Items from the Floor**

**Adjournment**

**Adjourn**